

DATE: June 7, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, JUNE 6, 1994,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of May 24 1994.

DECISION - CONFIRMED AS TRANSCRIBED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Dangerous Goods Route Bylaw Amendment 2942/A-94 -
Definition/"Permitted Storage Location" . . . 1

DECISION - BYLAW GIVEN 3RD READING

- 2) City Clerk - Re: Application for Leave to Appeal - City of Red Deer vs
D.A.B./Crimtech Services Ltd. . . 2A

DECISION - AGREED TO ABANDON THE APPEAL

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- 1) Social Planning Manager - Re: Social Planning Department Annual Report .. 3

DECISION - REPORT RECEIVED AS INFORMATION

- 2) Land and Economic Development Manager - Re: Land Bank Business Administration Business Plan: 1994 - 1998 .. 4

DECISION - APPROVED REVISED PLAN

- 3) Land and Economic Development Manager - Re: Land Sale/MDS Investments Ltd./Lot 22, Block 7, Plan 892-2959 .. 6

DECISION - APPROVED REVISED SALE PRICE FOR LAND

- 4) Parks Manager - Re: Asbestos Insulation/Parks Facilities Workshop .. 11A

DECISION - APPROVED SUBMISSION OF AN APPLICATION UNDER THE FEDERAL/PROVINCIAL INFRASTRUCTURE PROGRAM

(5) **CORRESPONDENCE**

- 1) Hi-Flight Engineering Ltd. - Re: Regional Dispatch Centers/911 Emergency Service .. 12

DECISION - DENIED REQUEST FOR FUNDING AND SUPPORT

- 2) Parkside Holdings Ltd. - Re: Development of Ratzke Quarter Section/Parkside Holdings Ltd. .. 27

DECISION - AGREED THAT REQUEST BE REFERRED TO THE PUBLIC SCHOOL BOARD

- 3) Scott Builders Inc. - Re: Offer to Purchase/Northlands Industrial Park/Part of Lot 26, Block 4 . . . 43

DECISION - APPROVED LAND SALE TO SCOTT BUILDERS INC.

- 4) The Gaetz Lakes Sanctuary Committee - Re: 1993 Annual Report . . . 46

DECISION - RECEIVED AS INFORMATION

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2942/A-94 - Re: Dangerous Goods Route Bylaw Amendment 2942/A-94 - Change of Definition of "Permitted Storage Location" - 3rd reading . . . 1

DECISION - BYLAW GIVEN 3RD READING

ADDITIONAL AGENDA

- 1) Recreation & Culture Manager - Re: Kinsmen "A" Community Arena and Kinex Ice Plant Chillers

DECISION - APPROVED EXPENDITURE TO REPAIR ICE PLANTS

- 2) Linda Lavis - Re: Ambulance Bill

DECISION - DENIED REQUEST TO CANCEL AMBULANCE INVOICE

- 3) Personnel Manager - Re: Annual Employee Recognition Banquet

DECISION - APPROVED UTILIZATION OF UNSPENT MONIES FROM THE 1994 BANQUET BE HELD OVER FOR THE 1995 BANQUET

A G E N D A



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- 1) 2942/A-94 - Re: Dangerous Goods Route Bylaw Amendment 2942/A-94 - Change of Definition of "Permitted Storage Location" - 3rd reading . . 1

Committee of the Whole

- 1) Personal Matter
2) Administrative Matter
3) Administrative Matter
4) Legal Opinion

NO. 1

DATE: May 30, 1994
TO: City Council
FROM: City Clerk
RE: DANGEROUS GOODS ROUTE BYLAW AMENDMENT 2942/A-94

At the Council Meeting of March 28, 1994, first and second readings were given to the above noted Bylaw.

Bylaw 2942/A-94 provides for the change of definition of "Permitted Storage Location" to mean any site which is at least 50 metres away from the nearest place of assembly, institutional or residential occupancy.

Prior to 3rd reading of the above noted bylaw, same must be approved by the Minister Responsible for Alberta Public Safety Services, Dangerous Goods Control, which has now been obtained.

Recommendation:

That Council give 3rd reading to Dangerous Goods Route Bylaw Amendment 2942/A-94.



Kelly Kloss
City Clerk

KK/ds

Commissioners' Comments

We concur with the recommendation of the City Clerk.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



ALBERTA
PUBLIC SAFETY SERVICES

Office of the Minister

May 17, 1994

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

Dear Mayor Surkan:

Re: The Transportation of Dangerous Goods Control Act and the City of Red Deer Dangerous Goods Route By-law #2942/A-94

As the Member of the Executive Council of the Province of Alberta charged by the Lieutenant Governor in Council with the administration of the Transportation of Dangerous Goods Control Act, pursuant to Section 17(2) of the said Act, I do hereby approve that portion of the #2942-87 By-law which regulates Dangerous Goods Routes being By-law #2942/A-94.

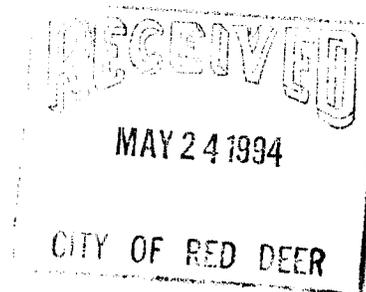
The original By-law has been signed and is attached to this letter. Please have it signed by the Mayor and the Municipal Secretary in the appropriate places and return a certified true copy of By-law #2942/A-94 to Mr. Shaun Hammond, Executive Director, Dangerous Goods Control Division, Alberta Public Safety Services.

Yours sincerely,

Peter Trynchy
Minister
Alberta Public Safety Services

Attachment.

cc: Mr. Cliff Robson, Fire Marshall
Mr. S.P. Hammond, Executive Director
Dangerous Goods Control Division
Alberta Public Safety Services



LAND USE BYLAW AMENDMENT — DANGEROUS GOODS

1. The Council of The City of Red Deer propose to pass Bylaw 2672/G-94, being an amendment to the Land Use Bylaw of the City of Red Deer.
2. The purpose of the proposed amending Bylaw 2672/G-94 is to amend Bylaw 2672/80 as follows:
 - a) Section 1.2.2 — deleting definitions of "Dangerous Goods" and "Dangerous Goods Occupancy" and substituting the following:

"Dangerous Goods" means those products or substances which are regulated by the Transportation of Dangerous Goods Control Act, and its regulations;

"Dangerous Goods Occupancy", unless otherwise determined by the Fire Chief, shall include but not be limited to any occupancy where dangerous goods are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "C" annexed to and made part of this Bylaw.
 - b) Section 6.3.1.6 — add the following:

"(2) Dangerous goods occupancy shall not be permitted at a location less than 50 metres from any place of public assembly, institutional use, or residential occupancy as defined in the Alberta Fire Code."
 - c) Schedule "C" is added, entitled "Small Quantity Exemptions for Dangerous Goods", which sets out the maximum exempt amounts for each class, together with Notes regarding flammable and combustible liquids, packing group hazards and placards required.
3. A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.
4. The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer, on **Monday, April 25, 1994 at 7:00 p.m.**, or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.
5. Any person claiming to be affected by the proposed bylaw shall be heard. Any other interested party may be heard if Council agrees.
6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by Council. Speakers must direct their remarks to the advisability of the bylaw under consideration and should not repeat at length points made by other speakers.
7. No written representation or petition shall be heard by Council of The City of Red Deer unless:
 - (a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing, and
 - (b) it contains the names and addresses of all persons making the representation, and
 - (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice: APRIL 8, 1994
DATE OF LAST PUBLICATION of this Notice: APRIL 15, 1994
KELLY KLOSS, CITY CLERK

DATE: MARCH 29, 1994
TO: FIRE MARSHALL
FROM: CITY CLERK
**RE: DANGEROUS GOODS AMENDMENTS:
LAND USE BYLAW AMENDMENT 2672/G-94 AND
DANGEROUS GOODS ROUTE BYLAW AMENDMENT 2942/A-94**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 8, 1994 concerning the above. At this meeting first reading was given to Land Use Bylaw Amendment 2672/G-94 and first and second readings were given to Dangerous Goods Route Bylaw Amendment 2942/A-94.

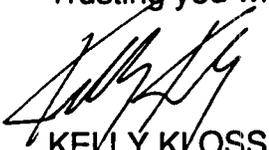
Land Use Bylaw Amendment 2672/G-94 provides for amended definitions of "Dangerous Goods" and "Dangerous Goods Occupancy". In addition, it provides that "Dangerous Goods Occupancy" shall not be permitted at a location less than 50 meters from any place of public assembly, institutional use or residential occupancy, as defined in the Alberta Fire Code.

Bylaw 2942/A-94 provides for the change of definition of "Permitted Storage Location" to mean any site which is at least 50 meters away from the nearest place of assembly, institutional or residential occupancy.

This office will proceed with advertising for a Public Hearing of Land Use Bylaw Amendment 2672/G-94 to be held on Monday, April 25, 1994 in the Council Chambers of City Hall, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

With regard to Dangerous Goods Route Bylaw Amendment 2942/A-94, I am enclosing herewith the original copy of said bylaw so that you may forward same to the Minister for approval and signing. When you receive said bylaw back, please forward same to this office so we may present it to Council for third and final reading.

Trusting you will find this satisfactory.


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Fire Chief
Principal Planner
Bylaws and Inspections Manager
Council and Committee Secretary, S. Ladwig

NO. 12

DATE: March 8, 1994
 TO: City Clerk
 FROM: Fire Marshal
 RE: LAND USE AND DANGEROUS GOODS ROUTE BYLAWS CHANGES
 =====

The proposed change to the Dangerous Goods Route Bylaw will allow the storage, handling and parking of dangerous goods vehicles to be less restrictive.

Our present bylaw defines a dangerous goods site being 150 meters from assembly, institutional and residential occupancies. This requirement is too restrictive and has an adverse affect on the hotel and food service industry in the City.

Dangerous goods sites affect the Land Use Bylaw as to new development and occupancy changes. The table used to define these sites was considered too restrictive in consultation with other government agencies.

The changes to the Dangerous Goods Routes Bylaw and to the Land Use Bylaw will allow the City to develop existing areas and the areas that were annexed in a more economical and less restrictive manner.

I will be available at Council to answer any questions in regards to these changes.


 Cliff Robson
 Fire Marshal

CR/co

Commissioners' Comments

We concur with the changes to the Land Use Bylaw and the Dangerous Goods Route Bylaw as recommended by the Fire Marshal. First reading can be given to the Land Use Bylaw amendment following which a Public Hearing will be held and first and second readings can be given to the Dangerous Goods Route Bylaw, then same has to be submitted to the Minister responsible for Public Safety Services for approval prior to 3rd reading.

"G. SURKAN", Mayor

"H.M.C. DAY", City Commissioner

BYLAW NO. 2672/G-94

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

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

That Bylaw No. 2672/80 is hereby amended as follows:

- 1 Section 1.2.2 be amended by deleting therefrom the definitions of "Dangerous Goods" and "Dangerous Goods Occupancy" and substituting in their place and stead the following:

"Dangerous Goods" means those products or substances which are regulated by the Transportation of Dangerous Goods Control Act, and its regulations;

"Dangerous Goods Occupancy", unless otherwise determined by the Fire Chief, shall include but not be limited to any occupancy where dangerous goods are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "C" annexed to and made part of this Bylaw.

- 2 Section 6.3.1.6 be amended by adding thereto the following:

"(2) Dangerous goods occupancy shall not be permitted at a location less than 50 metres from any:

- a) place of public assembly;
- b) institutional use; or
- c) residential occupancy

as defined in the Alberta Fire Code."

- 3 By adding thereto Schedule "C" annexed hereto.
- 4 In all other respects, Bylaw No. 2672/80 is ratified and confirmed.

5 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

SMALL QUANTITY EXEMPTIONS FOR DANGEROUS GOODS

<u>CLASS</u>	<u>DANGEROUS GOODS</u>	<u>MAXIMUM EXEMPT AMOUNT</u>
1	Explosives	50 kg
2	Gasses	
	Div. 1 Flammable	50 kg
	Div. 2 Non-flammable	300 kg
	Div. 3 Poisonous	0
	Div. 4 Corrosive	0
3	Flammable Liquids and Combustible (1) Liquids	600 L Combustible and Flammable Liquids with no more than 200 L being flammable
4	Flammable Solids	
	Div. 1 Flammable Solids	200 kg
	Div. 2 Subject to spontaneous ignition	100 kg
	Div. 3 Reactive with water	100 kg
5	Oxidizing Substances	
	Div. 1 Oxidizers	500 kg or 500 L
	Div. 2 Organic Peroxides	200 kg or 200 L
6	Poisonous and Infectious Substances	
	Div. 1 Poisonous substances	
	Packing Group I (3)	0
	Packing Group II	200 kg or 200 L
	Packing Group III	2000 kg or 2000 L
	Div. 2 Infectious substances	0
7	Radioactive Materials	(3)
8	Corrosives	
	Packing Group I	1000 kg or 1000 L
	Packing Group II	2000 kg or 2000 L
	Packing Group III	4000 kg or 4000 L

9	Miscellaneous	
	Div. 1 Miscellaneous	(3)
	Div. 2 Environmental	(3)
	Div. 3 Specific wastes	(3)

NOTES:

(1) The Transportation of Dangerous Goods Regulations define "flammable liquids" as liquids having a flash point of 60 C or below. The NFC defines "combustible liquids" as liquids having a flash point between 37.8 C and 93.3 C, and "Flammable liquids" as having a flash point below 37.8 C.

(2) The Transportation of Dangerous Goods Act defined "packing group" as "a level of hazard inherent to dangerous goods". Packing Group I products are more hazardous than Packing Group III products.

(3) Those products or substances for which placards would be required if the quantity in question were to be transported under the Transportation of Dangerous Goods Control Act and Regulations thereto.

BYLAW NO. 2942/A-94

Being a Bylaw to amend Bylaw No. 2942/87, the Dangerous Goods Route Bylaw of The City of Red Deer.

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

1 Bylaw No. 2942/87 is hereby amended as to Section 3 (h.1) under the heading, "Definitions" by deleting subsection (i) and substituting therefor the following:

"3 (hh.1) "Permitted Storage Location" means:

(i) any site which is at least 50 metres away from the nearest place of assembly, institutional or residential occupancy; or"

2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

D

APPROVED:

THE MINISTER RESPONSIBLE FOR
ALBERTA PUBLIC SAFETY SERVICES,
DANGEROUS GOODS CONTROL

MAYOR

CITY CLERK

BYLAW NO. 2672/G-94

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- b) institutional use; or
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as defined in the Alberta Fire Code."

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MAYOR

CITY CLERK

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	Div. 2 Organic Peroxides	200 kg or 200 L
6	Poisonous and Infectious Substances	
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	Packing Group I (3)	0
	Packing Group II	200 kg or 200 L
	Packing Group III	2000 kg or 2000 L
	Div. 2 Infectious substances	0
7	Radioactive Materials	(3)
8	Corrosives	
	Packing Group I	1000 kg or 1000 L
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(3) Those products or substances for which placards would be required if the quantity in question were to be transported under the Transportation of Dangerous Goods Control Act and Regulations thereto.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

June 7, 1994

Alberta Public Safety Services
Dangerous Goods Control Division
10320 - 146 Street
Edmonton, Alberta
T5N 3A2

Att: Mr. Shaun Hammond, Executive Director

Dear Sir:

At the City of Red Deer Council Meeting held June 6, 1994, the Dangerous Goods Route Bylaw Amendment 2942/A-94 was passed. Attached hereto for your information is a certified true copy of said bylaw as requested by the Minister of Alberta Public Safety Services.

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
Attchs.

cc: Fire Marshall



*a delight
to discover!*

BYLAW NO. 2942/A-94

Being a Bylaw to amend Bylaw No. 2942/87, the Dangerous Goods Route Bylaw of The City of Red Deer.

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

1 Bylaw No. 2942/87 is hereby amended as to Section 3 (h.1) under the heading, "Definitions" by deleting subsection (i) and substituting therefor the following:

"3 (hh.1) "Permitted Storage Location" means:

(i) any site which is at least 50 metres away from the nearest place of assembly, institutional or residential occupancy; or"

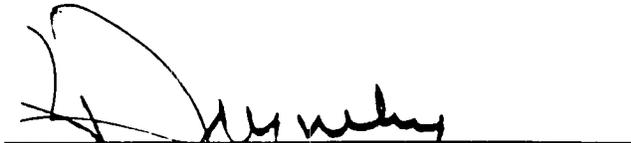
2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 28 day of March A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this 28 day of March A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this 6 day of June A.D. 1994.

APPROVED:



THE MINISTER RESPONSIBLE FOR
ALBERTA PUBLIC SAFETY SERVICES,
DANGEROUS GOODS CONTROL

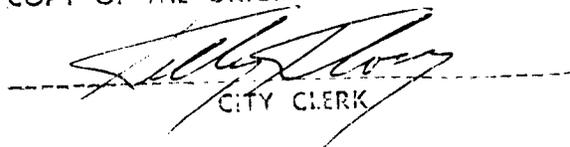


MAYOR



CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.



CITY CLERK

DATE: JUNE 7, 1994
TO: FIRE MARSHALL
FROM: CITY CLERK
RE: DANGEROUS GOODS ROUTE BYLAW AMENDMENT 2942/A-94

At the Council Meeting of June 6, 1994, Bylaw 2942/A-94 was passed. A copy of this bylaw is attached hereto.

Bylaw 2942/A-94 provides for the change in definition of "permitted storage and location" to mean any site which is at least 50 m away from the nearest place of assembly, institutional or residential occupancy.

This office will be forwarding a certified copy of this bylaw to Alberta Public Safety Services.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Attchs.

cc: Director of Engineering Services
Fire Chief
Bylaws and Inspections Manager
Principal Planner

NO. 2

DATE: June 1, 1994
TO: City Council
FROM: City Clerk
RE: APPLICATION FOR LEAVE TO APPEAL - CITY OF RED DEER VS
D.A.B./CRIMTECH SERVICES LTD.

As Council will recall, at their meeting of January 17, 1994, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer having considered report from the Bylaws & Inspections Manager dated January 11, 1994, re: Development Appeal Board Decision No. 22/93, hereby agrees that said decision be appealed to the Court of Appeals and as presented to Council January 17, 1994.

At the Council meeting of May 24, 1994, final reading was given to Land Use Bylaw Amendment 2672/M-94 which provides for various changes to the City's Industrial District. As a result of this bylaw, the use proposed by Crimtech Services would now be permitted on land zoned I1 and would therefore not require an application to be made to the Municipal Planning Commission. As a result of this, Council may wish to direct the City Solicitor to abandon the above noted appeal.

Recommendation:

That Council direct the City Solicitor to abandon The City of Red Deer's appeal to the Court of Appeals relative to the Development Appeal Board Decision No. 22/93.



Kelly Kloss
City Clerk

KK/ds

Commissioners' Comments

We concur with the recommendation of the City Clerk.

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

DATE: JUNE 7, 1994
TO: CITY SOLICITOR
FROM: CITY CLERK
**RE: APPLICATION FOR LEAVE TO APPEAL CITY OF RED DEER VS
D.A.B./CRIMTECH SERVICES LTD.**

At the Council Meeting of June 6, 1994, consideration was given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated June 1, 1994, re: Application for Leave to Appeal - City of Red Deer vs. Development Appeal Board/Crimtech Services Ltd., hereby agrees to abandon the appeal to the Court of Appeals relative to the Development Appeal Board's Decision #22/93 and as presented to Council June 6, 1994."

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


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
Principal Planner
Development Appeal Board



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132
June 7, 1994

Crimtech Services Ltd.
34 Depalme Street
Red Deer, Alberta
T4R 2G4

Dear Sir/Madam:

RE: DEVELOPMENT APPEAL BOARD DECISION #22/93

Further to my letter of June 19, 1994 concerning the above topic, I wish to advise as follows.

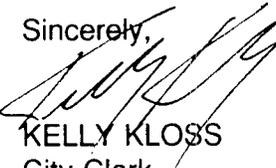
At the City of Red Deer Council Meeting held on June 6, 1994, the following resolution was passed concerning the above topic:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated June 1, 1994, re: Application for Leave to Appeal - City of Red Deer vs. Development Appeal Board/Crimtech Services Ltd., hereby agrees to abandon the appeal to the Court of Appeals relative to the Development Appeal Board's Decision #22/93 and as presented to Council June 6, 1994."

As you may be aware, on May 24, 1994, Council gave final reading to Land Use Bylaw Amendment 2672/M-94 which provides for various changes to the City's Industrial District. As a result of this bylaw, the use proposed by your company will now be permitted on land zoned I1, and would therefore not require an application to be made to the Municipal Planning Commission. Council, by virtue of the above noted resolution, has directed the City Solicitor to abandon the appeal to the Court of Appeals regarding this issue.

This is submitted for your information. If you have any questions or require clarification, please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS
City Clerk

KK/clr

cc: Bylaws and Inspections Manager
Principal Planner
Mr. Murray Mehling
c/o Weddell, Mehling, Pander and
Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, Alberta T4N 4A1



*a delight
to discover!*

CHAPMAN RIEBEEK

Barristers & Solicitors

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

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

5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

* Denotes Professional Corporation

PLEASE REPLY TO RED DEER

Your file:
Our file: 20,709

June 30, 1994

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

DELIVERED

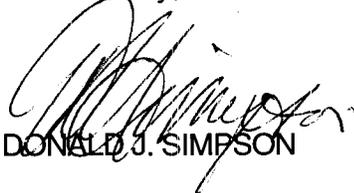
Attn: KELLY KLOSS, CITY CLERK

Dear Sir:

Re: D.A.B. APPEAL NO. 22/93 - CRIMTECH SERVICES LTD.

Further to the above matter, in light of the change to the permitted uses in I-1 zoning and in accordance with Council instructions, we have now withdrawn the City's appeal of the D.A.B. decision in the above matter. I enclose for your records a filed copy of the Notice of Abandonment of Appeal.

Yours truly,



DONALD J. SIMPSON

c.c. Ryan Strader, Development Officer

IN THE COURT OF APPEAL OF ALBERTA
JUDICIAL DISTRICT OF CALGARY

IN THE MATTER OF THE PLANNING ACT, R.S.A.
1980, CHAPTER P-9 AND AMENDMENTS THERETO;

AND IN THE MATTER OF A DECISION ISSUED BY THE
DEVELOPMENT APPEAL BOARD of the **CITY OF RED DEER**
ON JANUARY 7, 1994 IN RESPECT OF AN APPLICATION FOR
A DEVELOPMENT PERMIT BY **CRIMTECH SERVICES LTD.**

BETWEEN:

THE CITY OF RED DEER

Applicant

- and -

THE DEVELOPMENT APPEAL BOARD for the **CITY OF RED DEER**
and **CRIMTECH SERVICES LTD.**

Respondents

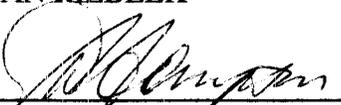
NOTICE OF ABANDONMENT OF APPEAL

TAKE NOTICE that the Appellant does hereby wholly abandon its appeal in the within matter.

DATED at the City of Red Deer, Alberta, this 23rd day of June, 1994.

CHAPMAN RIEBEEK

Per:



DONALD J. SIMPSON
Solicitor for the Appellant

TO: Clerk of the Court of Appeal
Calgary, Alberta

TO: Development Appeal Board for the City of Red Deer

TO: Crimtech Services Ltd.

=====

APPEAL NO. 14837

=====

June 23, 1994

**IN THE COURT OF APPEAL OF ALBERTA
JUDICIAL DISTRICT OF CALGARY**

**IN THE MATTER OF THE PLANNING ACT,
R.S.A.1980, CHAPTER P-9 AND AMENDMENTS
THERETO;**

**AND IN THE MATTER OF A DECISION ISSUED BY
THE DEVELOPMENT APPEAL BOARD
of the CITY OF RED DEER
ON JANUARY 7, 1994 IN RESPECT OF AN
APPLICATION FOR A DEVELOPMENT PERMIT BY
CRIMTECH SERVICES LTD.**

BETWEEN:

THE CITY OF RED DEER

Applicant

- and -

**THE DEVELOPMENT APPEAL BOARD for the
CITY OF RED DEER
and CRIMTECH SERVICES LTD.**

Respondents

=====

NOTICE OF ABANDONMENT OF APPEAL

=====

COURT OF APPEAL
JUN 23 1994

CHAPMAN RIEBEEK
Barristers and Solicitors
208-4808 Ross Street
Red Deer, Alberta
T4N 1X5

Solicitor: Donald J. Simpson
Telephone: 346-6603

REPORTSNO. 1

SP-4.381

DATE: May 31, 1994

**TO: KELLY KLOSS
City Clerk**

**FROM: COLLEEN JENSEN
Social Planning Manager**

RE: SOCIAL PLANNING DEPARTMENT ANNUAL REPORT

Enclosed is the 1993 Annual Report for the Social Planning Department. You will note it includes a compilation of statistics, provided by community agencies funded through Family and Community Support Services, which we do not receive until the second quarter of the subsequent year.

We are pleased that partnerships have been maintained both with the province and the community and through this effort, programs have remained relatively constant. Once again the Department was within the allocated budget for year end. Community agencies should be commended on their good management and willingness to fundraise in order to be fiscally responsible.

I will be in attendance at Council to respond to any questions or concerns which may arise from review of the report.



COLLEEN JENSEN
Social Planning Manager

CJ/kb

cc - Craig Curtis, Director of Community Services

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

DATE: JUNE 7, 1994
TO: SOCIAL PLANNING MANAGER
FROM: CITY CLERK
RE: SOCIAL PLANNING DEPARTMENT: ANNUAL REPORT

At the Council Meeting of June 6, 1994, consideration was given to the above noted report and at said meeting it was agreed that same be filed.

On behalf of Council, I would like to thank you for submitting this informative report.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services

NO. 2

DATE: May 26, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **LAND BANK BUSINESS ADMINISTRATION
BUSINESS PLAN: 1994 - 1998**

Attached is a copy of the updated Land Bank Business Plan covering the five year period from 1994 until 1998. This is consistent with the recommendations made in the Land Bank Audit, which was completed in 1991 and which recommended that the City develop a five year plan for the administration of the Land Bank.

The first plan was completed in 1992, and this current edition updates the tables to reflect activities over the past 24 months.

As can be seen, the debt associated with the Land Bank continues to be reduced, and as of December 31, 1993, stood at \$4,332,000. We project that over the next five years, the debt will be reduced by a further \$3,000,000 to \$1,221,000. At the same time, the Land Bank will contribute \$2,155,000 to General Revenues of the City.

The Land Bank currently holds an inventory of 709.47 acres of residential land, and 489.71 acres of industrial land. In addition, at December 31, 1993, the Land Bank held 55 unsold serviced residential building lots. Based on historical sales figures, we predict that our current inventory of residential land is sufficient to meet the needs of the Land Bank for the next 30 years, and the industrial land holdings will satisfy the City's needs for the next 35 years.

The Land Bank Administration Business Plan was reviewed by the Land Bank Committee at their meeting of May 19, 1994. As a result of this review, the following resolution received unanimous support:

"Having regard for the recent direction of Council, it is recommended that the revised Business Plan for the years 1994 to 1998 be adopted by Council."

I would be pleased to answer any questions of Council.


Alan V. Scott

AVS/mm
Enc.

Commissioner's Comments

I concur with the recommendations of the Land Bank Committee that the revised Business Plan for the years 1994 to 1998 be adopted by Council. As Council will recall, the Land Bank Audit recommends that we have a "rolling" 5 year business plan. Council has previously approved the Business Plan. This revision, in accordance with the Audit recommendations, updates the revenue and expenditure figures, projecting them 2 further years into the future. It also incorporates the policy change made by Council regarding the selling of raw land.

"G. Surkan"
Mayor

LAND BANK ADMINISTRATION

BUSINESS PLAN:

1994 - 1998

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- 1.2 Strategic Plan**
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- 2.2 Land Absorption**
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3.0 PROPOSED BUSINESS PLAN

- 3.1 Administration**
- 3.2 Marketing**
- 3.3 Front End Servicing**
- 3.4 Financial Reporting**
- 3.5 Financial Projections**

APPENDIX: STRATEGIC PLAN

1.0 BACKGROUND

The City of Red Deer has been involved in land banking for approximately 35 years. The City's decision to land bank was a result of many factors, primarily related to great demand and lack of supply of serviced lands. The encouragement of federal and provincial governments to communities to undertake land banking was also a significant factor in deciding to land bank and develop lots.

Land banking in Red Deer was initially established to satisfy residential housing need, but was extended to industrial, commercial and recreational uses.

Prior to 1970, the City was the primary developer of serviced lots to homeowners and contractors. Over the past 20 years, the development industry has assumed a greater responsibility in this regard. During the late 1970's and early 1980's, developer interest in Red Deer was keen despite the predominant role of the City in land ownership and participation in development. With the recession in the 1980's, the City was again placed in a position of being the major owner and developer of lands in the city.

Through Council initiatives and private sector encouragement, the role of the City Land Bank has been redefined in recent years to encourage greater private sector participation in residential development. At the present time, The City of Red Deer is the primary provider of serviced industrial lots in the city.

In the past, City Council adhered to policies which had a direct impact on the performance of the Land Bank. For many years, residential building lots were sold to the public at below market values, with control being maintained through a number of restrictions on the purchaser. Over the years, the controls were removed and the sale price was brought in line with market values.

Council also adopted a policy which provided Municipal Reserves in greater quantities than the 10% required under the Planning Act. This policy proved too costly and was rescinded a number of years ago.

The Land Bank has also been used to acquire land for uses unrelated to land development. Examples include Waskasoo Park, Westerner relocation, and the railroad portion of the Major Continuous Corridor Project.

1.1 LAND BANK AUDIT

In January 1990, City Council appointed a Land Bank Audit Task Force and in August, the IBI - Price Waterhouse Group was appointed to carry out a "value for money audit" of the Land Bank.

The operational audit was completed in six months. The process for carrying out the operational audit involved a cooperative and interactive effort between the consultant, the task force, City departments involved in administering the Land Bank, and the development community as represented by the Urban Development Institute, the Red Deer Home Builders' Association, and the Red Deer Real Estate Board.

These groups, individually and collectively, were involved in addressing the performance issues and operational aspects of the Land Bank, and contributed to the development of the recommendations of the consulting team.

The recommendations in the final report entitled, "Land Bank Operational Audit", dated March 1991, may be summarized as follows:

- Development of a formal, centralized, single authority to oversee and be responsible for the operation of the Land Bank.
- Preparation of a strategic plan for the Land Bank. The plan should reflect the goals and objectives of the City's economic development strategy for industrial land.
- Development of a detailed Land Bank management/inventory system.
- Preparation of a 5-10 year business plan.
- Continuation of the general philosophy, whereby, the City "front ends" the construction of major trunk facilities.
- Adjustment of the recorded value of industrial lands to reflect the lower of cost or market.
- City and private sector should examine ways to maximize private sector involvement in all facets of land development and marketing.
- Quarterly reporting of subdivision activity at the administrative level, with semi-annual and annual reporting to Council.

The final report was considered by City Council at its meeting on May 13, 1991, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Audit Task Force - Land Bank dated March 20, 1991 re: Land Bank Operational Audit submitted by IBI - Price Waterhouse Group dated March 1991,

hereby agrees that same be approved in principle and that the City administration be directed to review the report and present back to Council an implementation program for consideration, and as presented to Council May 13, 1991."

A report on the Land Bank Operational Audit by the City Commissioner was considered by City Council in Committee of the Whole on October 15, 1991. At this meeting, City Council endorsed the following recommendations:

- That the Economic Development Manager be assigned full control of all "business functions" related to the Land Bank and the responsibility for preparation of the necessary planning and policy documents.
- That the Director of Community Services be assigned to provide direction and assistance to the Economic Development Manager in broad policy planning for the Land Bank, on a part-time basis, for one year.

1.2 STRATEGIC PLAN

A draft strategic plan for the Land Bank was completed by the administration in early 1992, based on the following recommendation and the Land Bank Operational Audit:

- **Initiate Strategic Planning Process**

"A strategic planning process needs to be initiated in order to develop goals, objectives, strategies and plans for all elements of the Land Bank operations. Fundamentals such as a mission statement for the Land Bank need to be developed. Based on the mission statement, the goals of the Land Bank need to be clearly articulated, and the objectives developed by which Council can monitor the performance of the Land Bank operation. The strategic plan should also identify when and how the City should participate in development through the Land Bank.

The strategic plan will identify the organizational structure for administering and managing the Land Bank asset."

(Land Bank Operational Audit pg. vi)

The strategic plan was prepared in consultation with representatives of the Red Deer Chamber of Commerce, Red Deer Real Estate Board, Red Deer Home Builders' Association, and the Urban Development Institute. The draft recommendations were also advertised in the media, and the public was given an opportunity to participate through a public open house at the Red Deer & District Museum & Archives.

The strategic plan includes the following definition, mission statement and goals for the land bank:

- **Definition:**

The land bank consists of all lands which are held or have been acquired by the City, specifically for development and resale as residential, commercial or industrial parcels. Services front ended by the City related to the development of City and private land are deemed to be an asset of the Land Bank.

- **Mission Statement:**

The function of the Land Bank administration is to ensure that there is an adequate supply of serviced and unserviced industrial, commercial and residential land, to provide for economic and orderly development of the city of Red Deer.

- **Goals:**

- To manage the Land Bank in a manner that will encourage private sector development.
- To sell or lease industrial, commercial or residential land at market value.
- To administer the Land Bank through a single department, with appropriate input from relevant City departments and the industry related private sector.
- To develop innovated marketing for the sale of industrial, commercial and residential land.
- To reduce the present inventory of industrial, commercial and residential land held by the City.
- To provide for the economic, orderly and well-planned development of the city.
- To provide for the administration of all expenditures related to the servicing of industrial, commercial and residential subdivisions.

The complete strategy, including all goals and objectives, is included as Section 4.0.

The strategic plan was considered by City Council at its meeting on March 30, 1992, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer, having considered report from the Economic Development Manager dated March 23, 1992 re: Land Bank Administration Proposed Strategic Plan, hereby agrees as follows:

1. That the Land Bank Administration Strategic Plan be approved and adopted subject to deleting therefrom Section 1.1 and substituting therefore the following:

'To encourage the private sector to increase its share of serviced residential land development from 60% to approximately 75% on a phased basis;

2. That the Land Bank Committee be authorized to proceed with the development of a business plan for the Land Bank;
3. That once the business plan as noted in 2. has been completed and submitted to Council, Council reserves the right to again review its participation rate in residential land development;

and as presented to Council March 30, 1992."

1.3 BUSINESS PLAN

The administration has now completed a Five-Year Business Plan for the Land Bank, based on the following recommendation in the Land Bank Operational Audit:

- **"Business Plan Development**

A 5-10 year business plan should be developed immediately by staff. The purpose of the business plan is to understand and ultimately respond to changing market conditions and to develop a business strategy which meets the objectives and goals of the Land Bank. The key elements which should be included in the business plans are:

- historic market analyses including competition;
- identification of target markets;
- projected product requirements;
- immediate, mid and long term development strategies, and financial sensitivity analyses related to development;
- risk assessment;
- marketing strategies;
- current market value of land estimates; and
- implementation schedule.

Business plans need to be developed for both residential and industrial components. The business plan needs to be reviewed and revised annually based on most recent projections, and the direction of the strategic plan."

(Land Bank Operational Audit pg. vii)

2.0 EXISTING SITUATION

This section outlines in detail the existing status of the Land Bank in regard to inventory, land absorption, front ending and financial status.

2.1 INVENTORY

The current Land Bank inventory, as of December 31, 1993, is shown on Table 1, which indicates the original cost of land, together with estimates of current market value. Plan 1 shows the location of those lands in the city by type.

The current Land Bank inventory comprises:

- Serviced residential lots - 55 lots.
- 287.12ha (709.47 acres) of land proposed for residential purposes.
- 198.18ha (489.71 acres) of land proposed for industrial purposes.

2.2 LAND ABSORPTION

The historic development and absorption of residential and industrial land is summarized in Table 2. Although demand has fluctuated in relation to the economy of the region and the province, one can draw the following broad conclusions:

- Since 1980 the annual demand for residential lots has been approximately 300 lots per annum. Of this total, the City has provided an average of 142 lots, or 47.8 per cent of the total.
- Since 1980, the City has sold 73.43ha (181.45 acres) of industrial land, or an average of approximately 5.24ha (12.96 acres) per annum.

TABLE 1
Land Inventory Held for Subdivision Development
December 31, 1993

MAP INDEX	SUBDIVISION	LEGAL DESCRIPTION	AREA (ha)	AREA (acres)	ORIGINAL COST	CURRENT MARKET VALUE
	<u>Residential:</u>					
1.	Lancaster	Pt. SW 1/4 11	32.35	79.93	\$521,641.56	\$1,366,800
2.	Lancaster	NW 1/4 -2	64.75	160.00	640,000.00	2,192,000
3.	Kentwood	Pt. SW 1/4 32	34.69	85.71	169,093.83	1,971,330
4.	Kentwood	Pt. NW 1/4 32				
5.	Kentwood	Pt. SW 1/4 32	12.14	30.00	700,000.00	621,000
6.	Kentwood	Pt. SE 1/4 31	70.15	173.35	310,599.86	3,224,310
7.	Kentwood	Pt. NE 1/4 31				
6.	Madison	Pt. SW 1/4 27	24.28	60.00	981,558.00	480,000
7.	C & E No. 1	Pt. NE 1/4 30	2.52	6.22	93,300.00	93,300
8.	Oriole Park Mera West	Pt. SW 1/4 19	32.57	80.49	845,145.00	804,900
9.	Oriole Park CP Area 1	Pt. NE 1/4 19	7.03	17.36	460,040.00	460,040
10.	Oriole Park CP Area 2	Pt. SE 1/4 19	1.90	4.70	124,550.00	124,550
11.	Oriole Park CP Area 4	Pt. NE 1/4 18	2.35	5.81	336,980.00	336,980
12.	Lower Fairview CP Area 7	Pt. S 1/2 20	2.50	6.17	114,762.00	114,762
	Total Residential		287.23	709.74	\$5,297,670.25	\$11,789,972
	<u>Industrial:</u>					
1.	Edgar	Pt. NW 1/4 32	4.61	11.39	\$ 20,409.85	\$ 227,800
1.	Edgar	Pt. NE 1/4 31	28.17	69.60	124,716.93	1,392,000
2.	Edgar	W 1/2 31	78.99	195.18	281,131.41	4,879,500
3.	Edgar	W 1/2 30	59.17	146.20	4,386,000.00	2,190,000
4.	Golden West	12 & Pt.13/B/ 812-0210	4.34	10.72	53,600.00	284,080
5.	Riverside Light	Pt. NW 1/4 21	9.47	23.40	69,942.60	585,000
6.	Riverside Heavy	SE 1/4 33-38	9.39	23.20	19,882.40	232,000
6.	Red Deer Grain		1.94	4.79	194,496.19	200,000
7.	Westerner	NW 1/4 33-37 822-2274	1.65	4.07	80,604.27	162,800
8.	Northlands	NW 1/4 33-38	2.70	6.67	22,097.71	166,750
8.	Northlands	NW 1/4 33-38	2.05	5.06	16,763.78	126,500
	Total Industrial		202.48	500.28	\$5,269,645.14	\$10,446,430
	TOTAL LAND BANK		489.71	1,210.02	\$10,567,315.39	\$22,236,402

**TABLE 2
LAND ABSORPTION
1980 - 1993**

YEAR	CITY POPULATION	TOTAL RESIDENTIAL LOTS DEVELOPED	CITY RESIDENTIAL LOTS SOLD	CITY INDUSTRIAL LAND ha (acres)
1980	41,371	460	529	11.9 (29.4)
1981	45,405	920	150	14.7 (36.2)
1982	48,562	126	97	-
1983	50,257	3	79	0.6 (1.6)
1984	51,070	106	71	0.2 (0.6)
1985	52,620	88	170	2.5 (6.2)
1986	54,192	304	162	2.3 (5.6)
1987	54,309	563	96	1.9 (4.6)
1988	54,839	278	53	5.0 (12.4)
1989	55,947	191	91	3.4 (8.5)
1990	56,922	284	90	13.1 (32.4)
1991	58,252	237	110	4.2 (10.3)
1992	58,656	268	101	4.3 (10.65)
1993	59,826	296	106	9.3 (23.0)*
TOTAL		4,124	1,905	64.1 (181.45)
Average 1976-80				
Average 1980-83		377	214	6.8 (16.8)
Average 1984-88		268	110	2.38 (5.88)
Average 1989-93		255	100	6.86 (16.95)

*Includes 11 acres former railway lands, consolidated with Golden West properties.

2.3 FRONT END SERVICES

The City of Red Deer builds the necessary trunk services to lands to be developed and finances this activity through debentures. Developers are assessed a recovery on a developable area basis. This approach permits the City to direct development in an orderly and cost effective manner. In order to achieve this degree of control, the City makes a substantial financial commitment, with the intent that costs will be recovered from the developer over time, through area assessments.

The approach of front ending services by the City is favourable for the developer who can maximize financial resources on the task of developing lots. In this manner, more affordable lots are provided, front end services are more efficiently developed by the City, which has greater experience in this area, and equity is achieved for all participants, including the developer, City and property purchasers.

The City's net investment, excluding interest (recovery of offsites), as at the end of 1993, is approximately \$4.2 million, shown in Table 3. It should be noted that in 1987, the City wrote off \$5,881,719.00 (including interest), which had accumulated in the Offsite Levies Account, due to costs associated with premature extension of services over the years.

**TABLE 3
NET INVESTMENT (RECOVERY) OF OFFSITES
December 31, 1993**

Description Of Offsite	Balance Incl. Interest	Deduct Interest	Balance Excl. Interest
Public Roadways	\$ (1,681,726)	\$ 1,353,824	\$ (327,902)
Trunk Water Lines	5,834,634	(4,023,138)	1,811,496
Trunk Sanitary Lines	1,435,961	(311,326)	1,124,635
Trunk Storm Lines	9,628,462	(8,000,384)	1,628,078
TOTAL	\$ 15,217,331	\$ (10,981,024)	\$ 4,236,307

2.4 FINANCIAL STATUS

The financial status of the Land Bank is shown in Tables 4 and 5. Table 4 shows a balance sheet for the Land Bank as of the end of 1993. Table 5 shows revenues and expenditures for the 1993 fiscal year.

The financial status of the Land Bank may be summarized as follows:

- The total assets of the Land Bank are valued at \$26,546,564.
- The total debenture debt of the Land Bank is \$9,314,812. However, this is offset by "working capital" due from the general operating fund in the sum of \$4,992,254. The net debenture debt is, therefore, approximately \$4,322,000.
- The operation of the Land Bank in 1993 generated a surplus of \$2,811,116.

**TABLE 4
LAND BANK BALANCE SHEET
December 31, 1993**

ASSETS:	
Unsold residential lots - at market value	\$ 2,863,787
Due from General Operating Fund	\$ 4,992,254
Unserviced Land for Resale - at cost (market value is \$22,236,000)	\$ 10,567,257
Investment in Servicing Costs for Subdivisions	\$ 3,886,959
Investment in Offsite Services	<u>\$ 4,236,307</u>
TOTAL ASSETS	\$ 26,546,564
LIABILITIES:	
Debenture Debt	\$ 9,314,812
SURPLUS	\$ 17,231,752
TOTAL LIABILITY AND SURPLUS	\$ 26,546,564

**TABLE 5
LAND BANK: REVENUES & EXPENDITURES
YEAR ENDED DECEMBER 31, 1993**

DESCRIPTION	INDUSTRIAL and COMMERCIAL	RESIDENTIAL	OFFSITES	GENERAL	TOTAL
REVENUES:					
Land Sales	\$ 443,300	\$ 5,393,827	\$ 0	\$ 0	\$ 5,837,127
Other Revenue	17,428	11,703	0	132,553	161,684
Developers' Levies	0	873,171	0	0	873,171
From Own Functions*	35,442	0	18,531	65,900	119,873
Offsite Recoveries	0	0	944,197	0	944,197
	\$ 496,170	\$ 6,278,701	\$ 962,728	\$ 198,453	\$ 7,936,052
EXPENDITURES:					
Miscellaneous	\$ 7,168	\$ 17,799	\$ 0	\$ 0	\$ 24,967
Paved roads construction	0	361,874	135,858	0	497,732
Gravel roads construction	0	0	0	0	0
Sidewalk/curb/gutter/const.	0	0	0	0	0
Water mains construction	2,341	260,164	48,274	0	310,779
Sanitary sewer const.	0	163,383	59,758	0	223,141
Storm sewer construction	0	149,361	57,892	0	207,253
Offsite levies	86,765	866,189	0	0	952,954
Street lighting const.	50	20,325	0	0	20,375
Traffic light const.	0	0	0	0	0
Underground power const.	0	384,314	0	0	384,314
Land acquisition	26,278	11,989	0	0	38,267
Prelevelling	0	88,351	0	0	88,351
Administration fee**	0	0	0	1,800,104	1,800,104
Recreation levies	0	208,196	0	0	208,196
Parks levies	0	95,824	0	0	95,824
Survey fees	7,086	46,769	0	0	53,855
Eng. design/supervision	2,550	216,274	0	0	218,824
	\$ 132,238	\$ 2,890,812	\$ 301,782	\$ 1,800,104	\$ 5,124,936
Development Surplus (Def.)	\$ 363,932	\$ 3,387,889	\$ 660,946	(\$ 1,601,651)	\$ 2,811,116

* Includes contributions from City Utilities and Westerner relocation.

** Includes interest on Land Bank debt.

3.0 BUSINESS PLAN

Following the development of the Golden West Industrial Subdivision by private developers, as a partially serviced industrial park, the City recognized the need for fully serviced industrial land. Small areas, such as Riverside Industrial Park, had been available for many years, but it was with the development of Northland Industrial Park that the City made a major step forward in this area. Because of radical and regular swings in the economy, private sector developers expressed no interest in developing fully serviced industrial land. Industrial land development was, therefore, identified as a market requiring public sector involvement. Coupled with their existing role in residential land development, the City remained the dominant Red Deer land developer.

With the adoption of the new Strategic Plan, the City's role will be reduced to 25% of residential land development, and the private sector will be encouraged to assume a role in industrial land development.

Administration of the City Land Bank will be consolidated into one department, providing full accountability to City Council and the public.

3.1 ADMINISTRATION

"To administer the Land Bank through a single department, with appropriate input from relevant City departments and the industry related private sector."

3.1.1 A Land Bank Committee shall consist of:

City Commissioner
Directors of the City Administration
Representative of Red Deer Regional Planning Commission
Land Bank Administration (Chairman)

The Land Bank Committee shall meet at least quarterly, and have the following objectives:

1. To make recommendations with respect to the phasing development
2. To review the inventory of land within the context of the Strategic Plan and make recommendations with respect to the acquisition and sale
3. To review and make recommendations on the Business Plan for the Land Bank

4. To review the market analysis prepared by the Land Bank Manager, and make recommendations to Council
5. To review the management as required, of the Land Bank

3.1.2 A Subdivision Committee shall consist of:

Representatives of: Parks Department
 Engineering Department
 Electric Light and Power Department
 Red Deer Regional Planning Commission
 Fire Department
 Land Supervisor (Chairman)

In addition, there will be the following ad hoc members:

Representatives of: Economic Development Department
 City Assessor
 Bylaws and Inspections
 Alberta Government Telephones
 Northwestern Utilities
 Shaw Cable

The Subdivision Committee shall meet on a monthly basis and have the following objectives:

1. To review and make recommendations on the design of outline plans for neighbourhood, following circulation by individual departments
2. To review cost associated with detailed design and report to the Land Bank Committee
3. To review the detailed design of subdivision developments
4. To review costs and detailed design of servicing of city subdivisions and report to the Land Bank Committee
5. To monitor scheduling and construction of subdivisions

3.1.3 The staff responsible for the administration of the Land Bank shall consist of the following, with estimates of time required:

- 50% Land Bank Manager (Economic Development Manager)
- 50% Land Supervisor
- 50% Land Bank Marketing Officer (Economic Development Officer)
- 90% Land Clerk
- 25% Land Bank Secretary (Economic Development Clerk)

(% indicates an estimate of the amount of each position's time devoted to Land Bank administration. These numbers will be adjusted as we gain experience.)

3.1.4 The **Land Bank Manager** is responsible for the management of the Land Bank. The position:

1. Acts as Chairman of the Land Bank Committee.
2. Reports on a quarterly basis to the Administration and, on an annual basis, to City Council on the status of the Land Bank, including expenditures, revenues, forecasts, inventory and other assets.
3. Negotiates with the private sector on annual and long-term participation rates in residential land development.
4. Prepares pro forma statements for approval by City Council on new subdivision development.
5. Prepares marketing plans and participates in the marketing of residential, commercial and industrial land.
6. Supervises the Land Supervisor in his Land Bank related activities, the Land Bank Marketing Officer and the Land Bank Secretary.

3.1.5 The **Land Bank Marketing Officer** is responsible for implementing the marketing program for industrial and commercial land. The position:

1. Reports to the Land Bank Manager.
2. Assists in developing marketing material and advertising.

3. Monitors the market and provides input on land values and industry requirements, such as size, shape and servicing standards.
4. Maintains an ongoing contact with the real estate industry to provide information on City land and responds to their requirements.
5. Calls on businesses on a regular basis, making them aware of available industrial and commercial land, and assists them in cases where they wish to buy or lease City land.
6. Assists in the preparation of industrial and commercial land sales agreements.

3.1.6 The **Land Supervisor** administers the day-to-day operation of the Land Bank. The position:

1. Reports to the Land Bank Manager.
2. Acts as Chairman of the Subdivision Committee.
3. Supervises and directs the activities of the Land Clerk.
4. Administers public residential land sales and lot draws, pricing and sale policy recommendations, and ensures all land transactions comply with municipal policies and provincial regulations.
5. Advises developers on the availability and development restrictions of City-owned land.
6. Reviews land sale and lease agreements and land development contracts with the City, to ensure the proper billing and collection of funds and sale proceeds and terms of development. Monitors staff activity in the maintenance and monthly balance of land sales and lease accounts.
7. Reviews subdivision applications and processes tenders for legal survey work and allocates same for City subdivisions.
8. Monitors the development of City subdivisions to ensure agreement to scheduling is maintained.

3.1.7 The **Land Clerk** is responsible for accounting procedures related to all Land Bank land transactions. The position:

1. Reports to the Land Supervisor.
2. Records payments received for land on a daily basis and ensures that payments are made in accordance with the corresponding Land Sales and Lease Agreements.
3. Lists Land Bank inventory at month end.
4. Reviews Accounts Receivable listing on a monthly basis as to outstanding payments and reviews with supervisor as to action to be taken.
5. Prepares and maintains files for each property and prepares Land Sales and Lease Agreements for residential lot sales.
6. Transfers properties when conditions in corresponding agreements have been met. Submits legal documents to Optionee's solicitor and/or Land Titles Office for registration purposes.
7. Prepares all correspondence and legal documents in the sale or lease of residential building lots. Reviews documents with supervisor, obtains signatures from authorized City officials and submits documents to optionee's solicitor or Land Titles Office for registration.
8. Provides routine information on the availability and sale of lots, lot draws, payments due, withdrawal of caveats, etc. Explains related City policies and distributes brochures on building lots.
9. Maintains a filing system for all Land Bank land sales. Files and retrieves information as required.
10. Maintains a current knowledge of City land sales policies and regulations as established by Council, and as described in land sales brochures for each land sales program.
11. Liaises with other City Departments as required (e.g. Accounting for month-end listings; City Clerks for official signatures and corporate seal; Building Inspections for building permits and occupancy approvals; Economic Development for status of industrial and commercial land sales.)

3.1.8 The **Land Bank Secretary** is responsible for general secretarial duties associated with the management of the Land Bank, and assists with marketing of industrial and commercial land. The position:

1. Reports to the Land Bank Manager.
2. Assists in the preparation of industrial and commercial land sale brochures.
3. Assists in the preparation of land sales and lease agreements for industrial and commercial land.
4. Prepares and maintains files for each industrial and commercial land sale and lease. Ensures that agreements are signed by the City and optionee/lessee and ensures that the optionee/lessee is aware of all conditions and City policies associated with the transaction.
5. Maintains a current knowledge of City industrial and commercial land sales policies and regulations as established by City Council, and as described in land sale brochures for each land sales program.
6. Liaises with other departments as required on matters related to the development of industrial and commercial land.

The Land Bank Administration shall manage the City's Land Bank within the guidelines adopted by Council in the Land Bank Strategic Plan.

3.2 MARKETING

The Marketing Plan for the City's Land Bank will be designed around two goals:

- a) To reduce the inventory of industrial land
- b) To reduce, on a phased basis, the City's participation in residential land development to 25% of the market

In the context of this plan, the private sector will be encouraged as much as possible in land development and marketing. Mechanisms will be provided to improve communications with the private sector and to use their resources to achieve the goals and objectives of the Land Bank.

3.2.1 Industrial Land Bank

Quality development in an orderly and controlled fashion will continue to be emphasized. To achieve these goals, the following policies will apply to the sale and lease of City-owned industrial land:

- Removal of construction requirements on Edgar Industrial and Riverside Heavy Industrial Park land purchases.
- Construction commencement and completion requirements extended to three and four years, respectively, on Riverside Light and Northland Industrial Park land purchases.
- Purchase and lease prices to be established by Council on an annual basis, or more frequently, if necessary. Land Bank Manager shall have authority to enter into agreement on behalf of the City on offers at approved prices.
- Development standards to conform to The City of Red Deer Land Use Bylaw.
- Three methods of acquiring City industrial land shall be made available:
 - a) Cash at the time agreement is signed.
 - b) Offer to Purchase with conditions which shall be removed within 30 days of the agreement being signed. Must be accompanied by a 5% deposit, refundable if conditions are not removed.
 - c) Option to Purchase, which can be exercised within 90 days of the agreement being signed. Must be accompanied by a 5% deposit, refundable in the event the City rejects the proposal.

Terms beyond 90-day option period are subject to negotiation with Council.

3.2.2 Commercial Land Bank

Commercial land is developed from time to time in industrial, commercial and residential subdivisions. Because of the uniqueness of these parcels, special conditions will be applied on an individual basis.

- Existing commercial land, zoned C-4, will continue to be available under existing development guidelines with development approval, construction time frames and payment plans to remain as they currently exist.

- Commercial land developed within new subdivisions will be marketed based on recommendations from the Land Bank Committee.

3.2.3 Residential Land Bank

Residential land development will continue to be important to the overall administration of the City's Land Bank. A phased reduction to 25% of the annual demand will be introduced over a period of time, and based on negotiations and discussions with the private sector. A wide variety of building lots, catering to the needs of all citizens, groups and organizations, will continue to be a critical component of the Land Bank. However, the private sector, with its increased participation in land development, will assume a greater responsibility for meeting the needs of the purchaser. The City will limit its development and sale of special use building lots to a percentage equal to its overall land development participation.

- Residential building lots will continue to be offered to individuals and contractors at market value.
- Selling price will be approved by Council as new subdivisions are developed, and terms of purchase will remain as they currently exist.
- The City will explore opportunities for joint development with the private sector.
- A one- and five-year projection will be completed by the Land Bank Administration for adoption by City Council. The plan will be developed with input from the private sector and will include projections for their short- and long-term development plans.

3.2.4 Unserviced Land Bank

A new aspect of the Land Bank Marketing Plan will be the sale of unserviced and partially serviced land to developers for residential and industrial land development. This should provide more private sector developers with the opportunity to become involved in subdivision development and marketing and, in concert with existing developers, offer the customer a broader selection from which to choose.

- In keeping with the City's General Plan, quality development of both residential and industrial subdivisions will be stressed. Of prime importance will be the need for all proposals to conform with the approved subdivision outline plan.
- Sales will be according to the policy approved by City Council, as outlined in Schedule A.

- Sale price will be done based on standard appraisal practise and will be established through an independent appraisal, subject to City Council approval.

3.3 FRONT END SERVICING

The City will continue to pay for the extension of trunk services and roads to ensure developers can afford to participate in land development. In assessing the feasibility and need to extend front end services, the City will:

- Ensure trunk services will be extended in a logical and cost effective fashion, i.e., not "leap-frogging" bare land.
- Encourage lands within existing service basins be developed prior to extending trunks and roads.
- Ensure the pay back for front ending can be achieved in a timely manner.
- Determine the expenditure achieves its objectives and is a sound investment.

A study into future service extensions has been undertaken by the City Engineering Department. Upon its completion and approval by City Council, further recommendations may be proposed for the City's participation in front end servicing.

3.4 FINANCIAL REPORTING

The Land Bank Administration will report to the Land Bank Committee quarterly, and City Council annually, on expenditures, revenues, inventory and other assets. The reports will contain forecasts and provide recommendations for both short and long term, in relation to the City's participation in land development.

3.4.1 Forming the basis of the annual report will be a budget outlining plans for development over the next twelve months. It will include a projection of land development plans, showing the rate of participation by the City and the private sector. The layout of the pro-forma statement is as follows:

**TABLE 6
Development Revenues and Expenditures
for the Year Ended December _____, 19____**

Account No.	Description	Industrial & Commercial	Residential	Offsites	General	TOTAL
	REVENUES:					
	Land Sales					
	Other Revenue					
	Developer's Levies					
	From Own Functions					
	Offsite Recoveries					
	EXPENDITURES:					
6-6XXX-00	Miscellaneous					
6-6XXX-01	Paved roads construction					
6-6XXX-02	Gravel roads construction					
6-6XXX-03	Sidewalk, curb/gutter const.					
6-6XXX-04	Water mains construction					
6-6XXX-05	Sanitary sewer construction					
6-6XXX-06	Storm sewer construction					
6-6XXX-07	Offsite levies					
6-6XXX-08						
6-6XXX-09	Traffic light construction					
6-6XXX-10	Power constr. distribution					
6-6XXX-11	Land acquisition					
6-6XXX-12	Prelevelling					
6-6XXX-13	Administration fee					
6-6XXX-14	Recreation levies					
6-6XXX-15	Landscape development					
6-6XXX-16	Survey fees					
6-6XXX-19	Engineering design/s'vision					
	Development Surplus (Deficit)					

A similar form will be used at the end of the year to show actual performance and any variances from the approved pro-forma statement.

3.4.2 For each request for expenditures on new subdivision development, a pro-forma statement will be prepared, which will indicate to Council an estimate of all costs involved and a projection of revenues from land sales. The statement will clearly indicate the profitability of each new investment in land development.

TABLE 7
Subdivision Development
Revenues and Expenditures for _____ Subdivision

<u>REVENUES:</u>	
Lot Sales	
Deferred Revenues	
Total Revenue	
<u>EXPENDITURES:</u>	
Offsite levies	
Recreation levies	
Oversize Contribution	
Boundary Conditions	
Area Contribution	
Prelevelling	
Recreation site servicing costs	
Utility servicing costs	
Surface improvements	
Legal survey	
Maintenance fee	
Engineering design	
Carrying costs	
Marketing	
Administration	
Taxes	
Total Expenditures	
Estimated Recovery	

3.4.3 The budget for the Land Bank administration has been structured to include all costs associated with administering the Land Bank. Costs related to the Land Bank but accumulated by other departments are estimated at \$94,300. Under the existing Land Bank administration, at least five City employees devote some of their time to Land Bank related duties. The structure proposed does nothing more than recognize this time commitment and assign the salary costs directly to the Land Bank. The proposed budget is consistent with the amount allocated for administration of the Land Bank over previous years.

TABLE 8
Land Bank

Salaries, including the following personnel and percentage of their time devoted to the administration of the Land Bank.

POSITION	% OF TIME	
Manager	50%	
Land Supervisor	50%	
Marketing Officer	50%	
Land Clerk	90%	
Land Secretary	25%	
Land Appraiser	15%	
Total Salaries		\$ 124,457
Fringe Benefits @ 17.6%		21,905
Marketing, Advertising		3,400
Travel		3,070
Printing, Stationery and Supplies		1,380
Professional Development		1,300
Contribution to Other Departments for * Land Bank related services (under review)		94,300
TOTAL		\$ 249,812

* Examples of costs covered by this account would include engineering design, accounting, planning, appraisals, etc.

3.5 FINANCIAL PROJECTIONS

A financial projection covering the five-year period 1994-1998 has been developed, based on Council's resolution which calls for the City to reduce its participation in land development to 25% of the market. Our projections are calculated using the following information:

- Five Year Plan (1994 - 1998)¹

1994	1995	1996	1997	1998
302	308	314	320	326

- City participation in land developing being phased down by 25% by 1996²

	1994	1995	1996	1997	1998
Percentage	30%	27.5%	25%	25%	25%
Number of Lots	(90)	(85)	(79)	(80)	(83)

- Industrial land sales averaging 6.0ha (15 ac.) per year
- Commercial land sales averaging 0.6ha (1.5 ac.) per year
- Raw land sales averaging 4.0ha (10 ac.) per year
- Projections are expressed in 1994 dollars.

¹ Five Year Plan revised January, 1994

² Revised January 1994

TABLE 9
City Land Bank
Five-Year Cash Flow Statement

	1994	1995	1996	1997	1998
Projected Total Development	302	308	314	320	326
City Portion	90 (30%)	85 (27.5%)	79 (25%)	80 (25%)	82 (25%)
Revenue					
Residential Sales	3,785,000	3,783,000	3,516,000	3,560,000	3,649,000
Industrial Sales	900,000	900,000	900,000	900,000	900,000
Commercial Sales	225,000	225,000	225,000	225,000	225,000
Raw Land Sales	100,000	200,000	225,000	225,000	225,000
Offsite Levies (Private)	1,117,000	1,310,000	1,331,000	1,351,000	1,372,000
Total Revenue	6,127,000	6,418,000	6,197,000	6,261,000	6,371,000
Expenditures					
Internal Servicing	1,200,000	2,700,000	1,800,000	2,200,000	350,000
Service Extensions	765,000	164,000	520,000	487,000	2,180,000
Offsite Levies	375,000	529,000	508,000	511,000	518,000
Marketing & Administration	568,000	568,000	568,000	568,000	568,000
Recreation Levies	29,000	61,000	56,000	57,000	59,000
Interest on Debt	697,000	539,000	474,000	401,000	320,000
Miscellaneous Expenses	20,000	20,000	20,000	20,000	20,000
Total Expenditures	3,654,000	4,581,000	3,946,000	4,244,000	4,015,000
GROSS MARGIN	2,473,000	1,837,000	2,251,000	2,017,000	2,356,000
Disbursement of Funds					
Offsite Levies	967,000	2,300,000	350,000	750,000	1,311,000
Transfer to General Revenue	431,000	431,000	431,000	431,000	431,000
Net Land Bank Revenue	1,075,000	(894,000)	1,470,000	836,000	614,000
Land Bank Debt Beginning	4,332,000	3,247,000	4,141,000	2,671,000	1,835,000
Land Bank Debt Year Ending	3,247,000	4,141,000	2,671,000	1,835,000	1,221,000

Based on the five-year forecast, the status of the Land Bank at December 31, 1998 would be as follows:

Outstanding unrecovered expenditure: \$ 1,221,000.00

- **Land Inventory:**

- (a) Residential Land 225.29ha (556.70 acres)

- (b) Industrial Land 164.80ha (407.21 acres)

- Total 390.09ha (963.91 acres)**

- These estimates are calculated on the understanding that additional land will not be acquired for the Land Bank.

APPROVED STRATEGIC PLAN

Definition:

The Land Bank consists of all lands which are held or have been acquired by the City, specifically for development and resale as residential, commercial or industrial parcels. Services front ended by the City related to the development of City and private lands are deemed to be an asset of the Land Bank.

Mission Statement
The function of the Land Bank administration is to ensure that there is an adequate supply of serviced and unserviced industrial, commercial and residential land to provide for economic and orderly development of the City of Red Deer.

Goals

- 1. To manage the Land Bank in a manner that will encourage private sector development.**
 - 1.1 To encourage the private sector to increase its share of serviced residential land development from 60% to approximately 75%, on a phased basis.
 - 1.2 To encourage the private sector to assume a role in the development of industrial and commercial land.
 - 1.3 To re-evaluate the role of the land bank on a regular basis, based on the success of the private sector in assuming a greater role in land development.

- 2. To sell or lease residential, commercial and industrial land at market value.**
 - 2.1 An independent market analysis shall be conducted at least annually, or more frequently, if required, and market prices shall be reviewed by the Land Bank Committee and approved by City Council.

- 2.2 Market value related to specific lots shall take into account such things as shape, location, restrictive covenants, development requirements, etc.
- 3. To administer the Land Bank through a single department, with appropriate input from relevant City departments and the industry related private sector.**
 - 3.1 To clearly define financial performance measures of the Land Bank.
 - 3.2 All costs associated with administration, marketing, development, including interest, and maintenance of the Land Bank shall be borne by the Land Bank.
 - 3.3 All land purchase costs, when the primary purpose is subdivision development, shall be charged to the Land Bank.
 - 3.4 To develop and implement an inventory management system. Such inventory shall be reported annually.
 - 3.5 To define and categorize all lands contained within the Land Bank.
 - 3.6 To develop a reporting system to advise both administration, quarterly, and City Council, annually, on expenditures, revenues, forecasts, inventory and other assets and recommendations.
 - 3.7 To develop a process by which the public and the industry related private sector can meet, at least annually, and participate in major policy decisions affecting the Land Bank.
 - 3.8 To establish a Land Bank Committee which will meet at least quarterly, to make recommendations for the phasing of all development, to review the inventory of land, and the sale of lands. The Land Bank Committee shall include the City Commissioner, Directors of Community Services, Engineering Services and Financial Services, and representatives of the Red Deer Regional Planning Commission and Land Bank administration.
 - 3.9 Land shall be valued on an annual basis at current market value.
 - 3.10 To make the Land Bank self-financing by using Land Bank surpluses to provide funds for future expenditures.
 - 4. To develop innovative marketing for the sale of industrial, commercial and residential land.**
 - 4.1 To maximize the sale of industrial and commercial land.

- 4.2 To reduce the sale of serviced residential lots on a phased basis, allowing the private sector to assume an increased share of residential land development, as outlined in 1.1 above. The City shall develop additional land if it is shown the demand is not being met.
 - 4.3 To review all policies relating to land sales and land use and make recommendations designed to encourage the marketing of City developed land.
 - 4.4 To sell blocks of suitably sized parcels of land to private developers for resale as serviced lots.
- 5. To reduce the present inventory of residential, commercial and industrial land held by the City.**
- 5.1 To reduce the current inventory of residential land on a phased basis.
 - 5.2 To reduce the current inventory of industrial land by permitting the sale of parcels to the private sector, without the current development and servicing requirements.
- 6. To provide for the economic, orderly and well-planned development of the city.**
- 6.1 To provide for a direction of growth which will ensure the logical development of the city.
 - 6.2 To continue to provide a high standard of design and high quality living environment.
 - 6.3 To provide commercial sites within land subdivisions as defined in the relevant Area Structure and Area Redevelopment Plans.
 - 6.4 To provide serviced residential lots for home builders and individuals wanting to build their own homes. With the increased role of the private sector, these sites should be provided in both private and public subdivision developments.
 - 6.5 To provide land for a variety of uses benefitting the public, including lots for churches, child care centres, social care facilities, and other special uses. With the increased role of the private sector in residential land development, new standards shall be adopted to ensure the provision of sites for these purposes in private subdivisions.
 - 6.6 To establish a Subdivision Committee, comprised of representatives of servicing and planning departments, to coordinate development.

7. To provide for the administration of all expenditures related to the servicing of residential, commercial and industrial subdivisions.

- 7.1 To review the sequencing of servicing, to minimize leap-frogging, and ensure efficient and cost effective use of trunk services.
- 7.2 To recover servicing costs related to private and city developments through applicable development charges under terms as approved by City Council.
- 7.3 To review the potential for joint development which would be mutually beneficial to the private and public sector.

SCHEDULE "A"

CITY LAND SALES PROCESS FOR SALE OF BLOCKS OF RAW LAND

1. Where the property has been openly available for sale, and where the proposal matches the Land Use Bylaw designation or the City Council adopted plans for the site, the Land and Economic Development Department will circulate the proposal for City Department comments. Following review of these comments, the Land and Economic Development Department shall make a recommendation to Council regarding the sale. City Council may accept, reject or vary this recommendation.
2. Where the property has not been available for sale, and where the proposal does not match the City Council adopted plans or Land Use Bylaw designation for the area, the Land and Economic Development Department shall seek Council approval to sell the land. If Council agrees, the Department shall advertise the site for sale to solicit any and all proposals. Upon receipt of any proposals, they will be circulated for City Department comments. The City Land Bank Committee shall review the proposals and comments and make recommendations to Council. City Council may accept, reject or vary this recommendation.
3. Where the proposal does not match the City Council adopted plans or Land Use Bylaw designation, and whether the property has been openly available for sale or not, the Land Bank Committee shall consider the merit of changing the planned use of the site. Where it is deemed that a change in the planned use has merit, the Land Bank Committee shall advise Council of the proposal to change the planned use and request permission to have planning staff discuss the proposed land use change with the affected neighbourhood. Following consideration, planning staff will present a report detailing neighbourhood input and present this to Council. City Council will either reject the proposal or initiate a process to change the planned land use. Following the change in planned land use, the property shall be advertised for sale to solicit any and all proposals. Upon receipt of any proposals, they will be circulated for City Department comments. The Land Bank Committee shall review the proposals and comments and make recommendations to Council. City Council may accept, reject or vary these recommendations.

CITY LAND

PROCESS FOR SALE OF BLOCKS OF RAW LAND

Situation #1

City Land openly available for sale/
Proposal to purchase matches the zoning or adopted plans



Circulate for City Department comments

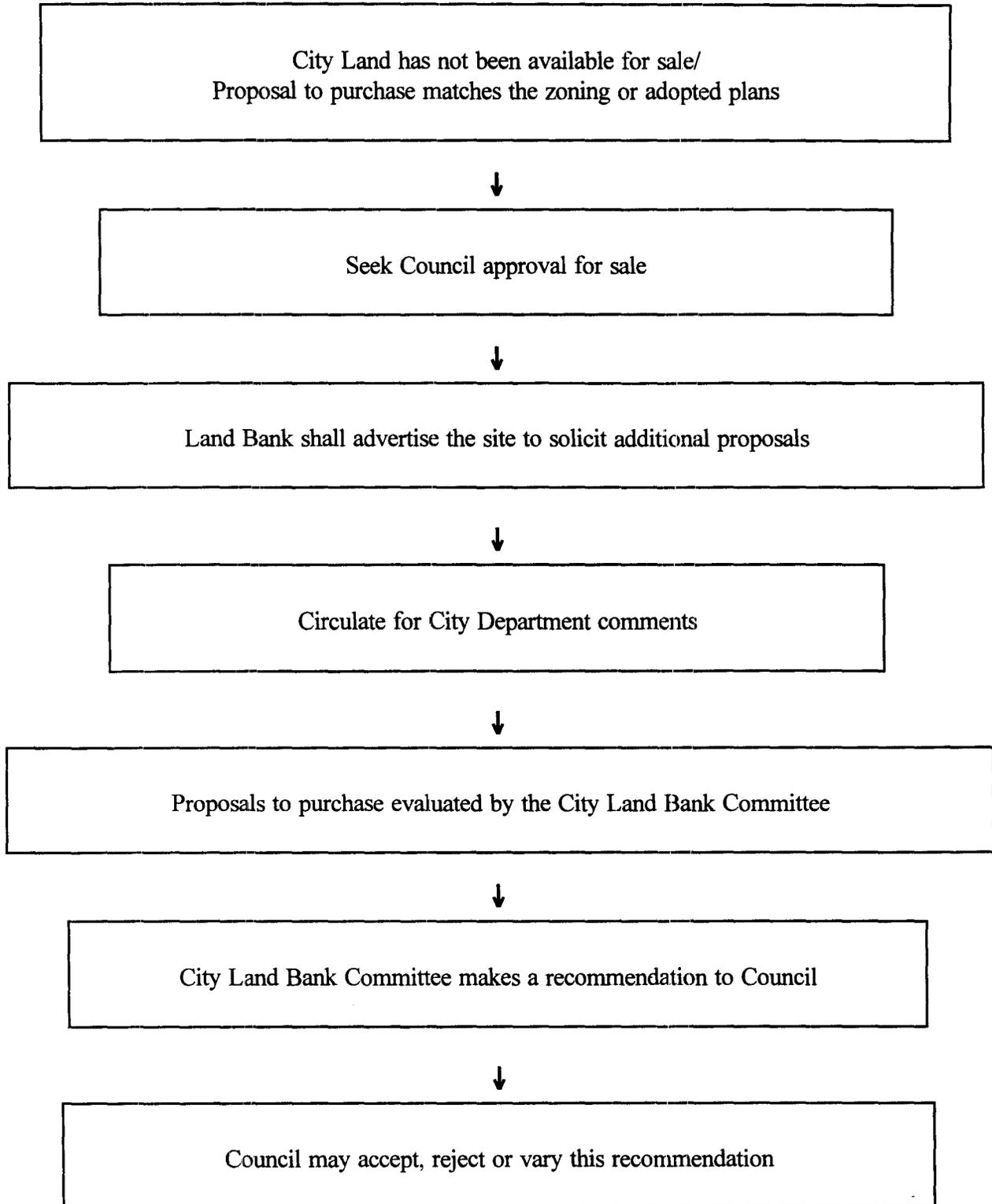


Land and Economic Development Department makes a recommendation to Council



Council may accept, reject or vary this recommendation

Situation #2



Situation #3

City land may or may not have been available for sale/
Proposal to purchase conflicts with zoning or adopted plans



City Land Bank Committee considers the merit of changing the planned
use of the site



If the City Land Bank Committee agrees that a change in planned land use has merit,
Council permission would be sought to have planning staff discuss the proposal
with the affected neighbourhood



Planning staff would discuss the proposed change in land use with the affected
neighbourhood and present a report to council outlining the views of the affected neighbourhood



Situation #3 (cont'd)

Council will consider neighbourhood views and either reject the proposal to change the planned use or accept the proposal to change the planned use and initiate a process to change the planned use



Following the change in planned land use, the property shall be advertised for sale to solicit any and all proposals



Circulate for City Department comments



Proposals to purchase evaluated by the City Land Bank Committee



City Land Bank Committee makes a recommendation to Council



Council may accept, reject or vary this recommendation

DATE: JUNE 7, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: LAND BANK BUSINESS ADMINISTRATION
BUSINESS PLAN: 1994 - 1998**

At the Council Meeting of June 6, 1994, consideration was given to your report dated May 26, 1994 concerning the above and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated May 26, 1994, re: Land Bank Business Administration, Business Plan: 1994 - 1998, hereby approves the revised Business Plan for the years 1994 - 1998 as submitted to Council on June 6, 1994."

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



KELLY/KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Engineering Services
Director of Community Services
Principal Planner

NO. 3

DATE: May 19, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **LAND SALE - MDS INVESTMENTS LTD.
LOT 22, BLOCK 7, PLAN 892-2959**

On October 6, 1993, MDS Investments Ltd. entered into an Option and Land Sales Agreement with The City of Red Deer covering a parcel consisting of approximately 1.745 acres, representing part of the above legal description. The agreement was approved by Council at their July 19, 1993 meeting (copy of resolution attached).

The parcel in question is situated in Riverside Light Industrial Park, and the final purchase price was reduced to reflect several utility easements which crossed the property. In fact, although the total site consists of 1.745 acres, the actual developable area is approximately 20% because of the utility easements.

In preparation for construction, MDS Investments Ltd. commissioned HBT Agra to undertake a geotechnical survey of the property to determine soils conditions. The survey turned up some extremely difficult soil samples, confirming that the entire area had been filled with up to 4 metres of material. This is not surprising, as Hardy and Associates had undertaken a soils study on behalf of the City in 1978, and the site in question was identified as being an abandoned gravel pit.

At the time the deal was entered into, we provided MDS Investments Ltd. with a copy of the original 1978 Hardy study and also, as is our practise in Riverside Light Industrial area, included a clause within the agreement cautioning the purchaser to check out the land, as the site had been used for a landfill until 1975. Nevertheless, the HBT Agra study was not completed until May 5, 1994, bringing to light the adverse condition of the soils in the area.

MDS Investments Ltd. has since obtained two estimates from contractors, of the cost to strip and replace material, construct a grade beam, steel piles, and a concrete slab. The estimates for this construction are in the \$200,000 range, which is at least double what normal site preparation work would run for industrial building construction.

In discussion with MDS Investments Ltd., to see if some compromise position could be reached in order for the deal to proceed, MDS has offered to continue with the project, provided the City would be prepared to reduce the price of the land by the equivalent of the final payment, due June 22, 1994, of \$29,779. This would effectively reduce the purchase price of the land to approximately \$60,000.

2/...

City Clerk
Page 2
May 19, 1994

RECOMMENDATION

After reviewing the HBT Agra Limited study of May 5, 1994, and written estimates of the cost of site preparation and the construction of grade beam, steel piles, and concrete slab, we are satisfied that the costs of construction on this site are extraordinary. We feel that MDS Investments Ltd.'s offer to purchase the land for \$29,779 less than the original price, and proceed with the project, is fair in view of the circumstances.

We would therefore recommend that Council authorize this change to the original agreement, and agree to revise the purchase price of Part of Lot 22, Block 7, Plan 892-2959 to a purchase price of \$59,559. We are satisfied that in view of the circumstances, this new price properly reflects market value.



Alan V. Scott

AVS/mm

Att.

"RESOLVED that Council of The City of Red Deer having considered report from the Land and Economic Development Manager, dated July 12, 1993, re: offer to purchase part of Lot 22, Block 6, Plan 892-2959, M. D. S. Investments Limited/Sinclair Supply, hereby approves the sale of a portion of Lot 22, Block 6, Plan 892-2959, consisting of not less than 1.57 acres to M. D. S. Investments Limited for the construction of a 10,000 square foot building to be occupied by Sinclair Supply, with the following condition to apply:

1. The purchase price be \$79,975 based on 1.57 acres. Final price to be determined by a legal plan of survey.
2. The purchaser to be responsible for all costs associated with a legal survey and plan of subdivision.
3. The standard terms of payments and conditions of the agreement of apply, namely the purchaser enter into 90 option agreement with The City for an option fee of 5%. The balance of the purchase price of the land is due and payable in three equal instalments, with the first instalment due at the time the option is exercised and the remaining two-thirds due in two equal payments 120 and 240 days later.
4. Constructions of an approved building must commence within three years of exercising the option and be completed with four years.
5. An agreement satisfactory to the City Solicitor,

and as recommended to Council July 19, 1993."





CAMDON CONSTRUCTION SERVICES LTD.
 #3, 7965 - 49 AVE.
 RED DEER, ALBERTA
 T4P 2V5

MAY 17, 1994

MDS INVESTMENTS
 10914 - 120 Street
 Edmonton, Alberta
 T5H 3P7

ATTENTION: DAN SOROCHAN

RE: FOUNDATION/SLAB OPTIONS
 Proposed 20,000 sq. ft. WAREHOUSE
 62 Street & 46A Avenue

Dear Dan:

Please find enclosed for your perusal a cost analysis for the foundation/slab design for your proposed 20,000 sq. ft. building located at 62 Street and 46A Avenue. The costs in this report are estimated from preliminary design information provided by Bearden Engineering and recommendations from the geotechnical report from HBT Agra Ltd.

The estimate is derived from a combination of actual subtrade costs and our data base of costs. These costs are budget estimates for your use in determining which foundation/slab system to utilize based on expected performance and capital outlay.

The cost comparison is based on Option A which is a site with an average 12" of topsoil and a good clay base vs Option B which is the most economically practical slab design for your building site at 62 Street and 46A Avenue. It should be noted this option while economical doesn't guarantee there will not be any future settlement of the building slab, in fact the geotechnical report indicates as much as 4 inches of settlement is possible due to the extent of the existing uncompacted fill on the site.

OPTION A: This is not a viable option on this site but would be a cost estimate for a building on a site with 12" of topsoil and with a good clay base with 2500 - 3000 psf bearing capacity for footings.

Option A - Foundation System & Slab

-8" x 4' reinforced concrete foundation wall on a strip footing.
 -6" concrete slab reinforced with 15 M bar at 16" O.C. each way placed on a 6" compacted granular base.

Estimated Cost Option A: \$133,287.00

DESIGN BUILD CONTRACTORS



Page 2

OPTION B: This option involves the removal of one meter of the existing material, replacement with one meter of pitrun gravel and a layer of levelling sand. The concrete slab would be an 8" thick slab to allow for the anticipated movement of 2" to 4" as indicated in the geotechnical report.

Option B - Foundation System & Slab

-40 - 8" x 30' long driven steel piles

As indicated the soils report driven piles are required on this site to be driven to refusal based on end bearing capacity.

-8" x 24" reinforced concrete grade beam

-8" concrete slab reinforced with 15 M bar at 12" O.C. each way placed on a 42" compacted pit run gravel base with a layer of levelling sand.

Estimated Cost Option B: \$201,966.00

Also included in this report for your information are two other options for foundation system and concrete slabs.

OPTION C: This option for a structurally supported floor slab requires driven steel piles on a 12' x 20' grid to support an 8" concrete slab. The perimeter gradebeam would be 36" deep as it is also supporting the concrete slab. In this option the existing material may be left in place. This option is least susceptible to future slab movement.

Estimated Cost Option C: \$238,574.00

OPTION D: This option involves the removal of the existing fill material 4.5 m deep and replacing it with engineered fill, pitrun gravel. This option is not cost effective and the expected magnitude of settlement of the new fill because of the depth is 0.5 to 1.0 percent of the fill depth (approx. 25 mm).

Estimated Cost Option D: \$375,092.00

COST COMPARISONS

Estimated Cost Option A: \$133,287.00

Estimated Cost Option B: \$201,966.00

OPTION B WILL COST \$68,709.00 MORE THAN OPTION A

**CAMDON**

Page 3

I trust this information will enable you to determine which foundation/slab system to utilize based on estimated cost and anticipated future performance of the slab. Should you require any additional information please do not hesitate to contact the undersigned.

Yours very truly



Tim Katakami
Project Manager

c.c. Al Scott, City of Red Deer.

Commissioner's Comments

I concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

DESIGN BUILD CONTRACTORS

DATE: JUNE 7, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: LAND SALE - MDS INVESTMENTS LTD.,
LOT 22, BLOCK 7, PLAN 892-2959**

At the Council Meeting of June 6, 1994, consideration was given to your report dated May 19, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated May 19, 1994, re: Land Sale: MDS Investments Ltd., Lot 22, Block 7, Plan 892-2959, hereby agrees that the original purchase price of \$79,975 for the above noted land as approved by Council on July 19, 1993, be revised to the amount of \$59,559, and as recommended to Council June 6, 1994."

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



KELLY KLOSS
City Clerk

KK/clr

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

DATE: June 1, 1994

TO: KELLY KLOSS
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: ASBESTOS INSULATION - PARKS FACILITIES WORKSHOP

City Council, having given consideration to a report from the Director of Community Services and the Parks Manager, passed the following resolution at their May 24, 1994 meeting:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services and Parks Manager dated May 13, 1994, re: Asbestos Insulation: Parks Facilities Workshop, hereby approves \$55,000 in funding from the City Infrastructure Maintenance Reserve to engage a consultant to prepare the necessary specifications and tender documents and to hire a contractor to complete the work required and to remove and dispose of the asbestos insulation and provide new insulation in the Parks Department workshop buildings"

It has recently come to our attention that the City is eligible for additional funds from the Federal/Provincial Infrastructure Program.

The asbestos insulation removal project would meet the criteria for this jointly funded program. The City of Red Deer would then only be responsible for allocating one-third or \$18,333 to accomplish this project if a grant request was submitted and was successful.

RECOMMENDATION

1. That City Council approve the submission of an application under the Federal/Provincial Infrastructure Program for the asbestos insulation removal project.



DON BATCHELOR

Commissioners' Comments

We concur with the recommendation of the Parks Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

:ad

- c. Craig Curtis, Director of Community Services
Neil Evans, Parks Facilities Superintendent

DATE: JUNE 7, 1994
TO: PARKS MANAGER
FROM: CITY CLERK
RE: ASBESTOS INSULATION: PARKS FACILITIES WORKSHOP

At the Council Meeting of June 6, 1994, consideration was given to your report dated June 1, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Parks Manager dated June 1, 1994, re: Asbestos Insulation - Parks Facilities Workshop, hereby approves the submission of an application under the Federal/Provincial Infrastructure Program for the above noted asbestos insulation removal project, and as presented to Council June 6, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. As you are aware, the upset cost of this project is \$55,000 with the City's portion being \$18,333. I ask that you now work with the Director of Financial Services in submitting the necessary application to the Province for approval of this project.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Community Services



June 7, 1994

The Honourable Ken Kowalski
408 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Kowalski:

**RE: THE CITY OF RED DEER
CANADA/ALBERTA INFRASTRUCTURE WORKS:
ASBESTOS REMOVAL AND REINSULATE BUILDING**

I am pleased to submit an additional project for your consideration. This application is in addition to the submission made to your office May 4, 1994.

Red Deer City Council supported this project, as #33 in priority, under this joint program at their regular meeting of June 6, 1994. (See attached resolution)

If you require further information, please contact the Project Manager as indicated.

Yours sincerely,


GAIL SURKAN
Mayor

DB/ad/mm
Atts.

c Craig Curtis, Director of Community Services
c Kelly Kloss, City Clerk

Canada / Alberta Infrastructure Works

Travaux d'infrastructure Canada / Alberta

Municipal/Local Government (Legal Name) CITY OF RED DEER		Application Date	
Project Details		<i>for office use only</i>	
Project Name ASBESTOS REMOVAL - RE-INSULATE BUILDING			
Project Location (provide address, legal description, or meets and bounds) 4309 - 48 AVENUE		Project Priority #33	
Federal Riding(s) Impacted by the Project RED DEER		Provincial Constituency(s) Impacted by the Project RED DEER SOUTH	
Project Manager DON BATCHELOR		Project Start Date SEPTEMBER 15, 1994	Project End Date NOVEMBER 15, 1994
Infrastructure Type	Project Category	Project Nature	
<i>Please check</i>	<i>Please check</i>	<i>Please check</i>	
<input type="checkbox"/> Technology	<input type="checkbox"/> Accelerated	<input type="checkbox"/> New Development	
<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Incremental	<input type="checkbox"/> Upgrade	
<input type="checkbox"/> Water		<input checked="" type="checkbox"/> Replacement / Renewal	
<input type="checkbox"/> Sewage Treatment			
<input type="checkbox"/> Electronic			
<input type="checkbox"/> Communications			
<input type="checkbox"/> Agricultural			
<input type="checkbox"/> Irrigation			
<input checked="" type="checkbox"/> Recreational			
<input type="checkbox"/> Tourism			
<input type="checkbox"/> Environmental			
	<input type="checkbox"/> Other Project Type <i>(please specify)</i>		
Direct Project Benefits			
<i>Please check</i>			
<input checked="" type="checkbox"/> Short term jobs created (project duration) Number of hirings <u>5</u> Total person months <u>10</u>			
<input type="checkbox"/> Long term jobs created (operation/maintenance phase) Number of full-time jobs _____ and seasonal/part-time jobs _____			
<input type="checkbox"/> New technology			
<input type="checkbox"/> Economic competitiveness			
<input checked="" type="checkbox"/> Improved infrastructure standard			
<input type="checkbox"/> Enhanced skills			
<input type="checkbox"/> Environmental enhancement			
<input type="checkbox"/> Other (specify) _____			
Infrastructure Project Capital Costs			
Project Cost Breakdown		Proposed Source of Funding	
Material costs \$ _____		Municipal/local government share	\$ 17,648
Contracted costs \$ 55,000		Non-eligible costs and GST	\$ 2,056
Salaries & employee benefits \$ _____ <i>(directly related to the project)</i>		Other share	\$ _____
Equipment (lease/rental) \$ _____		<i>(identify funders on next page)</i>	
Other costs \$ _____		Provincial share	\$ 17,648
Total Estimated Gross Cost \$ 55,000		Federal share	\$ 17,648
Less non-eligible costs and GST \$ (2,056)		Total Funding	\$ 55,000
Estimated total net costs \$ 52,944			
<i>If the project extends over more than one fiscal period (March/April) please indicate costs for each fiscal period.</i>			
1994/1995	<u>52,944</u>	1995/1996	_____
		1996/1997	_____

Please provide a written description of the project under the following topic areas:

Municipal/Local Government (Legal Name)

CITY OF RED DEER

Project Name

ASBESTOS REMOVAL -RE-INSULATE BUILDING

Project Description

Provide a summary of the project

Existing insulation in a maintenance shop building is "amosite", containing 80% asbestos. Alberta Occupational Health and Safety and the City of Red Deer Health Nurse have strongly recommended the removal of this cancer-causing insulation and to re-install an insulation that will conform to Section 1.5.10.1 of the Alberta Building Code.

Project Category / Eligibility

Demonstrate how this project meets the eligibility requirements

The existing building was insulated in 1975 with "amosite"; it has been applied in a spray-on manner on the open ceiling of a 4276 sq. ft. building. The fibres have deteriorated to the extent that there is a substantial risk of the asbestos breaking away from the ceiling and becoming suspended in the air or circulated through the heating and fan system. Twelve (12) employees, the general public and various contractors use the building on a regular basis.

Project Benefits

Elaborate on the anticipated benefits to be realized by the project

The specialized nature of this project requires that a consultant be engaged to prepare the specifications and tender documents for the removal of the asbestos and re-insulation of the building. A public tender would be prepared by the consultant and the project awarded to the most competitive bidder.

This project was originally intended to only supplement the existing ceiling insulation with some new material and replace an overhead heater. Upon discovery of the existing asbestos insulation, the scope of the project has totally changed. All existing asbestos must be removed before any insulation can be replaced or supplemented.

Other Funders

Identify other funding sources, as well as the resulting ownership of the asset

The building is owned and operated by The City of Red Deer. Removal of the asbestos insulation would eliminate the present health risk and the installation of new insulation would result in economies in operation due to a greater insulation value and lower heating costs.

FEDERAL ENVIRONMENTAL ASSESSMENT

Municipal/Local Government (Legal Name) <p align="center">THE CITY OF RED DEER</p>	Project Name <p align="center">ASBESTOS REMOVAL - RE-INSULATE BUILDING</p>
---	---

Every project receiving funding from the Government of Canada must be screened under the Federal Environmental Assessment and Review Process. This starts with an assessment of the potential environmental impact of the project. If you answer YES to any question, please elaborate on the issue. For further information, please call 495-4164.

1. Does this project fail to meet any of the environmental requirements of applicable federal, provincial, and municipal legislation and regulations?
 Yes No

2. Does the project affect known historical, archaeological, unique, or endangered features of the environment?
 Yes No

3. During the construction and operation phase, are there expected to be any potentially adverse environmental effects caused by emissions of air contaminants, toxic or hazardous chemical by-products, or water waste products?
 Yes No

If the answer is YES briefly describe what action will be taken to mitigate or control the adverse environmental effects.

The building will be closed to all staff, contractors and the public
to retain the asbestos fibres in the building during the removal process.

4. Is the project activity on, or adjacent to, environmentally fragile or protected areas where there could be negative impacts?
 Yes No

5. Is there any significant public concern regarding the project's environmental implications?
 Yes No

6. Will the project create any known adverse environmental impacts which could differ from those described above?
 Yes No

If additional information is required for the Environmental Assessment and Review Process screening of your proposal, you will be contacted directly by a Federal Official. The Federal Environmental Assessment Process does NOT replace provincial or municipal requirements.

For office use only:

This project has been reviewed for environmental implications under Canada's Environmental Assessment Review Process guidelines.

Date	Signature of Federal Representative
------	-------------------------------------

I hereby certify that the information contained in this application is correct and complete at the date of submission. I understand this project must comply with all applicable federal and provincial legislation and all of the provisions of the Contribution Agreement, and the Canada-Alberta Infrastructure Program Agreement under which this application is made.

<p align="center"><i>June 8/94</i></p> <p align="center">Date</p>	<p align="center"><i>[Signature]</i> CITY CLERK</p> <p align="center">Signature of Authorized Municipal/Local Government Official</p>
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DATE: JUNE 7, 1994
TO: PARKS MANAGER
FROM: CITY CLERK
RE: ASBESTOS INSULATION: PARKS FACILITIES WORKSHOP

At the Council Meeting of June 6, 1994, consideration was given to your report dated June 1, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Parks Manager dated June 1, 1994, re: Asbestos Insulation - Parks Facilities Workshop, hereby approves the submission of an application under the Federal/Provincial Infrastructure Program for the above noted asbestos insulation removal project, and as presented to Council June 6, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. As you are aware, the upset cost of this project is \$55,000 with the City's portion being \$18,333. I ask that you now work with the Director of Financial Services in submitting the necessary application to the Province for approval of this project.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Community Services

the delivery of these services.

The report is not merely a "vision statement". It is a plan by which the Province can provide "E911" emergency and dispatch services throughout the whole Province in a form that simultaneously reduces taxes at both the municipal and provincial level. **Regional Dispatch Centres are the wave of the future, and dovetail with plans to regionalize health care services and rationalize government protective services to the public.**

One very important concept advanced in the report is the idea that in the future, all municipal emergency response units would be equipped with radio equipment supplied by the RDC at **no charge to the municipality**. These radios would be guaranteed by the RDC (Regional Dispatch Centre) and together with the radio licencing costs from Industry Canada, they would be removed from local municipal budgets. Portable and mobile radio systems used by the police, fire, and emergency medical services personnel would be supplied by the RDC in a manner similar to the way commercial radio pagers are provided to users.

In order to fund these new private sector RDC's (Regional Dispatch Centres), the report proposes that all telephone subscribers in the Province pay for E911 service through a fixed tariff estimated to fall between \$.50 and \$1.20 per month per access line. **This would fund both the telephone company and the new private sector based regional dispatch centres.**

Last evening, the City of Leduc, passed a motion that retained our firm to represent them before the CRTC and their local regional health board, and to implement the recommendations of the report. The City of Leduc expects that this course of action will not only secure E911 service for their citizens, but it will actually reduce their current costs by \$ 99,507 per year and forstall a total future expenditure of \$561,114 per year. Copies of letters from the City of Leduc to Hi-Flight Engineering Ltd. authorizing action on the report, as well as supporting documentation demonstrating the budgetary impact on the City, are attached for your information and comparison with your own municipal situation.

Virtually all other municipalities in Alberta find themselves in a similar position to the City of Leduc; with constricted budgets and continuing pressures to improve services. The City of Leduc, therefore, has authorized me to make all municipalities aware of this engineering report entitled Regional Dispatch Centres for Protective Government Services and to make copies available to all Alberta municipalities.

You may order a complete information package from the following location by either sending or FAXing a purchase order for \$250 plus \$ 17.50 GST for each package to the following address:

**HI-FLIGHT ENGINEERING LTD.
15024-55 Street
Edmonton, Alberta
T5A 2L2**

Ph./FAX (403) 456-7568

This full amount will be credited toward your contribution toward

the program when you decide to participate.

In retaining our firm to represent the City of Leduc before the CRTC and the local regional health board on this matter of Regional Dispatch Centres, the City of Leduc has authorized the expenditure of \$10,000 as their share of the costs for the engineering, legal, and other work required to make this initiative succeed.

We have estimated that if each municipality in Alberta were to participate and support this Regional Dispatch Centre initiative (as the City of Leduc has done) that we would have an excellent opportunity to satisfy the CRTC that the concepts in the report are sensible and are in the public interest. Furthermore, this approach would sharply reduce municipal costs that otherwise would have to be borne by local taxpayers.

Therefore we are seeking the participation of your municipality in this effort on exactly the same basis as that already shown by the City of Leduc. By approving a one time, total contribution from each city and each county of \$10,000; from each town a sum of \$2,500; and from each village an amount of \$1,250; we would have sufficient resources to fund this entire initiative.

In addition, we would require a formal authorization in exactly the same form as already approved by the City Council of Leduc; authorizing us to act on your behalf before the Commission and the regional health board authorities with respect to the Regional Dispatch Centres. Copies from the City of Leduc are attached for your information and comparison.

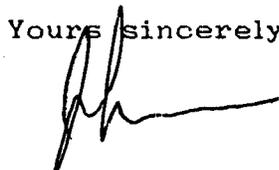
Clearly, this **municipal initiative** by the City of Leduc should satisfy Provincial Government concerns that there be a uniform Province wide E911 service, and it will clearly allow municipalities to find a new way to co-operate in the emergency services field, while cutting their own real costs, primarily because of the economies of scale that are available, and because of the elimination of duplication of equipment and services.

Mr. Opalinski from Westwood Consultants (Ph. cellular (403) 329-8430) will be working with our firm and will be available to visit individual communities and discuss this initiative and answer any questions.

Finally I have enclosed for your consideration, a copy of the resolution passed unanimously by the last Convention of the Progressive Conservative Party in Banff on April 8th of this year, relating to regionalizing emergency response services in Alberta.

I urge you and your Council to carefully consider the engineering report (Regional Dispatch Centres for Protective Government Services) and support the City of Leduc with this complex and involved initiative. Thank you.

Yours sincerely,



J.M. Green P.Eng., M.Eng.
Principal

**REGIONAL DISPATCH CENTRES
for
PROTECTIVE GOVERNMENT SERVICES**

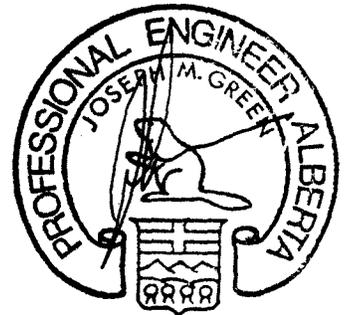
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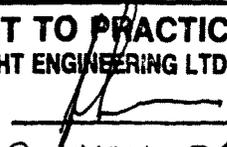
**The Province of Alberta
The City of Leduc
Crown Emergency Medical Services**

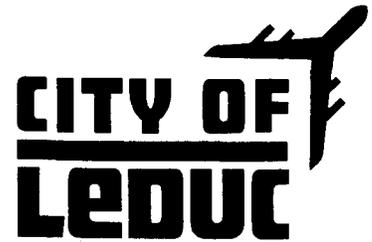
prepared by

Hi-Flight Engineering Ltd.

**March 31, 1994
(revised April 26, 1994)**



PERMIT TO PRACTICE HI FLIGHT ENGINEERING LTD.	
Signature	
Date	9 MAY 94
PERMIT NUMBER: P 4571	
The Association of Professional Engineers, Geologists and Geophysicists of Alberta	



May 10th, 1994

Mr. Joe Green, P.Eng, M.Eng.
Hi-Flight Engineering Ltd.
15024 - 55 Street
Edmonton, Alberta
T5A 2L2

Dear Mr. Green:

At the regular Council meeting held May 9th, 1994, Council passed the following resolution:

1.) That Council receive the report from Hi-Flight Engineering Ltd. as information and that Council retain Hi-Flight Engineering Ltd. to prepare all required material for presentation to the C.R.T.C. (Canadian Radio Television Commission) requesting implementation of the Regional Dispatch Centres for Protective Government Services report and to prepare the required material for presentation to the new Regional Health Boards in Alberta for implementation of the Regional Dispatch Centres for Protective Government Services as described in the report.

2.) That Council authorize a budget expenditure not to exceed \$10,000.00 and that these dollars be paid to Hi-Flight Engineering Ltd. as the City of Leduc's total share of the costs to implement the report and that the City of Leduc authorize the Director of Protective Services to provide the engineer of Hi-Flight Engineering Ltd. with all required municipal data and information so as to prepare and present the Municipality's position before the C.R.T.C. and the Regional Health Boards.

Our Council looks forward to the outcome of your presentation to the C.R.T.C. and we wish you success in the implementation of a Regional Dispatch Centre for Protective Government Services.

Sincerely,

(Mrs.) Laura Reichert
Acting City Clerk

LR/tj

cc: Mr. Kevin Robins, Director of Protective Services
Lynda Kyliuk, City of Leduc Treasurer

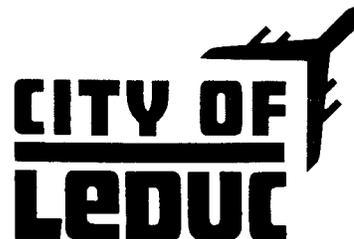


1 Alexandra Park
Leduc, Alberta
T9E 4C4

LEDUC
CIVIC CENTRE
48A Street - 46 Avenue

(403)
980-7177

FAX
(403)
980-7127



May 10th, 1994

Hi-Flight Engineering Ltd.
15024 - 55 Street
Edmonton, Alberta
T5A 2L2

Attention: Mr. Joe Green

Dear Mr. Green:

We are pleased to advise you that Council voted unanimously to engage your firm to present the City of Leduc's position on E-911 Service and Regional Dispatch Services to the C.R.T.C. and our regional Health Board.

The City of Leduc is hopeful that the C.R.T.C. (Canadian Radio Television Commission) will approve our proposal and implement the recommendations of the report "Regional Dispatch Centres for Protective Government Services".

Implementation of the recommendations will remove the annual budget of \$99,507.00 for emergency dispatch services in Leduc and eliminate the future annual proposed budget of \$561,114.00 for E-911 Service in our City.

We believe similar savings can be achieved by most municipalities and that the report (Regional Dispatch Centres for Protective Government Services) should be of interest to all Alberta Municipalities.

Sincerely,

Maurice A. Fitzpatrick
Mayor
City of Leduc

MAF/tj

cc: Hon Peter Trynchy, Minister of Transportation & Utilities
William F. Purdy, President of A.U.M.A.
Kevin M. Robins, Director of Protective Services
City of Leduc
R. E. Smith, R.E.M.T., Director, Ambulance Services



1 Alexandra Park
Leduc, Alberta
T9E 4C4

LEDUC
CIVIC CENTRE
48 Street - 46 Avenue

PHONE
980-7100

FAX
980-7127

OFFICE OF
THE MAYOR
**MAURICE
FITZPATRICK**



**CITY OF LEDUC
EMERGENCY COMMUNICATIONS BUDGET ANALYSIS**

At the current time, Leduc taxpayers fund emergency communication systems in three main areas: Police, Fire and Ambulance.

The current annual cost to the City for facilities, telephones, licences, depreciation of communications equipment and labor is as follows:

Fire Department	\$ 23,000
RCMP	67,333
Crown EMS	9,174
TOTAL	\$ 99,507

To date the following investments have taken place:

City of Leduc	\$ 85,000
Crown EMS	18,060
TOTAL	\$ 103,060

Please note that the City of Leduc funds only 43% of these Crown EMS costs. The amounts shown are the actual amounts allocated to the City.

This level of investment is inadequate for Emergency 911 Service in Leduc.

In order to obtain 911 service in Leduc, the following annual costs are estimated:

Fire Department	\$ 390,740
RCMP	68,700
Crown EMS	101,674
TOTAL	561,114

This would represent an increase of \$ 461,607 per year in program spending over current levels.

In addition, more capital would be required. This would be required for new dispatch terminals, GIS (geographic information data bases), radio equipment, and miscellaneous computer expenditures. The additional capital expenditures are:

Fire Department	\$ 345,500
RCMP	0
Ambulance	148,565
TOTAL	\$ 494,065

This requires an additional \$391,005 in capital investment over current levels to secure the upgraded 911 service for the City of

Leduc.

In contrast, if the proposals for Regional Dispatch Centres are adopted across the whole Province, then Leduc would still secure the E911 service, but the budget impact would be as follows:

Reduce Current Cost	\$	99,507
Reduce Capital	\$	85,000
Eliminate Reserve	\$	40,000

In summary, Regional Dispatch Centres as detailed in the Hi-Flight report, will save the City of Leduc \$ 99,507 per year in costs, and eliminate the need for a capital reserve fund of \$40,000 per year. It will forestall the need for the City to spend an additional \$461,607 per year to secure E911 service for its citizens and will eliminate the need for an additional investment of 391,005 by the City and the Ambulance service provider. This reduction in cost to the taxpayers of Leduc comes at the **same time as emergency service would be upgraded to E911 service standards.**

Regional Dispatch Centers, in providing E911 service to the City of Leduc, **will reduce current costs to the City by \$ 99,507 per year** and will eliminate the current need to maintain a capital investment \$ 85,000 for emergency communications systems.

More important, **RDC's will forestall a total future annual cost to Leduc taxpayers of \$ 561,114 per year** and eliminate the need for capital expenditures totalling \$391,005. That is the bottom line for the City of Leduc.

There are additional secondary budget reduction effects as a result of the RDC proposal. These include cost reductions associated with the Emergency Preparedness Plan, reductions in insurance, and reductions in liability exposure. However these cost reductions have not been included in these impact assessments.

Finally, **RDC's will still secure E911 service** for all the citizens of Leduc, something they currently do not have.

Emergency Communications Analysis

CURRENT COST

A. Fire Dept.

	Quantity	Rate	Amount	Ops Budget (annual)	Cap Budget (one time)
Facility Charge	200	14.00	2800.00		
Licences	28	35.00	980.00		
Phones	2	55.00	1320.00		
Answering Service	1	75.00	900.00		
Depreciation	5		17000.00		85000.00
Labour	0	33666.25	0.00	23000.00	

B. Police Dept.

Dispatch Staff	2	33666.25	67332.50	67332.50	
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C. Ambulance

Dispatch Support	1	1284.00	15408.00		
Licences	25	35.00	875.00		
Phones	2	60.00	1440.00		
Depreciation	5		3612.00		18060.00
Labour	0	32000.00	0.00		
Leduc's Share at 43%				9174.05	

TOTAL PROGRAM COSTS

99506.55 103060.00

Emergency Communications Analysis

FUTURE COST 911 SERVICE

A. Fire Dept.

	Quantity	Rate	Amount	Ops Budget (annual)	Cap Budget (one time)
Facility Charge	400	14.00	5600.00		
Licences	28	35.00	980.00		
Phones-911	1	9118.00	109416.00		
	3	941.50	33894.00		
Depreciation	5		69100.00		345500.00
DspTerm	3	33000.00			
GIS DB	0.5	300000.00			
RadioEq	1	80000.00			
Misc	3	5500.00			
Labour	5	34350.00	171750.00		
				390740.00	

B. Police Dept.

Dispatch Staff	2	34350.00	68700.00		
				68700.00	

C. Ambulance

Facility Charge	400	14.00	5600.00		
Licences	24	35.00	840.00		
Phones-911	3	793.00	28548.00		
Depreciation	5		29713.00		148565.00
DspTerm	3	33000.00			
GIS DB	0.5	300000.00			
RadioEq	1	80000.00			
Misc	3	5500.00			
Labour	5	34350.00	171750.00		
Leduc's Share at 43%				101673.93	

TOTAL PROGRAM COSTS				561113.93	494065.00
LESS CURRENT PROGRAM				99506.55	103060.00
PROGRAM INCREASE SPENDING				461607.38	391005.00



HI-FLIGHT ENGINEERING LTD.

15024-55 St. Edmonton, Alberta T5A-2L2

April 26, 1994

Mr. Allan J. Darling
 Secretary General
 The Canadian Radio-television and
 Telecommunications Commission
 Les Terrasses de la Chaudiere
 Centre Building
 1 Promenade du Portage
 Hull, Quebec
 K1A 0N2

DELIVERED BY FAX

Dear Mr. Darling: Ref. AGT Limited E911 Tariffs

I have been approached by a smaller urban municipality, and have had discussions with the officials of many other Alberta municipalities regarding the current state of affairs surrounding E911 service in Alberta.

They all have serious concerns and worries that the current E911 service and tariff will inflict heavy tax burdens upon them, since E911 obliges the municipalities to install and operate expensive and complex facilities in order for the service to work properly in fulfilling public expectations. **As currently structured, the E911 tariff is incomplete because it does not recognize and include the cost component for operating the telecommunications facilities implied by E911 service, namely the emergency dispatch systems and services.**

Furthermore, the forum provided by the Commission is both new and intimidating for most of the smaller municipalities in Alberta because they do not know quite what to expect in terms of their costs, or how to best present their concerns and issues before the Commission.

The situation with E911 in Alberta is further complicated because earlier initiatives by the Department of Alberta Public Safety Services (A.P.S.S.) to obtain consensus across the Province for E911 service was not successful.

In passing the recent Calgary E911 tariff, the Commission may have been responding to an immediate and localized need of an individual municipality; but the issues that affect Calgary residents

Consulting Engineers

Ph (403) 473-6304

outside the City will not go away. **It is small comfort to a Calgary resident, if he is injured on the highway outside of Okatoks, or High River; that the City of Calgary has a very high quality E911 system in Calgary, if the site of his accident does not have emergency service.** Alberta residents, including citizens of Calgary, have a right to expect a uniform, Province wide E911 emergency service capability.

In Edmonton, we have a far worse situation because the City of Edmonton is the "owner", "operator", "regulator" and sole "shareholder" of the telecommunications system. It is free to apply unjust, unfair, and unreasonable rates and tariffs; it is free to gouge telephone subscribers, and to earn unconscionable profits, in order to fund its many projects, from jurasic parks, to lavish, multiple, expensive "state of the art" dispatch centres for its various departments. In Edmonton, the Police Department, the Fire Department, and the Emergency Medical Services Department; all operate their own emergency dispatch systems that feed off the E911 service provided by Ed Tel. Their behavior reminds one of the U.S. Pentagon appetite for money, technology, and secrecy. When complaints do come forth, Her Worship, Jan Reimer says, as she has said to me and others, that in raising these questions of fair and equitable telecommunications rates, that we "are opening a can of worms."

Telephone rates in Edmonton for some services are now 798% higher in Edmonton than what the Commission has approved for neighbouring St. Albert and Sherwood Park. Edmonton's failures to properly regulate public utilities certainly is "a can of worms"; but the problems created by many years of regulatory neglect by the City, sooner or later, must be addressed and corrected.

In most other municipalities in Alberta, officials fear that tightening restraints on budgets will affect even those basic services that E911 is intended to reach in an emergency.

It is against this background of concern and worry that the current President of the Alberta Progressive Conservative Association introduced a resolution in his Strathcona Constituency Association to integrate municipal emergency response services in the Province. His resolution received unanimous support in his Constituency and later at the annual meeting of his Party in Banff. The resolution was well received, widely discussed, by delegates to the Convention. I enclose a copy of the approved resolution for the consideration of the Commission.

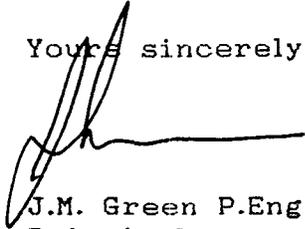
Most Alberta municipalities strongly support in principle the concept of a Province wide E911 system, including the specialized equipment and personnel needed to run the system. However, most municipalities also feel that the users who benefit from this service are the ones who should pay for it, i.e. telephone subscribers. **It is inherently unfair and unreasonable to implement a E911 system, whose very definition and operation requires significant continuing funding from local municipal taxpayers. And it is fundamentally unfair to not allow municipal taxpayers, through their elected representatives, to have a voice on how their tax monies are being spent.**

In terms of primary regulatory principles, it is even worse that such universal emergency systems intended to serve all Albertans (and indeed other Canadians traveling in our Province), should be implemented as an incomplete patchwork, because a large urban municipality like Edmonton has its own hidden agendas for illegal cross-subsidized services.

It must be pointed out to the Commission that the City of Edmonton faces among the highest utility rates in North America. It got into such a sad state of affairs because of regulatory neglect on the part of the current and previous administrations who could not cope with the rising complexity of the task before them, and would not turn for help to either the PUB or the CRTC.

The current E911 tariffs being discussed are incomplete and must eventually address the question of impact on municipal taxpayers. Under current circumstances, it is they who must fund telecommunication dispatch facilities that form an essential part of the E911 service. **The Commission, in my professional opinion, ought to consider a full public hearing into the entire emergency communication systems matter, including not just E911 service from the serving telco (AGT Limited), but also the role of cellular service providers. The question of funding these emergency dispatch communications systems, perhaps on a regional basis, should be fully aired before the Commission.**

Yours sincerely,



J.M. Green P.Eng., M.Eng.
Principal

c.c. Hon. Peter Trynchy, Minister
Alberta Public Safety Services

His Worship, Mayor Maurice Fitzpatrick
City of Leduc

Alex Opalinski, Business Consultant
Westwood Consultants

RESOLUTION

Be it resolved that:

"The Government of Alberta integrate municipal emergency services on a regional basis to improve the uniformity of emergency police, fire, medical and other support services to all Albertans while at the same time reducing costs of duplication of these services to taxpayers."

EXPLANATION

Under current Provincial legislation, the provision of emergency services is a local or municipal responsibility. The size, population, and revenue of individual municipalities varies widely in the Province. Often municipalities have to resort to "mutual aid" agreements between themselves, and there is duplication of services and equipment.

In today's world of high speed travel and modern communications, real accidents very often involve the response of more than just one individual municipal department. Road accidents often require responses from the police, fire, ambulance and other agencies, depending upon the severity of the accident. Regional integration of emergency services would ensure that all required equipment is made available in a way that is effective and at a cost that the taxpayer can afford.

If a citizen of Edmonton is involved in a serious accident near Stony Plain, for example, it is small comfort to him that the City of Edmonton has excellent services within the city, if the local municipality cannot afford the basic emergency services (such as ambulances and "911" emergency telephone services). Albertans are entitled to expect a uniform level of emergency services that they can afford.

In supporting this resolution, you will be supporting a direction in health care already being followed by the Province toward regionalization of services. Putting all emergency services on the same regional basis throughout the Province will give us better and more uniform services at lower costs to the taxpayers.

Commissioners' Comments

The above is some very preliminary information from one private operator who wishes to become involved in emergency 911 service in the Province. As background, the Province of Alberta originally suggested that there be a comprehensive province wide 911 system. Since that time, in consultation with the municipalities, the Government has agreed that emergency 911 system should be allowed to develop on an "as-needed basis through cooperative arrangements between the stakeholders in regions throughout the Province.

We have been involved in this discussion through AUMA for 2 years and are currently looking at the ramifications of regionalizing the 911 call-answering services for the Red Deer region through our own staff and equipment. At this point the information provided by the attached proposal is too sketchy to make any reasonable judgement and we are trying to obtain further details related to the material through A.U.M.A. In the meantime, we strongly recommend against an expenditure of either \$250 for the material or \$10,000 to support the application to the CRTC.

There are some significant other issues associated with this proposal. One is the question of blending call-answering and dispatch services. At this point, we are not convinced that that is a logical move. Secondly, there is the issue of the role of the new regional health authorities with respect to emergency services. This role is currently unclear.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MAY 13, 1994

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X 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
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: HI-FLIGHT ENGINEERING LTD.
911

Please submit comments on the attached to this office by May 30, 1994, for the Council Agenda of June 6.

"Kelly Kloss"
City Clerk

Submitted to City Council

Date:

June 6/94**Alberta Urban Municipalities Association**8712 106 Street, P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4
Tel: (403) 433 4431 • Toll Free: 1 800 661 2882 • Fax: 433 4454

Bulletin to AUMA Member Municipalities

June 2, 1994

RE: 911 EMERGENCY SERVICES

A recent letter which came to you from Hi-Flight Engineering Ltd., about a report which the firm presented to the City of Leduc, has been widely circulated. The report outlines a proposal to set up emergency 911 dispatch centres and the letter proposes that this system go province-wide.

AUMA had earlier established a Task Force, following the 1993 Annual Convention, to look at the ramifications of municipalities setting up a province-wide 911 emergency telephone service. Represented on the Task Force were the seven existing municipalities which already had emergency 911 service. The Task Force looked at all the ramifications of province-wide service, and then tabled its report and recommendations. The basic recommendation was that the Association should not support a legislated province-wide 911 service at the present time.

The City of Leduc commissioned the study based on its own local needs and circumstances. This study was carried out by Hi-Flight Engineering Ltd. The AUMA was not involved in the study and does not support a province wide implementation of the program.

While Leduc may implement some of the recommendations in Hi-Flight's report to the City, the AUMA does not condone Hi-Flight going province-wide with a letter to other municipalities. The AUMA does not condone Hi-Flight asking other municipalities for specified amounts of money.

AUMA President Bill Purdy states: "We would like to look at the Hi-Flight Report in greater depth, and we hope in the near future to be able to do that. What we can say at the present time is that the Association in some respects is still neutral on the findings and recommendations of Hi-Flight Engineering, and what the City of Leduc does with these recommendations is a matter of their own Mayor and Council to decide. Beyond that, the Association does not support Hi-Flight, and specifically does not support the letter which Hi-Flight sent to municipalities."

If you require further information on this, please call the AUMA office.

COPY

CITY OF LEDUC

June 1, 1994

Mr. Bill Purdy, President
Alberta Urban Municipalities Association
P.O. Box 4607
Postal Stn. SE
Edmonton, Alberta
T6E 5G4

Dear Bill:

Thank you for convening the meeting regarding E-911 Service this morning. I would like to convey to all our membership and other colleagues that the concept proposed is a good one and I would like to apologize for any concerns raised by the letter to the C.R.T.C. circulated to member municipalities as it was neither authorized nor condoned by the City of Leduc.

We do feel though that the concept of an E-911 Service complete with dispatch and response is still an idea worthy of pursuit. I would ask municipalities to review the idea carefully and the City of Leduc is prepared to answer any questions. We recognize that some components of the concept need some work and we would like your support as we investigate the plan further towards a final decision.

Yours sincerely,

Maurice Fitzpatrick

Maurice A. Fitzpatrick
Mayor
City of Leduc

MAF/tj

cc: City Council



THIS DOCUMENT WAS
FAXED TO YOU
ON June 1/94



1 Alexandra Parl
Leduc, Alberta
T9E 4C4

LEDUC
CIVIC CENTRE
48 Street - 46 Avenue

TEL
980-7100

FAX
(403)
980-7127

OFFICE OF
THE MAYOR
MAURICE
FITZPATRICK

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

June 7, 1994

Hi-Flight Engineering Ltd.
15024-55 Street
Edmonton, Alberta
T5A 2L2

Att: J. M. Green, P. Eng., M. Eng.

Dear Sir:

RE: REGIONAL DISPATCH CENTRES E911 EMERGENCY SERVICE

At the City of Red Deer Council Meeting held June 6, 1994, consideration was given to your correspondence dated May 10, 1994, concerning the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Hi-Flight Engineering Ltd. dated May 10, 1994, re: Regional Dispatch Centres E911 Emergency Service, Request for Funding and Support, hereby agrees that said request be denied, and as presented to Council June 6, 1994."

The decision of Council in this instance is submitted for your information. If you have any questions or require additional clarification, please do not hesitate to contact the undersigned.

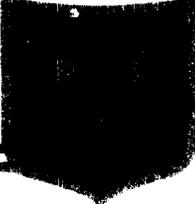
Sincerely,

KELLY KLOSS
City Clerk

KK/clr

cc: Fire Chief

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



Parkside Holdings Ltd.

HEAD OFFICE
#18, 7895-49 AVE.
Red Deer, Alberta
T4P 3B4
Phone: (403) 342-5045
Fax: (403) 342-5022

April 27, 1994

City of Red Deer
Mayor's Office
Box 5008
Red Deer, Alberta

ATTENTION: MAYOR GAIL SURKAN and MEMBERS OR COUNCIL

Your Worship and Members of Council,

*RE: Development of Ratzke Quarter Section
(S.E. 1/4 Sec. 14-38-W4)
Parkside Holdings Ltd.*

In 1993, Parkside Holdings Ltd. attempted to evaluate all reasonable alternatives towards proceeding with development of the above noted quarter section. Parkside Holdings Ltd. decided, at that time, that the two major obstacles preventing development were too onerous. The obstacles were:

- (1) Requiring that a middle school site be provided, for the Public School Board, immediately adjacent to where a senior's manufactured home park was to be constructed on the Ratzke quarter section. The two facilities are not compatible, and Parkside Holdings Ltd. would not subject their retired tenants to this scenario.
- (2) Alternately, providing whatever services were required to service a middle school site on the Lancaster Meadows East quarter section (S.E. 1/4 Sec. 11-38-27-W4). The level of servicing deemed to be required, and the condition that most of the costs involved would be non-redeemable, resulted in this alternative being too cost prohibitive.

A letter explaining the primary reasons for not proceeding, and some of the history relating to these issues, was sent to your office last fall. A copy of this letter is attached for your information.

- 2 -

Recently, residents and business owners, who would be affected positively by development proceeding on the Ratzke quarter section, have requested that we review the possibility of proceeding with development again. Some changes have occurred, since 1993, which reflect positively on development proceeding on the Ratzke quarter section, without allowance for a middle school site on this quarter section. They include:

- (a) Red Deer Regional Planning Commission, and the Red Deer Public School Board now both classify the Lancaster Meadows East quarter section (S.E. 1/4 Sec. 11-38-27-W4) as the primary middle school location. This site was always preferred by the Public School Board, since it is more centrally located from a transportation view point. As well, it would be located close to the athletic fields and other recreation facilities to be constructed as part of the Hunting Hills and Notre Dame high school developments.
- (b) Mr. Ray Congdon of the Public School System confirmed again, that construction of a middle school in south east Red Deer will not proceed for at least five (5) years, and may not proceed before eight (8) years time. The earliest a middle school will be constructed in south east Red Deer, then, is by 1999.
- (c) We understand the City of Red Deer is proposing to extend the sanitary and storm sewer trunks into the Lancaster Meadows quarter section in 1994. This construction will extend the trunk sewers one half (1/2) mile closer to the proposed Lancaster Meadows East middle school site in 1994. This construction will also permit subdivision development of the Lancaster Meadows East quarter section to proceed, starting in 1995. Accordingly, we have every confidence that sanitary sewer, storm sewer, and water services will be available at 32nd street, at the north east corner of the Lancaster Meadows quarter section by 1999.

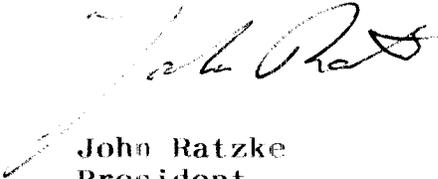
In a report prepared by AL-Terra Engineering Ltd., in June of 1993, and sent to several City of Red Deer departments, an analysis was completed which illustrated the financial impact, to the City of Red Deer, of proceeding with the development of the Ratzke quarter section. This is included herewith, since we feel that financial implications must be considered too.

- 3 -

In summary, Parkside Holdings Ltd. would like to proceed with development of the Ratzke quarter section. However, before we would consider proceeding, we would have to be assured that no middle school site would be required for this quarter section. We have no objections to having an elementary school site on this quarter section.

We request Council's consideration of this matter.

Yours truly,



John Ratzke
President
PARKSIDE HOLDINGS LTD.

JR/eb

cc: Red Deer Regional Planning Commission
Attention: Mr. Paul Meyette, A.C.P., M.C.I.P.

EXERPT FROM REPORT ENTITLED
 "PUBLIC MIDDLE SCHOOL LOCATIONS
 AND CONSTRAINTS IN SOUTH EAST RED DEER"

PREPARED FOR: PARKSIDE HOLDINGS LTD.

PREPARED BY: AL-TERRA ENGINEERING LTD.

DATED: JUNE, 1993

4. FINANCIAL CONSIDERATIONS:

The benefits to the City of Red Deer, and Red Deer contractors, suppliers, consultants and some of the currently unemployed in Red Deer will be substantial if the manufactured home park proceeds, and if development of the remainder of the Ratzke quarter section proceeds.

4.1 TAXES:

Currently, the City of Red Deer is receiving taxes in the amount of \$912.52 per year from the Ratzke farm lands. If only the manufactured home park was developed, the taxes would increase to approximately \$152,000.00 per year, based on 1993 tax rates. Of this \$152,000.00, approximately \$57,000.00 (\$300.00 per unit) would be paid by the park owners. The other \$95,000.00 (\$500.00 per unit) would be paid by the owners of the manufactured home units, that is, the manufactured home park tenants. When this whole quarter section is developed, in addition to the manufactured home park, a neighborhood commercial site and approximately 500 residential dwelling units will be created. The estimated tax revenue based on 1993 dollars, from these 500 dwelling units plus the commercial site, is approximately \$775,000.00. As a developed quarter section, the Ratzke quarter should generate approximately \$927,000.00 per year in tax revenue, based on 1993 dollars and 1993 tax rates. Accordingly, the difference in tax revenue, based on developing the Ratzke quarter section versus having it taxed as farm land, is approximately \$926,000.00. The amounts noted above are approximate and are the combined total of City taxes plus School Board taxes.

4.2 OFFSITE LEVIES, AND OTHER DEVELOPMENT FEES:

Prior to development proceeding, the Developer would pay approximately \$44,000.00 per hectare in offsite levies, recreation levies, administration fees, and third order survey control fees to the City of Red Deer, based on 1993 rates.

The levies payable for the manufactured home park site complete with municipal reserves, (\pm 12.5 hectares) is approximately \$550,000.00. For the total quarter section, levies in the amount of approximately \$2,684,000.00, in 1993 dollars, would be paid to the City of Red Deer. The majority of the money collected would be used to pay for infrastructure facilities which are already constructed, and to extend some new infrastructure, such as extending Ross Street.

4.3 SUBDIVISION CONSTRUCTION COSTS:

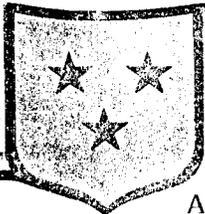
Construction of the manufactured home park itself will inject a substantial number of dollars into the local economy. The estimated total cost to completely develop the manufactured home park, is approximately \$5,000,000.00. Development of lots and construction of approximately 500 dwelling units would inject approximately \$40,000,000.00 more into the economy. Most of this would be injected into the local economy.

4.4 POPULATION INFLUX TO THE CITY OF RED DEER:

Parkside Holdings Ltd. recently completed a survey of the residents in their Lethbridge manufactured home park. The purpose of the survey was to determine where the residents had previously resided. The results were as follows:

- * Only thirty percent of the residents of the park were in City residents, moving to the new manufactured home park.
- * Twenty percent of the residents in the new park were from out of Province.
- * An additional thirty percent of the residents were from fifty miles or more away from Lethbridge.
- * The remaining twenty percent of the residents were from within a radius of 50 miles from Lethbridge.

If these statistics held for the manufactured home park proposed for the Ratzke quarter section, we could expect that seventy percent of the residents for the new park would be from outside of the City of Red Deer. The resulting population increase would reflect positively on the local economy.



Parkside Holdings Ltd.

HEAD OFFICE
#18, 7895 - 49 AVE.
Red Deer, Alberta
T4P 2B4
Phone: (403) 342-5045
Fax: (403) 342-5022

August 31, 1993

City of Red Deer
Mayor's Office
Box 5008
Red Deer, Alberta

Attention: Mayor Gail Surkan

Your Worship:

Re: Development of Ratzke Quarter Section
(S.E. 1/4 Sec. 14-38-27-W4)
By Parkside Holdings Ltd.

Parkside Holdings Ltd. has attempted to evaluate all reasonable alternatives directed towards proceeding with development of the above noted quarter section. From the time when the Council of the City of Red Deer agreed to revise the previously approved area structure plan for South East Red Deer, to include provision for a middle school site on the Ratzke quarter section, as requested by Red Deer Regional Planning Commission, we have been adamant that a middle school and a manufactured home park for seniors could not co-exist. We have continued to evaluate alternatives since that City Council meeting of March 15, 1993. We have now concluded, that the non refundable portion of costs, which would have to be paid by Parkside Holdings Ltd. for provision of facilities for a middle school located on the Lancaster Meadows East quarter section (S.E. 1/4 Sec. 11-38-27-W4), as an alternative to locating a middle school on the Ratzke quarter section, is too high. Accordingly, the reasonable business decision is to delay proceeding with the development of the Ratzke quarter section until the proposed middle school is constructed elsewhere. That is now our intended course of action.

To help clarify our rationale for this decision, we will reiterate some of the events which have lead to this decision.

At the time when the original outline plan was prepared for the Ratzke quarter section, it included a central park site. There was a possibility that an elementary school might be constructed on this central park site, which Parkside Holdings Ltd. did not object to. After several preliminary meetings with approving authorities, we were advised the outline plan would likely have to be revised to allow for a middle school site located adjacent to Ross Street. As we illustrated in our meeting with you on July 15, 1993, from a planning perspective, the combination of a

manufactured home park at the north east corner of the quarter section and a 13.5 acre park site located adjacent to Ross Street does not work well. We accordingly reviewed other alternatives to attempt to resolve the problem of the middle school location.

As you know, originally, the site proposed for this middle school was located within the Deer Park (Melcor) quarter section. Objections from existing residents finally resulted in City Council agreeing to locate the middle school elsewhere. As part of this decision, the Public School Board was guaranteed they would be provided with an alternate site, with services available when demand dictated a new middle school was required. It is expected a new middle school may be required as early as 1998, and no later than 2001.

The first choice for an alternate site was the quarter section located directly east of the new Hunting Hills High School. This quarter section is legally described as the S.E. 1/4 sec. 11-38-27-W4, and is described as the Lancaster Meadows East quarter section. There were a number of concerns with this location as a viable middle school site.

The first major concern which surfaced was that Red Deer Regional Planning Commission noted they might not be able to get access to a ± 15 acre park site on the Lancaster Meadows East quarter section in time for the middle school to proceed. At a meeting with Red Deer Regional Planning Commission, on May 18, 1993, Parkside Holdings Ltd. confirmed they were prepared to purchase the ± 15 acres required from the current land owner to ensure this constraint would not exist.

The second major concern which surfaced was that storm sewer and sanitary sewer trunks might not be available on time to service a middle school if it were located on the Lancaster Meadows East quarter section. As noted above, the new middle school is not required until at least 1998, and possibly not until 2001. Accordingly, we feel there is a good possibility the sanitary sewer and storm sewer trunks will be available when they are required. However to resolve this concern, Parkside Holdings Ltd. commissioned AL-Terra Engineering Ltd. to prepare a report which clarified how the Lancaster Meadows East school site could be serviced on a temporary basis, if required, and the estimated cost for temporary sanitary sewer and storm sewer services. This report was provided to the City of Red Deer Engineering Department on June 14, 1993.

The third major concern surfaced following submission of the above noted report. Suitable access for a middle school site on the Lancaster Meadows East quarter section was not available presently. No funding was available in the foreseeable future for the extension of 32nd Street, a major arterial roadway. To provide access for a middle school site on the Lancaster Meadows East

quarter section, 32nd Street would have to be extended approximately 650 metres. Again we suggested a possible solution for this problem. If funds were not available when 32nd Street had to be extended for a middle school, Parkside Holdings Ltd. would front end the cost to extend a temporary access road to the school site. The intent would be to construct a temporary road structure which could be incorporated into the future arterial roadway structure. Our representative, AL-Terra Engineering Ltd., met with the Engineering Department to discuss this matter on July 27, 1993. The Engineering Department was not opposed to this concept. However, they noted the Public School Board would have to agree to a temporary access road and would require at least the following facilities even for a temporary access road:

- Street lighting.
- Some kind of a sidewalk or walkway system adjacent to the temporary access road.
- Landscaping of ditches and side slopes to assist in weed control would likely be required.

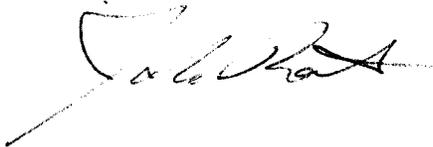
As well, Parkside Holdings Ltd. would not be compensated for any costs associated with provision of non-permanent facilities. Parkside Holdings Ltd. would not be compensated for any carrying costs for even the permanent parts of construction associated with the temporary access road.

Initially, it appeared that most costs which Parkside Holdings Ltd. would agree to front-end would be refundable in due course. Now it appears, a substantial part of these front ended costs would not be refunded.

Parkside Holdings Ltd. has made an honest attempt to resolve a reasonable alternative to having a middle school on the Ratzke quarter section, a problem that was forced on us. As noted earlier in this letter, we have now resolved that the best alternative for us now is to delay development.

We thank you for your attempts to assist us with this problem.

Yours truly

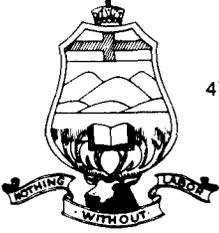


Mr. John Ratzke, President

c.c. Red Deer Regional Planning Commission
Attention: Mr. Paul Meyette, M.C.I.P., A.C.P.

Red Deer Public School Board
Attention: Mr. Ray Congdon

RED DEER PUBLIC SCHOOL DISTRICT NO. 104



4747 - 53 Street

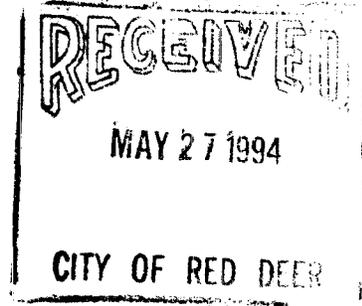
RED DEER, ALBERTA
T4N 2E6Phone (403)343-1405
Fax (403)347-8190

BOARD OF TRUSTEES

B.I. HOPFNER
Chairman
L.E. GODDARD
D.L. HARDY
L.D. HARRIS
D.A. NESS
D.R. PICKERING
G.A. STEWART

May 25, 1994

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



ADMINISTRATIVE STAFF

D.A. BLACKER
Superintendent of Schools

L.G. LUDERS
Deputy Superintendent

L.A. PIZZEY
Assistant Superintendent
(Human Resources)

R.E. CONGDON
Assistant Superintendent
(Business Services)

ATTENTION: Kelly Kloss, City Clerk

Dear Sir:

Re: Development of Ratzke Quarter Section

The Red Deer Public School District No. 104 wishes to confirm its position for retention of two middle school sites for possible development as provided in the approved area structure plan.

The earliest possible date that a serviced site would be required is 1998.

While the preferred site of the Public School District is the one in Lancaster Meadows, the uncertainty of enrolment growth requires that we have access to both sites should construction of a school be necessary prior to services being extended to the Lancaster Meadows site.

CO-ORDINATORS

A. BURLEY
DR. R.B. DRYSDALE
E.M. KULMATYCKI
R.R. LANG
R.W. PAWLOFF
J. ST-JEAN
D.L. THACHUK

Yours sincerely,

R. E. Congdon
Assistant Superintendent
Business Services

REC:jhb

DATE: May 24, 1994

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Chairman
Joint Use Planning Committee

RE: DEVELOPMENT OF RATZKE QUARTER SECTION
(SE ¼, 14-38-27-W4)
A memo from the City Clerk dated May 17, 1994 refers.

1. The allocation and designation of Municipal Reserve in the city of Red Deer is governed by an agreement between the City and both school boards dated March 26, 1993. The size and location of school sites, including their specific use, is determined in accordance with Schedules A, B and C of the agreement.

The Municipal Reserve Agreement established a joint planning committee between the City and school administrations. The duties of this committee include making recommendations to City Council and both school boards on the allocation of Municipal Reserve and the location, design and layout of neighbourhood park and school sites. The committee reviews the priority of school site development on an annual basis.

2. The Municipal Reserve Agreement makes provision for a public middle school site within the eastern portion of Lancaster Meadows, immediately south of 32 Street (SE 11-38-27-W4). However, servicing of this site is dependent upon development within the subdivision to the west, through which it must be serviced.

In view of potential servicing delays for the middle school site in Lancaster Meadows, the school site within the northeast portion of Deer Park (SE 14-38-27-W4) is designated as either an elementary or middle school site.

The designation of the above school sites is outlined in Schedule B of the agreement (copy attached). This schedule is based on the East Hill Area Structure Plan (Bylaw No. 3075/92). It should be noted that in terms of clause 14, amendments to the agreement may only be made by mutual consent of the parties.

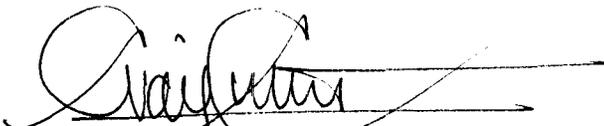
3. Mr. Ratzke's company, Parkside Holdings Limited, is now considering proceeding with the development of his quarter section. However, he believes that a middle school would be incompatible with his plans and is requesting assurance that no middle school site will be required within his subdivision. Mr. Ratzke is basing his request on the following assumptions:
 - That the Red Deer Regional Planning Commission and the Public School Board both view Lancaster Meadows as the most desirable middle school location.
 - That the City is proposing to extend the sanitary and stormwater trunks into the Lancaster Meadows quarter section in 1994.

**City Council
Page 2
May 24, 1994
Ratzke Quarter Section**

4. Mr. Ratzke's request was considered by the Joint Use Planning Committee at its meeting on May 24, 1994. The committee's conclusions were as follows:
- The committee agreed that the site in Lancaster Meadows is the most desirable location for a middle school.
 - The Public School Board confirmed that the earliest that a site for a middle school will be required is 1998.
 - The City has not made a firm commitment regarding the extension of sanitary and storm sewer trunks into Lancaster Meadows to service the proposed Catholic High School. Furthermore, even if this site is serviced, the proposed middle school is located in the subdivision to the east. Trunks will not be extended to this site until a substantial portion of the Lancaster Meadows residential area has been fully developed by the City. The timing of this development will depend upon the City's intended market share, which will be determined in the update of the Land Bank Business Plan. Consequently, the City cannot guarantee that services will be available at the proposed middle school site by the year 1998.
 - In view of the fact that servicing of the Lancaster Meadows site by 1998 cannot be guaranteed, the Joint Use Planning Committee reaffirms its previous position that both middle school sites should be retained at this time. It was again noted that the middle school designation within the Ratzke quarter section cannot be removed without the consent of the Public School Board.

5. **RECOMMENDATION**

The Joint Use Planning Committee recommends that City Council deny the request from Mr. John Ratzke that the middle school designation within the northeast portion of Deer Park (SE 14-38-27-W4) be removed.


CRAIG CURTIS

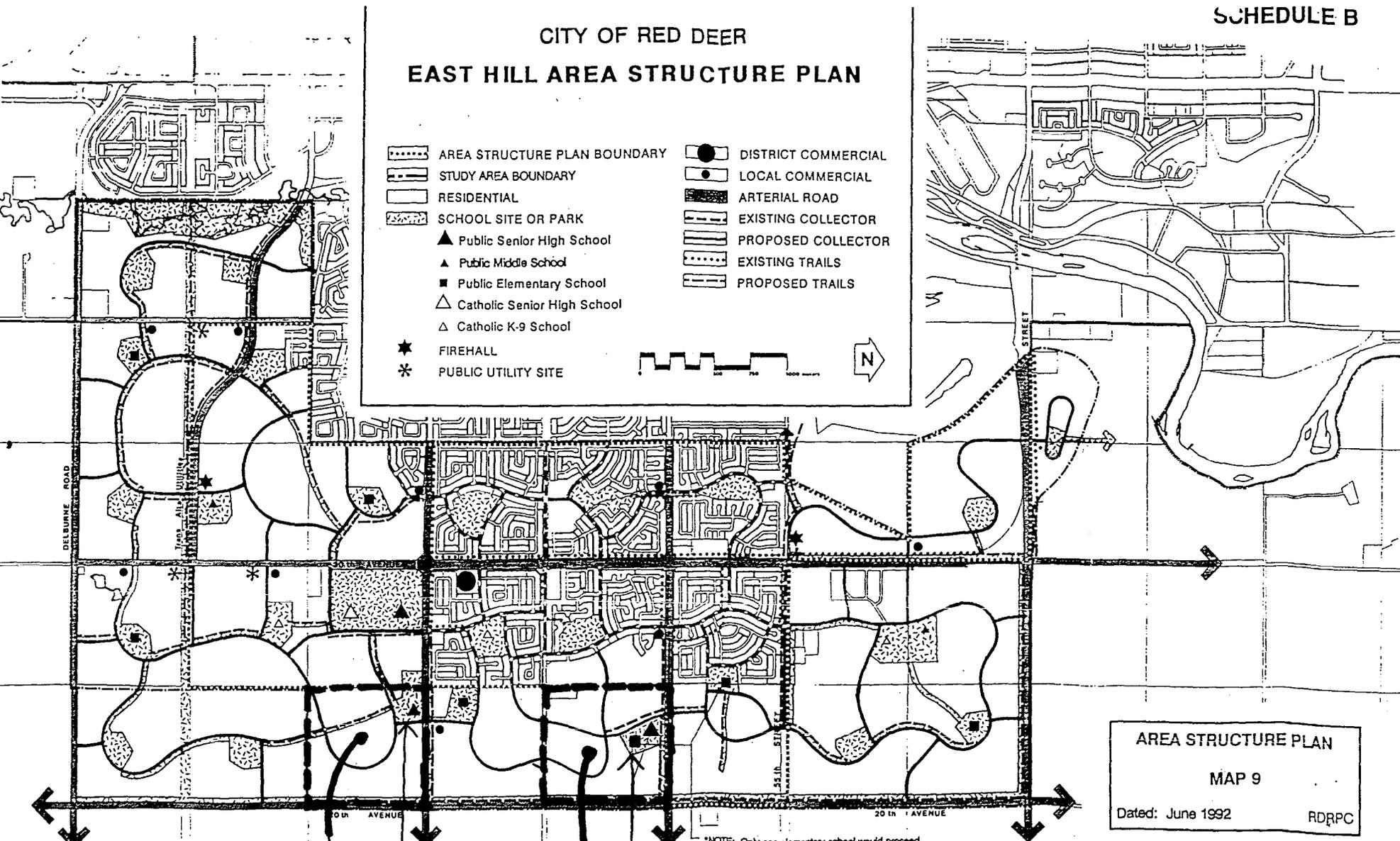
:dmg

Att.

- c Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Colleen Jensen, Social Planning Manager
Al Scott, Land & Economic Development Manager
Paul Meyette, Principal Planner, R.D.R.P.C.

CITY OF RED DEER
EAST HILL AREA STRUCTURE PLAN

- | | | | |
|---|------------------------------|--|---------------------|
|  | AREA STRUCTURE PLAN BOUNDARY |  | DISTRICT COMMERCIAL |
|  | STUDY AREA BOUNDARY |  | LOCAL COMMERCIAL |
|  | RESIDENTIAL |  | ARTERIAL ROAD |
|  | SCHOOL SITE OR PARK |  | EXISTING COLLECTOR |
|  | Public Senior High School |  | PROPOSED COLLECTOR |
|  | Public Middle School |  | EXISTING TRAILS |
|  | Public Elementary School |  | PROPOSED TRAILS |
|  | Catholic Senior High School | | |
|  | Catholic K-9 School | | |
|  | FIREHALL | | |
|  | PUBLIC UTILITY SITE | | |



11-38-27-W4
 SE
 EAST
 LANCASTER
 MEADOWS

MIDDLE SCHOOL
 SITE

14-38-27-W4
 SE
 NE DEER
 PARK

RARSKE
 MIDDLE OR
 ELEMENTARY
 SCHOOL SITE

*NOTE: Only one elementary school would proceed.
 *NOTE: Only one school will proceed
 (middle or elementary school).

AREA STRUCTURE PLAN
 MAP 9
 Dated: June 1992 RDRPC

SCHEDULE "B"

DATE: May 26, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **DEVELOPMENT OF RADZKE QUARTER SECTION
(S.E. 1/4 SEC. 14-38-27-W4M)**

Subject to final agreement being reached, The City of Red Deer is planning to extend services and commence development in Lancaster Meadows in the fall of 1995. This would result in residential building lots being available for a late fall sale. The 80 developable acres contained within the quarter section should provide approximately 325 residential building lots. Based on the Land Bank Business Plan, this would provide us with a 3.5 year supply from this one area. Assuming development proceeds in 1995 as projected, and that development is concentrated in this quarter section, we should complete Lancaster Meadows by spring of 1998.

However, some options to this development plan exist. For example, after developing the initial phases, it may prove to be more economical to swing south into the next quarter section to the south, which is owned by The City of Red Deer, rather than proceeding into the north-east quadrant of the Lancaster quarter section. In the event that we selected this option, it would delay arrival in the north-east corner at the proposed site of the middle school until some time later than 1999. The Land and Economic Development Department would prefer that we avoid making a commitment for services into the north-east corner of the quarter section on a specific date.

Parkside Holdings Ltd. is seeking some assurance that no middle school site is to be located in their quarter section. Perhaps this assurance should come from the Red Deer Public School Board.

RECOMMENDATION

The Land and Economic Development Department recommends that Council not make a commitment to provide services to the north-east corner of Lancaster Meadows at this time.



Alan V. Scott

AVS/mm

DATE: May 12, 1994

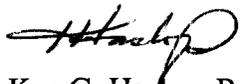
TO: City Clerk

FROM: Engineering Department Manager

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

The Engineering Department has no concerns relative to proceeding with development of the SE 1/4 Section 14-38-27-W4, providing the following items are considered:

1. Resolution of the school site type and location with the Joint Planning Committee and the Public School Board.
2. The Preliminary Outline Plan should be updated and recirculated through the Planning Commission.
3. An Area Servicing Study will be required of the developer once the Outline Plan is approved.
4. The extension of major services is not a problem; however, Council should be aware that approximately 800 m of Ross Street extension as minimum of two lanes of divided arterial, would be required. This is normally "front ended" by the City from the Off-site Levy or Major Thoroughfare Fund.



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

KGH/emg
c.c. Director of Community Services
c.c. Director of Financial Services
c.c. Land & Economic Development Manager
c.c. E. L. & P. Manager
c.c. Acting Transit Manager
c.c. Principal Planner

DATE: 10 May 1994
TO: City Clerk
FROM: City Assessor
RE: DEVELOPMENT OF RATZKE QUARTER SECTION

We have reviewed the report from Mr. Ratzke and have no comment on the submission as a whole.

The reference in 4.1 pertaining to taxes and projected revenue would seem reasonably accurate, based on averages experienced in development and dollars per unit for all requisitions. Reference to the current tax amount paid is accurate for the area to be developed.

The Municipal Taxation Act prescribes that any land that is qualified by certain conditions must be assessed and taxed as farmland. These conditions have been and are being met presently. Therefore the assessment, and consequently the taxes, are based on farmland status. The residence and acreage are otherwise assessed and taxed.



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

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Director of Financial Services
Bylaws and Inspections Manager
Land and Economic Development Manager
Engineering Department Manager
Fire Chief
Principal Planner

Commissioners' Comments

Currently the allocation and designation of Municipal Reserve in the City is governed by an agreement between the City and both School Boards. Unless Council wishes to endeavor to renegotiate this agreement, Council in isolation does not have the authority to either approve or deny Mr. Ratzke's request. Such approval would require the mutual consent of both The City of Red Deer and Public School Board. If the Public School Board were to agree, Council would also be required to amend the East Hill Area Structure Plan. We presume that Council would have no difficulty in making this amendment if the Public School Board first approved the change, but until such time, we are not in a position to agree to Mr. Ratzke's request. We, therefore, recommend that Mr. Ratzke's request be once again referred to the Public School Board and their approval be required before Council take any action. The School Board has indicated as of May 25 that they are not prepared to change their position. However, we would be willing to sit down with both Mr. Ratzke and the Public School Board to discuss any possible change in that position.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: May 6, 1994

TO: City Clerk

FROM: Fire Chief

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

This department has no comments to offer at this time regarding this proposed development.

A handwritten signature in cursive script, appearing to read "R. Oscroft".

R. Oscroft
Fire Chief

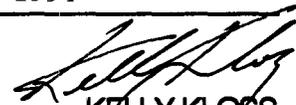
RO/dd

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - LAND AND 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
 - PRINCIPAL PLANNER
 - CITY SOLICITOR
 - _____

FROM: CITY CLERK

RE: Development of Ratzke Quarter Section

Please submit comments on the attached to this office by May 17, 1994
for the Council Agenda of May 24, 1994.


KELLY KLOSS
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

May 9, 1994

Parkside Holdings Ltd.
18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Mr. John Ratzke, President

Dear Mr. Ratzke:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

Further to our letter of May 4, 1994 concerning the above, I wish to advise as follows.

This item was initially scheduled for the Red Deer City Council Meeting of Tuesday, May 24, 1994. It has now been suggested however, that this matter be referred to the Joint Planning Committee of City and School Board Members to review this matter and report back to Council. As a result of this, timelines do not allow us to make the May 24, 1994 Council Meeting and therefore this item will be rescheduled to the Monday, June 6, 1994 Council Meeting.

In the event you wish to be present at the Council Meeting, please call our office on Friday, June 3, 1994 and we will advise you of the approximate time that Council will be discussing this item. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday June 3, 1994 or if it would be more convenient for you, please let us know and we will fax same to you.

... / 2

*a delight
to discover!*

Parkside Holdings Ltd.
May 9, 1994
Page 2

Please do not hesitate to call if you have any questions or concerns.

Sincerely,

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director Engineering Services
Director of Financial Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
Engineering Department Manager
Fire Chief
Principal Planner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

May 9, 1994

Mr. Dave Blacker, Superintendent
 Red Deer Public School District
 104, 4747 - 53 Street
 Red Deer, Alberta
 T4N 2E6

Dear Sir:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

Further to our letter of May 4, 1994 concerning the above, I wish to advise as follows.

This item had originally been scheduled to appear on the Tuesday, May 24, 1994 Red Deer City Council Agenda. I have been advised that this matter should be discussed with the Joint Planning Committee of City and School Board Members prior to same being submitted back to City Council. As a result, the above noted item will be rescheduled to the Monday, June 6, 1994 Council Meeting. City Administration will be calling a meeting of the City/School Board to discuss this matter.

If you have any comments concerning this matter, we would appreciate receiving same by May 30, 1994 so we may include them on the Council Agenda of June 6, 1994. In the event a representative of the Red Deer Public School District wishes to be present at this Council Meeting, please call our office on Friday, June 3, 1994 and we will advise of the approximate time that Council will be discussing this item.

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

Sincerely,

KELLY KLOSS
 City Clerk

KK/clr

cc: Director of Community Services



*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 (403) 342-8132

May 4, 1994

Parkside Holdings Ltd.
18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Mr. John Ratzke, President

Dear Mr. Ratzke:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

Receipt of your letter dated April 27, 1994 is hereby acknowledged.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Tuesday, May 24, 1994. Council Meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at this Council Meeting, please call our office on Friday, May 20, 1994 and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City Administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, May 20, 1994, or if it would be more convenient for you, please let us know and we will fax same to you.

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

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/clr



*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 (403) 342-8132

May 4, 1994

Mr. Dave Blacker
 Superintendent
 Red Deer Public School District No. 104
 4747 - 53 Street
 Red Deer, Alberta
 T4N 2E6

Dear Sir:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION

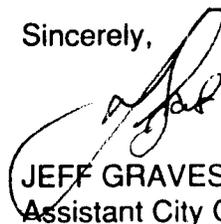
We are in receipt of a letter from Parkside Holdings Ltd. dated April 27, 1994 regarding the development of the above mentioned section of land. Before proceeding with development, Parkside Holdings Ltd. has concerns regarding the possibility of a school site which would be required for this quarter section.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Tuesday, May 24, 1994. Council Meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. We would appreciate receiving your comments by May 17, 1994 regarding this matter so as we may include them on the Council Agenda of May 24, 1994.

In the event a representative from the Red Deer Public School District wishes to be present at this Council Meeting, please have them call our office on Friday, May 20, 1994 and we will advise of the approximate time that Council will be discussing this item.

If you have any questions or concerns, please do not hesitate to contact the writer. I look forward to receipt of your comments.

Sincerely,



JEFF GRAVES
 Assistant City Clerk

JG/clr
 Attchs.



*a delight
 to discover!*

DATE: May 5, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: DEVELOPMENT OF RATZKE QUARTER SECTION
Your memo dated May 4, 1994 refers.

Due to a shortage of staff and the need to refer this issue to the Joint Use Planning Committee for review, comments cannot be provided prior to the May 17 deadline. I would request a deferment of this issue until June 6, 1994, in order that an appropriate response may be formulated.

I would also recommend that the Red Deer Public School Board be requested to comment if that has not already been done.


for CRAIG CURTIS
:dmg

- c Don Batchelor, Parks Manager
- Lowell Hodgson, Recreation & Culture Manager
- Colleen Jensen, Social Planning Manager



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

June 7, 1994

Parkside Holdings Ltd.
18, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: John Ratzke, President

Dear Sir:

RE: DEVELOPMENT OF RATZKE QUARTER SECTION
(SE 1/4 SECTION 14-38-W4)

At the City of Red Deer Council Meeting held on Monday, June 6, 1994, consideration was given to your letter dated April 27, 1994, concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Parkside Holdings Ltd. dated April 27, 1994, re: Development of Ratzke Quarter Section (SE 1/4 Section, 14-38-W4), requesting that no middle school site be approved for said quarter, hereby agrees that said request be referred to the Public School Board for their approval prior to Council taking any action on same, and as presented to Council June 6, 1994."

The decision of Council in this instance is submitted for your information. If you wish to pursue this matter it would be appropriate for you to directly make application to the Red Deer Public School Board for approval of your request. If approval is received, this matter could then be brought back to City Council for further consideration.

... / 2

Mr. John Ratzke, President
June 7, 1994
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Parks Manager
Recreation and Culture Manager
Social Planning Manager
Land and Economic Development Manager
E. L. & P. Manager
A/Transit Manager
Fire Chief
Public Works Manager
Principal Planner

Joint Use Planning Committee, c/o C. Curtis
Ray Congdon, Red Deer Public School District

**SCOTT BUILDERS**

INC.

NO. 3

31 May 1994

Mr. Allan Scott
Land & Economic Development Manager
City of Red Deer
P. O. Box 5008
Red Deer, Alberta T4N 3T4

Dear Mr. Scott

Re: Offer to Purchase Portion of:
Lot 26 Block 4 Plan 792-1541

Please refer to the attached sketch outlining the .713 acre site on which our offer to purchase is based.

Our offer is \$50,000.00 based on 100% of your established price of \$70,000.00 per acre.

The building will be used by Scott Builders Inc. for office and shop. It is anticipated that we will build this summer. We confirm that our development will conform to the City of Red Deer land use by-law. We anticipate being able to drain our parcel to the street.

We recognize the site will require sub-division. Sub-division cost for the above noted parcel to be borne by Scott Builders Inc.

With respect to G.S.T., we will be completing G.S.T. form 60. Our G.S.T. registration number is R132106279.

Please let me know if you have any questions.

Yours very truly

SCOTT BUILDERS INC.


Ralph H. Ward
President

RHW/pw

DATE: June 1, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **OFFER TO PURCHASE - NORTHLANDS INDUSTRIAL PARK
PART OF LOT 26, BLOCK 4, PLAN TO BE REGISTERED
SCOTT BUILDERS INC.**

Attached is an offer to purchase a .713 acre site in Northlands Industrial Park, by Scott Builders Inc. The applicant is proposing to construct a facility for their own use, with a construction schedule to get underway this summer. The developer advises his willingness to conform with The City of Red Deer Land Use Bylaw, and to develop to the standards required in the area.

Scott Builders is offering \$50,000 for the site, and has indicated they will undertake to complete the survey and subdivision at their cost.

RECOMMENDATION

We recommend that City Council approve the sale of the .713 acre parcel in Northlands Industrial Park to Scott Builders Inc. at a price of \$50,000, with the following conditions to apply:

1. The development to conform with The City of Red Deer Land Use Bylaw.
2. The purchaser to be responsible for all costs associated with survey and subdivision.
3. An agreement being signed, satisfactory to the City Solicitor.



Alan V. Scott

AVS/mm

Commissioner's Comments

I concur with the recommendation of the Land & Economic Development Manager.

"H.M.C. DAY"
City Commissioner

DATE: JUNE 7, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: OFFER TO PURCHASE - NORTHLANDS INDUSTRIAL PARK
PART OF LOT 26, BLOCK 4, PLAN TO BE REGISTERED,
SCOTT BUILDERS INC.**

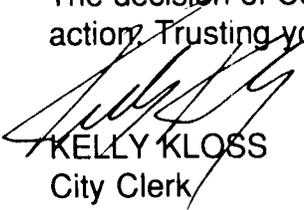
At the Council Meeting of June 6, 1994, consideration was given to your report dated June 1, 1994 concerning the above and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Scott Builders Inc. dated May 31, 1994, re: Offer to Purchase Portion of Lot 26, Block 4, (Plan to be registered), hereby approves the sale of a .713 acre parcel in Northlands Industrial Park to Scott Builders Inc. at a price of \$50,000, subject to the following conditions:

1. The development to conform with The City of Red Deer Land Use Bylaw.
2. The purchaser to be responsible for all costs associated with survey and subdivision.
3. An agreement being signed, satisfactory to the City Solicitor,

and as presented to Council June 6, 1994."

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


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services

NO. 4

The Gaetz Lakes Sanctuary Committee

20 May 1994

our file: c:\reports\GLSCcwr3 and -93

Mayor and Council
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Your Worship and Members of Council,

On behalf of the members of the Gaetz Lakes Sanctuary Committee, I wish to present you with our annual report for 1993.

I would be pleased to answer any questions you might have on this report.

Yours truly,



Ron Bjorge
Chairman
Gaetz Lakes Sanctuary Committee

c.c. Chairman, Normandeau Society

JR

attachment

Commissioner's Comments

Submitted for Council's information.

"H.M.C. DAY"
City Commissioner

**GAETZ LAKES SANCTUARY
COMMITTEE**

1993
ANNUAL REPORT

TO THE MAYOR AND COUNCIL
OF THE CITY OF RED DEER

14 May 1994

- I. The Gaetz Lakes Sanctuary Committee is a committee of the Council of the City of Red Deer, established to fulfil the terms of the Agreement between the Government of the Province of Alberta and The City of Red Deer, dated August 17, 1983, and between the Board of Trustees of the Red Deer School District and The City of Red Deer, dated June 29, 1984. The agreement was reached as part of the sale by the Province and School Board of the Gaetz Lakes lands to the City.
- II. The Gaetz Lakes Sanctuary is part of the Waskasoo Park system, and includes the lands shown on the accompanying map. It is owned by The City of Red Deer and is operated by the Normandeau Cultural and Natural History Society (the Normandeau Society) under agreement between the Society and The City of Red Deer Council, May 1989.
- III. The use of the Gaetz Lake Sanctuary is regulated by several documents including:
 - A. agreement for sale between the Province and City
 - B. agreement for sale between Red Deer School District and City
 - C. agreement for lease (10 year) between the Province (Michener Centre) and City
 - D. Migratory Bird Sanctuary Regulations
 - E. Parks and Public Facilities Bylaw #2841/84 - City of Red Deer
 - F. Gaetz Lake Sanctuary Policy
 - G. additional City policies.
- IV. The membership and terms of reference of the Gaetz Lakes Sanctuary Committee were established by resolution of City Council dated July 18, 1983, and amended by Council on August 7, 1984. The Committee has to meet as often as necessary, but must (as of 22 June 1992) meet at least twice each year. It must present an annual report to City Council on its activities.
- V. The Gaetz Lakes Sanctuary was Alberta's first federal Migratory Bird Sanctuary, established in 1924 as the "Red Deer Bird Sanctuary", and it continues to be one of only four such areas in the province. While the Government of Canada does not own the lands, wildlife in the Sanctuary is afforded an extra degree of protection by the federal laws governing Canadian Wildlife Service Sanctuaries.
- VI. The Gaetz Lakes Sanctuary Committee met three times in 1993. All meetings were held at noon, either in the Allen Bungalow meeting room at the Kerry Wood Nature Centre or in the Committee Rooms at City Hall.

1. *Committee meeting, March 17, 1993. Items discussed included:*
 - i. Warning signs about deer crossing 67 Street, north of the Sanctuary.
 - a. Moved and passed: That the Gaetz Lakes Sanctuary Committee hereby recommends to the City Engineering Department the placement of two 4' x 4' silhouette signs of a deer along 67 Street
 - ii. The Park Naturalist was assigned the task of producing the 1992 Annual Report of the Gaetz Lakes Sanctuary Committee to the Mayor and Council of the City of Red Deer.
2. *1992 Annual Report to Council submitted 30 March 1993.*
3. *Committee meeting May 12, 1993. Items discussed include:*
 - i. Alberta Public Works/City Tree Nursery land east of the Gaetz Lakes Sanctuary, including the wetlands immediately east of the tree nursery land.
 - a. Moved & carried: That the Gaetz Lakes Sanctuary Committee, having considered a letter from Alberta Public Works, Supply & Services, dated April 19, 1993 re: Lot 2, Block 2, Plan 792-1758, N.W. 22-38-27-W4th, hereby recommend to the Council of the City of Red Deer as follows:
 - That the province be advised of the inherent bank stability problems along the escarpment and the need for a buffer strip to protect the Gaetz Lakes Sanctuary in any future development;
 - That the province be requested to make the minimum of a 100 metre buffer strip or development setback along the Sanctuary boundary a condition of any future sale of the property;
 - That the Province be advised that all future development of the site will be subject to a detailed geotechnical evaluation in accordance with City Council policy, to be undertaken at the time of preparation of the outline plan;
 - That, subject to the Province's acceptance of the above conditions, the Committee support the reduction of the terms of the lease of the nursery to the year 2001.
 - ii. The possibility of Fish & Wildlife reintroducing leopard frogs to the Gaetz Lakes Sanctuary
 - a. tabled

4. *Committee meeting October 12, 1993. Items discussed include:*

- i. Environmental Action Plan submission.
- ii. Problem with dogs in the Sanctuary & Nature Centre staff's difficulties in effectively controlling them.
- iii. Update on the proposal to sell land on top of the escarpment to the east of the Sanctuary.
- iv. 67 Street Deer Signs.
- v. KWNC programming plans for the Sanctuary for 1994.

5. *Environmental Action Plan submission, November 1, 1993.*

VII. Membership on the Gaetz Lakes Sanctuary Committee in 1993 was as follows:

- A. R. Bjorge, (Chairman), Alberta Fish & Wildlife Division.
- B. D. Batchelor, Parks Dept., City of Red Deer.
- C. C. Curtis, Community Services, City of Red Deer.
- D. E. Neufeld, Red Deer River Naturalists.
- E. W. Robinson, Red Deer Fish & Game Association.
- F. F. Wong then P. Newman, Red Deer Regional Planning Commission.
- G. The Red Deer School Division, though entitled to sit on the Gaetz Lakes Sanctuary Committee, chose to absent itself from the Committee.
- H. In addition to the above, Jim Robertson of the Waskasoo Park Interpretive Program served as an advisor to the committee. Sandra Ladwig, Council and Committee Secretary, made the arrangements for the committee and recorded the minutes of the meetings.

DATE: JUNE 7, 1994
TO: GAETZ LAKES SANCTUARY COMMITTEE
FROM: CITY CLERK
RE: 1993 ANNUAL REPORT

At the Council Meeting of June 6, 1994, the 1993 Annual Report of the Gaetz Lakes Sanctuary Committee was reviewed and at which meeting it was agreed that same be filed.

On behalf of Council I would like to thank you for providing this information.



KELLY KLOSS
City Clerk

KK/clr

A D D I T I O N A L A G E N D A



FOR THE REGULAR MEETING OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, JUNE 6, 1994,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.



- (1) Recreation and Culture Manager - Re: Kinsmen "A"
Community Arena and Kinex Ice Plant Chillers

DATE: June 3, 1994

TO: KELLY KLOSS
City Clerk

FROM: LOWELL HODGSON
Recreation & Culture Manager

RE: KINSMEN "A" COMMUNITY ARENA and
KINEX ICE PLANT CHILLERS

Routine maintenance work is underway with all of our ice plants in preparation for summer and fall startups, and we have now been informed that the chillers at both the Kinsmen "A" and the Kinex have failed and are substantially rusted out. Replacement is necessary in both cases. The Kinsmen "A" chiller began leaking just prior to our spring shutdown and a visual inspection was done, as well as an ultrasound, and it was determined that it is structurally failed and beyond repair.

In doing the routine maintenance at the Kinex, a gurgling sound was heard, and it was recognized at that point that oil was leaking into the brine. Further investigation found that this chiller is also beyond repair.

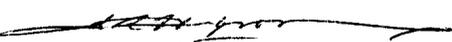
The Kinsmen Arena chiller is 19 years old, and the Kinex chiller is 27 years old. Startech Refrigeration Services, our contractor, indicate that both have served well beyond their expected life.

I do not have any contingency money in my department budget for unforeseen events such as this, due to the sever strain under which we operate. Thus, this is now brought to you as a need overexpenditure. The replacement cost for these chillers, including installation, rewiring, etc., is an upset fee of \$86,299.

Time is of the essence, especially with the Kinsmen Community Arena, as delivery on this chiller is six weeks, and since we are hosting the Canadian Training Camp for the World Jr. Hockey Championships in mid-August, we have had to go ahead and place this order to have this equipment ready to make ice in early August.

RECOMMENDATION

That City Council approve the overexpenditure of \$86,299 for unforeseen repairs to the Kinsmen "A" Community Arena and Kinex ice plants, charging this cost to the Infrastructure Maintenance Plan, and that the 1995 plan be modified to accommodate this overexpenditure in 1994.



LOWELL HODGSON

:dmg

c Craig Curtis, Director of Community Services
Harold Jeske, Facilities Superintendent

COMMISSIONERS' COMMENTS

I concur with the recommendations of the Recreation and Culture Manager.

*"GAIL SURKAN"
Mayor*

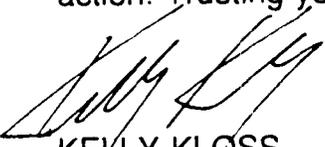
DATE: JUNE 7, 1994
TO: RECREATION AND CULTURE MANAGER
FROM: CITY CLERK
RE: KINSMEN "A" COMMUNITY ARENA AND KINEX ICE PLANT CHILLERS

At the Council Meeting of June 6, 1994, consideration was given to your report dated June 3, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation and Culture Manager dated June 3, 1994, re: Kinsmen "A" Community Arena and Kinex Ice Plant Chillers, hereby approves the expenditure of \$86,299 for unforeseen repairs to the Kinsmen "A" Community Arena and Kinex ice plants, charging this cost to the Infrastructure Maintenance Plan;

Council further agrees that the Director of Community Services work with the Director of Financial Services to ensure that the 1995 City Infrastructure Maintenance Plan is modified to incorporate this overexpenditure in 1994 within the same level of annual expenditure as approved by Council, and as presented to Council June 6, 1994."

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


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Community Services