

A G E N D A

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for the **REGULAR MEETING** of **RED DEER CITY COUNCIL**
to be held in the Council Chambers,
City Hall, **MONDAY, NOVEMBER 28, 1988**
commencing at **4:30 p.m.**

- (1) Confirmation of the Minutes of the Meeting of November 14, 1988

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A Public Hearing will be held on Monday, November 28, 1988, at
7:00 p.m. in respect to Land Use Bylaw Amendment 2672/T-88 .. 72

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- 1) Land Matter
- 2) Legal Opinion
- 3) Personal Matter
- 4) Legal Matter
- 5) Legal Matter
- 6) Personnel Matter

NO. 1

DATE: November 7, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: 4631 - 50 STREET / REDESIGNATION AS MUNICIPAL HISTORIC SITE

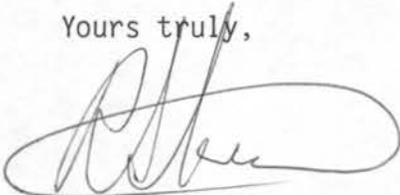
Could your department arrange to place the following matter before Council for their consideration:

During the August 8, 1988 meeting of City Council, the following resolution was passed:

"Resolved that Council of the City of Red Deer having considered correspondence and reports re: the dwelling at 4631 - 50 Street hereby agree to initiate the redesignation of 4631 - 50 Street as a municipal historic site and that the administration undertake the necessary negotiations with the owner of said site to determine the relaxation in use required to support preservation of the building."

Our department recently received the attached letter from Mr. Chapman. This is forwarded for Council's information.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

Attachment

\$ UCCES V ENTURE \$
GROUP

Phone 346-6599

October 27, 1988

Mr. Ryan Strader
Bylaws and Inspections Manager,
CITY OF RED DEER.

Dear Sir:

With regards to the city council meeting of August 8, 1988 and the following resolution;

"RESOLVED THAT COUNCIL OF THE CITY OF RED DEER HAVING CONSIDERED CORRESPONDENCE AND REPORTS RE: THE DWELLING AT 4631-50 STREET HEREBY AGREE TO INITIATE THE REDESIGNATION OF 4631-50 STREET AS A MUNICIPAL HISTORIC SITE AND THE ADMINISTRATION UNDERTAKE THE NECESSARY NEGOTIATIONS WITH THE OWNER OF SAID SITE TO DETERMINE THE RELAXATIONS IN USE REQUIRED TO SUPPORT PRESERVATION OF THE BUILDING."

To my disappointment I can not proceed with the proposed historic designation. After discussions with the financial institution that currently holds mortgage financing on this building I was informed that they would not support the redesignation due to the encumbrances that would be placed on title.

Therefor I will be removing my office location to 4625-50 street, to comply with the home occupation bylaw, on or before November 30, 1988.

I would request however that the two remaining rental suites be allowed to remain as discussed at council so that we can continue to improve this historic structure, and maintain its period character for all to enjoy.

My sincere thanks to everyone at city hall for their help and concern for Red Deers historic buildings!

Sincerely,



Bryce R. Chapman
4625-50 street,
Red Deer.

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE: August 10, 1988
TO: Bylaws & Inpections Manager
FROM: Assistant City Clerk
RE: BRYCE CHAPMAN/4631 - 40 STREET/HOME OCCUPATION LICENSE
MULTI-OCCUPANCY

At the Council meeting of August 8, 1988, consideration was given to the above topic with the following resolution being passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports re: the dwelling at 4631 - 50 Street hereby agree to initiate the redesignation of 4631 - 50 Street as a municipal historic ~~site~~ ^{resource} and that the administration undertake the necessary negotiations with the owner of said site to determine the relaxations in use required to support preservation of the building."

The decision of Council in this instance is submitted for your information and appropriate action. I have corresponded with Bryce Chapman requesting that he contact you to arrange a meeting to discuss this matter. I would assume that this meeting would include yourself, Regional Planning, the Director of Community Services, and possibly the City Solicitor. Also, you may wish to solicit comments from the Parkvale Community Association regarding any recommendations which may arise from these negotiations.

I trust that once an agreement is reached to the satisfaction of all parties, same will be brought back to Council for consideration.



K. Kloss
Assistant City Clerk
KK/ds
c.c. Regional Planning
Dir. of Community Services
City Solicitor

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

August 10, 1988

Mr. Bryce Chapman
4625 Ross Street
Red Deer, Alberta
T4N 1X1

Dear Sir:

At the Council meeting of August 8, 1988, consideration was given to your correspondence dated July 4, 1988, relative to 4631 - 50 Street Home Occupation License/Multi-Occupancy. At said meeting, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports re: the dwelling at 4631 - 50 Street hereby agree to initiate the redesignation of 4631 - 50 Street as a municipal historic site and that the administration undertake the necessary negotiations with the owner of said site to determine the relaxations in use required to support preservation of the building."

The decision of Council in this instance is submitted for your information. As indicated in the resolution, discussions with the City Administration would now be in order and in this regard, I would ask that you contact Mr. Ryan Strader, Bylaws & Inspections Manager, at 342-8195 to set up a meeting to discuss the relaxation requirements necessary.

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

Sincerely,

K. Kloss
Assistant City Clerk
KK/ds

c.c. Bylaws & Inspections Manager
Regional Planning
Dir. of Community Services

August 4, 1988

Parkvale Community Association
4527-47 St.
Red Deer,
Alberta
T4N 1P7

Mr. Sevcik
City Clerk
P.O. Box 5008,
Red Deer,
Alberta
T4N 3T4

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
5 30	
Aug. 4 / 88	
	ST

Re: Property at 4631-50 St. Owned By Mr. Bryce Chapman

Dear Mr. Sevcik;

We would like to commend Mr. Chapman on his improvements to the property and the building itself. The building is worth being considered as a historical site.

Three of the Parkvale Community Association Executive met with Mr. Chapman at the dwelling at 4631-50 St. at which time he related his problems with reference to zoning and home occupation licence. Together with information received from the recommendations of City and Planning officials, we offer the following comments:

Mr. Chapman could either:

1) occupy 4601-50 St. as a single family dwelling therefore being able to comply with Home Occupation Licence requirements;

2) could create two suites and live in one of the two suites created. This is based on the size of the building (four living levels) and that all building code requirements would be met. This would allow him to meet the requirement of occupancy to apply for the Home Occupation licence.

3) rent, if City approval is gained, two units. In this case he should be required to have his office at his present dwelling at 4625-50 St. or at some other place zoned as office space.

We do not wish to condone fragmented zoning. If Mr. Chapman is successful in having 4631-50 St. zoned H - Historical Preservation, we would appreciate that the full property, Lots 38-40 be included.

Ken W. Arnold,
Vice President, Parkvale Community Association

Ken W Arnold.

DATE: July 27, 1988

TO: City Council

FROM: City Clerk

RE: MR. BRYCE R. CHAPMAN, 4631 - 50 STREET - 1) HOME OCCUPATION
LICENSE 2) MULTI OCCUPANCY

The attached application from Mr. Bryce R. Chapman appeared on the Council Agenda of July 11, 1988, however said matter was tabled for two weeks at the request of Mr. Chapman as he was unable to attend the Council meeting of July 11.

We are reproducing hereafter the material which appeared on the Council agenda of July 11 for Council's information and consideration.



C. Sevcik
City Clerk
CS/ds

Mr. Bryce R. Chapman
4625 Ross Street
Red Deer, Alberta
T4N 1X1

July 4, 1988

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

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:45
DATE	July 13/88
BY	[Signature]

Attention: City Clerk Office

Dear Sirs:

I would like to request an extension, of appropriate time, to the notice dated June 15, 1988 from the Building Inspection Department and signed by Mr. Peter Holloway (see copy attached). The extension is requested so that City Council may have the time required to review my application to ammend the specific Land Use By-law regarding this property.

Please note that the upgrading of the three items as noted by Mr. Holloway and listed on page two of attached notice have already been brought up to standard or will be completed by July 25, 1988.

It was our intention when we purchased this property, in January of this year, to upgrade this historical building and live on the main floor while renting out a suite on the top two floors and further to locate my office area in the front of the building. To that end we have spent approximately \$13,000.00 and many hours to clean, sand, paint and make sure the mechanical, electrical and plumbing were up to safety standards. We still have window replacement, insulation and exterior soffit, decking and yard work to do. We have cleaned up the badly deteriorated yard and removed over three 3-ton truck loads of garbage from the property. Needless to say our neighbors are very happy that what was once an eye sore is now being turned into a positive feature on their street. The building is also much quieter than when occupied as a single family dwelling owned by a country rock musician and occupied by his band members.

When I applied for a Home Occupancy License (as noted in paragraph one of the attached Inspection Report) in early May, myself, my wife and two children were living on the main floor as we planned, but on May 20th I had the opportunity of helping my father-in-law invest in the vacant property next door (4625 Ross Street). We moved into this house on May 24, 1988, because of the safer yard for our children and the reduced noise to my office space. There was no intent to hide this fact from the Inspection Department, simply, we were so busy cleaning, painting and settling in during the next two weeks that the inspection took place before I was done or back to the office. I am certainly guilty of the notice delay, for which I apologize, but I am sure you understand that no harm was intended or done.

That brings us to the present. After discussing the problem with Mr. Holloway, he explained that this letter should be sent to the City Clerks' Office to express our intentions for the building and request the delay necessary to work with the city to those ends.

Our intention for this historic home is to renovate and hold this property until the rezoning takes place on Ross Street between 46th and 47th avenue to allow Multiple Family and Light Commercial. This building would have excellent adaptation for professional office space, e.g. lawyer, accountant, etc. Our feeling is that because Ross Street is soon to become Red Deer's major east-west artery, that this block in the downtown section would most certainly lose its appeal as a private residential street, just as Gaetz Avenue does not lend itself to private homes (Note diagram #1 and #2).

Our personal wish would be to see this unique block develop in a way similar to New York City's famous Brownstone District, with 4-5 storey character buildings of brick and stone that would have main floor office space or boutique usage and loft-style apartments above. Thus making this a unique character street and serving both commercial and residential interests. Also adding more landscaping and pedestrian areas. Hopefully, all of Ross Street downtown could develop this way and create an area similar to Jasper Avenue redevelopment, Whyte Avenue historic development in Edmonton, Gastown Vancouver, Harbour Area in Victoria or even Calgary's Pedestrian core in their City Centre. (Note diagrams #3-#8 from Edmonton design strategy for Cloverdale). Our interest is not to purchase, change zoning and profit take, but to hold long-term for our own security while helping to improve the City we have chosen to call home.

We have the support of our neighbors and will be submitting a letter to the same. Further, I have talked with some of the Parkvale Association Members and having their support will meet with the Association and submit a letter with their full support.

I have spoken to Mr. Rouhi of Red Deer Regional Planning and was told there are no immediate plans to change the R1A zoning on this side of the street, but he felt it was only a matter of time and that change was inevitable.

I have contacted the Provincial Historic Sites Board and this property (4631 Ross) is already listed on their inventory. (Note item #9).

To lose one of the rental suites from this property would force us to sell as we need the revenue to hold and continue renovating. Our development of the suites has been a positive event on this block. It has actually reduced noise, reduced parking on the street front, improved the view and bothered no one. (Note item #10, photos of our property and other multi-family rental units on the same block for comparison.) This is a very busy street, parking is always bad, not due to multiple residential dwellings but because of the Bingo Hall that lines up cars twice a day, seven days a week.

Further, I would like to keep my office space located as at present as it helps to keep very tight reign on our tenants which is a bonus to the neighbors and I have their support for my office location.

Mr. Holloway explained that through Council, zoning could be changed from present R1A to R2 or Historical Preservation District and the present usage of this building would then qualify.

The City of Red Deer
July 4, 1988
Page 3

5.

I would like to examine both possibilities with the City of Red Deer and work towards a common sense solution for us all (City, ourselves and immediate neighbors). To do this, I request your assistance by allowing a 120 day extension to the Notice period ending July 15th to November 15, 1988, so we may work together.

Thank you very much.

Sincerely,



Bryce R. Chapman

Thank you ...

**THE CITY OF RED DEER**

P.O. BOX 8008, RED DEER, ALBERTA T4N 3T4

June 15, 1988

Mr. Bryce Chapman
c/o 4631 - 50 Street
Red Deer, Alberta
T4N 1X1

Dear Sir:

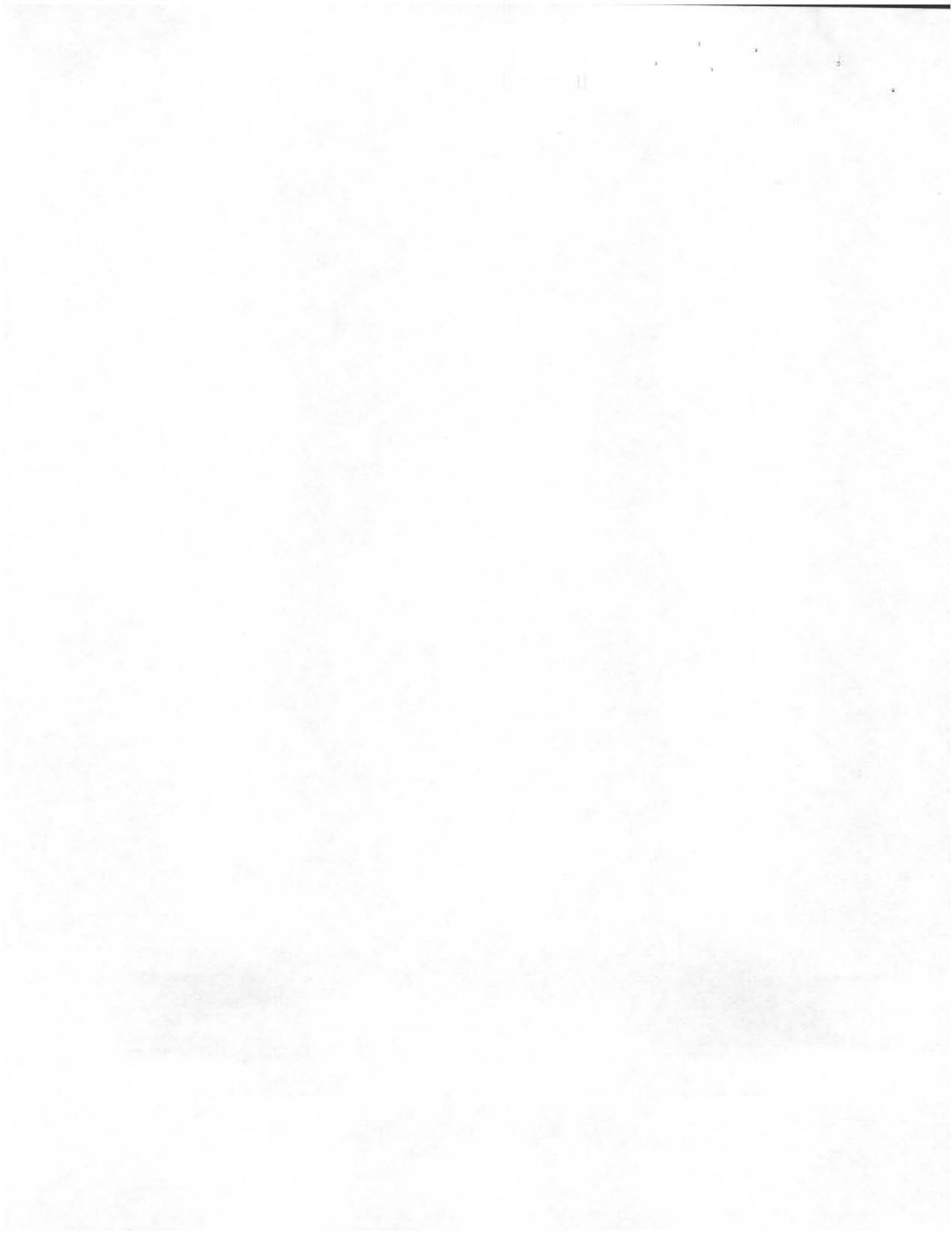
RE: 4631 - 50 STREET
LOTS 38 - 40, BLOCK A, PLAN K8
RED DEER, ALBERTA

Further to our discussion of June 14, 1988, we would confirm the following concerns of the City Building Inspection and Licensing Department.

1. Home Occupation License - It was evident at the date of the inspection that you do not live at the above referenced dwelling and, therefore, you do not comply with the conditions of the "Home Occupation License" issued by the City on May 31, 1988. As you stated, you are living at the house at 4625 - 50 Street, and you are aware that the Home Occupation License, issued to Bryce Chapman / Success Ventures in connection with a "mobile real estate consulting" business (office only) is hereby revoked by the City. You may re-apply at your new residence.
2. Multi-Occupancy - During the Home Occupation License review, we were made aware that the house is being rented to various tenants, as two individual rental suites. This type of use is contrary to the requirements of the Land Use Bylaw, as the subject property is zoned R1A - Residential Low Density District, in which multi-occupancy is neither a permitted nor discretionary use. A search of City records revealed no evidence of any application being received, nor was any approval granted by the City to operate this type of rental unit at this location. Therefore, you are notified that the residence shall be converted back to the use as a single family dwelling, thereby complying with the Bylaw.

Further, I advised the two young women occupying the lower portion of the house that, in my opinion, the use of bedrooms within the basement

. . . CONTINUED . . .



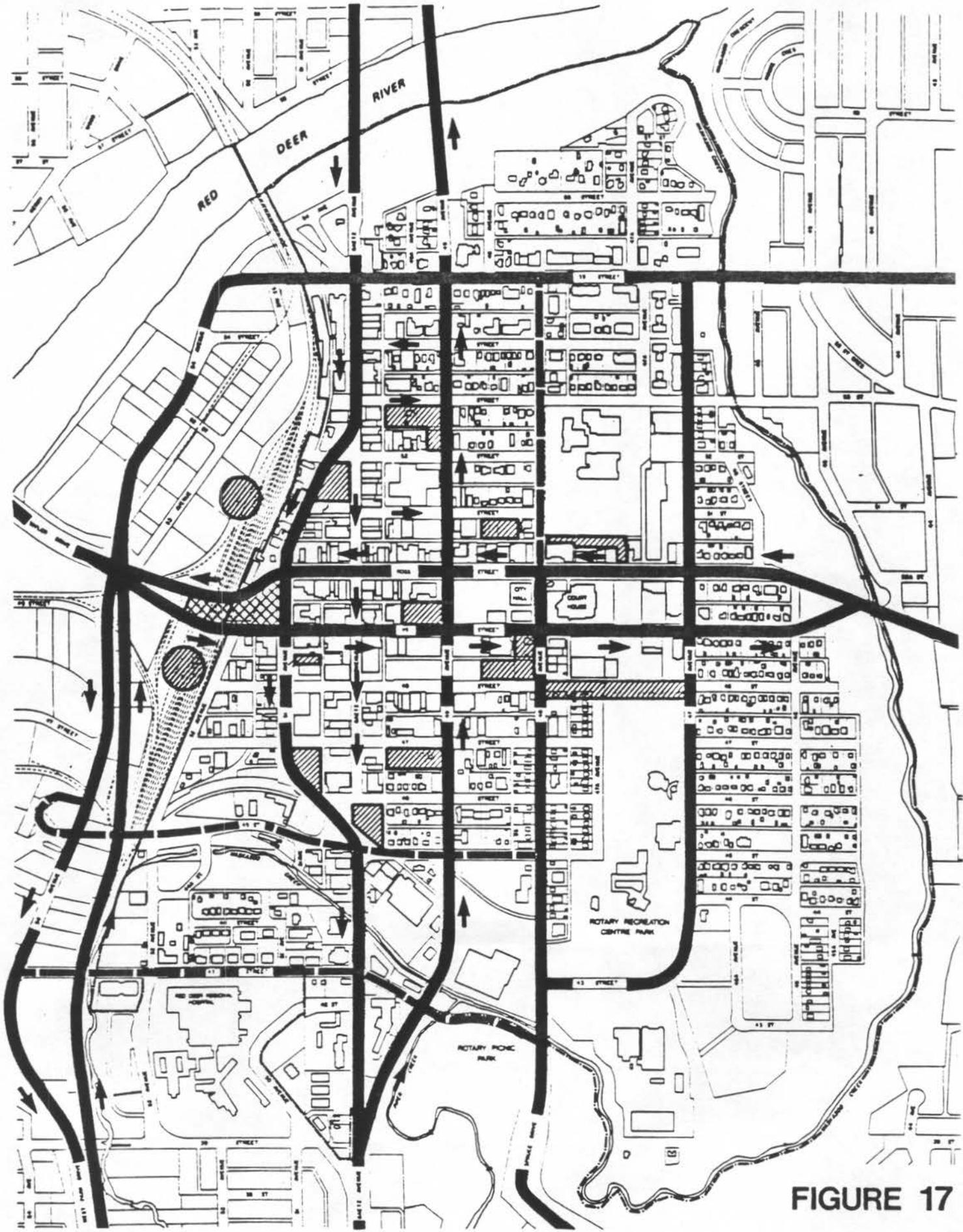


FIGURE 17

one



PLATE # 2 - ZONES/USES

1111



Fig. 121 An example of a pedestrian street.

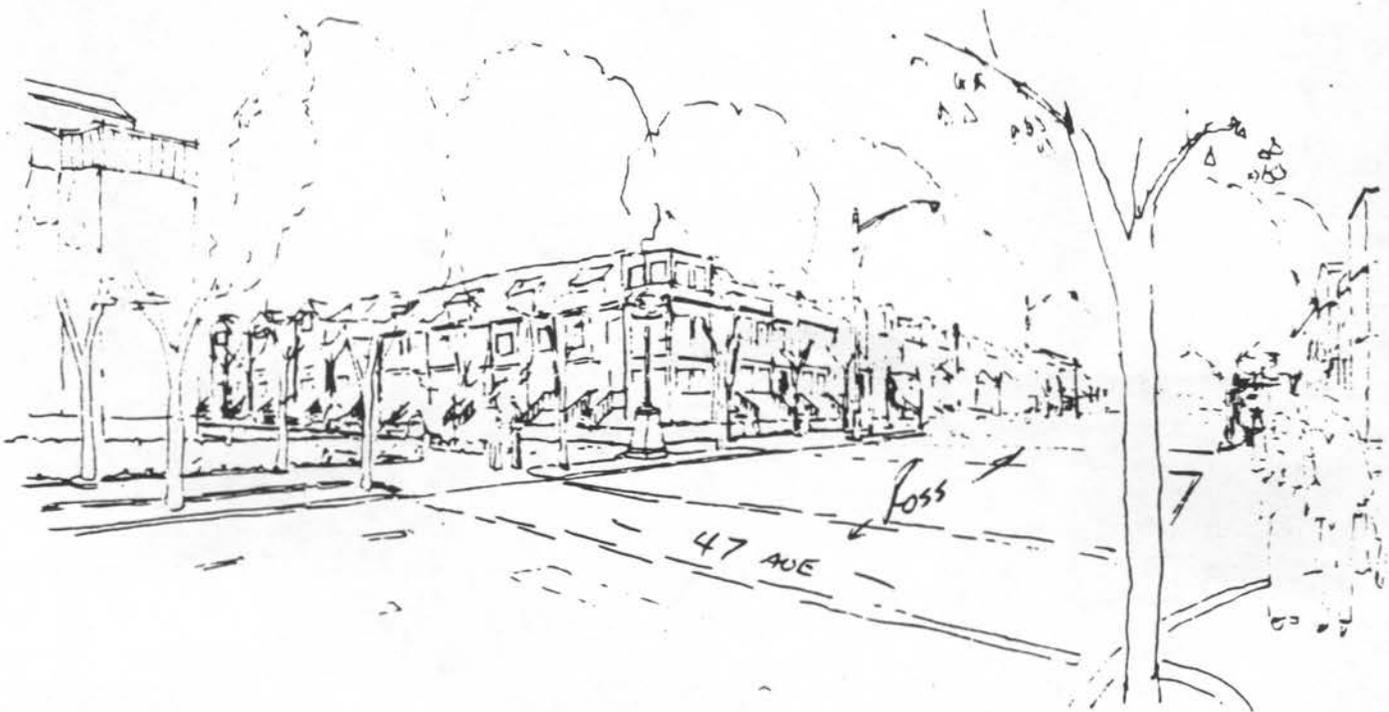


Fig. 122 Illustration of the entrance to the 96 Street extension from 98 Avenue.

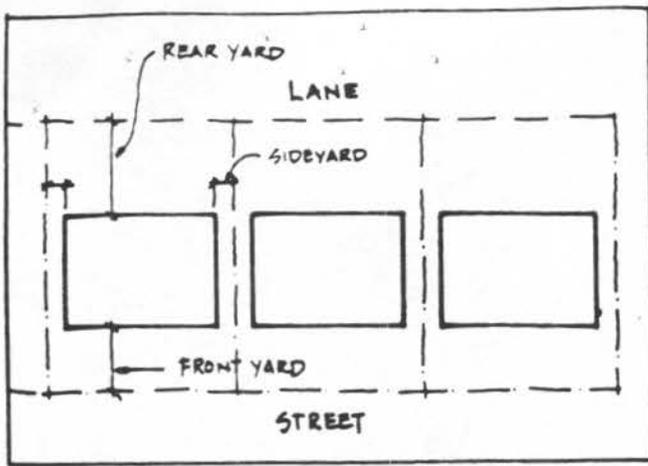


Fig. 89 Diagram illustrating a pattern of buildings as governed by traditional setback regulations.

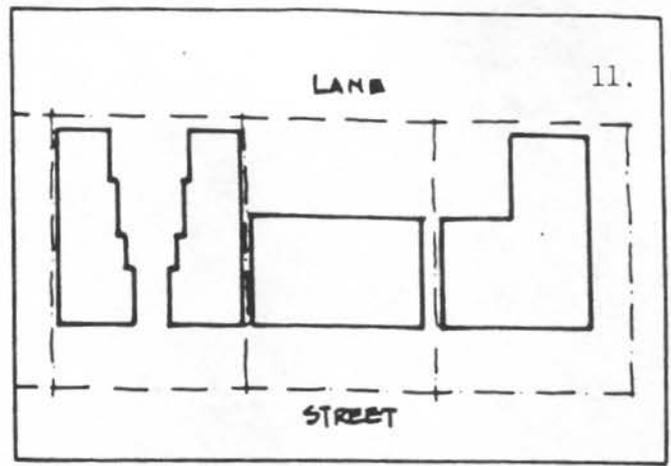


Fig. 90 Diagram illustrating the flexibility within the guidelines for building layout.

The absence of a sideyard requirement allows for a more continuous sense of street edge, eliminating open spaces between buildings which serve little utility.



West from 93 Street

Fig. 91 This drawing illustrates the sense of continuous street edge along 98 Avenue.

D.5 COMMERCIAL AREA URBAN DESIGN

This sub-area is discussed to some extent in SECTION B, in connection with STREETScape, 98 AVENUE. This section will present only the urban design guidelines for commercial development.

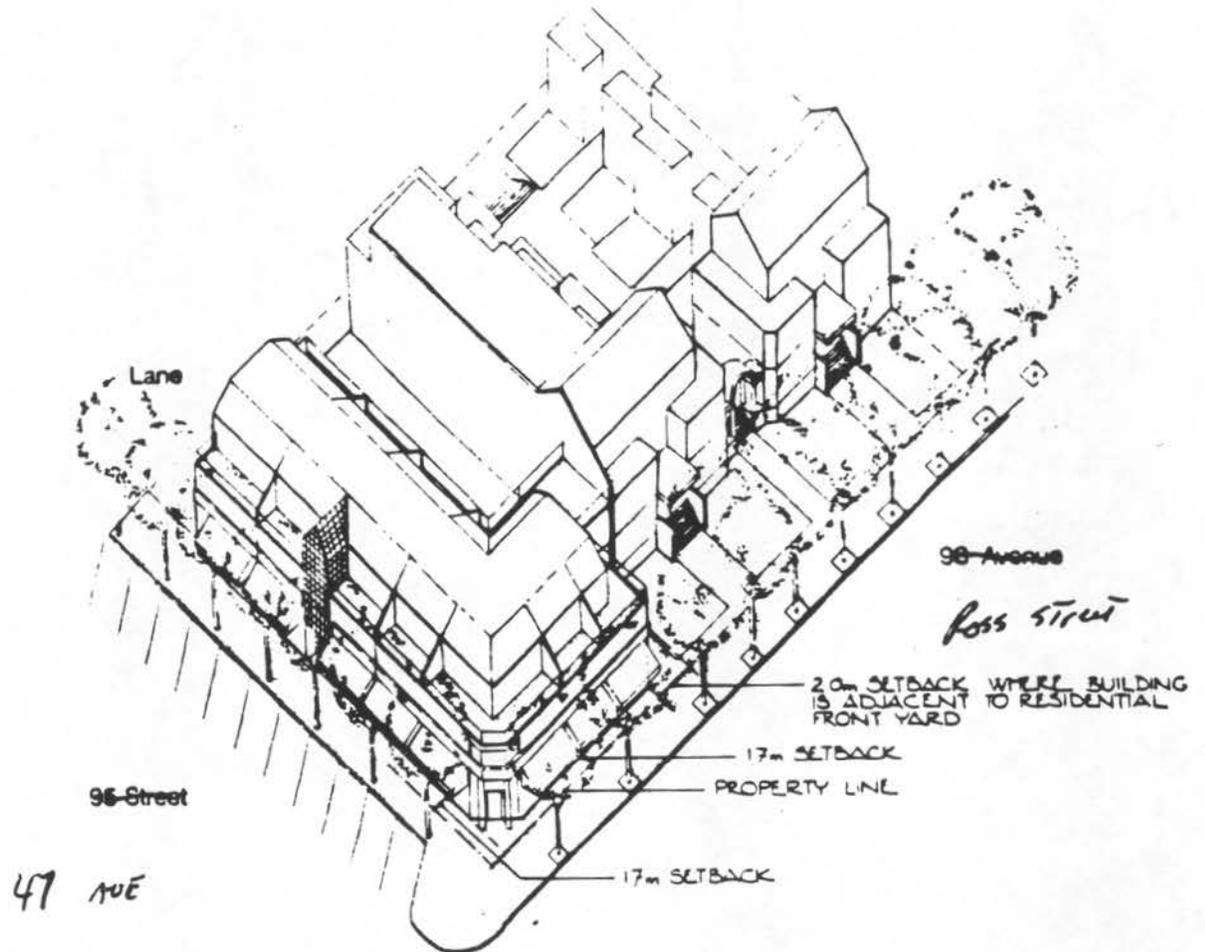
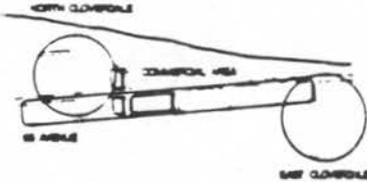


Fig. 132 A diagrammatic illustration of commercial development as it might occur at the corner of 98 Avenue and 95 Street.

Although the building faces are to be predominantly two storeys in appearance, projections above the top of the second storey, such as gable roof ends, can provide a welcome addition to streetscape.

RED DEER NEED Down Town
Character AREAS NOT square Mt blocks
or Commercial Buildings.



Fig. 82 This articulated building front, with varying roof configurations is an appropriate example for Cloverdale.



Fig. 84 This apartment building creates a rich and varied street presence.



Fig. 83 An example of a well-articulated roof line.

7

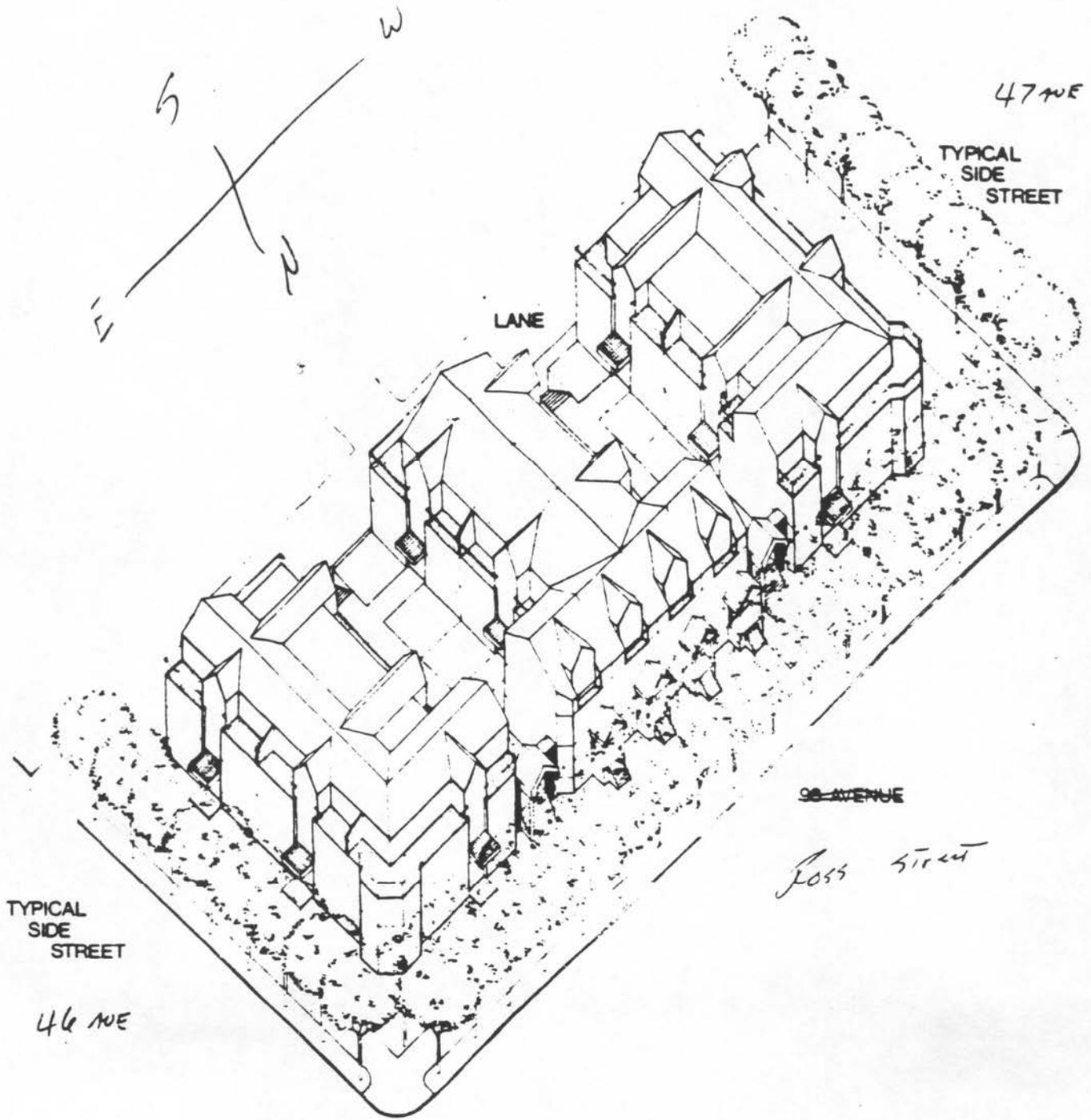


Fig. 131 A diagrammatic illustration of a typical 98 Avenue block as it might be developed by a single developer, following the Urban Design Guidelines.

8

Alberta

INVENTORY SITE FORM

TYPE

HOUSE

SUB TYPE

NORMAL

Borden Number

RDR-01-030; Research File R

Legal

LSD

1 4

S

T

R

W

M

Address

04631

050 STREET

Town

RED DEER

County

23

Name

Date of Construction

C.A. 1904

Style

Original Use

RESIDENCE

Present Use

RESIDENCE

 Active Occasional Demolished

Dimensions

024 X 029

Condition: Structure

GOOD

Repair

FAIR

Alterations

View

NORTH ELEVATION

Date of Photo

MAY 1978

Source

D. HALLET & C. NEALE

Negative Number

78R108-29

View

SOUTH ELEVATION

Date of Photo

MAY 1978

Source

D. HALLET & C. NEALE

Negative Number

78R108-31



NUMERIC 0 1 2 5

ALPHA Ø I Z S X Ø

DATE: July 18, 1988
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: BRYCE CHAPMAN/4631 50th Street
Your Memo Dated July 13, 1988 Refers

- 1) The house at 4631 50th Street is designated RLA - RESIDENTIAL LOW DENSITY in the City's Land Use Bylaw. This area is part of the Parkvale residential district, which is scheduled to remain low density in the Downtown Concept Plan.
- 2) Multi-occupancy is neither a permitted nor discretionary use in this area. However, during a recent inspection it was found that the house is being rented to various tenants as two individual rental suites. Consequently, an Order was issued requiring the owner to comply with the requirements of the Land Use Bylaw and the Alberta Building Code, within 30 days.
- 3) Mr. Bryce R. Chapman has requested that the property be redesignated to R2 - RESIDENTIAL or H - HISTORICAL PRESERVATION and that the Order be extended until the proposed redesignation has been considered.
- 4) I have discussed the proposal with the Recreation and Parks Managers. We have no objection to the order being extended pending a review of the Land Use Bylaw in this area.



CRAIG CURTIS

/jmf

c. D. Rouhi
D. Batchelor
L. Hodgson

DATE: July 18, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: 4631 - 50 STREET, RED DEER

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

Mr. Chapman's request seems to be in two parts:

1. He is requesting that Council allow him to continue the use of the above site for residential rental units and an office, and
2. He is requesting City support for having the site designated as an historical resource.

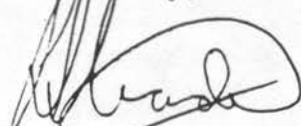
In dealing with the first request, the site is zoned R1A, in which the present uses are neither permitted nor discretionary. The suites, which our records indicate have never been approved by the City, are less likely to disturb the amenities of the neighborhood than an office. As well, the precedent that will be set should be considered. In the last month, Council has heard several requests to rezone land in the residential districts adjacent to the downtown core, and it appears that similar requests may be forthcoming. If offices are allowed in the Parkvale area, it will, in our opinion, have an adverse effect on the community that has worked very hard to preserve its residential nature.

Of concern to this department is the rental of the residential units, as they do not meet the safety requirements of the Alberta Building Code. Should Council consider allowing their continued use, it should be subject to them being upgraded to meet the Alberta Building Code regulations.

Insofar as the designation of the site as an historical building, we have no objections or concerns.

Our recommendation to Council is that the applicant not be permitted to use the site for any purpose but residential. Further, the use should be restricted to a single family dwelling only. However, if Council wishes to permit the use of the site for rental units, it should be limited to two units, and the building brought up to all the standards contained in the Alberta Building Code.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr



RED. DEER REGIONAL PLANNING COMMISSION

20.

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

DIRECTOR: Robert R. Cundy M. C. I. P.

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

July 15, 1988

Mr. C. Sevcik
City Clerk
City Hall
RED DEER, ALBERTA

Dear Sir:

Re: Bryce Chapman, 4631 - 50th Street

The applicant is requesting an extension of time from July 15 to November 15, 1988 in order that a satisfactory solution can be found to the problems mentioned in the Assistant Development Officer's letter dated June 15, 1988.

I understand the property owner contravenes the Bylaw and building code in three areas:

1. Home Occupation

It is generally understood that the first requirement of Home Occupation is that you have to reside in the house. The applicant was not residing in the house at the time of inspection.

2. Land Use Bylaw

Under the provisions of the Land Use Bylaw an R-1A zoned basement suite is not permitted in that zone. The building inspector indicated that the basement was used as a separate unit.

3. Alberta Building Code

Even if the basement suite was permitted, the construction contravenes the health and safety regulations of the Alberta Building Code.

The area was designated to R-1A at the request of the Parkvale Association and there is no plan to change that.

. . . 2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Page 2
Mr. C. Sevcik

We cannot support the extension of time by 120 days. The basement suite as it stands is a health and safety hazard and should not be allowed to be occupied.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

CC: Building Inspection Department
City Engineering Department
Fire Chief
Community Services

Commissioners' Comments

As pointed out by the Sr. Planner the area was designated R1A in cooperation with the wishes of the Parkvale Community Association. Unless there is a change in their thinking, we cannot recommend Council approve the request in this instance and would recommend:

- 1) that the house be used for only one family unit
- 2) the cancelled Home Occupation license be upheld
- 3) all infractions of the Alberta Building Code be corrected.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

July 27, 1988

Mr. Bryce R. Chapman
4625 Ross Street
Red Deer, Alberta
T4N 1X1

Dear Sir:

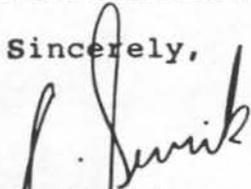
RE: 4631 - 50 Street - 1) Home Occupation License 2) Multi Occupancy

I would advise that your letter of July 4, 1988, concerning the above was placed on the Council agenda of July 25, 1988. I am enclosing herewith a copy of all material which appeared on the agenda including administrative comment (pages 91-109).

Council agreed to your request to have the matter tabled to the Council meeting of August 8, 1988, in order that you might be present. We would request that you contact this office on or about Friday, August 5, to obtain the approximate time the item will be discussed at the Council meeting.

The decision of Council in this instance is submitted for your information and trust you will find same satisfactory.

Sincerely,


G. Sevcik
City Clerk
CS/ds
Encl.

c.c. Bylaws & Inspections Mgr.
Dir. of Community Services
Sr. Planner
Parkvale Community Association,
c/o Mr. Bob Coffey, President,
4527 - 47 Street,
Red Deer, Alta. T4N 1P7
Mrs. Grace Cameron,
4637 - 50 Street
Red Deer, Alta.



4631

ROSS STREET

July 4/88





Front

4624

49 street



Back



Back

4618

49 STREET



Front

4634

49 street



Back



Back

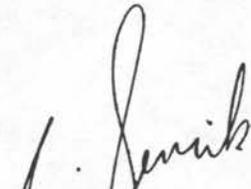
4621

Koss

DATE: NOVEMBER 30, 1988
TO: BYLAWS & INSPECTIONS MANAGER
FROM: CITY CLERK
RE: BRYCE CHAPMAN, 4631 - 50 STREET
REDESIGNATION AS MUNICIPAL HISTORIC SITE

Your report dated November 7, 1988 and correspondence from Bryce Chapman dated October 27, 1988 concerning the above, were presented to Council November 28, 1988 for information.

Council agreed that the matter be filed. We thank you for your report in this instance, and for keeping Council informed.


C. SEVCIK
CITY CLERK
CS/sp

November 18, 1988

TO: CITY COUNCIL

FROM: CITY CLERK

RE: SURPLUS FUNDS - ALBERTA TRANSPORTATION FUNDING PROGRAM -
BASIC CAPITAL

The attached reports from the Director of Engineering Services and Transit Manager were presented to Council November 14, 1988 in an additional agenda.

At the aforesaid meeting, the following motion was introduced.

Moved by Alderman McGregor, seconded by Alderman Moffat

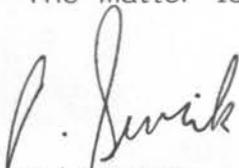
"RESOLVED that Council, having considered report dated November 14, 1988, from the Director of Engineering Services re: surplus funds - Alberta Transportation Funding Program - Basic Capital, hereby agree to proceed with the following projects:

1. Extension of 32nd Street from 30 Ave. to Douglas Ave. as a two lane facility at an estimated cost of \$700,000.
2. The acquisition of 5 buses

and as recommended to Council November 14, 1988."

In view of the fact that members of Council had not had ample opportunity to review the material, the matter was tabled for two weeks. Council however did give the Director of Engineering Services authority to proceed with tender preparation in order that contracts might be awarded by year end and in order to qualify for the Provincial funds remaining.

The matter is re-presented on this agenda for Council's consideration.


C. SEVCIK
City Clerk

c.c. Director of Engineering Services
Transit Manager
City Commissioners

DATE: November 14, 1988
 TO: City Clerk
 FROM: Director of Engineering Services
 RE: SURPLUS FUNDS - ALBERTA TRANSPORTATION
 FUNDING PROGRAM - BASIC CAPITAL

The City of Red Deer carried out an ambitious program of roadway and bridge projects this year.

The 67th Street Bridge and associated roadways had an initial (at January 1988) estimate of \$13.4 million dollars. The project is essentially complete now and the total expenditure is around \$12.1 million dollars, a savings of approximately \$1.3 million dollars. This savings is a result of:

a) Contract & contract contingencies - under	\$ 500,000.
b) Consultant fees - under	\$ 500,000.
c) City Contingency - under	\$ 300,000.
Total	<u>\$1,300,000.</u>

The project went very well. Usually on a project of this magnitude, there are unknowns that enter the picture and cause expenditures that were not foreseen; this is why there are contingency allowances. On this project, the team of Contractor, Consultant, and City worked well and expenditures in this area were minimal.

On the 67th Street Intersection project, the original estimate was \$4.1 million dollars; the project is essentially completed at a cost of about \$3.3 million dollars, again as a result of contingencies not being spent, City forces doing work under estimate, and land acquisitions being under budget.

These two projects then, have been completed for approximately \$2.1 million dollars under budget. This represents an underexpenditure of provincial funds of approximately \$1.5 million dollars.

Memorandum to City Clerk
November 14, 1988
Page 2

The Province has made it clear to the City that any unexpended funds from the program which ends this year must either be returned to the Province, or, the amount will be deducted from next year's allocation.

We have reviewed the 1989 Budget to determine what projects or expenditures are slated for 1989. If these issues could be started in 1988 and a commitment made, we could use the excess funds and not have to effect the 1989 Budget.

Two specific projects come to mind. The first is the extension of 32 Street from 30 Avenue to Douglas Avenue. This was scheduled for 1989 and gives access to the City Deer Park subdivision from the south. The roadway would be extended only as a two lane facility at this time. The estimated cost of the project is \$700,000.

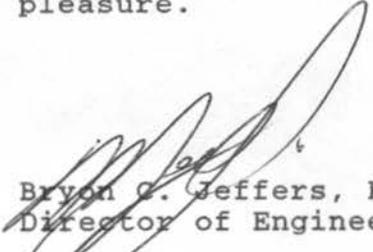
In the Transit Budget for 1989, we have recommended the purchase of five buses. The present fleet has twenty-seven buses. At present, 3 units are down with undetermined but significant structural problems.

At peak times, we require 22 buses on the road. With the three down, we have only 2 spares. In winter particularly, a number of problems can arise that take a bus out of commission for a day or two. We are at a point where if more buses are determined to have structural problems, our service to the public may be affected. We know other buses are showing signs of deterioration but we have not been able to determine exactly how bad it is.

I have attached a report from the Transit Manager outlining in more detail the problem.

It would be difficult to analyze, tender and award a contract for bus supply by year end, we believe it could be accomplished if Council approves of this move and gives it's blessing at this meeting.

We would be pleased to discuss the matter further at Council's pleasure.



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

BCJ/sl
attach.

DATE: SEPTEMBER 14, 1988
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: TRANSIT MANAGER
RE: BUS REPLACEMENT - TRANSIT DEPARTMENT

The attached report outlines the current mechanical difficulties, proposed replacement program and background information on the current Transit bus fleet.

Your comments are respectfully requested.



G. E. BEATTIE,
TRANSIT MANAGER

GEB/sp

enc:

THE CITY OF RED DEER TRANSIT DEPARTMENT

BUS REPLACEMENT

BACKGROUND

The City of Red Deer Transit Department operates a fleet of 27 G.M.C. urban transit buses. These buses range in age from 18 years old to 8 years old with an average fleet age of 11.2 years. (See Appendix I for unit age distribution.)

At the time these units were purchased, the industry accepted standard for life expectancy of a G.M.C. transit bus was 18 to 20 years. However, recent events have resulted in transit systems downgrading the life expectancy to approximately 15 years. As a result, the City of Red Deer has evaluated the condition of the current fleet and has uncovered a number of significant concerns.

THE PROBLEM & CONCERNS

Approximately 18 months ago various transit systems throughout the country, including systems such as Ottawa, Montreal and Calgary indicated that a number of buses in the 11 to 13 years old bracket were beginning to show signs of metal fatigue in the buses sub-structure. The signs that were evident were premature corrosion of the metal components of under-carriage and body side panels, along with rippling and separation of the floor. Although these problems were brought to our attention through the C.U.T.A. Alberta Chapter meetings, the Transit Administration was not receiving any adverse reports from the maintenance garage regarding sub-structure corrosion. It should be pointed out, however, that the maintenance people working on the bus fleet regularly checked the suspect areas and could not determine any signs of metal fatigue. Subsequent information received by Calgary Transit as recently as 2 months ago, indicated that the majority of the corrosion is in areas not readily seen without tearing down the rear portion of the bus. Therefore, detection of the metal fatigue problems would be difficult.

Notwithstanding the above, approximately six weeks ago, unit #7131 was in the garage for a routine safety inspection and rear brake replacement. When the mechanics removed the rear wheels, hairline cracks were detected in the bus sub-structure. Upon cleaning out the wheelwells of excess dirt and road grime, a large amount of cracks and metal corrosion were observed. Subsequently, in the opinion of the mechanics, the bus did not meet safety inspection standards and the bus was removed from active service.

- 2 -

As this bus was only 11 years old, the Transit Administration was concerned over the condition of the remaining buses in the fleet. The Transit Department then requested that the remaining units be inspected for similar problems. Once completed, it was determined that 10 buses showed significant signs of metal deterioration.

Although the mechanics that work on the bus fleet are well versed in bus mechanics, the problems being encountered were new to the mechanics. As a result, an investigative trip was taken to Calgary Transit to discuss the problem with Calgary Transit officials.

As Calgary Transit was also experiencing sub-structure problems and had embarked on a repair program, it was felt that a great deal of information could be obtained from Calgary. Our trip resulted in us discovering that the sub-structure corrosion extended far beyond the areas that can be regularly seen. The process of rebuilding the unit is costly and time consuming. (See Appendix II.) For the most part, the complete bus from the rear exit doors to the rear of the bus has to be torn out and rebuilt, including the support struts, bulkheads, shear plates and interior flooring. The rebuilding of their units has resulted in 3 men working solely on the rebuild program.

SOLUTIONS

Basically the solutions to this problem are two-fold. Either commence a rebuild program such as Calgary Transit or replace the units.

It is the opinion of both the garage staff and the Transit Administration that a re-build program for Red Deer is not practical. The garage does not have sufficient staff or space to rebuild a bus. The average rebuild process takes approximately 3 months. The garage building itself is not conducive to having a work bay occupied by a piece of equipment for that length of time.

The second option to a self rebuild program is to contract out the work. Estimates given to Calgary Transit by bus rebuild companies have indicated that the cost of rebuilding would exceed the City's portion, under a Capital Funding Program, of purchasing replacement buses.

Due to the significant cost factors to rebuild the affected units, I would suggest that replacement of the unit would be the only other alternative open to the City of Red Deer.

- 3 -

RECOMMENDATION

It would appear that given the age of the units that are showing metal fatigue, that the 18 to 20 year life expectancy for a Transit bus is not realistic. Given the experience of Calgary Transit and Red Deer Transit, it is suggested that the life expectancy be reduced to 13 to 15 years.

As a result, the Transit Administration respectfully recommends the following:

- 1) That buses be scheduled for replacement upon reaching 13 years of age.
- 2) That the current 27 bus fleet be replaced on a progressive scale between 1989 and 1993 as outlined in Appendix III.
- 3) That the Transit Department investigate the feasibility of a staggered delivery period tender between 1989 and 1993.
- 4) That the Maintenance Garage continue to inspect the fleet every six months to ascertain the level of sub-structure metal fatigue.
- 5) That the Maintenance Garage embark on a program in an attempt to arrest the metal fatigue advancement (ie. undercoating).

APPENDIX I

TRANSIT BUS FLEET
AGE DISTRIBUTION

MODEL YEAR	NUMBER OF BUSES
1970	2
1972	1
1974	1
1975	3
1977	5
1978	3
1979	6
1980	6
	—
TOTAL	27

APPENDIX II

TRANSIT DEPARTMENT BUS FLEET
REBUILD vs. REPLACEMENTIn-house Rebuild

Total man hours 400
Total down time 3 months
Average Cost \$35,000

Replacement

City Cost - \$47,500
Delivery time -6-9 months

Contract Rebuild

Average Cost \$56,000
(as quoted to Calgary)

APPENDIX III

TRANSIT DEPARTMENT BUS FLEET

REPLACEMENT FORMAT

<u>REPLACEMENT YEAR</u>	<u># OF BUSES</u>	<u>APPROX. CITY COST</u>
1988	5	
1989	5* 3	\$240,000
1990	6** 3	\$300,000
1991	4	\$210,000
1992	6	\$330,000
1993	6	\$350,000

NOTE: * These buses are subject to severe metal fatigue and may not meet safety standards beyond one year of active service.

** These buses are showing signs of damage by sub-structure corrosion, but are projected to remain in active service up to two years.

Alberta

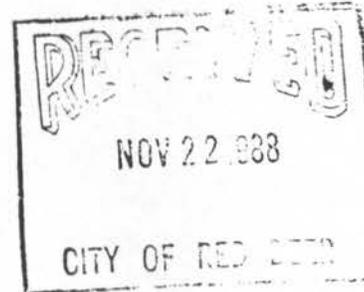
TRANSPORTATION
AND UTILITIES
Urban Transportation Branch

1st Floor, Twin Atria Building, 4999 - 98 Avenue, Edmonton, Alberta, Canada T6B 2X3 403/427-4575

Byron
~~Byron~~
~~Shari~~
Shari

November 15, 1988 NOV 22 1988

Mr. Bryon Jeffers, P.Eng.
Director Engineering Services
City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4



Dear Mr. Jeffers:

RE: ALBERTA CITIES TRANSPORTATION PARTNERSHIP PROGRAM

Now that the new program has been announced, there are a number of administrative items that need to be brought to your attention.

The Minister announced the new program on October 1, 1988, in order to give the cities as much lead time as possible, so that construction projects would not be delayed in 1989. Applications will be processed as soon as possible after receipt. It is not necessary to wait until January 1, 1989, to submit 1989 grant applications; they can be processed right now.

Not all projects will be approved in one single approval letter. For the new Partnership program, the Minister will identify major projects which he wishes to review personally and which he will approve and announce separately. Your early receipt of the basic capital funds will depend on our early receipt of the project applications. At the very latest, the city should submit its initial 1989 grant application by April 1, 1989.

Supplemental applications may be submitted any time throughout the year.

With respect to the Community Safe Streets Grant, we are looking for input from the cities, before finalizing the list of projects that would qualify for cost-sharing under this program. If you have any suggestions, please don't hesitate to let us know about them.

Submitted to City Council

Date: 88/11/30 *fs*

.../2

Mr. Bryon Jeffers

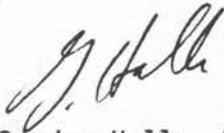
- 2 -

November 15, 1988

We consider 1988 to be a "clean-up" year for the existing program, and the intent is that no carryover funds from 1988 into 1989 will be permitted, unless the carryover is for committed construction projects with contracts already in place. Any carryover that is not earmarked for a committed project will be treated as an advance on the city's 1989 allocation under Basic Capital.

A new Basic Capital agreement will be required for the new program. A separate agreement will also be required for the Community Safe Streets grant component. These will be forwarded to each city for execution as soon as possible. Cities having submitted their project applications at an early date, and who have returned the signed agreements, can expect to receive their 1989 grants immediately after the commencement of our fiscal year, i. e. April 1, 1989.

Yours truly,



Gordon Halls, P.Eng.
Executive Director

BM/cn/841

DATE: NOVEMBER 29, 1988
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: SURPLUS FUNDS - ALBERTA TRANSPORTATION FUNDING PROGRAM
- BASIC CAPITAL.

At the Council meeting of November 28, 1988 the following motion was passed concerning the above topic:

"RESOLVED that Council, having considered report dated November 14, 1988 from the Director of Engineering Services re: surplus funds - Alberta Transportation Funding Program - Basic Capital, hereby agree to proceed with the following projects:

1. Extension of 32 Street from 30 Ave. to Douglas Ave. as a two lane facility at an estimated cost of \$700,000;
2. The acquisition of five buses;

and as recommended to Council November 14, 1988."

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

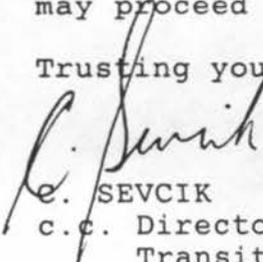
I would also advise that at the Council meeting of November 28, 1988, Three Readings were given to Debenture Bylaws 2964/88 and 2965/88.

Bylaw 2964/88 pertains to the extension of 32 Street from 30 Avenue to Douglas Avenue.

Bylaw 2965/88 pertains to the acquisition of the five transit buses.

Under cover of a separate memo to the Director of Finance we are requesting that he obtain early L.A.B. approval in order that we may proceed with the aforesaid projects.

Trusting you will find this satisfactory.


E. SEVCIK
c.c. Director of Finance
Transit Manager
City Commissioners

DATE: November 15, 1988
TO: City Council
FROM: City Clerk
RE: CONDITION OF PROPERTY/3820 - 52 AVENUE

At the Council meeting of November 14, 1988, the above topic was considered and the following motion was introduced.

Moved by Alderman McGregor, seconded by Alderman Pimm

"RESOLVED that Council, being of the opinion that the building and yard hereinafter described is unsightly and constitutes a nuisance by being in a deteriorated condition, Edith G. Sisson, being the owner of 3820 - 52 Avenue in The City of Red Deer, Province of Alberta (hereinafter called 'the presmies'), be and is hereby ordered and directed within thirty (30) days of a copy of this resolution being mailed to her by registered mail, to repair and maintain the exterior of the house, chimney, fence and clean up the said property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Edith G. Sisson, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Prior to voting on the above motion, however, the item was tabled for two weeks in order for Mr. Strader to meet with Mrs. Edith G. Sisson regarding some minor work which requires attention, namely:

1. trimming the hedge
2. clearing up the dog run
3. raking the grass
4. replacing missing siding on the south side of the house

Following hereafter is a further report from the Bylaws & Inspections Manager concerning this matter as requested by Council.


C. Sevcik
City Clerk
CS/ds

DATE: November 18, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: MRS. EDITH SISON / 3820 - 52 AVENUE

Could your office arrange to place the following matter before City Council for their consideration:

During the November 14, 1988 meeting of City Council, a resolution regarding the above site was tabled for two weeks, in order to permit the Bylaws and Inspections Manager and the owner of the property to meet to discuss those items that require improvement. Unfortunately, Mrs. Sison was unable to meet with us at the time the site was inspected. Accordingly, we sent the attached letter outlining those items that we feel require attention. We would recommend to Council that a resolution requiring these items be done be passed, giving Mrs. Sison fourteen (14) days in which to have the work completed.

We trust this is the information required.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

Enclosure

Commissioners' Comments

We would recommend that Council abandon the initial order proposed and that a new order be passed as suggested by the Bylaws & Inspections Manager.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

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

Bylaws and Inspections Department 342-8190

November 17, 1988

Mrs. Edith Sison
3944 - 51 Street Close
Red Deer, Alberta
T4P 1G8

Dear Mrs. Sison:

RE: CONDITION OF PROPERTY / 3920 - 52 AVENUE
LOT 9, BLOCK 6, PLAN 6564 E.T.
RED DEER, ALBERTA

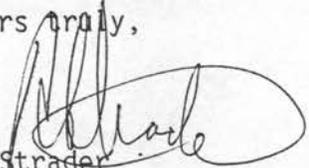
In accordance with Council's direction regarding the above site, we wish to advise that this department inspected same on November 15, 1988. We regret that you were unable to be present during this inspection, as we could have pointed out those items that, in our opinion, require improvement.

Accordingly, we will detail the items that we feel require your immediate attention, which are:

1. The hedges on the north and east sides of the property need to be trimmed.
2. The siding on the south side of the property has not been repaired, and requires attention immediately.
3. The dog run should be repaired.
4. The fencing and other materials stored on the site should be removed.

It is our intention to inform Council during their meeting of November 28, 1988 that these items should be done, and to recommend a resolution to that effect be passed during this meeting. Should you have any questions, please contact our office at your convenience.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: November 15, 1988
TO: Bylaws & Inspections Manager
FROM: City Clerk
RE: CONDITION OF PROPERTY/3820 - 52 AVENUE/EDITH G. SISSON

At the Council Meeting of November 14, 1988, the above topic was considered. Mrs. Sisson appeared at the Council meeting and indicated that she has undertaken some improvements to the property.

At the aforesaid meeting, you pointed out 4 minor things which needed to be attended to, namely:

1. trim the hedge
2. clear up the dog run
3. rake the grass
4. replace missing siding on south side of house

Council agreed the matter be tabled for a period of two weeks to enable you to meet with Mrs. Sisson to resolve the work that has to be completed to your satisfaction and Council would like you to report back in two weeks' time. At the next meeting, November 28, if the work is not completed to your satisfaction, presumably Council will consider passing the Order which is on the table.


C. Sevcik
City Clerk
CS/ds



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

DOUBLE REGISTERED

Mrs. Edith G. Sisson
3944 - 51 Street Close
Red Deer, Alberta
T4P 1G8

Dear Mrs. Sisson:

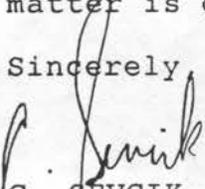
RE: CONDITION OF PROPERTY, 3920 - 52 AVENUE

At the Council meeting of November 28, 1988, the following motion was passed concerning the above-noted property:

"RESOLVED that Council, being of the opinion that the building and yard hereinafter described is unsightly and constitutes a nuisance by being in a deteriorated condition, Edith G. Sisson, being the owner of 3820 - 52 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to: 1) trim the hedges on the north and east sides of the property 2) repair the siding on the south side of the dwelling 3) repair the dog run 4) remove the fencing and other material stored on the site, failing which the Bylaws & Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Edith G. Sisson, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

The decision of Council in this instance is submitted for your information and appropriate action. Your co-operation in this matter is greatly appreciated.

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. Bylaws & inspections Manager

November 18, 1988

TO: CITY COUNCIL

FROM: CITY CLERK

RE: BEMOCO LAND SURVEYING LTD. - REQUEST FOR REDESIGNATION
LOT 5B, PLAN 4580 N.Y. CLEARVIEW SUBDIVISION
PROPOSED COMMERCIAL SITE

Council will recall that at the October 3, 1988 Council meeting, an application on behalf of 365611 Alberta Ltd. was submitted by Bemoco Land Surveying Ltd. requesting Council to redesignate the aforementioned lands from A.1 to the following:

- 1) Lots 22 - 28 to R.1 for single family residential
- 2) Lot 29 to R.2 for a proposed church
- 3) Lot 30 to C.3 for proposed 2500 sq. ft. convenience store and gas bar.

At the October 3rd Council meeting, the following motion was introduced and subsequently tabled to enable the applicant to meet with City administration and affected landowners regarding an acceptable overall development plan for the area.

Moved by Alderman Kokotailo, seconded by Alderman Surkan

"RESOLVED that Council of The City of Red Deer having considered request from Bemoco Land Surveying Ltd. to redesignate Lot 5B, Plan 4580 N.Y. from A.1 to R.1, R.2 and C.3 designation hereby agree not to approve the application in its present form and that the applicant be encouraged to work with the property owners to the south and area residents to prepare an overall plan along the line of Figure 2 in the Planners Report (page 100) recognizing the necessity of some higher density housing and/or commercial development, and as recommended to Council October 3, 1988, by the Commissioners."

MOTION TABLED

To assist Council I am enclosing in a separate package all of the material which appeared on the Council agenda of October 3, 1988.

We have now received revised plans from Bemoco Land Surveying Ltd. under cover of correspondence dated November 16 and November 17, 1988, copies of which are included hereafter, along with administrative comment.

BEMOCO LAND SURVEYING LTD.

Also included are copies of correspondence received from property owners in the vicinity who are expressing concern over the development of this property.

Respectfully submitted,



C. SEVCIK
City Clerk

Subdivision Consultants ★ Land Surveyors

November 16th, 1988

City of Red Deer
Box 5008
Red Deer, Alberta

ATTENTION: C. Sevcik, City Clerk

Dear Sir:

RE: Request for Redesignation
Lot 5B Plan 4580 N.Y.
Clearview Subdivision

I wish to acknowledge receipt of your letter of October 5th, 1988 relating to the tabling resolution on our request to redesignate the above described lands.

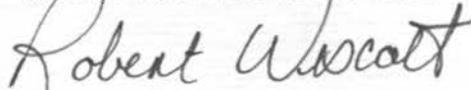
Since our appearance before Council on October 3rd, 1988 we have held numerous meetings with land owners to the south (as well as some area residents) in an attempt to prepare an overall plan for that portion of East Clearview, which would be acceptable to all parties concerned.

As a result of the dialogue established and a commitment by all parties to resolve to dilemma, I wish to advise that an agreement has been reached and the "overall plan" is hereby enclosed for Council's consideration.

I would like to express our sincere appreciation to Mr. Day, the City Commissioner and Mr. Jeffers, the Director of Engineering Services, for their patience to the numerous inquiries made of them, as well their guidance and direction in helping our group reach a successful conclusion.

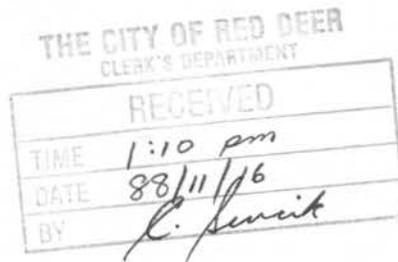
Yours truly,

BEMOCO LAND SURVEYING LTD.



Robert Wescott, Consultant

/gvg



Subdivision Consultants ★ Land Surveyors

Our File: S-044-87

November 17th, 1988

City of Red Deer
Box 5008
Red Deer, Alberta

ATTENTION: Charlie Sevcik, City Clerk

Dear Sir:

RE: Request for Redesignation
Lot 5B Plan 4580 N.Y.
Clearview Subdivision

As a follow up to my letter of November 16th, 1988, please find enclosed copies of a revised tentative plan showing the parcel size and configuration as it relates to Lot 5B.

As per our discussion of the 16th, I will provide copies directly to the people below.

Again I stress that the revised tentative plan is primarily submitted to show the parcel size and configuration as it relates directly to Lot 5B and not to the remainder of the development.

Should you have any questions please do not hesitate to contact me.

Yours truly,

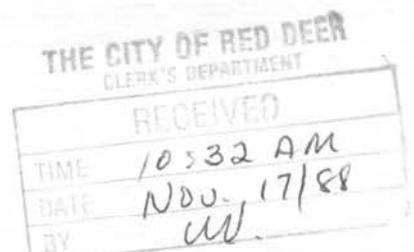
BEMOCO LAND SURVEYING LTD.

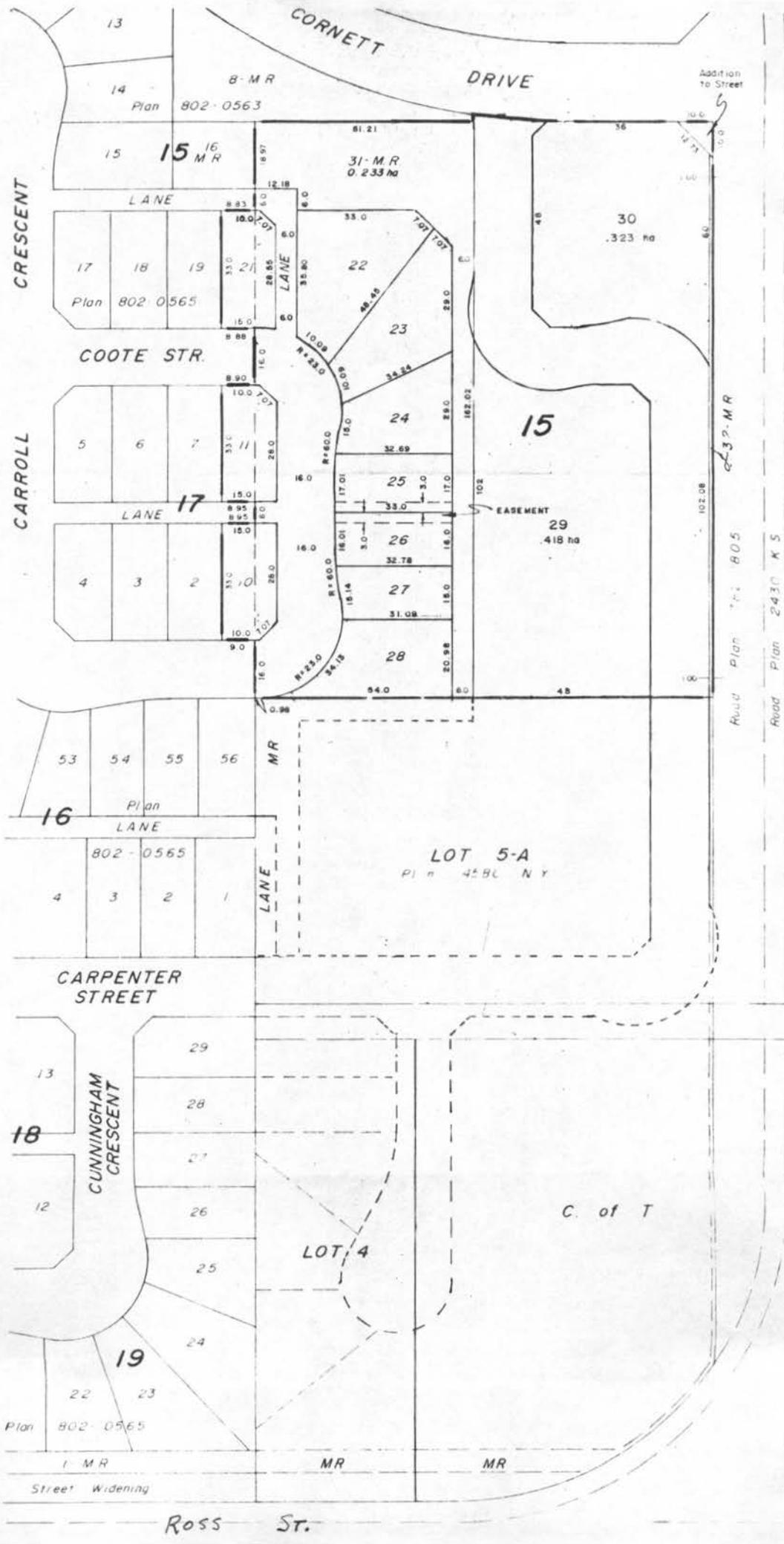
Robert Wescott
Robert Wescott, Consultant

/gvg

c.c. Craig Curtis, Director of Community Services
Bryon Jeffers, Director of Engineering Services
Ryan Strader, Bylaws & Inspections Manager
Allan Knight, City Assessor
Alan Scott, Economic Development Manager
Al Roth, E. L. & P. Manager
Bob Oscroft, Fire Chief
Don Batchelor, Parks Manager

Urban Planner 88/11/17





30TH AVENUE

Road Plan 805

Road Plan 2430 K 5

Addition to Street

CARROLL

CRESCENT

CARPENTER STREET

CUNNINGHAM CRESCENT

CORNETT DRIVE

COOTE STR.

ROSS ST.

Street Widening

MR MR MR

LANE

LANE

LANE

EASEMENT

LOT 5-A
Plan 42 BL NY

LOT 4

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CS-1.963

DATE: November 17, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: REQUEST FOR REDESIGNATION:
Clearview Subdivision
Your Memo Dated November 16, 1988 Refers

I have reviewed the proposed subdivision and redesignation with the Parks and Recreation and Culture Managers. We have no objections from a Community Services perspective.

The proposed Municipal Reserve is planned to be consolidated with the adjacent reserve lots to form a local park, which will be an attractive feature in the area.

It should be noted that the commercial site was not anticipated when the recreation levies were calculated. Consequently the funds available for the completion of the community shelter and other facilities within the central neighborhood park will be reduced by approximately \$1,900.00.


CRAIG CURTIS

/jmf

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation and Culture Manager

DATE: November 21, 1988

TO: C. Sevcik
City Clerk

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

RE: Request for Redesignation
Lot 5B, Plan 4580 NY
Clearview Subdivision

E. L. & P. have no objection regarding the above mentioned area.

By copy of this letter the owner/developer is requested to contact our department regarding alignments and easement requirements.

Upon receiving development plans, and an expected construction schedule our department can provide an estimated cost for this project.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

c.c. Robert Wescott, Bemoco Land Surveys
Gord Stewart, Eng. Dept.

DATE: November 18, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **CLEARVIEW SUBDIVISION / REQUEST FOR REDESIGNATION**

In response to your memo regarding the above subject, we wish to advise that we are unable to comment on the above, as there is no indication as to the uses contained in the proposed subdivision. Until such time as these uses are selected, our department has no comments regarding the proposed road layout, etc.

Yours truly,

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

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

November 21, 1988

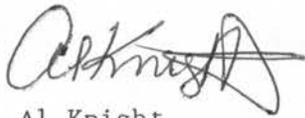
24.

TO: City Clerk

FROM: City Assessor

RE: REQUEST FOR REDESIGNATION/CLEARVIEW SUBDIVISION

The Land and Tax Department have no comment on the rezoning proposal in reference to proposed R2 and C3 areas. We trust that the appropriate Departments will comment on compatability, access, etc. The R1 proposal, however, appears to be reasonable and we would support this area of rezoning.



Al Knight
City Assessor

AK/dm

cc Director of Community Services
Director of Engineering
Bylaws and Inspections Manager



RED DEER REGIONAL PLANNING COMMISSION

25.

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

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

November 22, 1988

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

Dear Sir:

Re: Request for Redesignation/Lot 58,
Plan 4580 N.Y. / Bemoco / Clearview Estates

Bemoco Land Surveying Ltd., have submitted their second revised road plan in conjunction with their proposal to develop the 2.3 ha. parcel in Clearview Estates. This road plan proposes to loop Coote Street back to Carroll Crescent and provide a second through street extending along 30th Avenue to eventually link with Carpenter Street when the area to the south is developed. Although not stated, it is assumed that the proposed uses are similar to the previous proposals.

The City Planning Section has the following comments:

- 1) Proposed Subdivision Design
This proposed street layout and subdivision of the parcel (Figure 3) is an improvement over the first revision (Figure 2) but, in our opinion, is not as well designed as the original street layout (Figure 1). Although this layout provides for an alternative access to the two remaining parcels to the south, it creates a less efficient development plan with reduced lot frontage and increased development costs. In regard to functional design and cost efficiency, our preference is the original street layout (Figure 1).
- 2) Proposed Convenience Store/Gas Bar
From an overall planning perspective, we are still opposed to the C3 convenience commercial development component. As outlined in previous comments, the commercial proposal is contrary to the 1978 Clearview Meadows Plan and the East Hill Concept Plan. Two existing similar commercial developments are located within half a mile of this site.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk

Re: Request for Redesignation/Lot 58
Bemoco/Clearview Meadows

Pg. 2

A second factor is that the proposed site is larger than the maximum required site for a C3 development. Convenience commercial sites should not exceed 0.2 ha (0.5 ac) because the maximum floor area or gross leasable area is 500 m².

If City Council approves this revised road layout, it is recommended that the proposed C3 commercial site be deleted and alternatively designated as R2 or R3.

Yours truly,

Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION
VP/cc

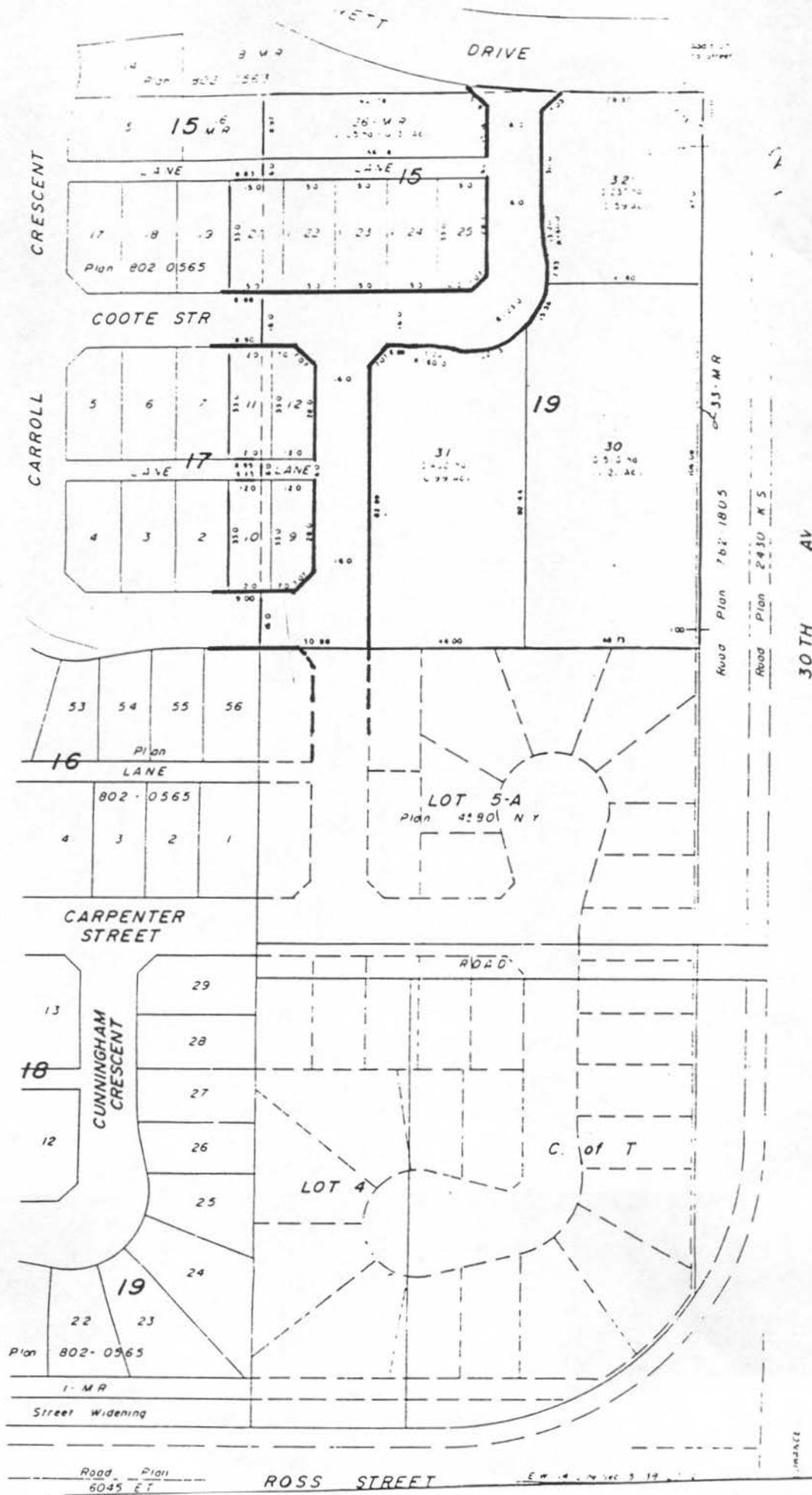


FIGURE I

Plan 802-0563

CORNETT DRIVE

Addit. to Street

8-M.R. Plan 802-0563

15 15 16 M.R.

31-M.R. 0.233 ha

30 0.324 ha

Plan 802-0565

COOTE STR.

15

29 0.721 ha

32-M.R. 0.015 ha

LANE 17

EASEMENT

FIGURE 2

CRESCENT

CARROLL

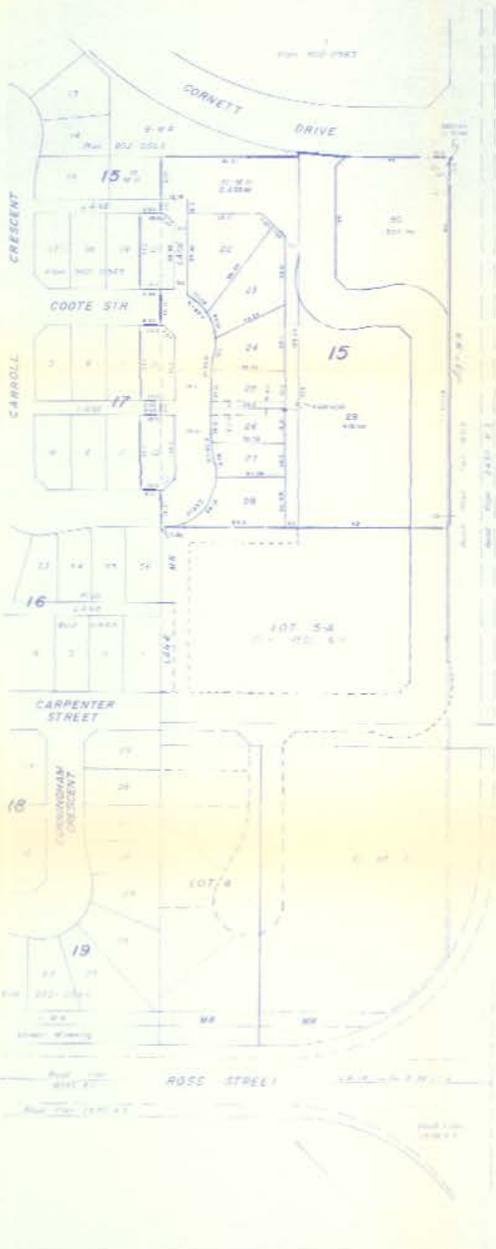


16

Plan LANE

53 54 55 56

1/24/2018



ROLLIS STR.

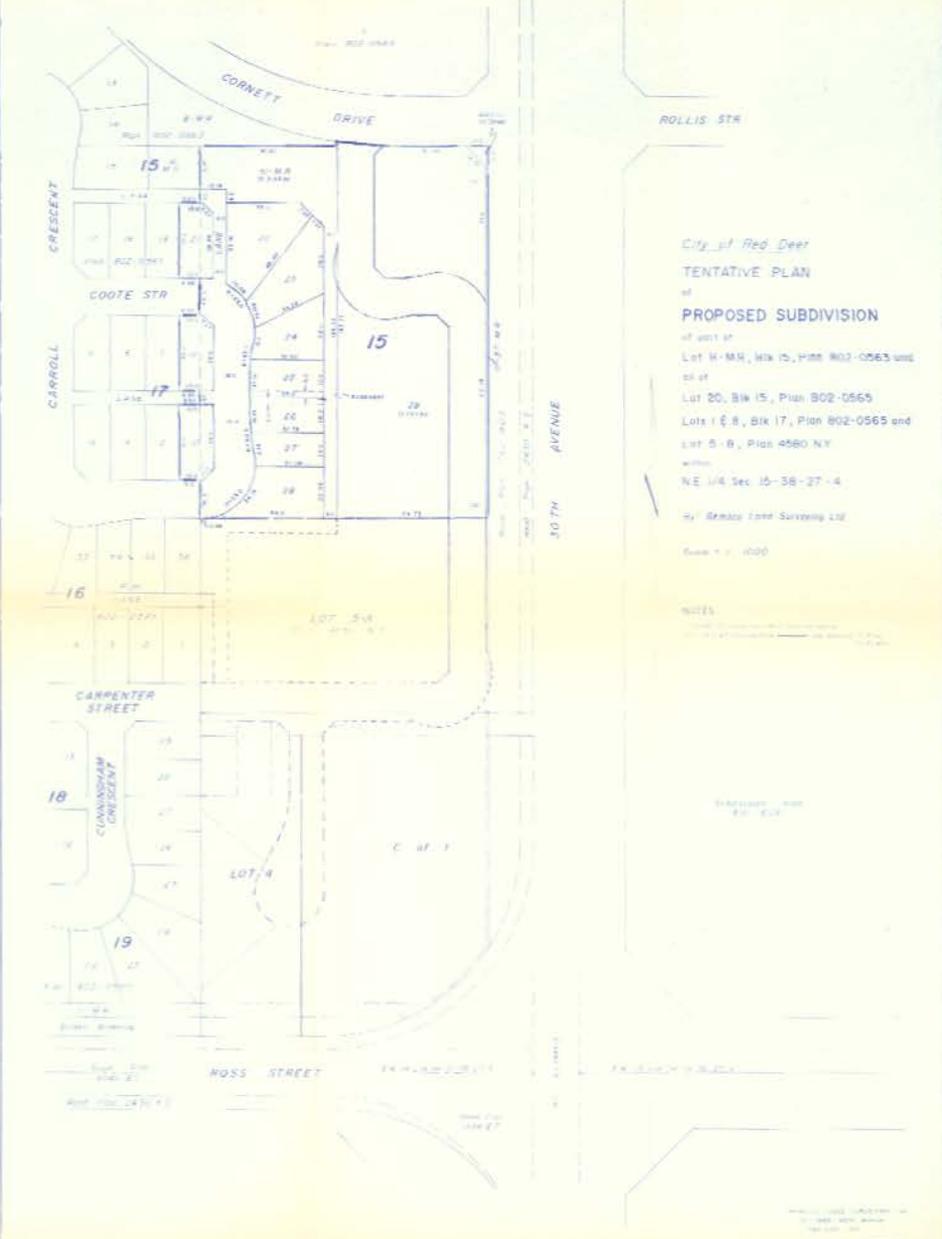
City of Red Deer
 TENTATIVE PLAN
 of
 PROPOSED SUBDIVISION

of part of
 Lot 20, Blk 15, Plan 802-0562 and
 Lot 20, Blk 15, Plan 802-0565
 Lot 1 E B, Blk 17, Plan 802-0565 and
 Lot 3 B, Plan 4580 R.Y.
 within
 NE 1/4 Sec. 15-18-27-4
 R.F. Bruce Land Surveying Ltd.
 Scale 1" = 1000'

NOTES
 1. All lots are to be surveyed and staked out.
 2. All lots are to be surveyed and staked out.
 3. All lots are to be surveyed and staked out.

PLANNED BY
 R.F. Bruce Land Surveying Ltd.
 1100 - 10th Street, Red Deer, Alberta
 T4N 1A1
 (403) 293-1100

Plan submitted with Ord. 1492 letter
 Duplicate
 Nov-29/88
 Council



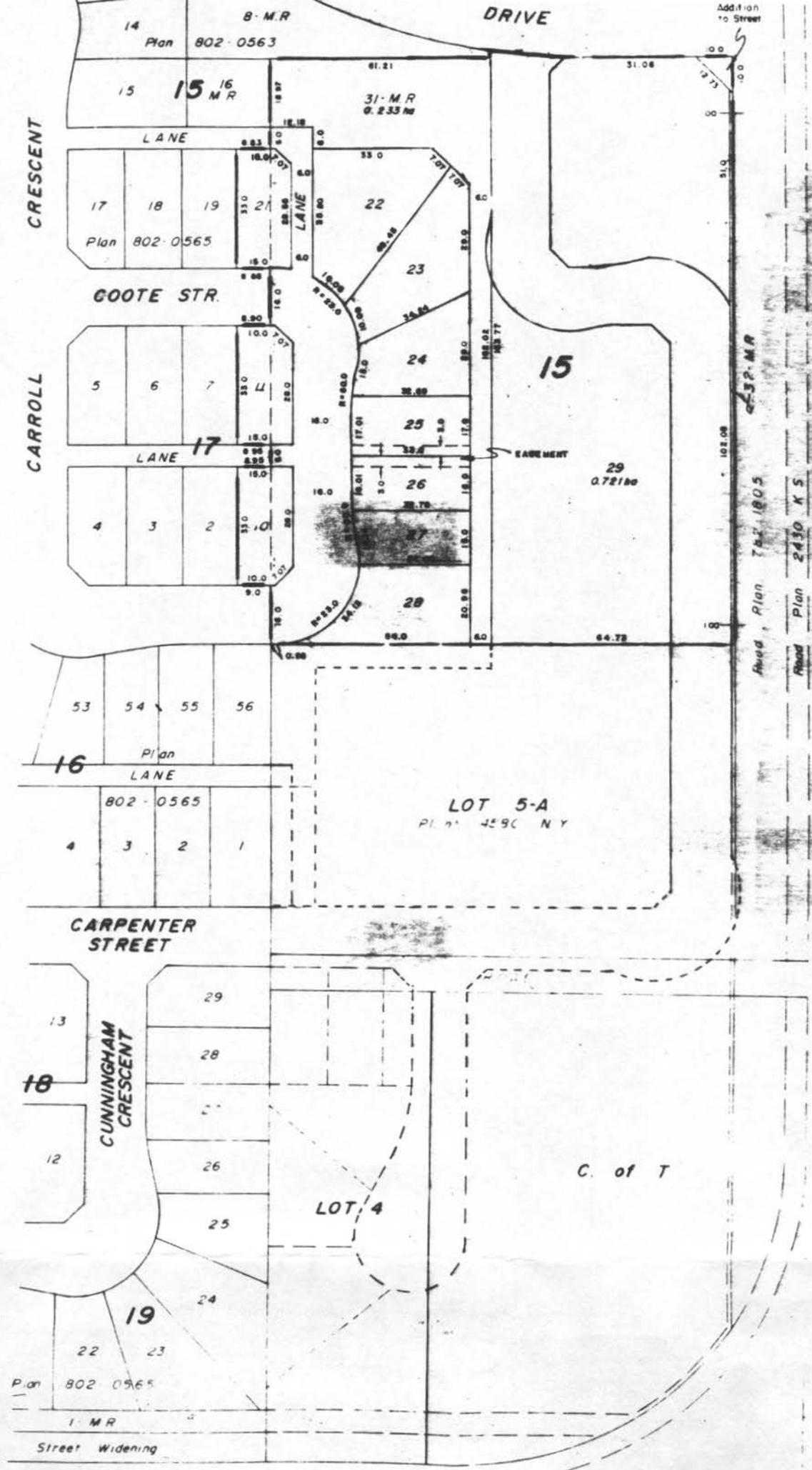
City of Reed Deer
 TENTATIVE PLAN
 of
 PROPOSED SUBDIVISION

of part of
 Lot M-M, Blk 15, Plan 802-0563 and
 of
 Lot 20, Blk 15, Plan 802-0565
 Lots 1 E-B, Blk 17, Plan 802-0565 and
 Lot 5-B, Plan 4580-NY
 within
 NE 1/4 Sec 15-38-27-4
 R/L Remick Land Surveying Ltd
 Scale = 1" = 100'

NOTES

PREPARED BY
 R/L

REED DEER, ONTARIO
 11-28-88
 11-28-88



Addition to Street
 1805
 2430 K S
 30TH AVENUE

SB/BC with
I



ROLLIS STR

City of Reg Deer
TENTATIVE PLAN
of
PROPOSED SUBDIVISION

of part of
Lot B, M.R., Bk 15, Plan 802-0563 and
of
Lot 20, Bk 15, Plan 802-0565
Lots 1 & B, Bk 17, Plan 802-0565 and
Lot 3, B, Plan 802-0567
within
N.E. 1/4 Sec 15-38-27-4
2d Belton Land Allotment A.N.
Scale = 1" = 100'

NOTES
1. THE AREA SHOWN IS SUBJECT TO ALL EXISTING
2. THE AREA SHOWN IS SUBJECT TO ALL EXISTING

DATE: 10/10/10
BY: [Signature]

City of Reg Deer
Planning Department
1000 Reg Deer Blvd
Reg Deer, ND 58844
701-785-2000

DATE: November 22, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: REDESIGNATION CLEARVIEW SUBDIVISION,
LOT 5B, PLAN 4580 N.Y.

This department cannot comment on this Subdivision as we do not know the type of proposed use. Before comments can be made a preliminary site plan is required by this department showing location of the building, fire hydrant location, emergency vehicle access and parking lay out.



C. Robson
FIRE MARSHAL

CR/1f

C.C. Fire Chief

Robert Wescott Consultant
Pemoco Land Surveying Ltd.
#21, 7895 - 49 Avenue
Red Deer, Alberta

DATE: November 18, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: LOT 5B, PLAN 4580 N.Y. - CLEARVIEW SUBDIVISION
REDESIGNATION - BEMOCO LAND SURVEYING LTD.

We have reviewed the plan submitted by the applicant for the subject area.

While the Engineering Department does not consider the road plan illustrated to be the optimal plan, it is certainly an improvement over the long cul-de-sac (dead end road) that was being considered at an earlier time.

From a purely traffic distribution and dispersion point of view, the ideal solution would be to have all three east-west roadways connected to the new street to be constructed in the area to be developed. This would allow for maximum dispersion of traffic accessing or exiting the area. What is proposed is access to Carpenter Street only. While this is not ideal, it is, in our opinion, a workable compromise, as we would not be faced with a +/- 250 m cul-de-sac.

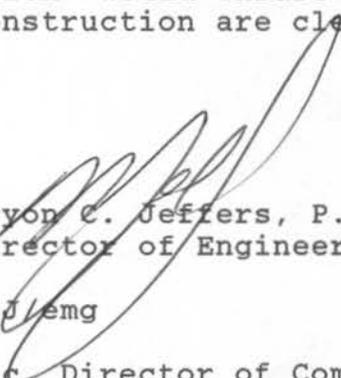
At the meeting mentioned in Mr. Wescott's letter, that Mr. Day and the writer attended, several of the involved parties were present. All of the major land holders (undeveloped property) were there, as well as residents from Clearview. At the close of the meeting, general consensus on the plan before Council, had been reached. It was my understanding, however, that residents of Carpenter Street were not present. The residents of the area that were present and the developer indicated they would discuss this option with those along Carpenter Street for their opinion. The developer, or representatives of this Street, may be at Council to present their opinion.

It is important, from the Engineering Department's perspective, that all concerned parties realize that this is the road pattern proposed for the area and that it will evolve over a number of years, as the land is developed.

City Clerk
Page 2
November 18, 1988
File: 045-062

There may still be unresolved concerns about land use. It is assumed this will be addressed by the developer and the Planning Commission.

Should Council be considering approval of this plan, it should be conditional upon execution of a satisfactory development agreement which would ensure that City concerns regarding access and road construction are clearly outlined and resolved.


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

BCJ/emg

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

Commissioner's Comments

As can be seen from the attached reports, both Mr. Jeffers and myself attended a meeting with the owners of the undeveloped land, the developers and some of the neighbourhood residents, in order to clarify the concerns of the City and to try to provide additional information in order that the parties could try to reach a compromise solution satisfactory to all.

One of the primary concerns of the City was the road system in the undeveloped area and the need for it to be connected to the existing road system for an even distribution of traffic and to provide safe and alternate access for safety and protection, traffic such as fire, police, ambulance, etc.

The proposal before Council, as outlined by the Director of Engineering Services, while far from ideal, is a workable compromise which is acceptable and does make it unlikely that traffic will wish to use this route as a short cut.

We also recognize that from an economic perspective, it is unrealistic to expect the entire undeveloped area to be developed for single family housing and that some higher density uses will be required.

The Mayor does not support the proposed commercial development and would recommend against its approval. I would prefer to stay with the original plan which

did not contemplate commercial development, but if this solution was satisfactory to all the parties concerned, I would not oppose it.

However, there is an objection from another owner of commercial property in the area who is objecting. This objection raises the concern which we have often expressed to Council, that changes in land use affect not only the area in question, but have an impact on other areas where such a land use was contemplated and planned for. Accordingly, Council must address these concerns, and if the proposal is not acceptable to all parties, I would have to recommend to Council that they stay with the original planned uses for the area which were a mixture of single and multiple family development.

"M.C. DAY"
City Commissioner

October 21, 1988

Your Worship Mayor McGhee
 Members of Council
 Mr. Commissioner
 City of Red Deer
 Box 5008
 Red Deer, Alberta
 T4N 3T4

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	9:30 am
DATE	88/10/26
BY	L. Juvik

Re: Proposed Development
 Southeast Corner of Cornett Drive & 30 Ave.
 Clearview Subdivision

Ladies & Gentlemen;

It is my understanding that a development is proposed for the above site consisting of a convenience store, gas bar, church and residential. I am strongly opposed to the commercial component (convenience store and gas bar) portion of the development.

The background of my interest in this issue is that during 1988 my firm was involved in the development of the Deerpark Shopping Center and a convenience store and gas bar located therein. The project being situated at the corner of Ross St. and Davison Drive. Both shopping center and convenience store & gas bar having opened this last month.

My investment decision, taken in early 1988, was predicated upon a market analysis of the area, and zoning research of

other vacant sites within the district.

The Clearview site was reviewed. I was advised that, according to the East Hill Concept Plan approved by City Council on October 15, 1985, (Exhibit A), the site was not designated commercial. Also a City Council Resolution, dated October 3, 1988, accepts the revised East Hill Concept Plan (Exhibit B) which does not designate this as a commercial site.

Quote:

"Resolved that Council of the City of Red Deer hereby agree to approve the East Hill Concept Plan as presented to council October 3, 1988 subject to a further report for councils review on a possible large commercial site". (I am advised that this large commercial site referred to is not the subject site)

I wish to emphasize two points;

A) If the proposed Clearview convenience store and gas bar is approved the concentration of stores within the general area is too great. As reflected by Exhibit C the three stores would be located within a 1km radius. This is an over-supply situation ultimately detrimental to all concerned. Our firm has made a major investment which could be negated one month after opening.

I am also advised that the Red Deer Regional Planning commission, when this issue was previously before council, opposed the convenience store and gas bar on the Clearview site due to over concentration in the area.

B) The credibility of the planning process and council resolutions evolving therefrom. The "East Hill Concept Plan" and resultant council resolutions do not designate this site for commercial development. If investors are to have continued faith in Red Deer as a strong investment climate, credibility must be maintained.

Our development was established in accordance with the East Hill Concept Plan and zoning in place on the site. To now permit another development effectively negates the primary thrust of the East Hill Concept Plan and councils resolutions of October 15, 1985 and October 3, 1988.

I respectfully request that City Council do not approve the commercial component of the proposed development.

Yours truly,

M. R. SODERQUIST HOLDINGS LTD.

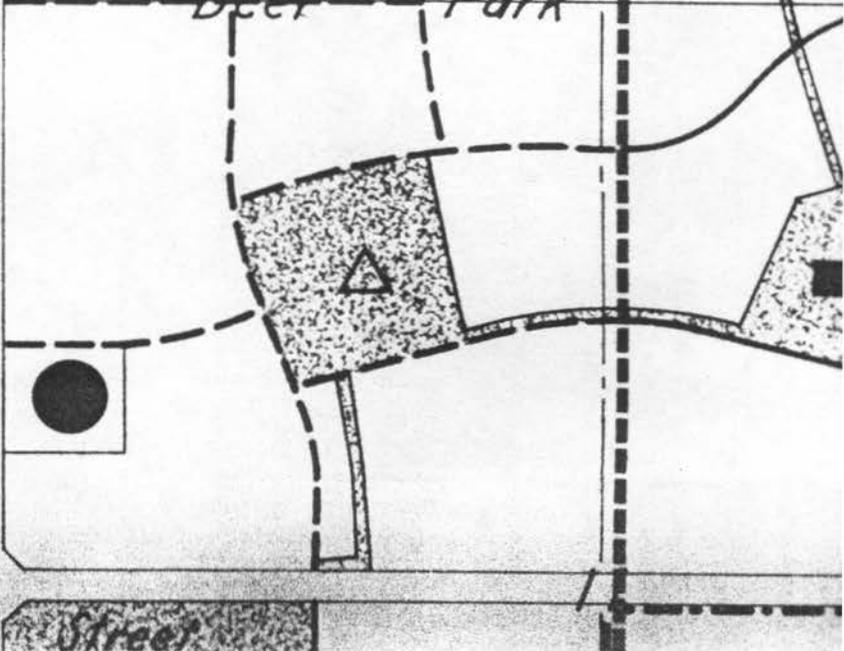
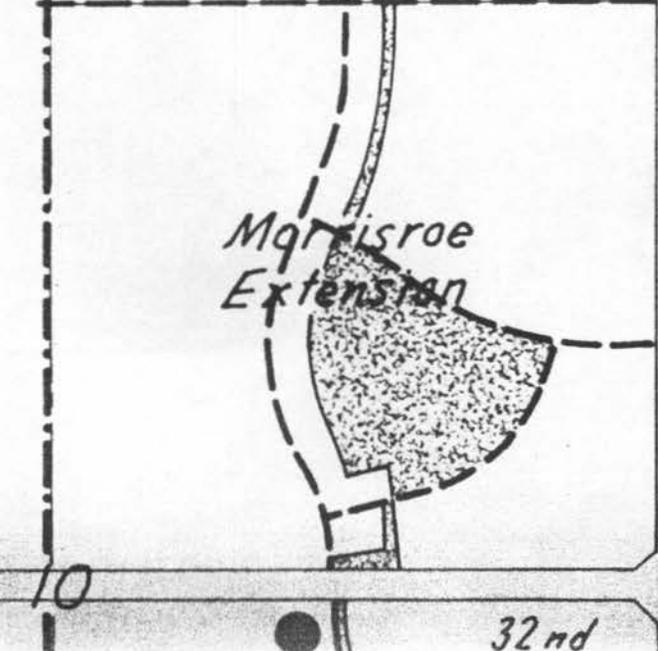
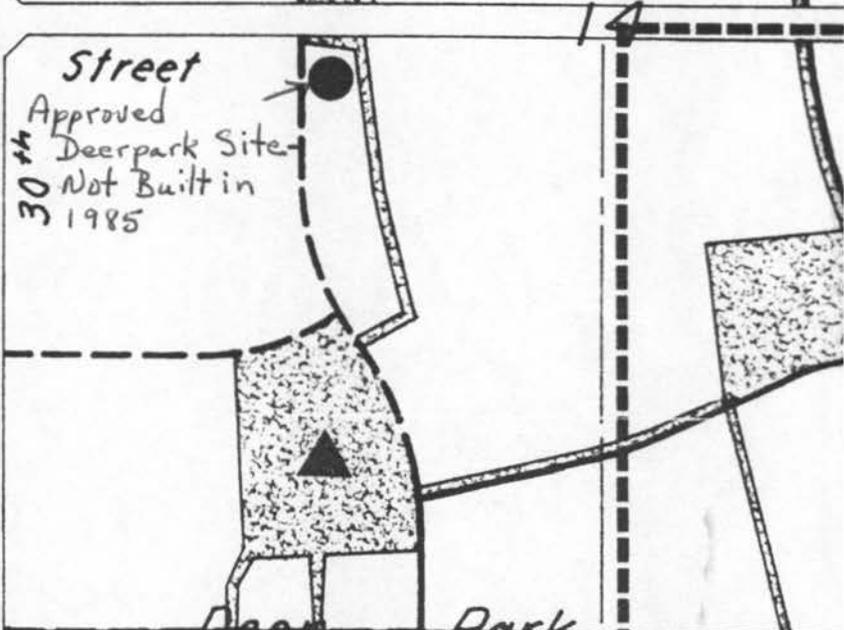
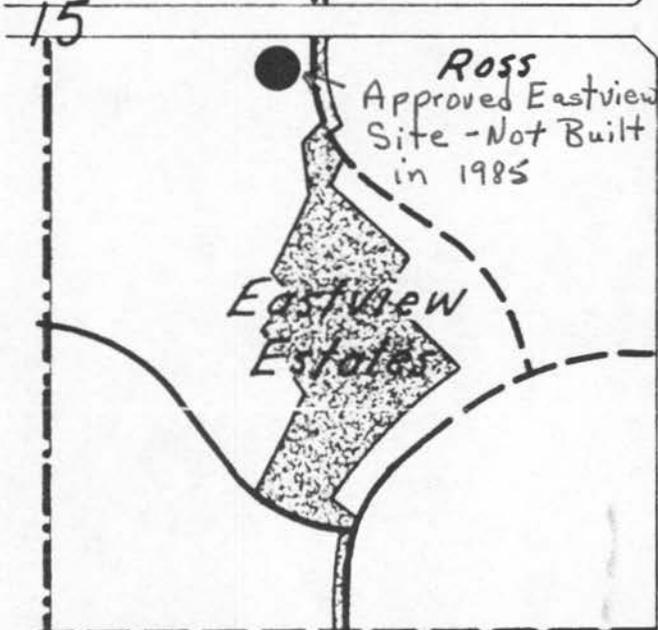
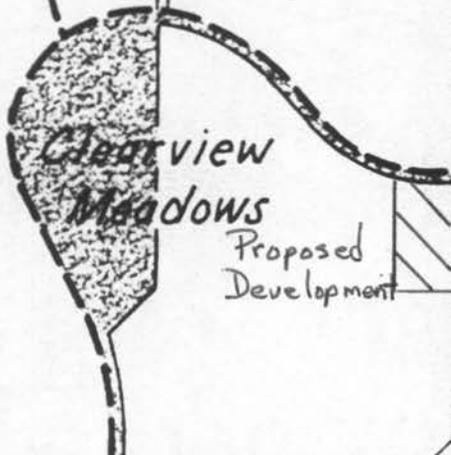


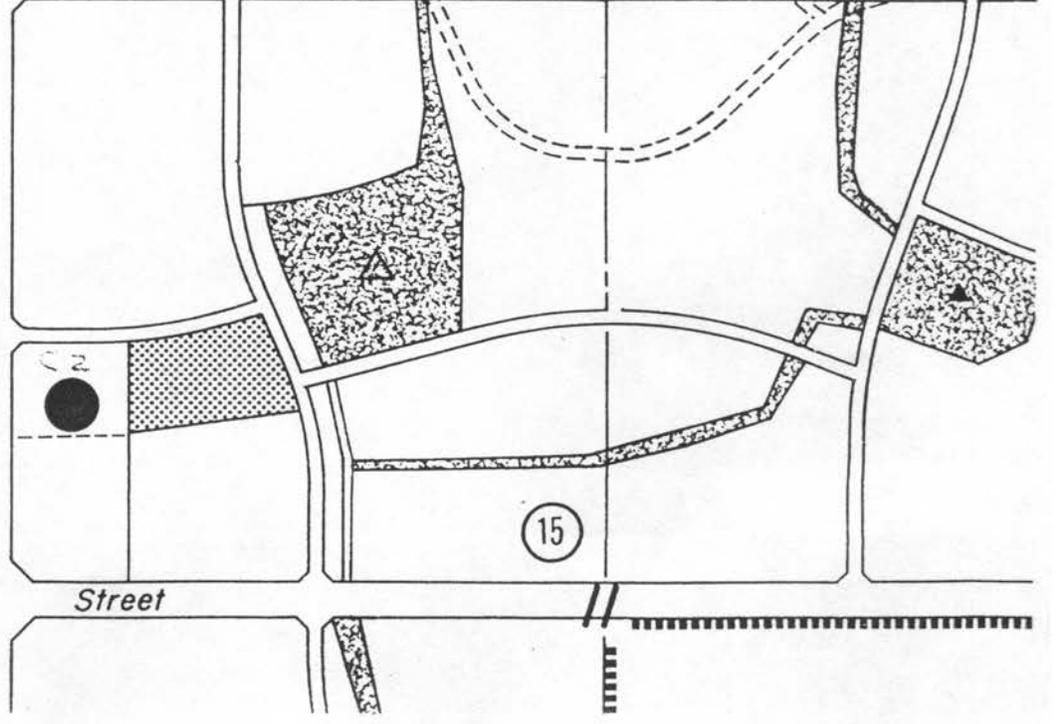
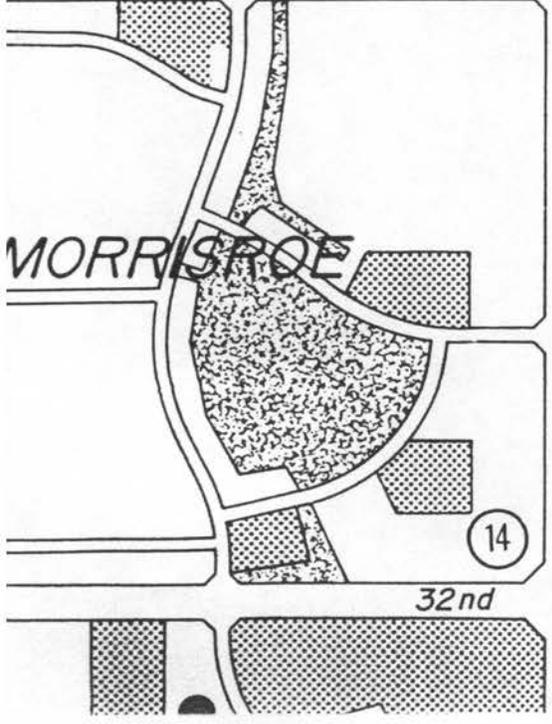
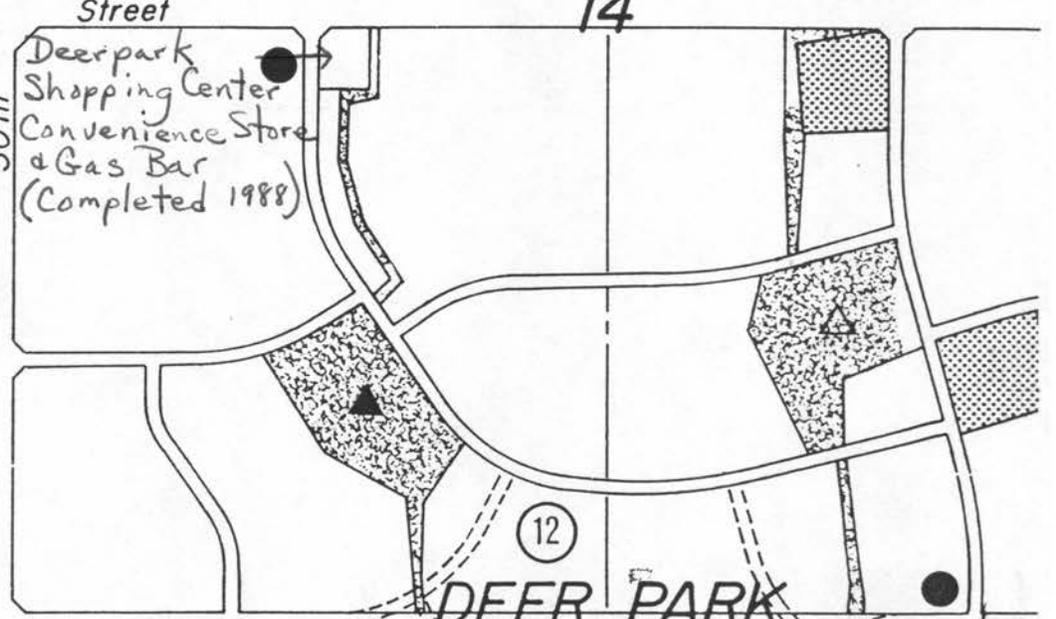
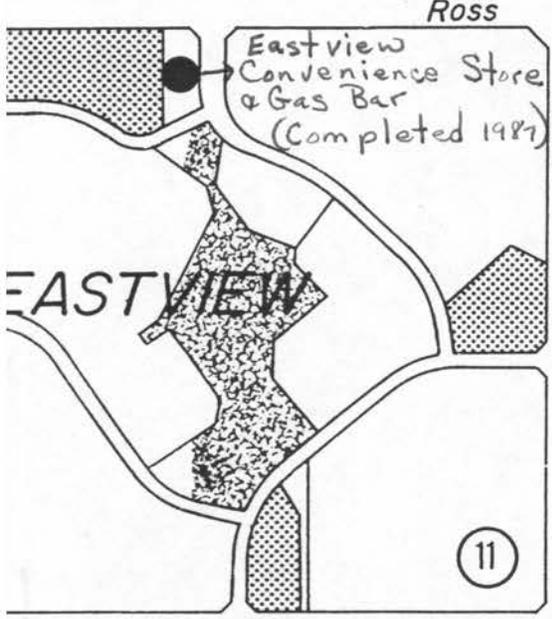
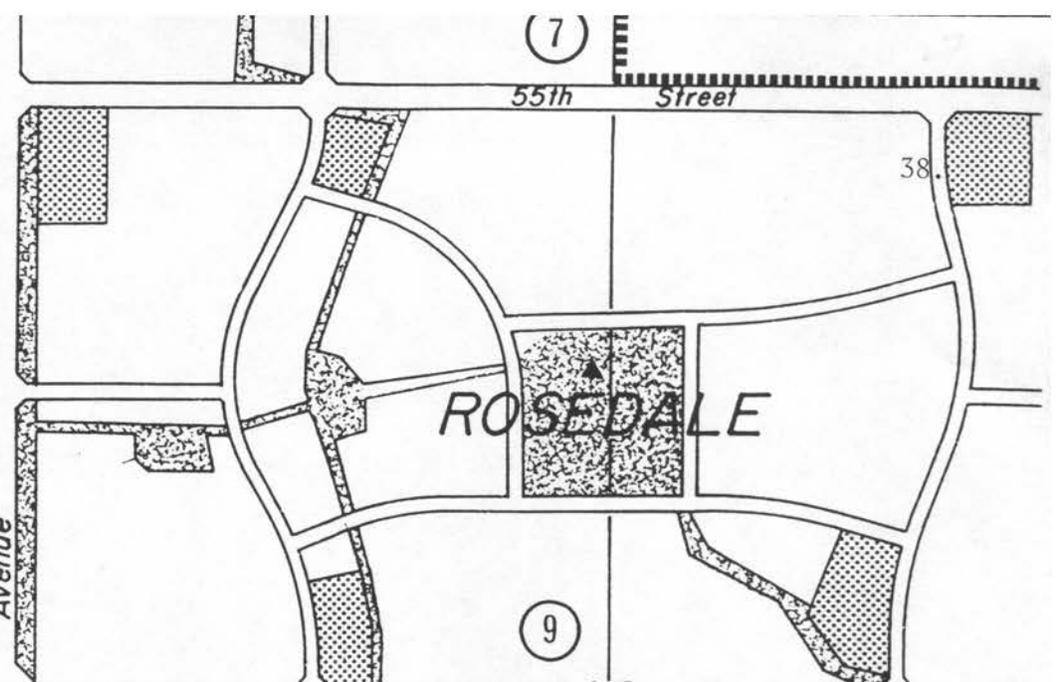
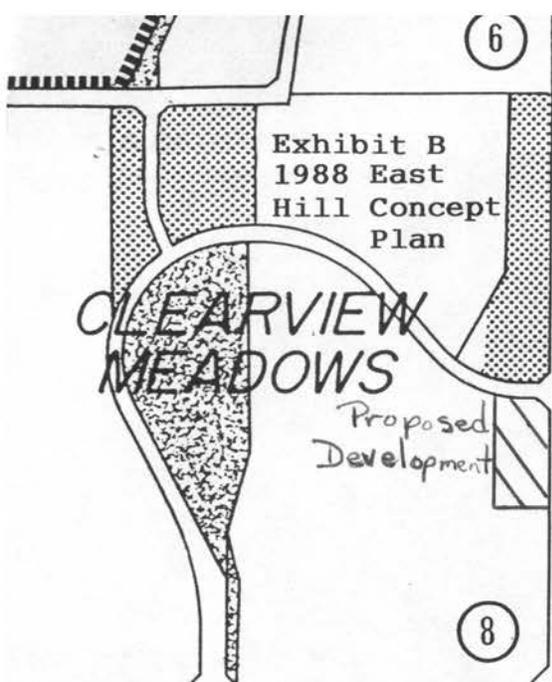
M. R. Soderquist

P.S. Mr. C. Sevcik, City Clerk

Please advise when this matter comes before City Council as I would appreciate the opportunity to speak on the issue.

Exhibit A
1985 East Hill
Concept Plan





RUTHERFORD PROPERTIES LTD.
328 Varsity Estates Place N.W.
Calgary, Alberta
T3B 3B8

November 7, 1988

City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mr. Charlie Sevcik

Dear Sir:

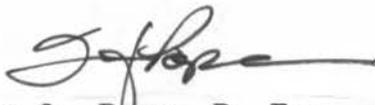
**Re: #264 to #300 Cornett Drive
Red Deer, Alberta**

We own and/or manage 17 out of the 19 townhomes located at the above address and therefore represent the owners thereof. We are concerned over any proposed development on the vacant land across the street from these properties.

Please put us on your mailing list to receive any available information concerning proposed development and related rezoning of the vacant land in question.

Yours very truly,

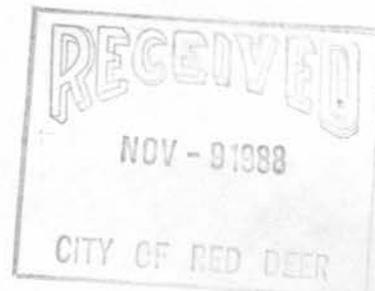
RUTHERFORD PROPERTIES LTD.



John A. Pope, P. Eng.
President

JAP:mw

cc: Mr. Gil Oslund
Snell & Oslund Surveys
P.O. Box 610
Red Deer, Alberta
T4N 5G6



NO. 9

Subdivision Consultants ★ Land Surveyors

September 21, 1988

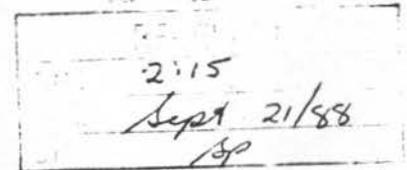
City of Red Deer
Box 5008
Red Deer, Alberta

ATTENTION: City Clerk

THE CITY OF RED DEER

Dear Sir:

RE: Request for Redesignation
Lot 5B Plan 4580 N.Y.
in the City of Red Deer



On behalf of 365611 Alberta Ltd., may we respectfully request Council's consideration in the redesignation of lands referred to above from the present designation of "A-1" Future Urban Development to the manner outlined below.

A) Lots 22-28 Residential 'R-1'

We would ask that these lots be redesignated 'R-1' Residential which is the land use designation of the adjacent lands.

Our proposal also provides for the addition of land to existing lots 1-8-20 which would be increased in size to become suitable building sites. These lots would then be renumbered lots 10-11-21 as shown on the attached plan.

B) Lot 29 'R-2'

It would be our intention to locate a church on the .721 hectare parcel, the church being a discretionary use in that district.

C) Lot 30 C-3 Commercial (Local Convenience) District

The .324 hectare parcel is proposed as a 2500 square foot convenience store and gas bar. The parcel has sufficient size to meet all requirements of the land use bylaw.

continued.....

September 21, 1988

Also please find enclosed the following information in support of the application:

- 1) an artist rendering of the overall site showing the relationship of the R-1 to the R-2 and C-3 sites, as well as proposed dedication of Municipal Reserve.
- 2) an artists rendering of the proposed C-3 site.
- 3) an enlargement of the area showing the relationship of the site to adjacent lands and in particular lands to the south and west.
- 4) a cheque in the amount of \$200.00 representing payment of the application fee.

The proposal is submitted as a result of further consultation with both the Clearview Community Association and directly with the residents. There have been a series of meetings and an open house to identify acceptable land uses and concerns of the community. It would appear that this proposal is desired by a large number of the land owners immediately adjacent to the development.

The revised proposal which was presented to us by residents in the area accommodates many of the major concerns held by the community and in particular:

- 1) a change in the road pattern eliminating access from Carpenter Street to Cornett Drive.
- 2) the configuration of the residential area has been altered to provide seclusion as well as a buffer from noise generated east of the residential area.
- 3) the provision of a buffer or berm between different land uses.

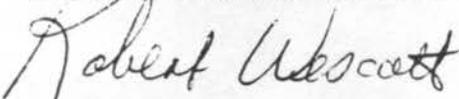
We fully support the initiative of the residents and support the revised proposal.

There has been a further change from our original submission in that Eventide Funeral Homes has decided to remain in their present location downtown. As a result the proposed R-2 site would be developed solely as Church site.

May we ask that you proceed with our request however, should you require further information please do not hesitate to contact me.

Yours truly,

BEMOCO LAND SURVEYING LTD.


Robert Wescott, Consultant

/gv

Clearview Meadows Community Association



Post Office Box 212
Red Deer, Alberta T4N 5E8

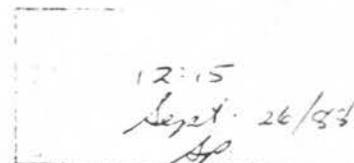
95.

September 24, 1988

Mr. Mike Day
City Commissioner

Dear Mr. Day:

THE CITY OF RED DEER



I have been asked by Mr. Bob Wescott of 365611 Alberta Ltd. to let you know of the results of a General Meeting of the Clearview Meadows Community Association held on Tuesday, September 20, 1988.

On September 8, 365611 Alberta Ltd. held an open house at the Red Deer Lodge, the purpose of which was to obtain suggestions and comments on a proposal for development of Lot 5-B Plan 4580 N.Y. in Clearview. The proposal is a redesign of a proposal for a gas bar/convenience store put before City Council in April. In general, comments from Clearview residents were unfavourable, with a major complaint being that no alternatives were being presented.

Since the Community Association was holding a General Meeting on September 20th, Mr. Wescott was invited and asked to present an alternative, which he proposed would be an R2 (multi-family) development. The meeting was advertised in the Advocate, in the Community Association newsletter inserted in the Friday September 16 South Red Deer Adviser, and on notice board signs posted for four days prior to the meeting at all three entrances to Clearview.

The meeting was attended by a total of 30 people, both members and non-members of the Association. Mr. Wescott spoke for 20 minutes on the new R2 housing alternative and the floor was then opened for discussion and questions. After questions, a show of hands to the following three questions was requested by me:

- 1) Who would prefer a development similar to the redesigned gas bar/ convenience store/ funeral home/ church/ residential lots.... 26 people counted.
- 2) Who would prefer a development similar to the R2 multi-family housing proposal presented by Mr. Wescott.... 0 people counted
- 3) Who would prefer neither development or who had no opinion
.... 3 people counted.

Two other development proposals presented by some residents adjacent to Lot 5-B Plan 4580 N.Y. were briefly discussed at the meeting but rejected by Mr. Wescott as being economically unfeasible.

I understand that this matter will be discussed at the October 3 City Council meeting and I hope to be present, however due to prior committment that might not be possible. Please call me at 346-5772 (h) or 885-4200 (w) if you have further questions.

A handwritten signature in cursive script that reads "Greg Bridgwater".

Greg Bridgwater
President, Clearview Meadows Community Association



DIRECTOR: Robert R. Cundy M.C.I.P.

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

September 26, 1988

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

Dear Mr. Sevcik:

Re: Request for Redesignation/Lot 5B, Plan 4580 N.Y./Bemoco
Clearview Estates

Bemoco Land Surveying Ltd. are resubmitting a revised proposal to develop a 2.3 hectare parcel on the south side of Cornett Drive in Clearview Estates for three specific land uses and are requesting four redesignations to accommodate the proposal. This revised proposal retains the convenience store and gas bar, a church site and a number of single family residential lots. The two major changes in this proposal from the initial proposal considered by Council on May 30, 1988, are the deletion of a funeral home and a revised road plan.

As Council will recall, the Clearview residents objected to the proposed gas bar and convenience store, which has been retained in this proposal, and the City Planning Section has the same concerns about this aspect as expressed previously. In addition, we also have some concerns about this revised subdivision design:

1. Proposed Subdivision Design

This proposal loops Coote Street back to Carroll Crescent without allowing for a second access to serve future development of the lands to the south (Figure 1 attached). Our preference would be a street layout similar to the original proposal submitted in May (Figure 2 attached) for the following reasons:

- Figure 2 would provide a more direct second access for existing residents without encouraging any additional traffic onto Carroll Crescent.

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik

September 26, 1988

- Figure 2 would provide a more convenient and direct access to 30th Avenue and the new bridge for the residents, particularly for future residents of the site to the south. (Without a second access, future residents in the southeast corner would have to drive an extra 1/2 mile via Carpenter Street and Ross Street to go north on 30th Avenue.)
- Figure 2 would provide more flexibility for future residential development options in the southeast corner. (Without a second access, the number of additional housing units that can be accommodated by Carpenter Street within the City's road design standard is limited. This could affect future marketing and development options for that area.)
- Figure 2 would provide a preferred access and frontage for the proposed church lot. (This proposal for a long 10 m wide driveway from Cornett Drive for the church lot is a poor design which should be discouraged. This design is only acceptable when no other alternative is available. The road layout shown on Figure 2 provides a considerably improved option for the church site or alternative multi-family development.)

2. Proposed Convenience Store/Gas Bar

The residents objected to this component of the proposal and the City Planning Section's concerns still apply. Our comments are:

- A commercial designation in this area is contrary to the accepted overall plan of Clearview Meadows of 1978;
- The proposal is contrary to the East Hill Concept Plan adopted in 1985;
- The area will be adequately serviced by the existing AM/PM in Eastview Estates, the Deer Park neighbourhood commercial development presently being completed, and the future Co-op District Shopping Centre which will be only one mile south. Any additional facilities will have a detrimental effect on the viability of these commercial developments that have been planned and approved;
- Within the East Hill Concept Plan, the locations of neighbourhood convenience commercial facilities are now being planned to serve more than one residential quarter section. For example, the AM/PM site serves both Clearview Meadows and Eastview Estates, the proposed Deer Park site is intended to serve Rosedale and Deer Park, and a future planned site in Anders Park East is intended to also serve Anders Park and Morrisroe (Figure 3 attached);

Mr. C. Sevcik

September 26, 1988

- New residential development north of Clearview Meadows and Rosedale is not anticipated for many years. When it does occur, it will be more feasible to have a new neighbourhood commercial site somewhere north of 55 Street then to expect those areas to be served by this proposed development.

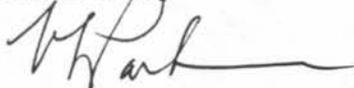
3. Recommendation

It is recommended that the proposal be revised to:

- a) delete the commercial component;
- b) change the street layout to a plan similar to the original proposal providing for an access link from Cornett Drive to the remaining land in the southeast corner, and;
- c) in reference to Figure 2, change the lotting to allow for a church at the corner of Cornett Drive with multi-family development south of it adjacent to 30th Avenue, and single family lots adjacent to the existing single family area.

Upon submission of an acceptable proposal, the parcel could be redesignated to R1 for the single family lots, P1 for municipal reserve areas, R2 for the church site, and R2 or R3 for a multi-family component.

Yours truly



VERNON PARKER
ASSOCIATE PLANNER
City Planning Section

VP/pim

- c/c Craig Curtis, Director of Community Services
Bryon Jeffers, Director of Engineering Services
Ryan Strader, Bylaws & Inspections Manager
Allan Knight, City Assessor
Alan Scott, Economic Development Manager
Al Roth, E.L. & P. Manager
Bob Oscroft, Fire Chief
Don Batchelor, Parks Manager

Plan 802 0563

CORNETT DRIVE

DRIVE

Address to Street

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Plan 802 0563

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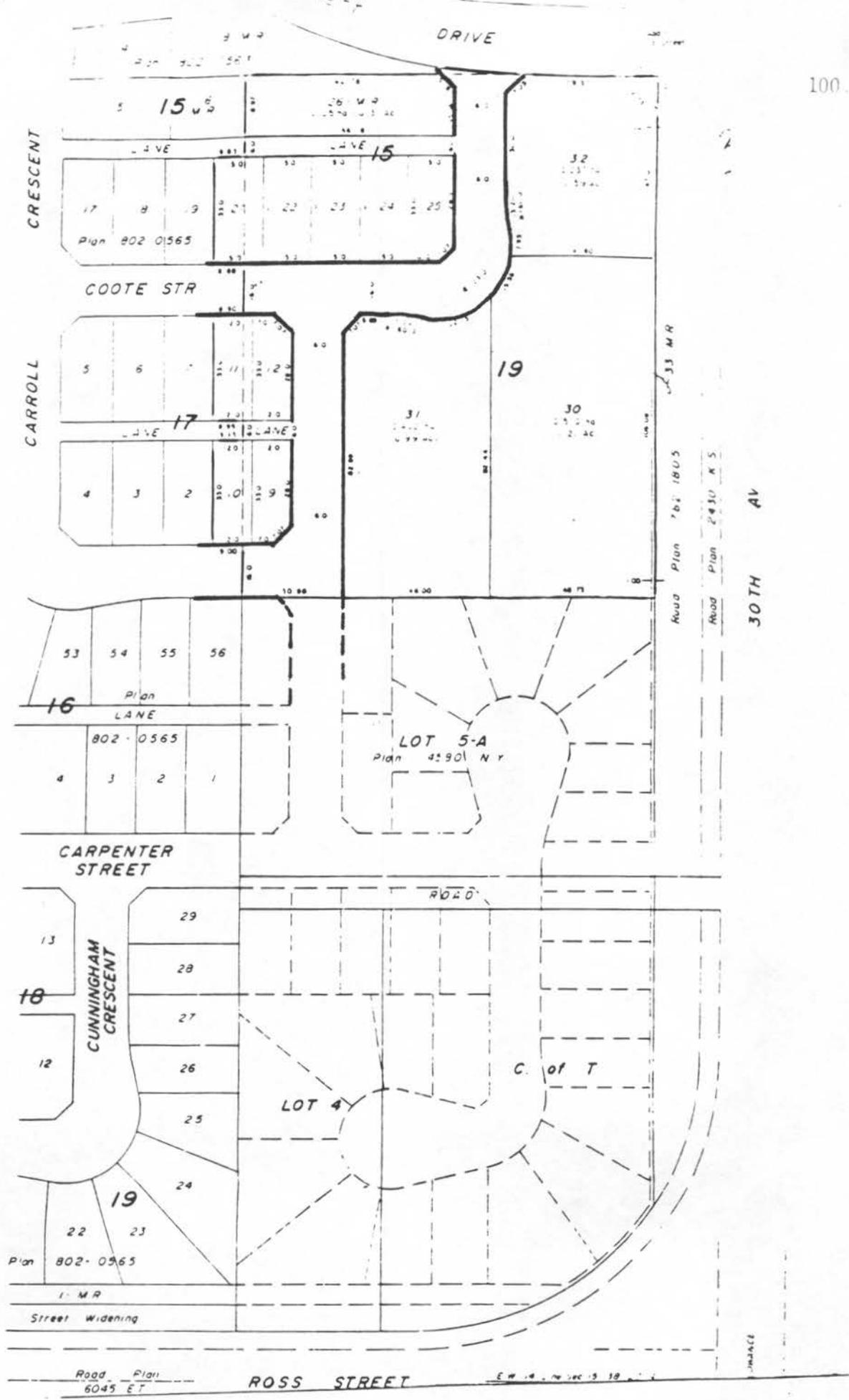
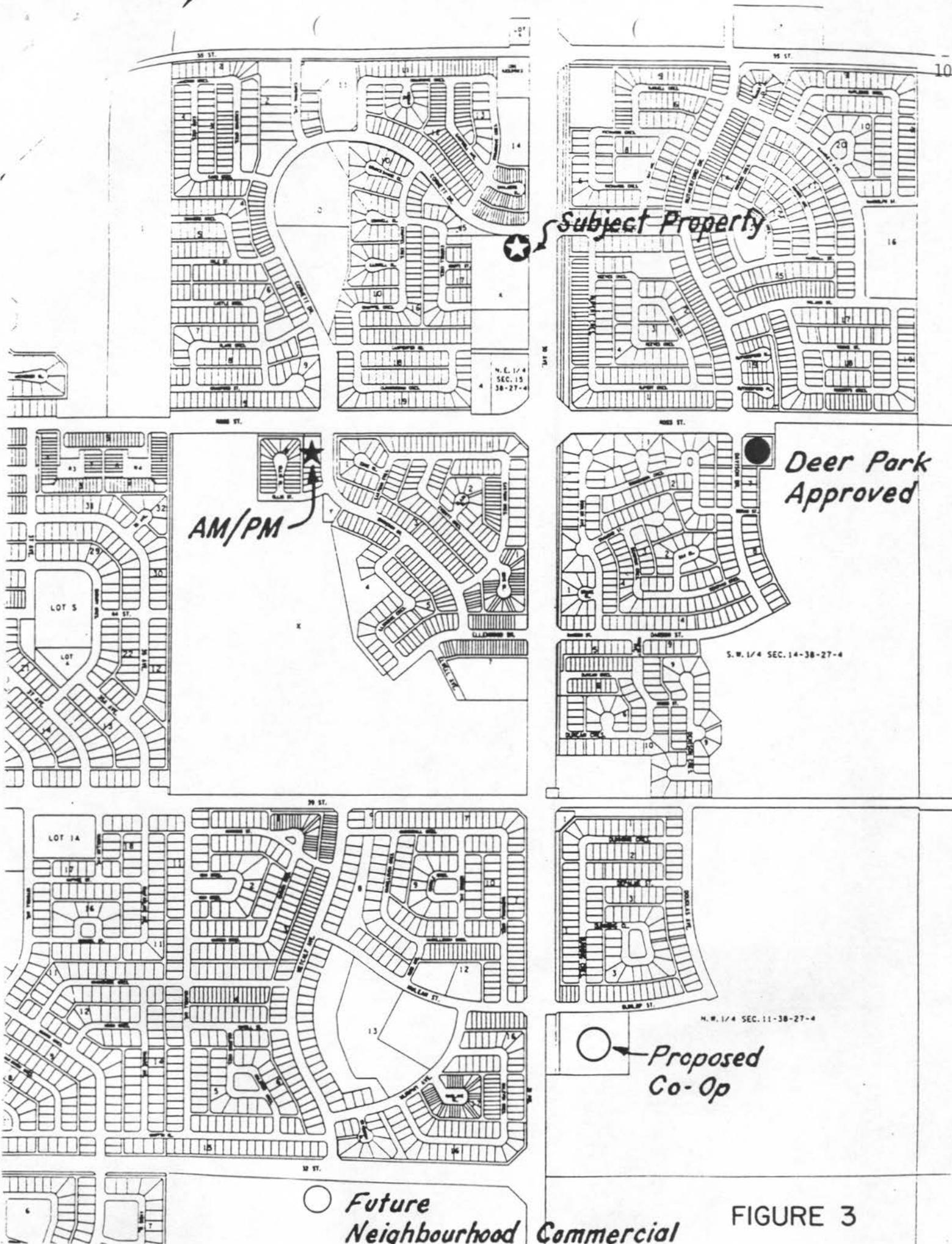


FIGURE 2



Subject Property

AM/PM

Deer Park Approved

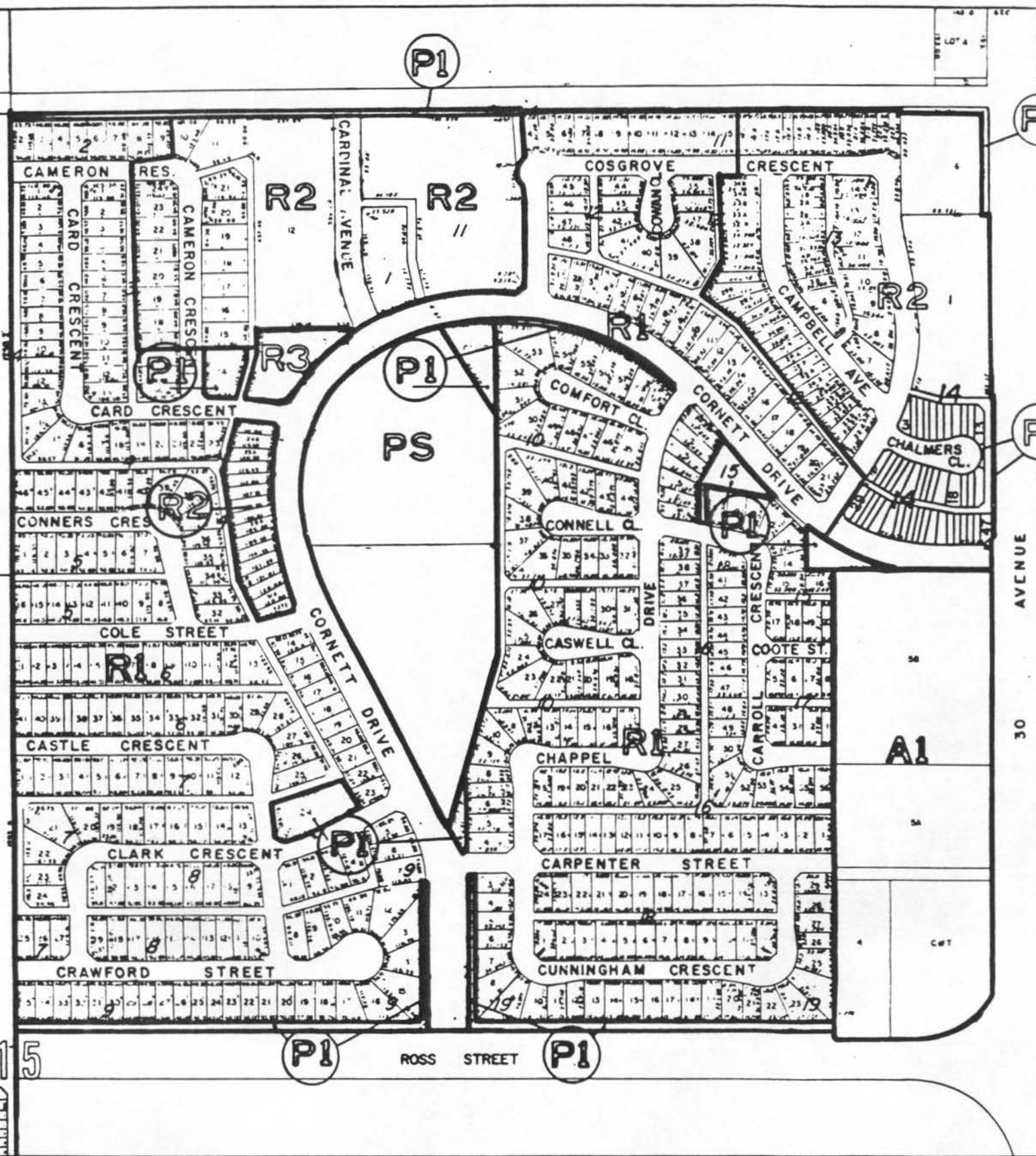
Proposed Co-Op

○ *Future Neighbourhood Commercial*

FIGURE 3

City of Red Deer --- Land Use Bylaw

Land Use Districts



CS-1.881

DATE: September 23, 1988

TO: CHARLIE SEVCIK
City Clerk

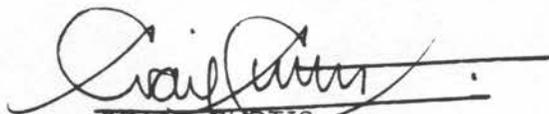
FROM: CRAIG CURTIS
Director of Community Services

RE: CLEARVIEW:
REQUEST FOR REDESIGNATION:
LOT 5B, PLAN 4580 N.Y./BEMOCO
Your Memo Dated September 21, 1988 Refers

I have reviewed the proposed redesignation with the Parks and Recreation & Culture Managers and we have no objections from a Community Services perspective.

The proposed Municipal Reserve is planned to be consolidated with the adjacent reserve lots to form a local park, which will be an attractive feature in the area.

It should be noted that the commercial site was not anticipated when the recreation levies were calculated. Consequently, the funds available for the completion of facilities within the Central neighborhood park will be reduced by approximately \$1,930.



CRAIG CURTIS

/jmf

c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

DATE: September 22, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Request for Redesignation/Lot 5B, Plan 4580 NY/
Bemoco

The E. L. & P. Department has no objections or other comments regarding the application for redesignation of zoning.

If development does take place, there will be a levy for electrical servicing. A quotation can be provided to the Developer upon his request.



A. Roth,
E. L. & P. Manager

AR/jjd

DATE: September 23, 1988

TO: City Clerk

FROM: Director of Engineering Services

RE: REQUEST FOR REDESIGNATION OF LOT 5B, PLAN 4580 N.Y.
BEMOCO LAND SURVEYING LTD.

With regard to the above noted request, the Engineering Department has the following comments:

1. The internal road system east of Cornett Drive is near capacity without development of the remaining lands. The design factor used by the Engineering Department is a maximum of 125 dwelling units on the minor road system before feeding onto a collector street. This would permit approximately 35 additional units prior to making a third entrance/exit to Cornett Drive mandatory.

2. The owners of the lands to the south should be contacted for their opinion, as implementation of the current request will limit any future development of those lands to single family only.

3. We are opposed to the current request due to the number of accesses to Cornett Drive that would be required in close proximity to the intersection of Cornett Drive and 30 Avenue. This is of particular concern in light of the requested R2 zoning. A more acceptable solution from a traffic perspective would be a single use higher density development on parcel 30 and 29, with one direct access to Cornett Drive.

4. Due to the limited capacity of the road system, the long dead end minor roadway (i.e. Carpenter Street) that would be created, and the possibility of creating a roadway pattern that may be difficult for emergency vehicles to access, we would suggest that a third public roadway be opened up to Cornett Drive with all development access to the roadway. This action would not only provide better access routes from and to Ross Street and 30 Avenue, but would provide a safer intersection at Cornett Drive and 30 Avenue as well.


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

KGH/emg

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

DATE: September 22, 1988
TO: City Clerk
FROM: Fire Chief
RE: Request for redesignation/Lot 5B Plan 4580 NY
Bemoco

This will advise that this department has no objections to this redesignation subject to all development meeting the applicable Building and Fire codes.



R. Oscroft
Fire Chief

DATE: September 26, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: REDESIGNATION OF LOT 5B, PLAN 4580 N.Y.

This department has no objection to Lots 22 - 28 being redesignated Residential R-1.

The emergency vehicle access to Lot 29 appears as though it will not comply with the Alberta Building Code regulations.

The developer should be made aware that Emergency Vehicle Access to Lot 29 may not be able to meet Code requirements.

There appears to be no problems with Lot 30, if the proposed development goes on site.

If any further information is required, please contact this office.



Cliff Robson
Fire Marshal

CR/lf

c.c. Fire Chief

DATE: September 27, 1988
 TO: City Clerk
 FROM: Bylaws and Inspections Manager
 RE: REQUEST FOR REDESIGNATION / BEMOCO LAND SURVEYING LTD.
 LOT 5B, PLAN 4580 N.Y.

In response to your memo concerning the above referenced matter, we would submit the following comments for Council's consideration:

A) Lots 22 to 28 - Proposed Residential R1

We would support the proposal as, in our opinion, the use as residential is basically the original intention of the said lands in this remaining portion of Clearview Estates.

B) Lots 29 - Proposed R2

The proposed use of a church would be as a discretionary use, "Special Residential", within an R2 District. In reviewing the proposed application, it appears a barrier between the proposed residential units and the church site will be provided by the provision of a 6 m municipal reserve.

Subject to the following conditions:

- 1) An application being submitted to the Municipal Planning Commission for approval of the site development, and
- 2) The application complying with the Alberta Building Code as it applies to access for emergency vehicles, fire protection, etc.,

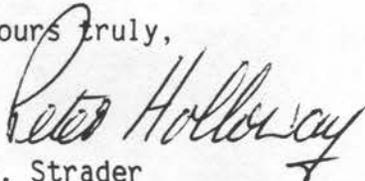
we would recommend to Council that the proposal be approved in principal.

C) Lot 30 - Proposed C3 Commercial (Local Convenience) District

It is our understanding that the use of a convenience store/gas bar at this location is contrary to the "East Hill Concept Plan", and the overall planning of Clearview Meadows. However, it appears from the applicant that the residents in the immediate vicinity of the subject site and the Clearview Community Association may support the proposed application.

As the proposed use does not, in our opinion, meet the original planned intent of the subdivision, it is our recommendation to Council that the use of Lot 30 as a C3 site not be approved.

Yours truly,



R. Strader
 Bylaws and Inspections Manager
 BUILDING INSPECTION DEPARTMENT

PH/pr

c.c. Red Deer Regional Planning Commission
 Director of Engineering Services

Commissioners' Comments

The attached application is slightly different from the one recently considered and rejected by Council. Since that time, the applicant has revised his submission and met and discussed it, along with other alternatives with the area residents, and received their support. We, however, still have some very serious concerns.

Disregarding the issue of the commercial site for the moment, we would generally concur with the comments of the Director of Engineering Services and the Planners.

It has been stated by the Developer, and we agree, that it is not economical to develop the site entirely for single family dwellings and there must be a component of higher density housing or commercial development or a combination to make development economically feasible.

This same argument applies equally to the undeveloped site to the south of the site in question, yet the proposal by the applicant shows that site to the south as entirely single family without the approval of the owners of this land, to the best of our knowledge.

As has been indicated by both Planners and Engineers, the road system and access is marginal at best with the plan as proposed, and if the site to the South requires higher density housing or commercial development to be economically capable of development, the road system will be totally inadequate particularly for traffic on Carpenter Street.

By approving the application in its present form, Council may effectively render the site to the South uneconomical to develop or create excessive traffic on Carpenter Street.

We would therefore recommend Council not approve the application in its present form, but encourage the applicant to work with the property owners to the South and the area residents to prepare an overall plan along the lines of Figure 2 in the Planners report, recognizing the necessity of some higher density housing and/or commercial development.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

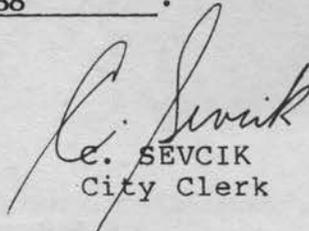
DATE November 16, 1988

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCE
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - ECONOMIC DEVELOPMENT MANAGER
 - E. L. & P. MANAGER
 - F.C.S.S. MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION MANAGER
 - TRANSIT MANAGER
 - URBAN PLANNING SECTION MANAGER
 - _____

FROM: CITY CLERK

RE: REQUEST FOR REDESIGNATION/CLEARVIEW SUBDIVISION

Please submit comments on the attached to this office by November 21
for the Council Agenda of November 28, 1988.


C. SEVCIK
City Clerk



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Your file Votre référence

88 NOV 24

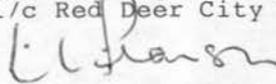
Our file Notre référence

TO: City Clerk

RE: Request for Redesignation
 Lot 58, Plan 4580 N.Y.
 Clearview Subdivision

Upon reviewing proposal for redesignation, the only concern this office has is the impact of additional traffic flow on Carpenter Street. It would be hard to project what increase is expected however, a great portion of traffic now travels via Cornett Drive. Bearing in mind Cornett Drive has a Playground Zone, traffic would likely choose Carpenter Street where the speed limit would be 50 Km/h. It would be anticipated that an increase of traffic related complaints would be received.


(B. BAKER) Cpl.
i/c Red Deer City Traffic


L.L. (Larry) PEARSON, Insp.
O.i/c Red Deer City Detachment

/clr

Submitted to City Council

Date: 88/11/30

Received Nov 25/88 1:50 pm

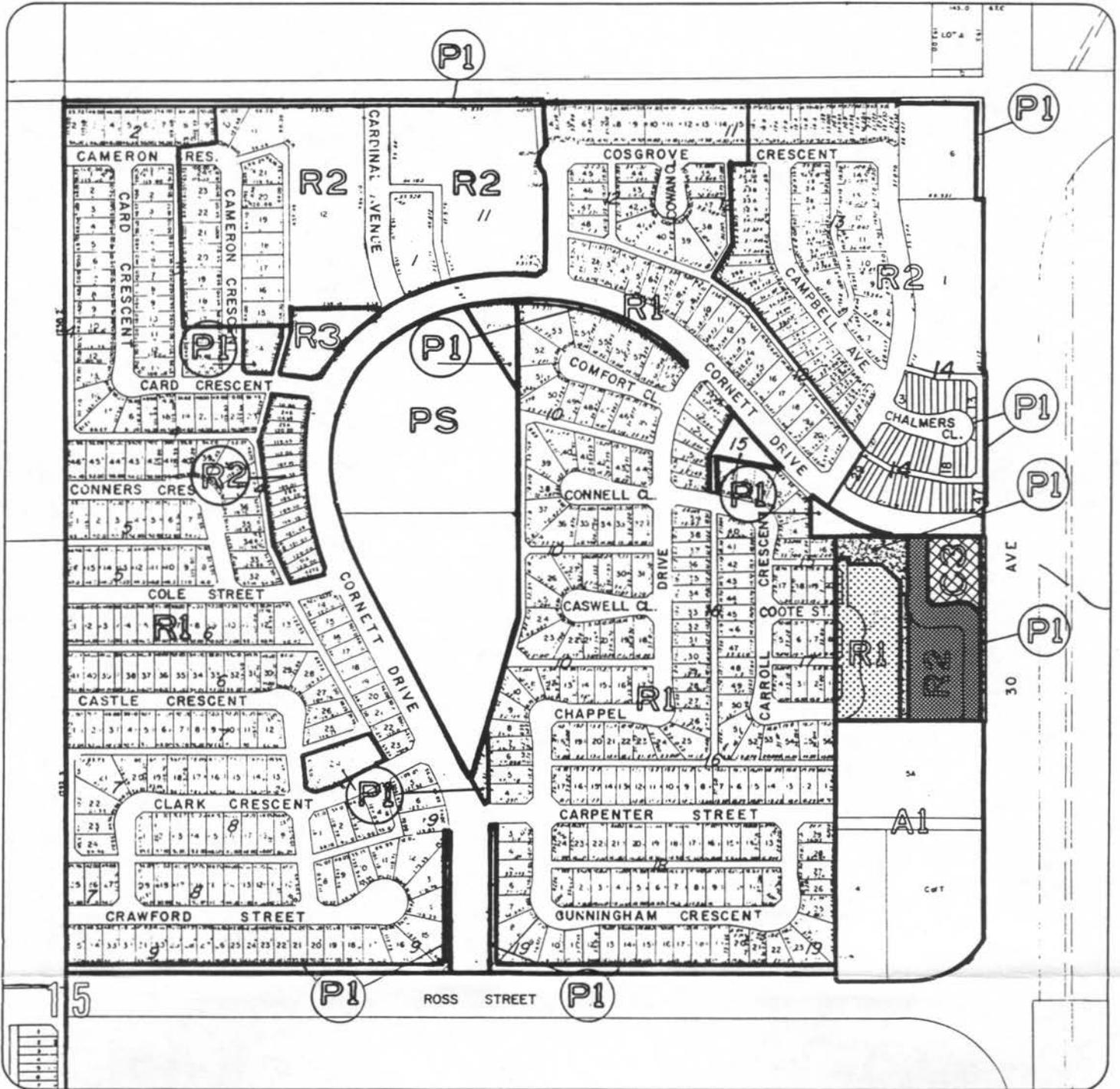
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Canada

City of Red Deer --- Land Use Bylaw

Land Use Districts

J9



scale in metres

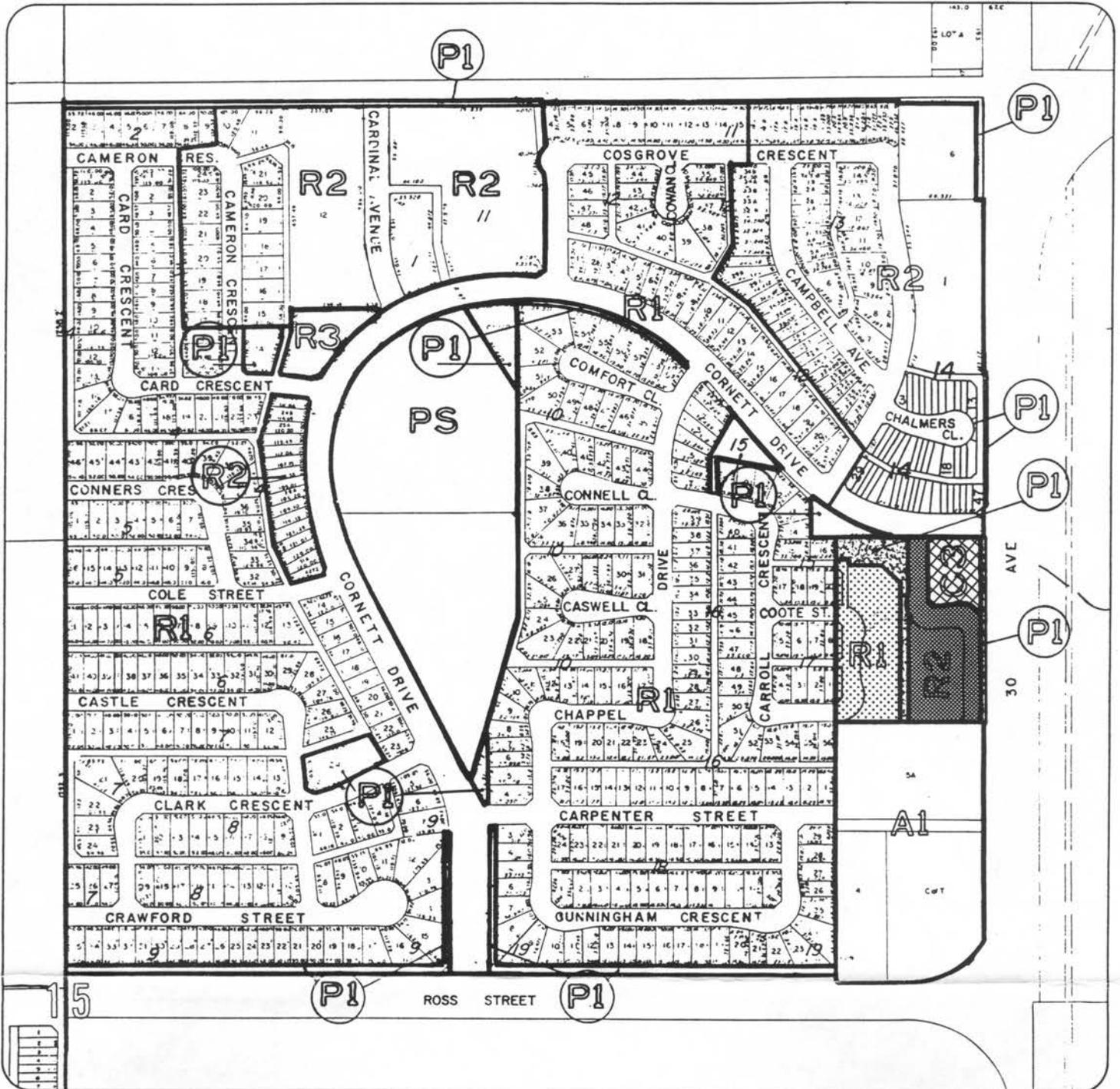
Revisions :

MAP NO. 12/88
 (BYLAW No. 2672/S-88)

Change from A1 to R1 , R2 ,
 C3 , & P1 .

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

J9



scale in metres

Revisions :

MAP NO. 12/88
(BYLAW No. 2672/S-88)

Change from A1 to R1 , R2 ,
C3 , & P1 .

As can be seen from the attached reports, both Mr. Jeffers & myself attended a meeting with the owner of the undeveloped land, the developer and some of the neighbourhood residents, in order to clarify the concerns of the City, and to try to provide additional information in order that ~~all~~ the parties could try to reach a compromise solution satisfactory to all.

One of the primary concerns of the City was the road system in the undeveloped area and the need for it to be connected to the existing road system for an even distribution of traffic and to provide safe and alternate access for safety and protection traffic such as fire, police, ambulance etc.

The proposal before Council, as outlined by the Director of Engineering, while far from ideal is a workable compromise which is acceptable and does make it unlikely that traffic will wish to use this route as a short cut.

We also recognize that from an economic perspective, it is unrealistic to expect the entire undeveloped area to be developed for single family housing and that some higher density uses will be required.

The Mayor does not support the proposed commercial development and would recommend against its approval. I would prefer to stay with the original plan which did not contemplate commercial development, but if this solution was satisfactory to all the parties concerned, I would not oppose it.

However, there is an objection from another ~~developer~~ owner of

commercial property in the area who is objecting. This objection raises the concern which we have often expressed to Council, that changes in land use affect not only the area in question but have an impact on other areas where such a land use was contemplated and planned for. Accordingly, Council must address these concerns, and if the proposal is not acceptable to all parties I would have to recommend to Council that they stay with the original planned uses for this area which were a mixture of single and multiple family ~~and~~ development.

M.C. Day.



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 18, 1988

BEMOCO LAND SURVEYING LTD.,
#21, 7895 - 49 Avenue
RED DEER, Alberta
T4P 2B4

Attn: Robert Westcott, Consultant

Dear Mr. Westcott:

We acknowledge with thanks your letter of November 16, 1988 requesting to redesignate Lot 5B, Plan 4580 N.Y. in the Clearview Subdivision.

Your request is scheduled to appear on the Council agenda of November 28, 1988 for consideration by Council. You will be contacted by this office as to the time this item will be discussed, in the event you may wish to attend said meeting.

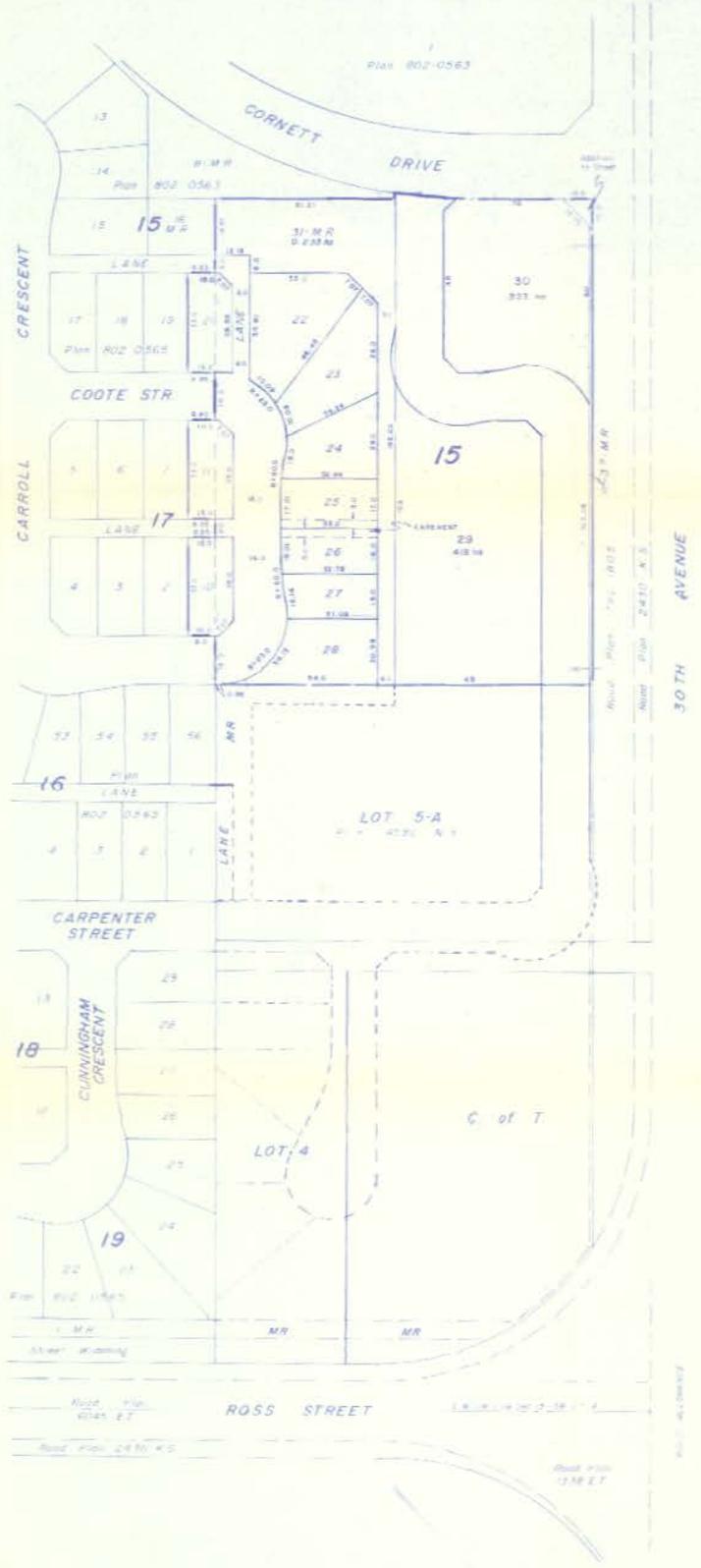
Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

/gr

Plan submitted with
Nov. 17/88 letter.



ROLLIS STR

City of Red Deer
TENTATIVE PLAN
of
PROPOSED SUBDIVISION

of part of
Lot B-M-R, Blk 15, Plan 802-0563 and
all of
Lot 20, Blk 15, Plan 802-0565
Lots I & B, Blk 17, Plan 802-0565 and
Lot 5-B, Plan 4580 N.Y.
within
NE 1/4 Sec 15-38-27-4

By: Bemata Land Surveying Ltd
Scale = 1:1000

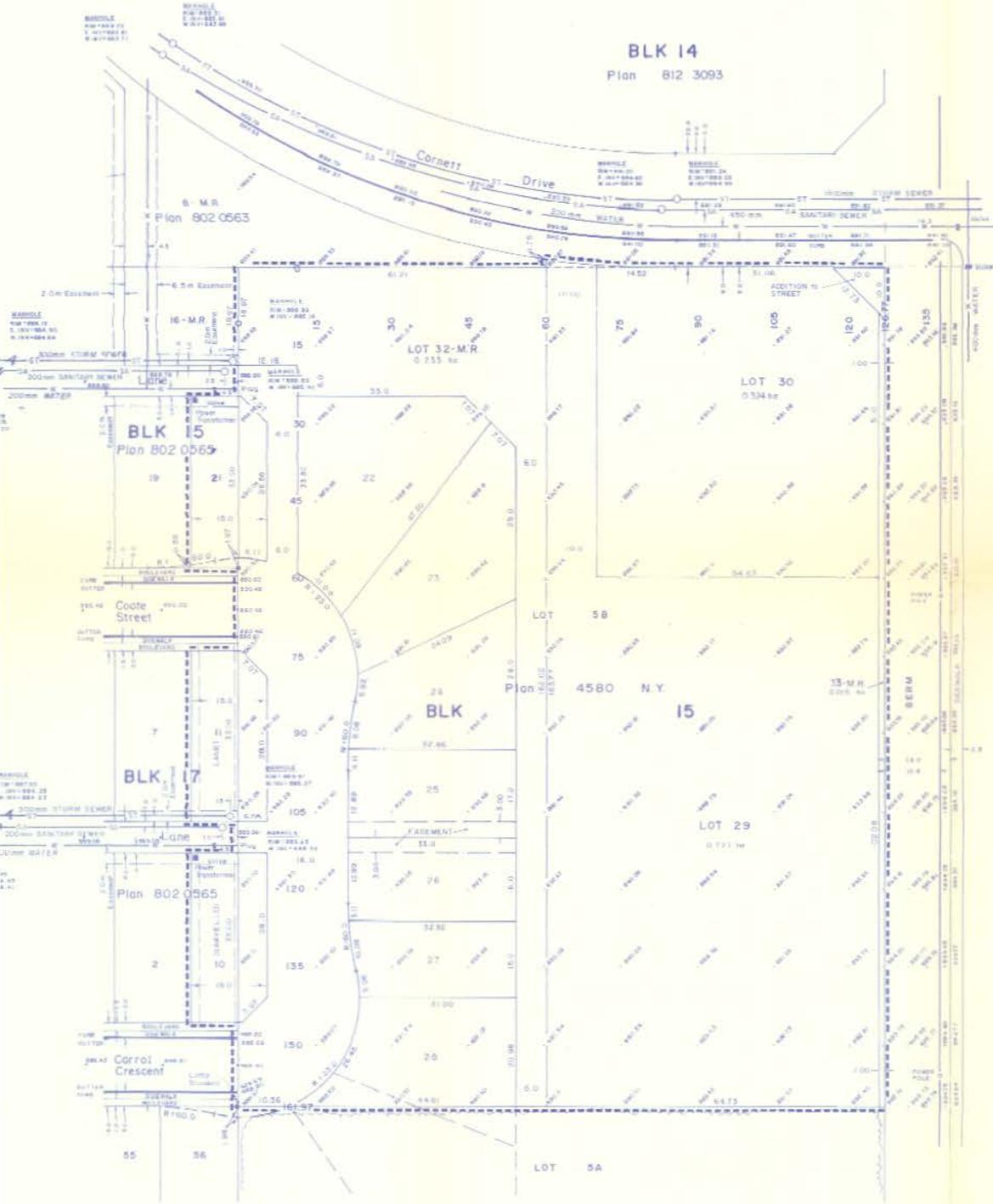
NOTES
1. Owners and affected persons and all parties
shall verify all boundary lines. ———— all boundaries 1:400
————— all boundaries 1:20,000

Subdivision Plan
819 - 814

DRAWING 85
NOV. 23/88
CLEARVIEW

BEMATA LAND SURVEYING LTD
171-1895 - 42th Avenue
Red Deer, AB
© 2008 B.L.S.

BLK 14
Plan 812 3093



CITY of RED DEER

SITE PLAN

of
Lot 5B, Plan 4580 N.Y.

By: Bemoco Land Surveying Ltd

Scale = 1 : 500

NOTES

1. All dimensions are shown in meters and are graphic.

30th AVENUE

DRAWING 86
NOV-24/88
CLEARVIEW



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

October 5, 1988

Bemoco Land Surveying Ltd.
#21, 7895 - 49 Ave.
Red Deer, Alberta
T4P 2B4

Attention: Mr. Robert Wescott, Consultant

Dear Sir:

RE: REDESIGNATION/LOT 5B, PLAN 4580 N.Y./CLEARVIEW SUBDIVISION/RED DEER

Your letter of September 21, 1988, concerning the above topic along with the enclosed administrative comment appeared on the Council agenda of October 3, 1988.

At the above noted meeting, the following motion was introduced, however said matter was tabled prior to voting on the resolution.

"RESOLVED that Council of The City of Red Deer having considered request from Bemoco Land Surveying Ltd. to redesignate Lot 5B, Plan 4580 N.Y. from A.1 to R.1, R.2 and C.3 designation hereby agree not to approve the application in its present form and that the applicant be encouraged to work with the property owners to the south and the area residents to prepare an overall plan along the lines of Figure 2 in the Planners Report (page 100) recognizing the necessity of some higher density housing and/or commercial development, and as recommended to Council October 3, 1988, by the Commissioners."

MOTION TABLED

As noted above, the said matter was tabled to enable the applicant to meet with City administration and affected land owners regarding an acceptable overall development plan of the area.

The decision of Council in this instance is submitted for your information and I trust that you will be in contact with all parties in an endeavor to come up with a mutually acceptable proposal for Council's consideration. We will re-present the matter to Council upon receipt of a further report from you in due course.

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

Sincerely,

C. Sevcik
for
C. Sevcik
City Clerk
CS/ds

c.c. Clearview Meadows Community Association, attn. Mr. Greg Bridgewater
Associate Planner, V. Parker
Dir. of Engineering Services
Dir. of Community Services
Fire Chief
E.L. & P. Manager
Bylaws & Inspections Mgr.
Recreation & Culture Mgr.
City Assessor
Parks Mgr.

DATE November 16, 1988

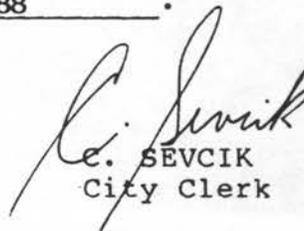
- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCE
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - ECONOMIC DEVELOPMENT MANAGER
 - E. L. & P. MANAGER
 - F.C.S.S. MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION MANAGER
 - TRANSIT MANAGER
 - URBAN PLANNING SECTION MANAGER
 -



FROM: CITY CLERK

RE: REQUEST FOR REDESIGNATION/CLEARVIEW SUBDIVISION

Please submit comments on the attached to this office by November 21
for the Council Agenda of November 28, 1988.

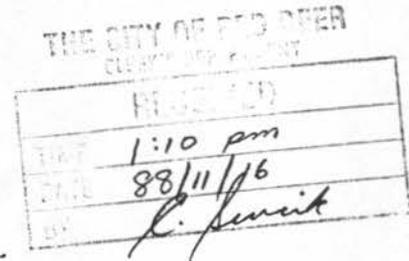

R. SEVCIK
City Clerk

Bemoco Land Surveying Ltd.

Subdivision Consultants ★ Land Surveyors

November 16th, 1988

City of Red Deer
Box 5008
Red Deer, Alberta



ATTENTION: C. Sevcik, City Clerk

Dear Sir:

RE: Request for Redesignation
Lot 5B PlaN 4580 N.Y.
Clearview Subdivision

I wish to acknowledge receipt of your letter of October 5th, 1988 relating to the tabling resolution on our request to redesignate the above described lands.

Since our appearance before Council on October 3rd, 1988 we have held numerous meetings with land owners to the south (as well as some area residents) in an attempt to prepare an overall plan for that portion of East Clearview, which would be acceptable to all parties concerned.

As a result of the dialogue established and a commitment by all parties to resolve to dilemma, I wish to advise that an agreement has been reached and the "overall plan" is hereby enclosed for Council's consideration.

I would like to express our sincere appreciation to Mr. Day, the City Commissioner and Mr. Jeffers, the Director of Engineering Services, for their patience to the numerous inquiries made of them, as well their guidance and direction in helping our group reach a successful conclusion.

Yours truly,

BEMOCO LAND SURVEYING LTD.

Robert Wescott

Robert Wescott, Consultant

/gvg

Bemoco Land Surveying Ltd.

Subdivision Consultants ★ Land Surveyors

Our File: S-044-87

November 17th, 1988

City of Red Deer
Box 5008
Red Deer, Alberta

ATTENTION: Charlie Sevcik, City Clerk

Dear Sir:

RE: Request for Redesignation
Lot 5B Plan 4580 N.Y.
Clearview Subdivision

As a follow up to my letter of November 16th, 1988, please find enclosed copies of a revised tentative plan showing the parcel size and configuration as it relates to Lot 5B.

As per our discussion of the 16th, I will provide copies directly to the people below.

Again I stress that the revised tentative plan is primarily submitted to show the parcel size and configuration as it relates directly to Lot 5B and not to the remainder of the development.

Should you have any questions please do not hesitate to contact me.

Yours truly,

BEMOCO LAND SURVEYING LTD.

Robert Wescott

Robert Wescott, Consultant

/gvg

c.c. Craig Curtis, Director of Community Services
Bryon Jeffers, Director of Engineering Services
Ryan Strader, Bylaws & Inspections Manager
Allan Knight, City Assessor
Alan Scott, Economic Development Manager
Al Roth, E. L. & P. Manager
Bob Oscroft, Fire Chief
Don Batchelor, Parks Manager



May 30/88

120

- 2 -

The Minutes of the May 16, 1988 meeting were confirmed as transcribed on a motion by Alderman Moffat, seconded by Alderman McGregor.

PUBLIC HEARING

A Public Hearing was held with regard to Land Use Bylaw Amendment 2672/F-88 which provides for redesignation of lands **South of Cornett Drive, West of 30 Avenue in the Clearview Subdivision** to accommodate some residential lots, funeral home, a Church and a convenience store and gas bar. The following people were present at the Public Hearing to speak to Council:

- Greg Bridgwater, President of the Clearview Community Assoc. spoke against the bylaw;
- Ralph Bunting, representing Snell & Oslund Surveys, on behalf of the owners of the property on the north side of Cornett Drive just off 30th Avenue spoke against the bylaw;
- Rob Warrender, representing the petitioners from Clearview spoke against the C3 development proposed;

Alderman Campbell arrived at this time, 7:34 p.m.

- Barry Spence spoke against the bylaw;
- Pat Wolf, a resident of Clearview, spoke relative to the Bylaw;
- Blaine Newton of Reid, Crowther, presented to Council a traffic impact study of the C3 development which was commissioned by the developer of the land. The traffic study dated May 30, 1988 was circulated to Council;
- Bob Wescott of Bemoco Surveying, representing 36511 Alberta Ltd. spoke in favour of the development. Mr. Wescott circulated to Council a letter from Haldane Appraisals dated May 25, 1988 relative to real estate values adjacent to the C3 property, as well as a letter from D. Dransfield, owner of Lot 5A, Block K, Plan 4880 N.Y., indicating he had no objection to the C3 proposal;
- Kathy Schinnour, representing petitioners of Clearview spoke against the C3 development;

- Dave Manning, representing A.F. Stolz Holdings spoke in support of the Bylaw;
- Larry Pearson, a resident of Clearview, spoke against the Bylaw;

As there was no one else present in the Council Chambers to speak for or against said Land Use Bylaw Amendment, Mayor McGhee declared the Public Hearing closed.

BYLAWS

BYLAW 2672/F-88

At this time consideration was given to Second Reading of Bylaw 2672/F-88.

Moved by Alderman Kokotailo, seconded by Alderman Moffat

SECOND READING: That Bylaw 2672/F-88 be read a second time.
(Land Use Bylaw Amendment/Redesignation of Lands south of Cornett Drive west of 30 Ave./Clearview Subdivision/Residential Lots, Funeral Home, Church, Convenience Store & Gas Bar.

Prior to voting on the above resolution, the following withdrawal motion was introduced and passed.

Moved by Alderman Kokotailo, seconded by Alderman Guilbault

"RESOLVED that consideration of Second Reading of Bylaw 2672/F-88 be withdrawn."

Alderman Moffat, Alderman Pimm and Mayor McGhee registered dissenting votes.

MOTION TO WITHDRAW - CARRIED

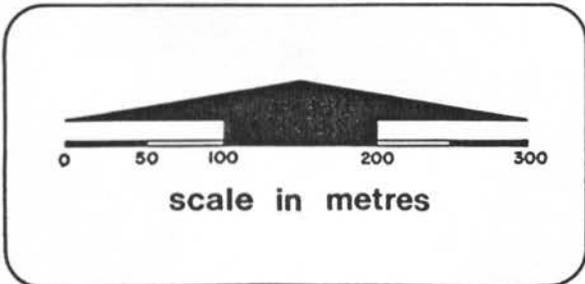
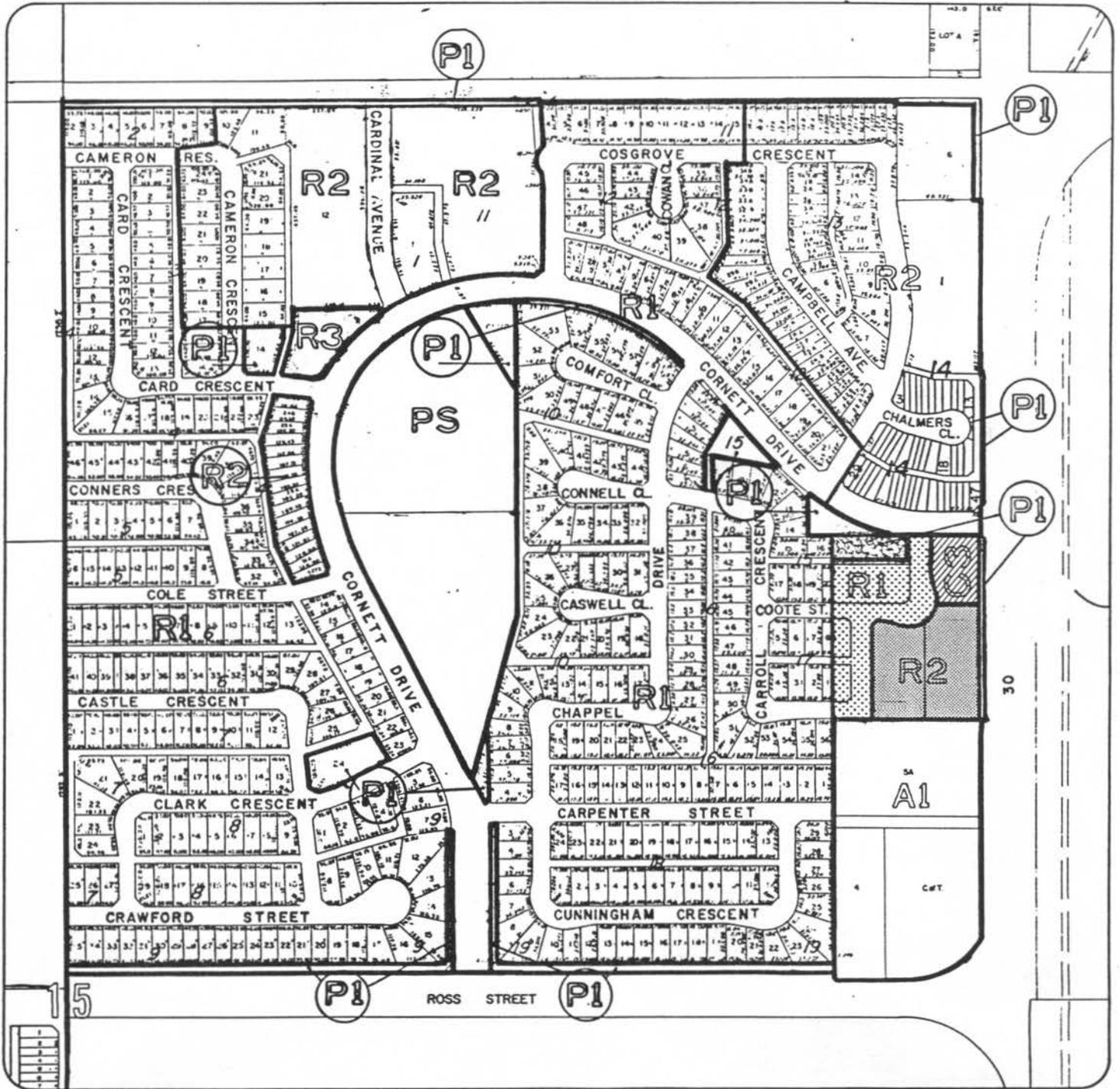
Alderman Campbell left the meeting at this time, 8:50 p.m.

REPORTS

Consideration was given to the report from the Safety & Emergency Measures Co-ordinator dated May 20, 1988 re: **Red Deer Safe Community Project**. Following discussion, the motion as set out hereunder was passed.

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

J9



Revisions : MAP NO. 4/88
 (BYLAW No. 2672/F-88)

Change from A1 to R1 , R2 ,
 C3 , & P1 .

Bemoco Land Surveying Ltd.

Subdivision Consultants ★ Land Surveyors

Our File: S-044-87

November 17th, 1988

City of Red Deer
Box 5008
Red Deer, Alberta

ATTENTION: Charlie Sevcik, City Clerk

Dear Sir:

RE: Request for Redesignation
Lot 5B Plan 4580 N.Y.
Clearview Subdivision

As a follow up to my letter of November 16th, 1988, please find enclosed copies of a revised tentative plan showing the parcel size and configuration as it relates to Lot 5B.

As per our discussion of the 16th, I will provide copies directly to the people below.

Again I stress that the revised tentative plan is primarily submitted to show the parcel size and configuration as it relates directly to Lot 5B and not to the remainder of the development.

Should you have any questions please do not hesitate to contact me.

Yours truly,

BEMOCO LAND SURVEYING LTD.

Robert Wescott
Robert Wescott, Consultant

/gvg

c.c. Craig Curtis, Director of Community Services
Bryon Jeffers, Director of Engineering Services
Ryan Strader, Bylaws & Inspections Manager
Allan Knight, City Assessor
Alan Scott, Economic Development Manager
Al Roth, E. L. & P. Manager
Bob Oscroft, Fire Chief
Don Batchelor, Parks Manager

No Comment 

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

November 29, 1988

M. R. Soderquist Appraisals Ltd.
4702 - 49 Avenue
Red Deer, Alberta
T4N 6L5

Attention: Mr. M. . Soderquist

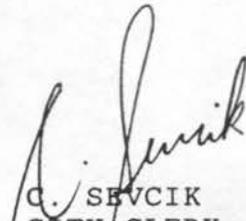
Dear Sir:

RE: BEMOCO LAND SURVEYING LTD. - APPLICATION FOR REDESIGNATION
LOT 5B, PLAN 4580 N.Y., CLEARVIEW SUBDIVISION

At the Council meeting of November 28, 1988, consideration was given to the above-noted application, and in particular to redesignate the said site from A1 to R1, R2 and C3 designation. At the aforesaid Council meeting, the application was rejected.

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

Sincerely,



G. SEVCIK
CITY CLERK
CS/sp



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

Rutherford Properties Ltd.
328 Varsity Estates Place, N.W.
Calgary, Alberta
T3B 3B8

Attention: Mr. John A. Pope, P. Eng.

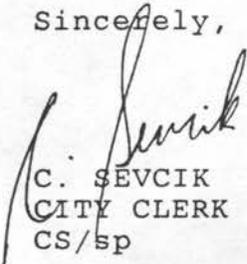
Dear Sir:

RE: BEMOCO LAND SURVEYING LTD. - APPLICATION FOR REDESIGNATION
LOT 5B, PLAN 4580 N.Y., CLEARVIEW SUBDIVISION

At the Council meeting of November 28, 1988, consideration was given to the above-noted application, and in particular to redesignate the said site from A1 to R1, R2 and C3 designation. At the aforesaid Council meeting, the application was rejected.

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

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. Mr. Gill Oslund
Snell & Oslund Surveys
P. O. Box 610
Red Deer, Alberta
T4N 5G6



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

Bemoco Land Surveying Ltd.
21, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Attention: Mr. Robert Wescott

Dear Sir:

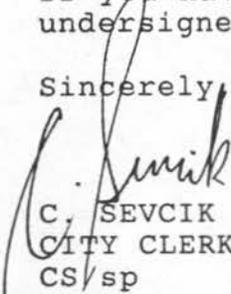
RE; REQUEST FOR REDESIGNATION, LOT 5B, PLAN 4580 N.Y. CLEARVIEW

I would advise that your application to redesignate Lot 5B, Plan 4580 N.Y. in the Clearview Subdivision from A1 to R1, R2 and C3 designation, was considered at the Council meeting of November 28, 1988. At the above-noted meeting a resolution to approve your application in principle was defeated.

In view of Council's decision, I am enclosing herewith your registered cheque No. 085 in the amount of \$200.00 which you had submitted with your initial application as a deposit to cover the cost of advertising for a Public Hearing. Since Council rejected your application, we will not be proceeding with a Bylaw or a Public Hearing.

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

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp
Encl.

c.c. Director of Engineering Services
Director of Community Services
Bylaws & Inspections Manager
City Assessor
Economic Development Manager
E. L. & P. Manager
Fire Chief
Parks Manager
Urban Planner
Inspector Pearson

FILE: R-30390

DATE: NOVEMBER 21, 1988

TO: MAYOR & COUNCIL

FROM: LOWELL R. HODGSON
RECREATION & CULTURE MANAGER

RE: AGREEMENT WITH RED DEER OPTIMIST CLUB FOR THE OPERATION OF
THE COMMUNITY RINK SHELTERS

Attached to this memo is an agreement with the Optimist Club for the operation of the community rink shelters for the 1988/89 season. This agreement requires your approval before we can sign it since it is pre-committing 1989 funds. It is necessary, however, to have this agreement in place in order to commence operation of these shelters in December.

By way of comparison this contract was for \$25,270 for the 1987/88 season and is \$24,835 for the 1988/89 season a decrease of 2%. The decrease is due to the Morrisroe extension shelter not having any lights and thus a shorter shift is provided here.

Your support of us entering into this agreement is requested so that we can advance this service.



LOWELL R. HODGSON

/ccs

c. Craig Curtis
Ed Morris

Commissioners' Comments

We would recommend Council approve the agreement and authorize the Mayor and City Clerk to execute said agreement on behalf of the City.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

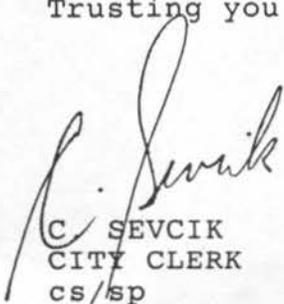
DATE: NOVEMBER 29, 1988
TO: RECREATION & CULTURAL MANAGER
FROM: CITY CLERK
RE: AGREEMENT WITH RED DEER OPTIMIST CLUB FOR THE
OPERATION OF THE COMMUNITY RINK SHELTERS.

At the Council meeting of November 28, 1988, the above topic received consideration, with the following motion being passed:

"RESOLVED that Council of The City of Red Deer hereby approve the agreement with the Red Deer Optimist Club for the operation of the Community Rink Shelters for the 1988/1989 season as presented to Council November 28, 1988, and hereby authorize the Mayor and City Clerk to execute said agreement on behalf of the City."

The decision of Council in this instance is submitted for your information, and I am enclosing herewith two fully executed copies of the agreement, one for your file and the other for the Red Deer Optimist Club.

Trusting you will find this satisfactory.


C SEVCIK
CITY CLERK
cs/sp

c.c. Director of Community Services
Director of Finance

Accounts Payable

TO

Purchasing Agent

FROM

C. Sewick

DEPT.

City Clerk

DATE

Nov 30 19 88

RE

Optimists Club Agreement - Operation Skate Skelters

MESSAGE

Attached is purchase requisition re above and copy of the agreement. The agreement was approved by Council Monday Nov. 28/88. Mayor and I have signed and copies of signed agmt will be sent to L. Hodgson for distribution.

REPLY

DATE

19

FOLD

THE CITY OF RED DEER

PURCHASE REQUISITION

SUGGESTED SUPPLIER The OPTIMIST club of REQUISITION NO. _____

RED DEER DATE 17 NOV 19 88

c/o Recreation & Culture dept ACCOUNT NO. 2-7215-0000-279
(E. MORRIS H. SISKIE)

SHIP TO RECREATION + CULTURE DEPT.

DATE REQUIRED as of 10 Dec 19 88 Signature of person goods are, REQUISITIONED BY [Signature] X 0326

REASON REQUIRED Provision of winter SKATE change service

DEPARTMENT _____

QUANTITY REQUIRED	DESCRIPTION	UNIT PRICE	TOTAL
	winter SKATE change Services		
	as per the agreement between		
	the optimist club and the city		
	of Redden. divided into 3 payment		
	Dues		
	01 Dec 88		\$8,200 00
	01 JAN 89		\$8,200 00
	01 Feb 89		\$8,435 00
			\$24,835 00
	CONFIRMATION ONLY		

DATE ORDERED _____ 19 _____

PURCHASE ORDER NO. _____

ORDERED BY (PURCHASING DEPARTMENT)

IF THE ABOVE IS NOT TO BE TENDERED PLEASE GIVE REASON BELOW: _____



NO. 2

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

November 15, 1988

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

Dear Sir:

Re: Garage Location
Proposed Land Use Amendment
2672/V-88

The Land Use Bylaw section regarding the above, currently allows a garage to be built directly adjacent to an easement. Unfortunately, this location is also used for the water shut-off valve, which is often covered by the garage. This, in turn, results in a very large problem for the property owner.

The Engineering Department is requesting that the Bylaw be amended to indicate that 0.5 m must be maintained from the edge of the easement to the garage.

The required land use amendment is attached.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION
DR/cc

c.c. R. Strader, Bylaws & Inspections Manager
B. Jeffers, Director of Engineering Services

MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioners' Comments

We support the recommendation in this instance and recommend Council give 1st reading to the bylaw amendment.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

BYLAW NO. 2672/V-88

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

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

(1) Section 5.2.5.2(h) is amended by deleting the following:

(h) a private garage, in addition to the other provisions, shall not contravene the following:

(i) where the vehicle entrance doors to the garage face a lane, the building shall be either 6 m or 0.9 m from the lane except in those cases where an easement has been placed along the rear property line. Under such circumstances the building shall be either 6 m or the width of the easement from the lane.

Notwithstanding Section 5.2.5.2(h)(i) ^{and 5.2.5(2)(e)} a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 5.2.5.2(h)(i), namely:

The distance: 5.2.5.2(h)(i) not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement. (2672/0-83)

and replacing with the following:

(h) a private garage, in addition to the other provisions, shall not contravene the following:

(i) where the vehicle entrance doors to the garage face a lane, the building shall be either 6 m or 0.9 m from the lane except in those cases where an easement has been placed along the rear property line. Under such circumstances the building shall be either 6 m or the width of the easement plus 0.5 m from the lane to protect the water shut-off valve. Notwithstanding Section 5.2.5.2(h)(i) ^{and 5.2.5(2)(e)} a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 5.2.5.2(h)(i), namely:

The distance: 5.2.5.2(h)(i) not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement. (2672/0-83).

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1988

MAYOR

CITY CLERK

DATE: NOVEMBER 29, 1988
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/V-88

The above-noted Land Use Bylaw Amendment received First Reading at the Council meeting of November 28, 1988.

Bylaw 2672/V-88 provides that a proposed garage must be constructed 0.5 m from the edge of the easement.

This office will now proceed with advertising for a Public Hearing to be held on Monday, January 9, 1989 commencing at 7:00 p.m. or as soon thereafter as Council may determine.


C. SEVCIK
CITY CLERK
CS/sp

c.c. Bylaws & Inspections Manager
Director of Engineering Services
City Assessor
E. L. & P. Manager

DATE: November 14, 1988

TO: City Clerk

FROM: City Assessor

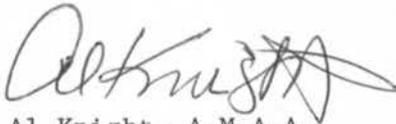
RE: LEASE OF LOT 20 PUL, BLOCK 1, PLAN 872-2414
PLEASE SEE ATTACHED MAP

We have received a request from Barbara Heatherington to lease the above utility lot from The City of Red Deer.

All interested departments and other adjacent property owners have been solicited for their comments, with no objection received.

Therefore, we recommend Council approve this request subject to the following conditions:

1. Standard utility lot agreement
2. 90 day cancellation clause
3. \$25.00 per year
4. Liability insurance satisfactory to Director of Finance



Al Knight, A.M.A.A.

PR/bw

att'd.

November 5, 1988

TO WHOM IT MAY CONCERN,

We would like to apply to lease the public utility lot, adjacent to our property, at #20 Alton Close, Anders Park South sub-division. The lot is Lot #19, on the developer's plans.

Thank you,

Barb Heatherington
#15 Barner Ave.
Red Deer, Alberta
T4R 1K2

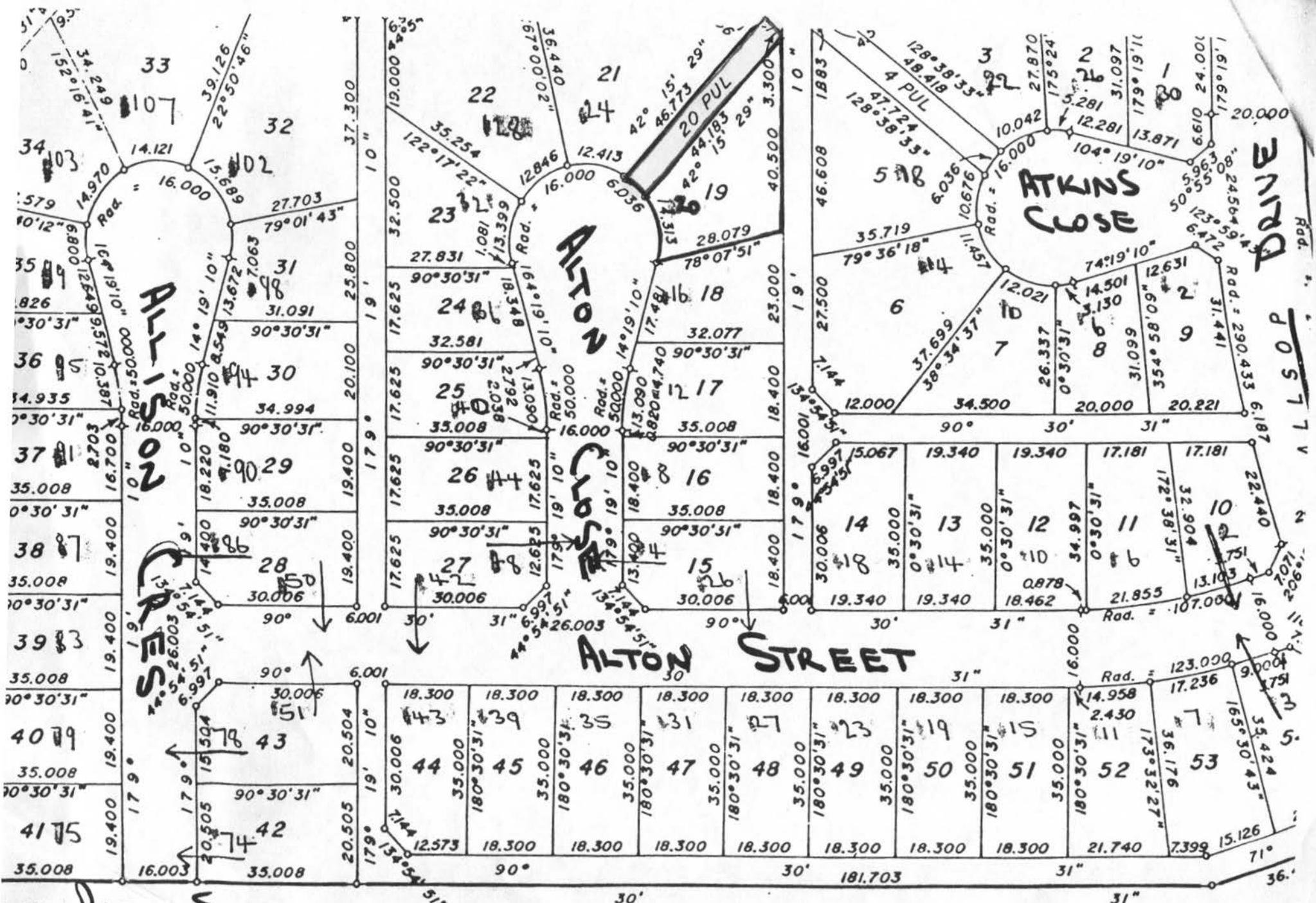
H. 342-5571
B. 347-3588

Commissioners' Comments

We would concur and recommend Council pass a motion approving the lease subject to the conditions as outlined.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



ERS PARK SOUTH
ALON HOMES

LOT NUMBERS
CIVIC ADDRESSES

Nov 5 188

To Whom it May Concern,

We would like to apply to lease the public utility lot, adjacent to our property, at #20 Alton Close, Anders Park South sub-division. The lot is lot #19, on the developer's plans.

ALLAN G. BABER

Thank you,
Barb Heatherington
#15 Barner Ave
Red Deer, Alta
T4R 1K2

H. 342-5571
B. 347-3588



DATE: NOVEMBER 29, 1988
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: LEASE OF LOT 20 PUL, BLOCK 1, PLAN 872-2414/
BARBARA HETHERINGTON

Your report dated November 14, 1988 concerning the above topic was presented to Council November 28, 1988, and at which meeting Council passed the following motion agreeing to lease the aforesaid lot to Barbara Hetherington:

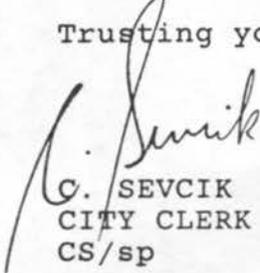
"RESOLVED that Council of The City of Red Deer hereby agree to lease of Lot 20 PUL, Block 1, Plan 872-2414 to Barbara Heatherington, subject to the following conditions:

1. Standard Utility Lot Agreement.
2. A 90 day cancellation clause.
3. \$25.00 per year.
4. Liability Insurance satisfactory to the Director of Finance.

and as recommended to Council November 28, 1988."

The decision of Council in this instance is submitted for your information, and I trust that you will convey Council's decision to the applicant. If the conditions are acceptable to the applicant, please ensure that an appropriate lease agreement is prepared and executed by all parties.

Trusting you will find this satisfactory.


C. SEVCIK
CITY CLERK
CS/sp

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

NO. 4

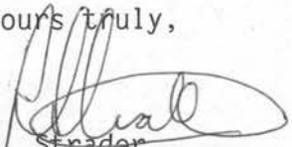
TO: CITY CLERKS
FROM: BYLAWS AND INSPECTIONS MANAGER
DATE: NOVEMBER 16, 1988

We have received complaints from residents within the neighborhood that the condition of the yard located at 5913-54 Avenue is an unsightly condition and is detrimental to the surrounding neighborhood. Owner is Helen Beecroft of same address. We recommend Council declare the the yard unsightly as defined in the Nuisance Bylaw authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the derelict vehicle, debris, and have the subject property cleaned up. Should the owner fail to remedy these conditions, City forces will be authorized to do the required work. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner November 1, 1988, and September 29, 1988, advising her of the site condition and requesting the problem be rectified.

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

"Resolved that, Council being of the opinion that the premises hereinafter described is untidy and constitutes a nuisance by reason of a derelict vehicle and debris littering the rear yard, Helen Beecroft being the owner of 5913-54 Avenue in the City of Red Deer, Province of Alberta, (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail to remove the derelict vehicle, debris, and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Helen Beecroft and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,


R. Strader
Bylaws and Inspections Manager
City of Red Deer

RS/lc

Commissioners' Comments

We would recommend Council pass the resolution as proposed by the Bylaws & Inspections Manager.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



Canada Post Société canadienne
Corporation des postes

C 5

To be filled in by the Office of Origin		À remplir par le bureau d'origine	
Office of Posting		Bureau de dépôt	
<i>City Clerks.</i>			
Item No d'envoi	Date of Posting	Date de dépôt	AR
<i>CAR 781</i>	<i>Nov 30/88</i>		



On Postal Service
des postes

RETURN TO:
RETOURNER A:

To be filled in by Sender
Please Print Clearly

À remplir par l'expéditeur
En lettres moulées S.V.P.

Name *The City of Red Deer, City Clerks Dept.*

St and No., Apt. No., P.O. Box or B.R. No. N° et Tél. n° d'appt., n° de C.P. ou de B.R.

Box 5005'

City *Red Deer, Alta.* Province *—*

CANADA

T4N 3T4
Postal CODE postal

Nov. 28/88
#4 P-47

ACKNOWLEDGEMENT OF RECEIPT
OF A REGISTERED ITEM

AVIS DE RÉCEPTION D'UN
ENVOI RECOMMANDÉ

file

To be filled in by Sender À remplir par l'expéditeur

Name of addressee Nom du destinataire

Mrs. Helen Beecroft

Street and No., Apt. No., P.O. Box or R.R. No. N° et rue, n° d'app., n° de C.P. ou de R.R.

5913-54 Avenue

City Ville Province Country Pays Postal CODE postal

Red Deer Alta. T4N 4M7

To be completed at destination
As a matter of priority this advice must be signed by the addressee or, if this is not possible, by another person authorized to do so under the regulations of the country of destination, or, if these regulations so provide, by the official of the office of destination and returned by the first mail direct to the sender.

À compléter à destination
Cet avis doit être signé en priorité par le destinataire et, si cela n'est pas possible, par une autre personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le prévoient, par l'agent du bureau de destination et renvoyé par le premier courrier directement à l'expéditeur.

Date Stamp of Office of Delivery
Timbre à date du bureau de destination

581844
R.P.O. #3
3 DEC 1988
RED DEER, ALTA.

The registered item referred to was delivered on:

L'item recommandé décrit a été livré le:

December 3 1988

Signature of Official at Office of Delivery

Signature de l'agent du bureau de destination

[Signature]

Signature of Addressee or Authorized Representative

Signature du destinataire ou de son représentant

Helen Beecroft

33-086-230 (9-85)

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

November 29, 1988

Mrs. Helen Beecroft
5913 - 54 Avenue
Red Deer, Alberta

DOUBLE REGISTERED

Dear Mrs. Beecroft:

RE: CONDITION OF PROPERTY, 5913 - 54 AVENUE

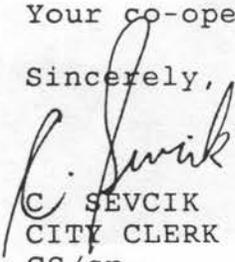
I would advise that Council of The City of Red Deer, at its meeting held on Monday, November 28, 1988 passed the following motion concerning the above-noted property:

"RESOLVED that Council, being of the opinion that the premises hereinafter described is untidy and constitutes a nuisance by reason of a derelict vehicle and debris littering the rearyard, Helen Beecroft, being the owner of 5913 - 54 Avenue in the City of Red Deer, Province of Alberta, (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail to remove the derelict vehicle, debris, and clean up the subject property excepting for those items which are frozen to the ground and which are to be removed at the earliest opportunity, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Helen Beecroft and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

The decision of Council in this instance is submitted for your information, and I trust that you will take appropriate action.

Your co-operation in this matter is greatly appreciated.

Sincerely,


C SEVCIK
CITY CLERK
CS/sp

DATE: November 15, 1988
TO: CITY CLERK
FROM: FIRE MARSHALL
RE: AMENDMENTS TO DANGEROUS GOODS ROUTE BY-LAW

We submit for Council's consideration the proposed amendments to the Dangerous Goods Route By-Law and request council consider three readings at their next available regular meeting.

It has come to our attention that some areas in the Dangerous goods route Bylaw are not usable.

Section 5 and 10 are in contradiction of Section 11, this caused confusion for the public and enforcement personnel.

Section 20 Offence and penalty was not clear as to the exact amount of fines (No specified Fine). This section has to be cleaned up.

All sections where Peace Officer is mentioned in the By-law shall have the words "or By-Law Officer" inserted after Peace Officer.

Respectfully submitted



CLIFF ROBSON
FIRE MARSHAL

CR/lf

C.C. Fire Chief

COMMISSIONERS' COMMENTS

We would agree that Council amend the Bylaw as recommended, however, Council may only give the bylaw 1st and 2nd reading at this time. Approval must be obtained through the Director of Regulatory Standards and Approvals prior to third reading.

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

BY-LAW #2942/____

Being a by-law to amend By-law #2942/87.

The Municipal Council of the City of Red Deer in the Province of Alberta, pursuant to the authority vested in it by Section 17 of the Transportation of Dangerous Control Act S.A. 1982, Chapter T-6.5, acts as follows:

1. The Dangerous Goods Route By-law #2942/87 is amended as follows:
 - (a) as to Clause 3 thereof by inserting therein the following:
 - "(aa) "By-law Officer" shall mean a by-law officer appointed by the City;"
 - "(hh) "Permit" shall mean the off-route permit in the form of Schedule "D" annexed hereto;"
 - (b) Section 5 shall be amended by deleting therefrom subsection (1) and substituting in its place and stead the following:

"5 (1) No carrier shall transport dangerous goods on a highway in the City on other than a designated or a supplemental route specified in Schedule "B" annexed hereto without first having obtained a permit or permit number from the City Fire Prevention Bureau authorizing such transportation."
 - (c) by deleting therefrom Clauses 10 and 11;
 - (d) by deleting therefrom Clause 14 and substituting in its place and stead the following:

"A carrier shall, when requested by a Peace Officer or a By-law Officer, produce for such person's inspection the bills of lading showing the origin and destination of the trip and the description of the load."
 - (e) by deleting therefrom Section 20, and substituting in its place and stead the following:

"20 Any By-law Officer, and any member of the Royal Canadian Mounted Police attached to the City detachment of the said Royal Canadian Mounted Police are hereby authorized to enforce the provisions of this By-law and to issue offence tickets to any person whom they reasonably believe has contravened the provisions of the this By-law."
 - (f) by inserting therein the following:

"20.1 (1) Any person who contravenes any of the provisions of this By-law is guilty of an offence and is liable to a penalty of Five Hundred and Ten (\$510.00) Dollars.

(2) Any person who being guilty of a first breach of this By-law contravenes any of the provisions of this By-law a second time with the same breach, is guilty of an offence and is liable to a penalty of One Thousand and Ten (\$1010.00) Dollars."
 - (g) by amending Section 21 by inserting the words "or By-law Officer" following the words "Peace Officer".

(h) by inserting therein the following section:

"23.1 Should a person not pay the penalty provided for contravention of any section of this By-law and a prosecution has been entered against him, he shall be liable on summary conviction to pay the minimum fine equal to the penalty stated in the said offence ticket, plus court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding sixty (60) days."

(i) by amending subsection (b) of Section 24 by inserting the words "or By-law Officer" following the words "Peace Officer".

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

APPROVED BY THE MINISTER RESPONSIBLE FOR ALBERTA PUBLIC SAFETY SERVICES
this _____ day of _____, A.D. 198__.

READ A THIRD TIME IN OPEN COUNCIL this _____ day of _____, A.D. 198__.

MAYOR

CITY CLERK

THE CITY OF RED DEER
DANGEROUS GOODS ROUTE BYLAW
BYLAW NO. 2942/87

OFFICE OF:
FIRE CHIEF
TELEPHONE: 347-3373

BOX 5008
RED DEER, ALBERTA
T4N 3T4

OFF ROUTE PERMIT NO. 117

PERMISSION IS HEREBY GRANTED TO: _____

ADDRESS: _____ PHONE: _____

TO TRANSPORT THE FOLLOWING DANGEROUS GOODS: _____

FROM: _____

TO: _____

VIA: _____

PERMIT VALID FROM (DATE/TIME): _____

TO (DATE/TIME): _____

DESCRIPTION OF VEHICLE: _____

VEHICLE LICENCE NUMBER: _____

CONDITIONS:

1. This permit number (if issued by telephone) or copy of this permit must be carried in the vehicle or vehicles affected.
2. The applicant shall keep the City of Red Deer fully indemnified from any loss or damage that may arise from the transportation of the said dangerous goods.
3. The applicant shall take every precaution necessary to prevent damage to property or injury to person or persons as a result of the transportation of said dangerous goods.
4. When loading or unloading dangerous goods, no portion of the vehicle shall protrude on or into any pedestrian or vehicular right-of-way.
5. Failure to comply with the conditions of this permit may result in prosecution.

ADDITIONAL CONDITONS: _____

NAME OF COMPANY

DATE AND TIME ISSUED

SIGNATURE (OR NAME) OF APPLICANT

CHIEF OR FIRE DEPARMENT PER:

Cliff 8/11/15

Dir of Regulatory Stds + Approvals
Alberta Public Safety Service

103 20 146 AT

Ed

TSN 3A2

AA Jan Zaharko.

Can only be given 1+2 rdy
then send up for Ministers
approval following which
it will be given 3rd rdy.

BY-LAW #2942/___

Being a by-law to amend By-law #2942/87.

The Municipal Council of the City of Red Deer in the Province of Alberta, pursuant to the authority vested in it by Section 17 of the Transportation of Dangerous Control Act S.A. 1982, Chapter T-6.5, acts as follows:

1. The Dangerous Goods Route By-law #2942/87 is amended as follows:
 - (a) as to Clause 3 thereof by inserting therein the following:
 - "(aa) "By-law Officer" shall mean a by-law officer appointed by the City;"
 - "(hh) "Permit" shall mean the off-route permit in the form of Schedule "D" annexed hereto;"
 - (b) Section 5 shall be amended by deleting therefrom subsection (1) and substituting in its place and stead the following:

"5 (1) No carrier shall transport dangerous goods on a highway in the City on other than a designated or a supplemental route specified in Schedule "B" annexed hereto without first having obtained a permit or permit number from the City Fire Prevention Bureau authorizing such transportation."
 - (c) by deleting therefrom Clauses 10 and 11;
 - (d) by deleting therefrom Clause 14 and substituting in its place and stead the following:

"A carrier shall, when requested by a Peace Officer or a By-law Officer, produce for such person's inspection the bills of lading showing the origin and destination of the trip and the description of the load."
 - (e) by deleting therefrom Section 20, and substituting in its place and stead the following:

"20 Any By-law Officer, and any member of the Royal Canadian Mounted Police attached to the City detachment of the said Royal Canadian Mounted Police are hereby authorized to enforce the provisions of this By-law and to issue offence tickets to any person whom they reasonably believe has contravened the provisions of ~~the~~ this By-law."
 - (f) by inserting therein the following:

"20.1 (1) Any person who contravenes any of the provisions of this By-law is guilty of an offence and is liable to a penalty of Five Hundred and Ten (\$510.00) Dollars.

(2) Any person who being guilty of a first breach of this By-law contravenes any of the provisions of this By-law a second time with the same breach, is guilty of an offence and is liable ^{to} of a penalty of One Thousand and Ten (\$1010.00) Dollars."
 - (g) by amending Section 21 by inserting the words "or By-law Officer" following the words "Peace Officer".

(h) by inserting therein the following section:

"23.1 Should a person not pay the penalty provided for contravention of any section of this By-law and a prosecution has been entered against him, he shall be liable on summary conviction to pay the minimum fine equal to the penalty stated in the said offence ticket, plus court costs, and in default of payment of the penalty and costs imposed by the Court, to imprison for a ~~prison~~ ^{most period} not exceeding sixty (60) days."

(i) by amending subsection (b) of Section 24 by inserting the words "or By-law Officer" following the words "Peace Officer".

(j) by deleting therefrom Schedule "D" - Off-Route Permit - and substituting in its place and stead the Schedule "D" annexed hereto.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

APPROVED BY THE MINISTER RESPONSIBLE FOR ALBERTA PUBLIC SAFETY SERVICES
this _____ day of _____, A.D. 198__.

READ A THIRD TIME IN OPEN COUNCIL this _____ day of _____, A.D. 198__.

MAYOR

CITY CLERK

*Delivered by D. Louhi
Monday 88/11/28*

BYLAW NO. 2672/T-88

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)
- (a) Any use approved by the City Council for the land within this use district, except a change of use within an existing development.
 - (b) Any use existing within the area at the time this use district comes into effect is considered to be a permitted use.

(2) Section 7.3.3 is amended by adding the following:

Regulations -

- (4) Direct Control No. 3 - DC(3)
Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, Parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

(3) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS 17th day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL THIS day of
A.D. 1988.

MAYOR

CITY CLERK

7.3 DC DIRECT CONTROL DISTRICT

7.3.1 General Purpose of the District

The purpose of this district is to provide for innovative developments which in the opinion of Council require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in the Bylaw that could be used to achieve the same result.

7.3.2 Uses

- (1) All land use applications shall be evaluated on their merits by Council.
- (2) Direct Control No 1 - DC(1)
Any use approved in a City of Red Deer land sale agreement for land within this use district. (2672/H-80)
- (3) Direct Control No. 2 - DC(2) the uses allowed in this direct control district are as listed in Schedule B: DC(2). (2588/K-80)
- (4) Direct Control No. 3 - DC(3)
 - (a) Any use approved by the City Council for the land within this use district, except a change of use within an existing development.
 - (b) Any use existing within the area at the time this use district comes into effect is considered to be a permitted use.

7.3.3 Regulations

- (1) Council will establish the appropriate development standards.
- (2) Direct Control No. 1 - DC
Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use. (2672/H-80)
- (3) Direct Control No. 2 - DC(2) the regulations for this direct control district are as set forth in Schedule B: DC(2).
- (4) Direct Control No. 3 - DC(3)
Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

7.3.4 Special Provision or Transitional Permission

- (1) Where a site was, at the date of adoption of this Bylaw designated as SU - Specific Use District with specific approvals by Council those approvals shall continue to apply and the designation on the Use District maps shall become DC.
- (2) For the purposes of administering Section 7.3, Schedule B: Direct Control Districts and Accompanying Regulations is annexed hereto and forms part of this bylaw. (2672/H-80)



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

Director of Regulatory Standards & Approvals
Alberta Public Safety Service
10320 - 146 Street
Edmonton, Alberta
T5N 3A2

Attention: Mr. Ian Zaharko

Dear Sir:

RE; DANGEROUS GOODS ROUTE BYLAW AMENDMENT 2942/B-88

Council of The City of Red Deer, at its meeting held on November 28, 1988 gave First and Second Reading to the above-noted amending Bylaw. I am enclosing herewith a certified copy of Bylaw 2942/B-88 for your review and approval.

Please advise at your earliest opportunity as to whether said Bylaw meets with your approval so that we might proceed with consideration of Third Reading.

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

Sincerely,

C. SEVCIK
CITY CLERK
CS/sp
Encl.

c.c. Fire Chief
Bylaws & Inspections Manager
Inspector Pearson

P.S. Original Bylaw 2942/87 enclosed for
your information.

DATE: November 23, 1988
TO: City Council
FROM: Assistant City Clerk
RE: UTILITY BYLAW AMENDMENT 2960/A-88 (GARBAGE UTILITY)

As Council will recall, at the November 14, 1988, Council meeting, the above noted bylaw was passed.

It has come to our attention that an error was made with regard to a number in the Bylaw. The Bylaw indicated that Section 106 to 119 inclusive be deleted, however only Sections 106 to 118 inclusive should be deleted as they are the ones which refer to the Garbage Utility.

Included in the agenda is the appropriate Bylaw amendment correcting this error.

K. Kloss
Assistant City Clerk
KK/ds

Commissioners' Comments

We would recommend Council give this amending bylaw three readings.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

November 21, 1988

TO: CITY COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

At the November 17, 1988 meeting of the Red Deer Industrial Airport Commission, consideration was given to the tender received for the haying rights at the Industrial Airport. Following is the resolution passed recommending acceptance of the tender submitted by Lavern Doran.

"THAT the Red Deer Industrial Airport Commission recommend to Council of the City of Red Deer acceptance of the tender for haying rights submitted by Lavern Doran for a total value of \$5,520.00 per year, and as recommended by the Commission November 17, 1988."

The above is submitted for Council's consideration and final approval.

Cordially,

for Cheryl Adams
B. HUGHES, Chairman
Red Deer Industrial Airport Commission

c.c. R. Wardner

DATE: November 3, 1988

TO: Bill Lees
Peter Robinson
Land & Tax Department

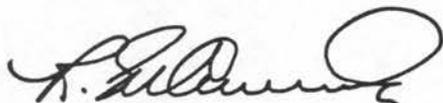
FROM: Ron Wardner
Airport Superintendent

RE: Tender on Airport Haying Rights October 1988
=====

I have analyzed the bidders proposals on the Airport Haying Rights tender. After discussing this tender with Mr. Lavern Doran, I recommend we award all four parcels (A, B, C, and D) to him, based on the following:-

- 1) He is the high bidder on each parcel,
- 2) He wants to farm all of the parcels,
- 3) He desires to upgrade his present farm equipment and by obtaining all four parcels he can justify doing this. He will have proper and sufficient equipment to properly farm an area this size.
- 4) He has a farm approximately 1.5 miles from the airport so this farming is very convenient for him.
- 5) He feels he will have no problems meeting any of the conditions of this contract.

Mr. Doran has indicated he would like to start breaking parcel B this year before the frost is too deep, and would like this contract to be awarded as expeditiously as possible.



Ron Wardner
Airport Superintendent

RGW/sh

c.c. Charlie Sevcik
Bryon Jeffers
Red Deer Airport Commission
Bob Evans

November 7, 1988

TO: Red Deer Airport Commission

FROM: Peter Robinson

RE: TENDERS FOR HAY CROP COMMENCING 1989

Tenders were received by The City Clerk up to October 28, 1988. There were only two tenders received.

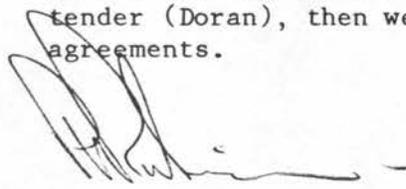
1. Mr. Victor Lawrence - Bid only on Parcel "C"
For \$2125. per year.

2. Mr. Lavern Doran - Bid on all four parcels.

A.	\$2040	=	162.02 Acres	=	\$12.59
B.	\$ 788	=	106.02 Acres	=	7.43
C.	\$2192	=	191.89 Acres	=	11.42
D.	\$ 500	=	102.62 Acres	=	4.87
	\$5520		562.55		36.31

As can be seen the revenue for the hay crop is down significantly from the 12,000. - 13,000 per year we have been receiving over the past three years.

Should the commission pass a resolution to accept the highest tender (Doran), then we will proceed in preparing the necessary agreements.



Peter Robinson

PAR/dm

cc Bill Lees
Ron Wardner

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner"

DATE: NOVEMBER 29, 1988
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: CONTRACT FOR HAYING RIGHTS, RED DEER INDUSTRIAL
AIRPORT, LAVERN DORAN

At the Council meeting of November 28, 1988, the following motion was passed in regard to the above topic:

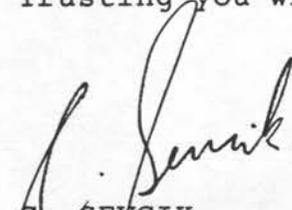
"RESOLVED that Council of The City of Red Deer hereby agree to award the tender for Haying Rights at the Red Deer Industrial Airport to Mr. Lavern Doran for terms and amounts as noted hereunder:

Parcels A, C & D at \$4,732.00 per year for a period of three years;

Parcel B at \$788.00 per year for a period of five years."

The decision of Council in this instance is submitted for your information and appropriate action. Please ensure that appropriate legal documentation is prepared and executed by all parties.

Trusting you will find this satisfactory.



C. SEVCIK
CITY CLERK
CS/sp

c.c. Red Deer Industrial Airport Commission
Director of Engineering Services
R. Wardner
Bob Evans

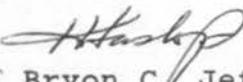
NO. 8

DATE: November 22, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: TRANSIT ROUTE THROUGH PARKLAND MALL

Attached is correspondence from the Transit Manager recommending removal of the present bus stop at the Parkland Mall, and relocating of the stop to 67 Street immediately north of Woolco.

The Engineering Department has reviewed the location proposed by the Transit Manager and foresees no problems with placement of a stop at this location.

We would concur with the recommendation of the Transit Manager and request respectfully that Council approve the relocation.


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

BCJ/emg
Att.

NOV 17 1988

Bryon J.

54.

DATE: NOVEMBER 16, 1988
TO: BRYON JEFFERS
DIRECTOR OF ENGINEERING SERVICES
FROM: GRANT BEATTIE
TRANSIT MANAGER
RE: TRANSIT ROUTE THROUGH PARKLAND MALL

The recent completion of the 67th Street Bridge and the 67th Street and Gaetz Avenue intersection, along with the repaving of the Parkland Mall bus stop area, have resulted in some operational problems for the route operating through the Parkland Mall.

Prior to the completion of the road construction on 67th Street, vehicles leaving Parkland Mall could turn either left or right, with the majority of motorists turning left. Since the Bridge opening, left turns onto 67th Street from the Mall are not permitted, and all motorists must turn right. The result is that motorists are passing the bus when the bus is stopped at the bus stop and then cut in front of the bus in order to turn onto 67th Street. Numerous close calls have occurred when the bus is attempting to leave the bus stop and motorists are cutting into the right. Although an accident has been avoided, it is my opinion that it is only a matter of time and circumstances before an accident occurs.

The second difficulty is the repaving of the bus stop at the Woolco Store. Unfortunately the Parkland Mall did not notify the Transit Department that the work was being done; therefore, no input from the Transit Department was solicited prior to the work being done. As a result, the new pavement causes the bus to lean away from the curb. In addition, the curb height from the pavement to the top of the curb is only two inches. The problem is that the height from the ground to the first step has increased by approximately four inches.

This stop is generally used by senior citizens and parents with youngsters. The additional step height creates an awkward boarding situation for these passengers that will quickly become unsafe during the winter months.

Given Passenger counts taken indicate that this stop is well used with an average of 146 passengers boarding and 203 passengers alighting from the bus per day. the above-mentioned safety concerns, it is my opinion that the volume of passengers using the stop compound the possibility of injury to one of them.

The attached plan outlines the location of the proposed zone on 67th Street. Walking distances from the Woolco Store to the proposed zone location would increase from 56 metres to 115 metres. Although walking distances would be increased, the proposed zone would be located well within the 450 metre walking distance guidelines established by City Council.

.../2

Mr. Bryon Jeffers
Page 2
November 16, 1988

In discussions with Mr. Gary Seher, Manager of Parkland Mall, he had indicated that he concurred with the relocation proposal. (See attached letter.) Mr. Seher was concerned over maintenance costs of the current zone area at Woolco and agreed that a safety hazard exists. He also indicated that the additional space made available by relocating the zone would be utilized for additional mall parking.

When the service was implemented a number of years ago, it was done provided that the route could be done in a safe manner. The changes described above have resulted in the operation of the route through the Mall property being an unsafe maneuver; therefore, the Transit Administration would respectfully recommend the following:

1. That the Route 1 North no longer operate through the Parkland Mall property due to the unsafe conditions that exist for large vehicles.
2. That the route be rerouted as outlined on the attached map.
3. That the Transit stop currently located within the Mall parking lot be relocated to 67th Street, east of the North Mall entrance.


GRANT BEATTIE

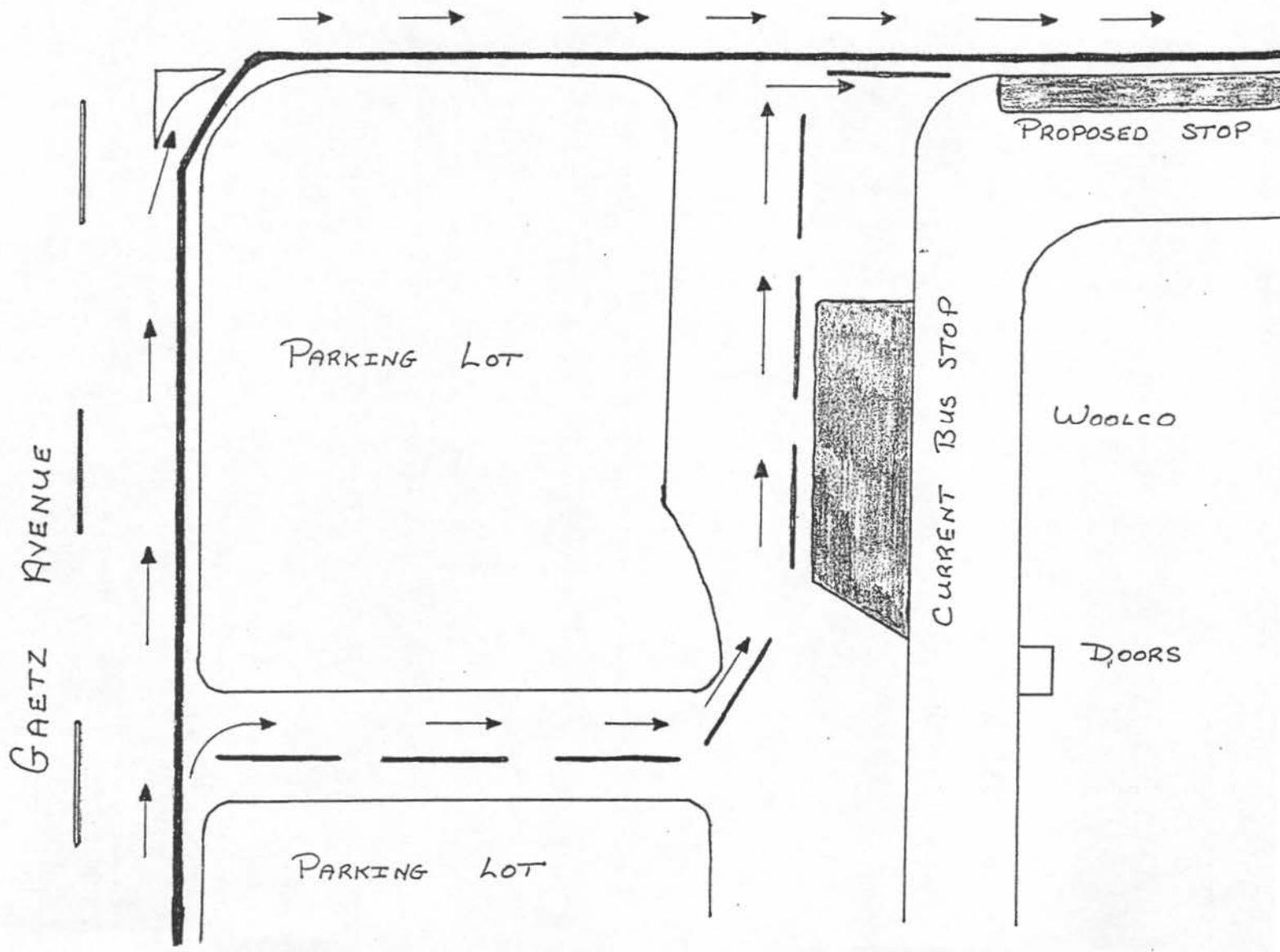
/cjm

Attachments



67 STREET

ROUTE ONE NORTH



DELETED ROUTE 
PROPOSED ROUTE 
DIRECTION OF TRAVEL 



PARKLAND MALL

PARKLAND MALL
ADMINISTRATION OFFICE
4747 - 67TH STREET
RED DEER, ALBERTA, CANADA
T4N 6H3
PHONE: (403) 343-8997

57.

October 28, 1988

Grant Beattie
Manager
Red Deer City Transit System
5438 - 47 Street
Red Deer, Alberta
T4N 1S1

Dear Mr. Beattie;

RE: PARKLAND MALL BUS STOP

We have discussed the proposed changes to the bus stop and concur that the moving of the stop to the area indicated on the enclosed plan would perhaps solve the dangerous situation that now exists.

Please advise us when you are prepared to commence work on the proposed stop. We will have internal parking changes and lane changes made shortly after the bus stop is relocated.

Yours very truly,

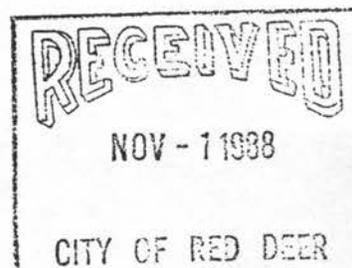
Gary Seher
General Manager
Parkland Mall

GS/zlc

E/042

Commissioners' Comments

We concur with the comments and recommend that Council approve the route and bus stop changes as outlined.



"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

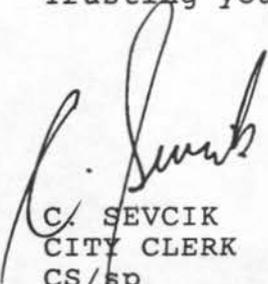
DATE: NOVEMBER 29, 1988
TO: TRANSIT MANAGER
FROM: CITY CLERK
RE: TRANSIT ROUTE THROUGH PARKLAND MALL

At the Council meeting of November 28, 1988, your report concerning the above topic was considered. Following is the motion which was passed by Council authorizing a change of the Transit Route and relocation of the Bus Stop in the area of the Parkland Mall:

"RESOLVED that Council of The City of Red Deer hereby approve removal of the present bus stop at the Parkland Mall and authorize change of the Transit Route and relocation of the bus stop to 67 Street immediately north of Woolco, and as recommended to Council November 28, 1988."

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

Trusting you will find this satisfactory.



C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioners
Director of Engineering Services
Director of Finance
Inspector Pearson

NO. 9

DATE: November 22, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: TOXIC WASTE ROUNDUP - OCTOBER 15, 1988

Attached is a report from the Water and Wastewater Superintendent. He has outlined for Council the results of The City of Red Deer's first Toxic Waste Roundup in October.

The report is, I believe, self-explanatory. I would concur with the recommendation that we carry out another roundup in 1989. The Engineering Department has allowed, in the 1989 budget, sufficient funds to do this. Council can, at budget deliberations, consider this matter.

Although public participation was less than we had hoped for, we anticipate that as the program gains greater recognition, we will have a better response from the public. Another concern would be that the Province may, in the future, discontinue funding. As Council can see, the Province presently funds the predominant part of the project costs. There has been, to date, no indication that they intend to withdraw from the project.


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

BCJ/emg
Att.

DATE: November 1, 1988
TO: Director of Engineering Services
FROM: Water & Wastewater Superintendent
RE: Toxic Waste Roundup October 15, 1988
=====

Red Deer held its first Household Toxic Waste Roundup October 15, 1988, as approved by Council September 6, 1988.

This project was undertaken by the Water & Wastewater Section with assistance from Alberta Special Waste Management Corporation.

The roundup was held at the Public Works Yard on the last day of Fire Prevention Week, to take advantage of the Fire Department's household fire hazard awareness program.

The roundup was advertized quite extensively through all the various Red Deer media with posters, brochures, and public service announcements supplied by Alberta Special Waste Corporation. The cost of placing the advertizements was borne by the City. From all reports, the event was well advertized.

One hundred and twenty vehicles brought Household Hazardous Waste to the Public Works yards from 10:00 A.M. to 4:00 P.M. October 15, 1988. The waste was identified and sorted by a chemist from Chemex Laboratory Alberta Inc. The waste was inventoried, packaged and sealed in 28 - 45 gallon drums by three employees from Custom Environmental Service Ltd. Two employees from Alberta Special Waste Management arrived later in the day to manifest the waste for shipment on Monday, October 17, 1988 to the Hazardous Waste Plant at Swan Hills. The cost to receive, identify, package, ship, and destroy the waste was borne by the Alberta Waste Management Corporation (Cost \$19,500.00).

The Red Deer Fire Department supplied a unit and two members trained in hazardous spill cleanup for most of the day.

Water & Wastewater employees were involved in distributing the posters, receiving the empty drums, packing material, setting out direction signs, moving materials, assisting with receiving material, and loading the packaged waste. The cost breakdown is attached.

Director of Engineering Services
Toxic Waste Roundup
Page Two.

The Toxic Waste Roundup was considered a success, although for a community of this size, it was expected that we would fill between 60 and 100 drums. It is hoped that Red Deer citizens who missed the roundup in 1988 will find a safe place to store their waste until another roundup is held in 1989.

It is recommended that The City of Red Deer, with assistance from Alberta Special Waste Management Corporation, hold another Household Toxic Waste Roundup in 1989 during Fire Prevention Week. As we will have more time to plan the roundup, it is recommended that the community become more involved by way of service club involvement, schools, and interested individuals. We recommend that drop off points (possibly the fire stations) be available during the week for those that are unable to bring their waste to the main collection point on Saturday.

As the community is now better aware of the problem of disposing of household toxic waste, it is expected the turn out next year will be substantially larger. Should Alberta Special Waste Management not wish to participate in the cost involved in future roundups, the cost may become excessive. The City costs are charged to the Sanitary Landfill Site, which is the benefactor.

This report is prepared for Council's information.



W. E. Higgins
Water & Wastewater Superintendent

WEH/sh
Attach.
c.c. Fire Chief

1988 HOUSEHOLD HAZARDOUS WASTE BLITZ COSTS

Advertising

Advisor -	Overprint/fold 20,000 pamphlets	\$ 497.00
-	Insert/deliver 20,000 pamphlets	\$ 660.00
-	One full page ad October 7	\$ 483.00
-	One half page ad - Fire Prevention Flyer	\$ 299.00

		\$ 1939.00
Shaw Cable -	Announcement on "Charlie" Oct 4-15	N/C
Advocate -	One quarter page ad October 7/13	\$ 944.00
C.K.R.D. TV -16 -	30 second spots	\$ 500.00
C.K.R.D. Radio - 38 -	30 second spots	\$ 522.00
C.K.G.Y. Radio - 28 -	30 second spots	\$ 350.00
C.I.Z.Z. 99 Radio - 16 -	30 second spots	\$ 140.00
Mark and post 250 posters (City staff)		\$ 313.00
Prepare direction signs (City staff)		\$ 38.00
		=====
Total Advertising Costs		\$ 4746.00

Operating Costs

Unload 100 drums and vermiculite	\$ 200.00
Prepare collection site	\$ 262.29
Two Water/Wastewater staff Oct 15 to assist	\$ 608.00
Lunch & doughnuts	\$ 44.94
Load 72 unused barrels(vermiculite for return	\$ 130.45
Load 28 barrels for shipment to Swan Hills	\$ 174.47
	=====
Total Operating Costs	\$ 1420.15
Total Cost to City	\$ 6166.15
	=====

HOUSEHOLD HAZARDOUS WASTE BLITZ COSTS
PAGE TWO.

Special Waste Management Costs	\$19500.00
- Manpower -	\$3500.00
- Materials -	\$5000.00
- Treatment of Waste -	\$11000.00
	=====
Total Cost of Roundup	\$25666.15
	=====

Commissioners' Comments

Submitted for Council's information only at this time. Funds for the 1989 program will be considered at Budget time.

"R.J. MCGHEE"
Mayor

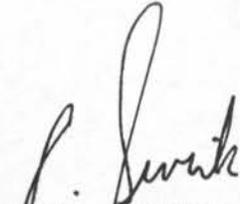
"M.C. DAY"
City Commissioner

DATE: NOVEMBER 29, 1988
TO; DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: TOXIC WASTE ROUNDUP - OCTOBER 15, 1988

Your report, along with that of the Water & Wastewater Superintendent, W. Higgins, concerning the above topic was presented on the Council Agenda of November 28, 1988.

The said reports were accepted for information purposes only and agreed that same be filed.

We thank you for your reports in this instance.


C. SEVCIK
CITY CLERK
CS/sp

c.c. Water & Wastewater Superintendent
Fire Chief

DATE: November 14, 1988

63.

TO: City Clerk

FROM: Director of Community Services
Parks Manager
E. L. & P. Manager

RE: Christmas Decorations - 1989 Budget

The following documentation from the Towne Centre Association requests that funding be made available in the City's 1989 Budget for Christmas decorations in the Downtown area.

The Administrative staff supports the objective of enhancing the visual appearance and festive atmosphere of the Downtown area during the Christmas season. The installation of the new type of light standard on 49th and Ross Streets requires a change in the type of decoration from what we presently have as well as a large budgetary increase to fund the acquisition. In view of these necessary changes, this would appear to be an opportune time to review the entire Christmas decoration program and to perhaps develop an entirely new strategy which can be incorporated into the 1989 Budget.

In developing a new strategy, or reviewing an existing program, we must look beyond what has traditionally been done and focus on how the ever changing needs of the community can best be met. Some of the Downtown changes which we have recently seen and which should be considered here are:

- 1) an active Towne Centre Association which continually monitors the changing pulse of Downtown more effectively than the Parks or E. L. & P. Departments.
- 2) the placement on the new light standards of banners which are owned, maintained, placed and removed by the Towne Centre Association to meet the needs of the Downtown community.
- 3) a Parks Department policy, approved of by the E. L. & P. Department, which permits the placement of banners, and possibly Christmas decorations, on the new Downtown light standards by someone other than E. L. & P. staff.

We are now presented with a situation Downtown which easily lends itself to expanding the cooperation between the private and public sectors and which can result in the provision of a public service in a more effective, efficient, and economical manner. The Towne Centre Association is in a better position to determine what the decorative needs are Downtown, they are better able to coordinate the seasonal change of decorations, and they are also able to arrange for the changing of the decorations by volunteers, service clubs, etc. as a means of reducing costs.

It is our recommendation that:

- 1) The Towne Centre Association purchase, own, maintain, place, and remove the decorations for the new Downtown light standards and the trees in between these light standards.
- 2) The City Budget, by means of a grant to the Towne Centre Association, provide a considered amount to provide for the purchase of Christmas decorations for the new light standards and trees as they are installed and to also provide for the annual maintenance of the decorations.
- 3) The existing Christmas decorations be given to the Towne Centre Association who will own and maintain them with the placement and removal on the old type light standards Downtown to be provided by the E. L. & P. Department, on a contractual basis to the Towne Centre Association, for as long as the old standards exist.
- 4) The placement of decorations on the trees between the new Downtown light standards is to be arranged for by the Towne Centre Association, possibly on a contractual basis with the Parks Department; however, it must be completed under the supervision of the Parks Department. (City Hall Park lighting will remain the responsibility of the Parks Department).

The approximate cost of the above would be:

- a) \$60,000 suggested by the Towne Centre Association in 1989 to purchase Christmas decorations for 49th and Ross Streets which could perhaps be reduced through consultation with the City Administration.
- b) An annual maintenance cost of approximately \$1,080. per year which has been the E. L. & P. Department budget average over the last 5 years for electrical decorations which have a higher maintenance cost than the non-electrical types which would be supplied for the new light standards.
- c) An approximate annual reduction of \$2,000. to the Street and Traffic Light Budget which covers the present placement and removal of the decorations as the Towne Centre Association, rather than the E. L. & P. Department, would do this.

City Clerks
Page 3
November 14, 1988

65.

In order to complete the necessary arrangements for the 1989 Christmas decoration program, Council is respectfully requested to approve the following:

1. Endorse the above recommendations regarding new Christmas decorations.
2. Request the Parks and E. L. & P. Departments to work with the Towne Centre Association in preparing a detailed cost estimate for the new Christmas decorations which estimate will be presented to Council for consideration of 1989 Budget funding.

The above has been discussed with the General Manager of the Towne Centre Association and he is in agreement.



A. Roth,
E. L. & P. Manager

Attachments

AR/jjd

c.c. City Commissioner
Director of Community Services
Parks Manager
Regional Planning Commission (V. Parker)
Director of Finance



Let yourself go . . . Downtown

66.

October 6th., 1988
Mr. Craig Curtis
Director FCSS
City of Red Deer

RE: CHRISTMAS DECORATIONS/ '89 BUDGET

Dear Mr. Curtis,

At a meeting of the landscape committee held on Oct. 6th at City Hall, it was recommended that this proposal be directed to your office immediately. The meeting included Don Batchelor, Vernon Parker, Gord Stewart and Jim Blaney.

Upon completion of the Ross Street landscape project, 75% of the existing Christmas Decorations will be unusable. As a result, it is imperative that financial planning be initiated in the '89 budget in order to ensure Christmas decorations are obtained in time for Christmas '89. The AMPLE fund is seen as the most appropriate funding source.

After 18 months of discussion and investigation, the Association is prepared to make a proposal or sit on a committee to recommend style of decoration and options available. In our current investigation, we are confident that a budget of \$60,000.00 would cover all options for new decorations and the variance between cost of various alternatives have been illustrated at less than 4%.

I have enclosed photocopies of some options and designs generated by our office purely as illustrative examples at this time. We do have firm quotes on some of these options from an eastern manufacturer and are investigating additional suppliers at present. Several manufacturers also offer trade in programs for existing decorations.

There are other potential sources of funding, but it is critical that a budget be established now, to allow us to complete a committee study of what decorations will be purchased and from whom, while allowing enough manufacturing time for availability in December of '89.

The existing decorations were funded from general revenues and are owned and maintained by the City. This type of decoration is an important part of our municipal image and with the street improvements continuing in the Central Business District, the decorations need replacement.

Thank you for your attention to this matter and our office remains available at your convenience for additional information and discussion.

67.

Respectfully yours,

A handwritten signature in black ink, appearing to read "John P. Ferguson". The signature is fluid and cursive, with a large initial "J" and "F".

John P. Ferguson General Manager.
c/c: Don Batchelor, Parks Department

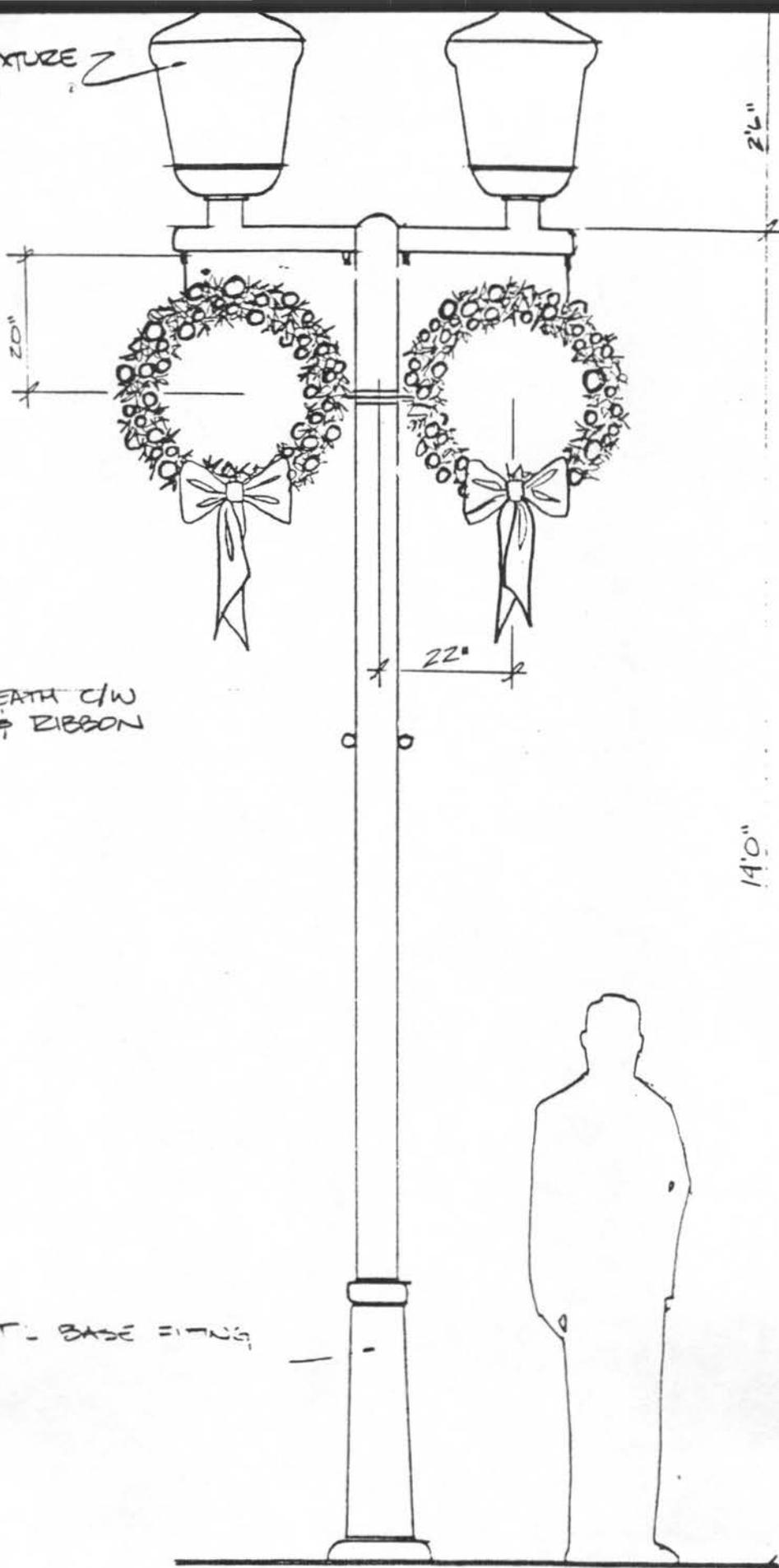
Commissioners' Comments

We would concur with the recommendations contained in the attached report. Although the \$60,000 proposed by the Towne Centre Association seems inordinately high, if Council accepts these recommendations this figure will be thoroughly reviewed and a detailed proposal brought back for consideration with the Budget.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

ACORN FIXTURE



30" WREATH C/W
BALLS & RIBBON

OPT. BASE FITTING

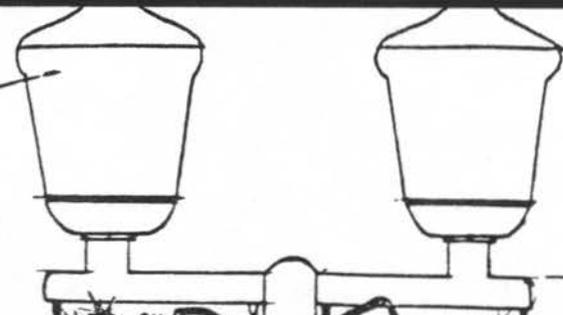
14'0"

24"

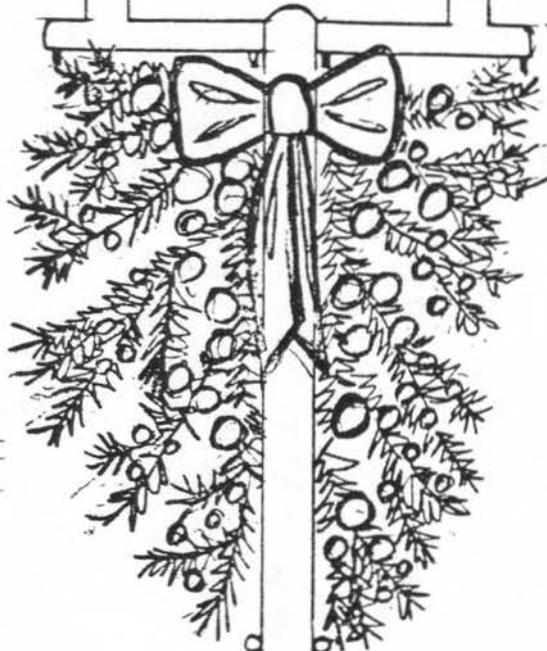
22"

20"

ACORN FIXTURE



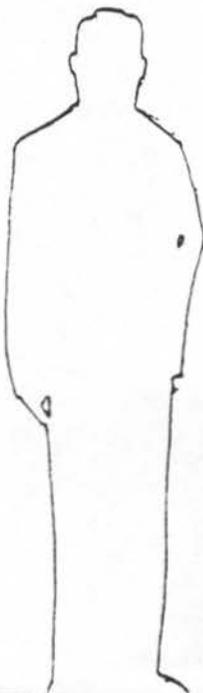
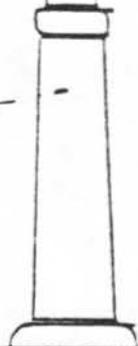
2'6"



60" SPRAY C/W
BOW & BACUS

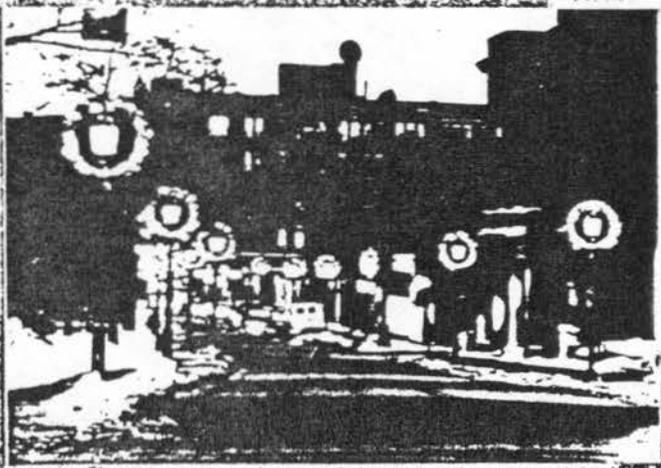
14'0"

OPT. BASE FITTING





67 SIX FOOT MOUNTED DECORATIVE WREATHS



WORKS FOR SINGLE OR DOUBLE FIXTURE JOF

GLOBE LIGHTING....



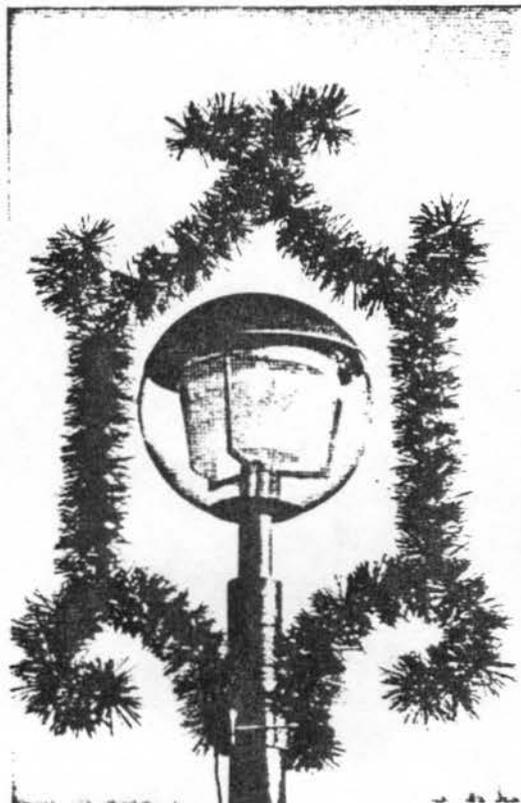
A) BG1L 4 Foot Double Ring Pine Glo Wreath; SNT13 Snotipped trim, with ball and ribbon trim. 60W, 14#.....\$137.50
Unlighted. deduct \$12.50; *for each GP16 Red Bow add \$22.50.



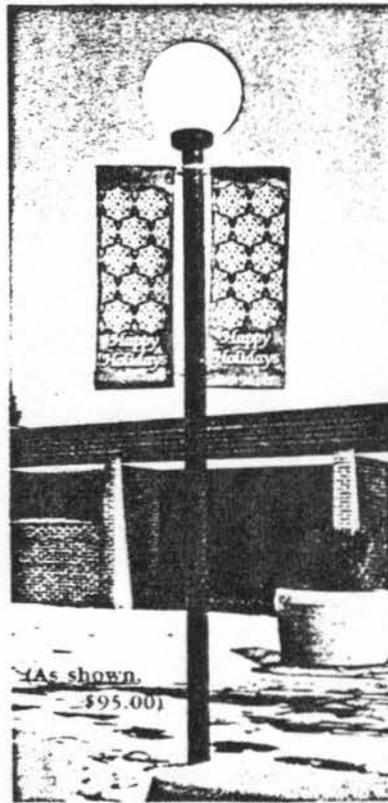
B) BG2L 3 1/2 Foot Snoflake. Red Snotipped and white trim, 220W 12#.....\$109.50
*Unlighted deduct \$20.00



C) BG3L 5 Foot Star. amber/gold trim. 200W. 15#.....\$109.50
*Unlighted deduct \$20.00

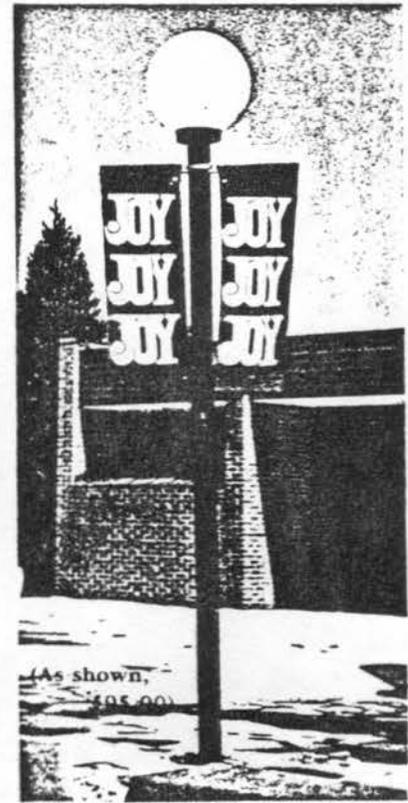


D) BG4L 4 1/2 Foot Regal. Natural Snotipped trim. 160 Watts 15#.....\$109.50
*Unlighted deduct \$20.00



(As shown, \$95.00)

E) BG5 3 Foot Snowflake/ Happy Holiday Banner, 2#.....\$35.00
Bracket for above.....\$12.50
\$47.50



(As shown, \$95.00)

F) BG6 3 Foot Joy Banner, 2#.....\$35.00
Bracket for above.....\$12.50
\$47.50

Banner Option

DATE: October 18, 1988
TO: City Clerk
FROM: E. L. & P. Manager
RE: Christmas Decorations - 1989 Budget

*not for agenda
see reviewed copy*

The following two attached documents both request that funding be made available in the City's 1989 Budget for Christmas decorations in the Downtown area:

- 1) letter from the Towne Centre Association dated October 6, 1988
- 2) comments from the Director of Community Services dated October 11, 1988

I also support the objective of enhancing the visual appearance and festive atmosphere of the Downtown area during the Christmas season. The installation of the new type of light standard on 49th and Ross Streets requires a change in the type of decoration from what we presently have as well as a large budgetary increase to fund the acquisition. In view of these necessary changes, this would appear to be an opportune time to review the entire Christmas decoration program and to perhaps develop an entirely new strategy which can be incorporated into the 1989 Budget.

In developing a new strategy, or reviewing an existing program, we must look beyond what has traditionally be done and focus on how the ever changing needs of the community can best be met. Some of the Downtown changes which we have seen since the first decorations were purchased and which should be considered here are:

- 1) an active Towne Centre Association which continually monitors the changing pulse of Downtown more effectively than the E. L. & P. Department.
- 2) the placement on the new light standards of banners which are owned, maintained, placed and removed by the Towne Centre Association to meet the needs of the Downtown community.
- 3) a Parks Department policy, approved of by the E. L. & P. Department, which permits the placement of banners, and possibly Christmas decorations, on the new Downtown light standards by someone other than E. L. & P. staff.

City Clerk
Page 2
October 18, 1988

We are now presented with a situation Downtown which easily lends itself to expanding the cooperation between the private and public sectors and which can result in the provision of a public service in a more effective, efficient, and economical manner. The Towne Centre Association is in a better position to determine what the decorative needs are Downtown, they are better able to coordinate the seasonal change of decorations, and they are also able to arrange for the changing of the decorations by volunteers, service clubs, etc. as a means of reducing costs.

It is my recommendation that:

- 1) The Towne Centre Association purchase, own, maintain, place, and remove the decorations for the new light standards Downtown.
- 2) The City Budget, by means of a grant to the Towne Centre Association, provide a considered amount to provide for the purchase of Christmas decorations for the new light standards as they are installed and to also provide for the annual maintenance of the decorations.
- 3) The existing Christmas decorations be retained, maintained, placed, and removed for the old type light standards Downtown by the E. L. & P. Department as long as the old standards and/or decorations exist.
- 4) The existing Parks Department Policy regarding the new Downtown light standards should be expanded to generally include any type of attachment provided that the light globe not be removed and that no electrical decorations are involved (NOTE - the new light standards do not have electrical outlets for decorations).
- 5) In the above, the term "decoration" includes strings of electrical lights which would be placed only on trees within the sidewalk tree wells placed in conjunction with the new light standards.

The cost of the above would be approximately:

- 1) \$60,000 suggested by the Towne Centre Association in 1989 to purchase Christmas decorations for 49th and Ross Streets which could perhaps be reduced.
- 2) An annual maintenance cost of approximately \$1,080 per year which has been the E. L. & P. Department budget average over the last 5 years for electrical decorations which have a higher maintenance cost than the non-electrical types which would be supplied for the new light standards.

City Clerk
Page 3
October 18, 1988

- 3) An approximate annual reduction of \$2,000 to place and remove the decorations as the Towne Centre Association, rather than the E. L. & P. Department, would do this.



A. Roth,
E. L. & P. Manager

Attachments

AR/jjd

c.c. City Commissioner
Director of Community Services
Parks Manager
Regional Planning Commission (V. Parker)
Director of Finance

DATE: October 11, 1988

CS-1.909

TO: AL ROTH
E.L. & P. Manager

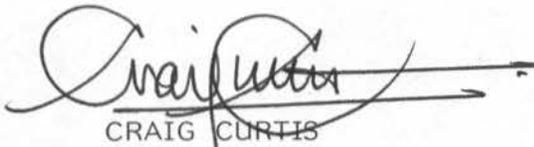
FROM: CRAIG CURTIS
Director of Community Services

RE: CHRISTMAS DECORATIONS: 1989 BUDGET
A letter from Towne Centre Association
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As Christmas decorations have traditionally been the responsibility of your Department, the City Commissioner has requested that I send you this correspondence, with the request that a report be brought forward to City Council.

I certainly support the need for new Christmas decorations, which would greatly enhance the downtown landscaping project. As the new light standards are very bright, it appears that the new decorations could be a combination of lights in the trees and coloured banners.



CRAIG CURTIS

CC:dmg

Encl.

- c. H. Michael C. Day, City Commissioner
- Don Batchelor, Parks Manager
- John Ferguson, General Manager, Towne Centre Assoc.
- Vern Parker, Regional Planning Commission
- Charlie Sevcik, City Clerk



Let yourself go ... Downtown

October 6th., 1988
Mr. Craig Curtis
Director FCSS
City of Red Deer

RE: CHRISTMAS DECORATIONS/ '89 BUDGET

Dear Mr. Curtis,

At a meeting of the landscape committee held on Oct. 6th at City Hall, it was recommended that this proposal be directed to your office immediately. The meeting included Don Batchelor, Vernon Parker, Gord Stewart and Jim Blaney.

Upon completion of the Ross Street landscape project, 75% of the existing Christmas Decorations will be unusable. As a result, it is imperative that financial planning be initiated in the '89 budget in order to ensure Christmas decorations are obtained in time for Christmas '89. The AMPLE fund is seen as the most appropriate funding source.

After 18 months of discussion and investigation, the Association is prepared to make a proposal or sit on a committee to recommend style of decoration and options available. In our current investigation, we are confident that a budget of \$60,000.00 would cover all options for new decorations and the variance between cost of various alternatives have been illustrated at less than 4%.

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The existing decorations were funded from general revenues and are owned and maintained by the City. This type of decoration is an important part of our municipal image and with the street improvements continuing in the Central Business District, the decorations need replacement.

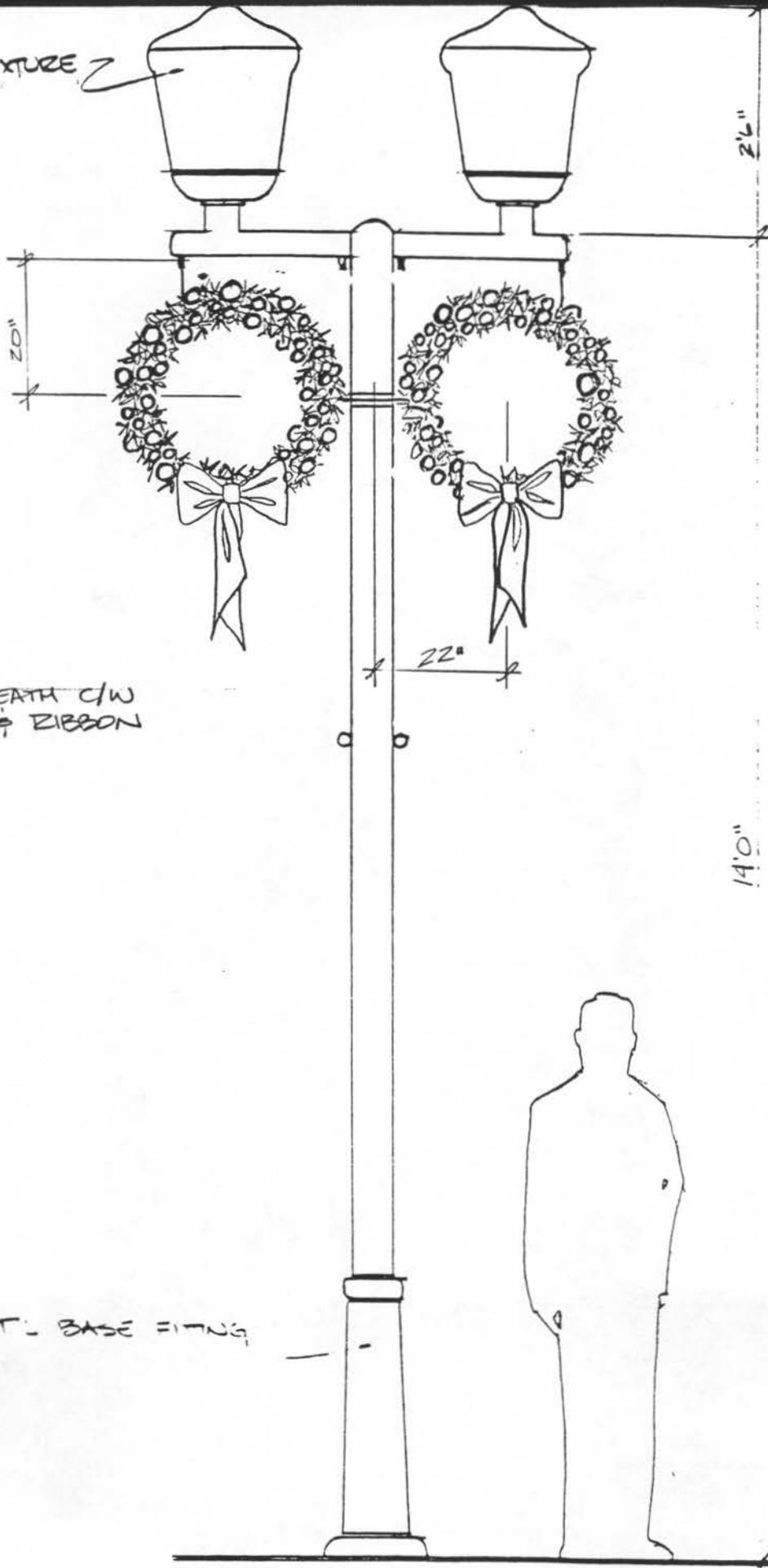
Thank you for your attention to this matter and our office remains available at your convenience for additional information and discussion.

Respectfully yours,

A handwritten signature in black ink, appearing to read "J. Ferguson". The signature is stylized with a large, sweeping initial "J" and a long horizontal flourish extending to the right.

John P. Ferguson General Manager.
c/c: Don Batchelor, Parks Department

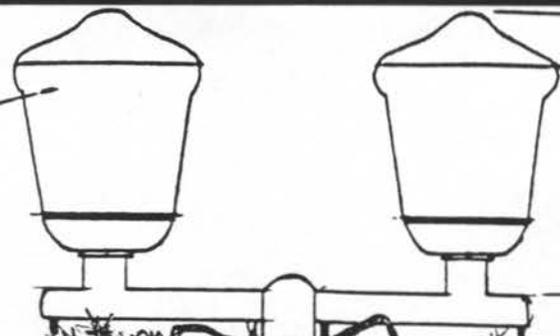
ACORN FIXTURE



30" WREATH C/W
BALLS & RIBBON

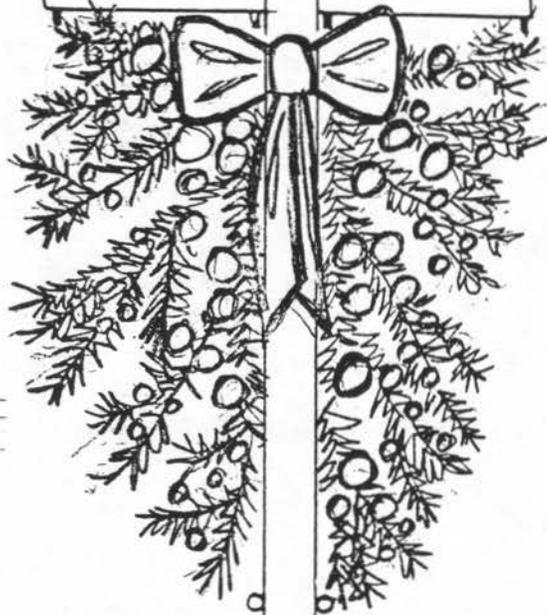
OPT. BASE FINISH

ACORN FIXTURE



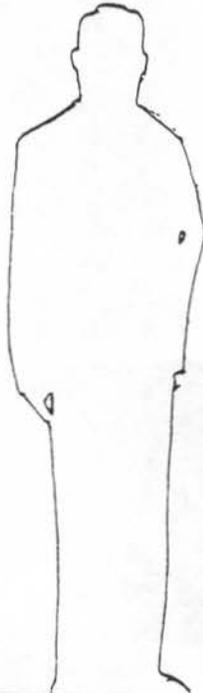
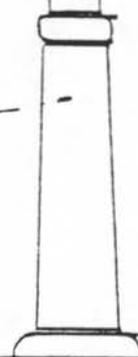
2'6"

60" SPRAY C/W
BOW & BAUS



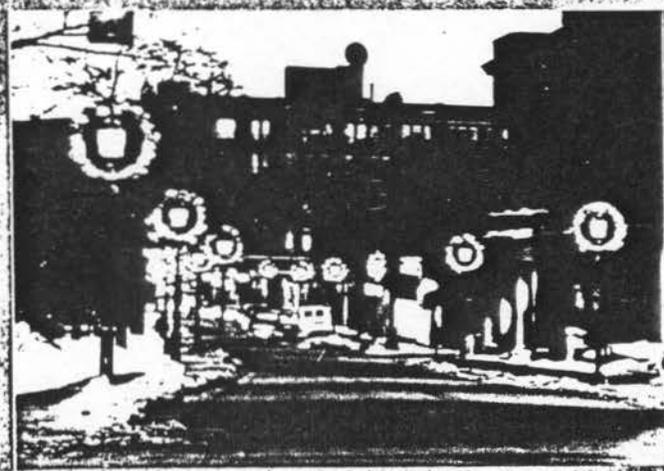
14'0"

OPT. BASE FITTING





CLASSIC POST MOUNTED DELUXE PINE WREATHS



WORKS FOR SINGLE OR DOUBLE FIXTURE JPF

NEW for '88

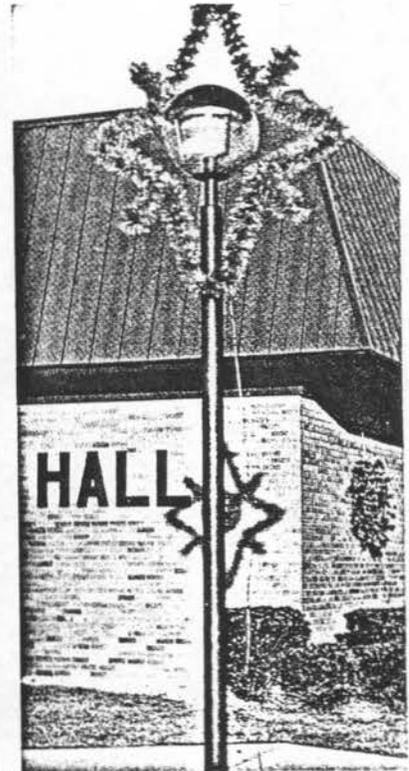
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A) BG1L 4 Foot Double Ring Pine Glo Wreath; SNT13 Snotipped trim, with ball and ribbon trim, 60W, 14#.....\$137.50
Unlighted, deduct \$12.50; *for each GP16 Red Bow add \$22.50.



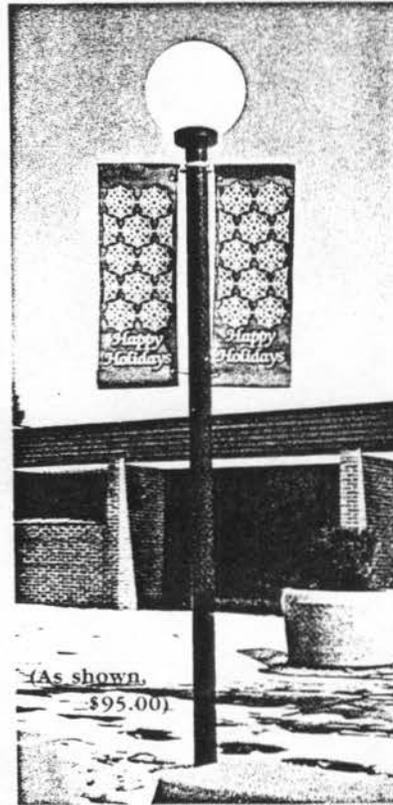
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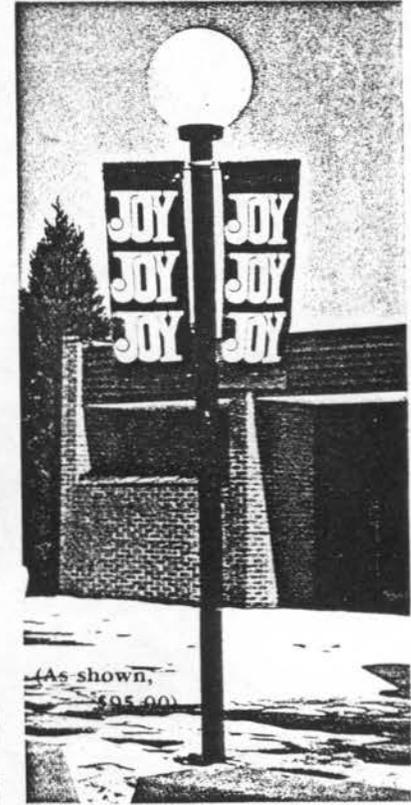


D) BG4L 4 1/2 Foot Regal, Natural Snotipped trim, 160 Watts, 15#.....\$109.50
*Unlighted deduct \$20.00



(As shown, \$95.00)

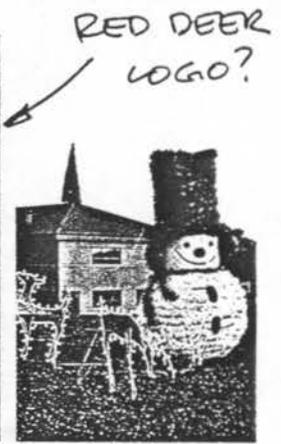
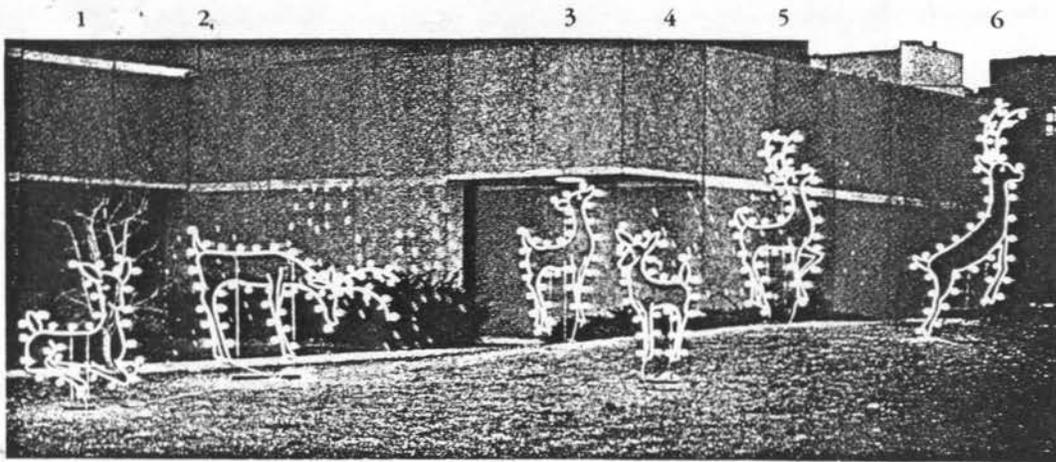
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\$47.50



(As shown, \$95.00)

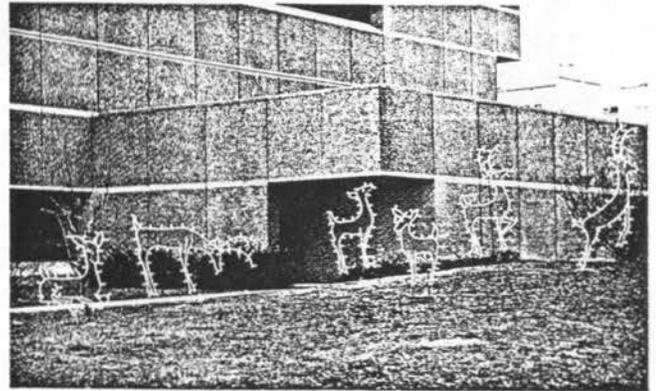
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Banner Option



The "Instant Christmas"
Feature of GP Displays

- 1) Insert in ground with stakes provided
- 2) Attach guy wires and secure in upright position
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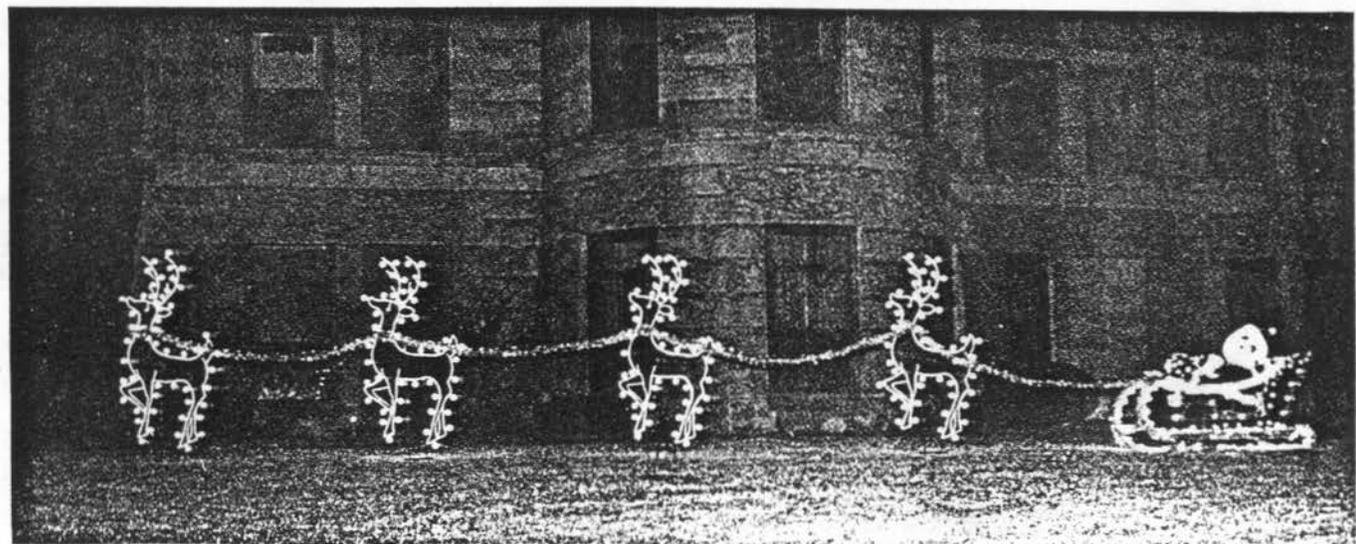


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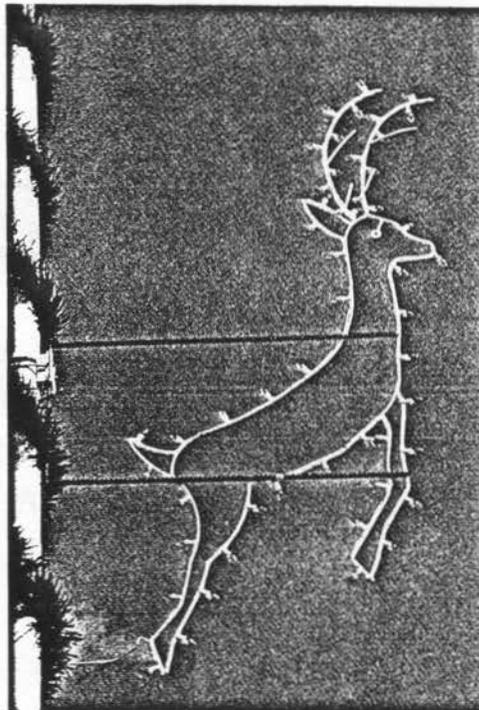
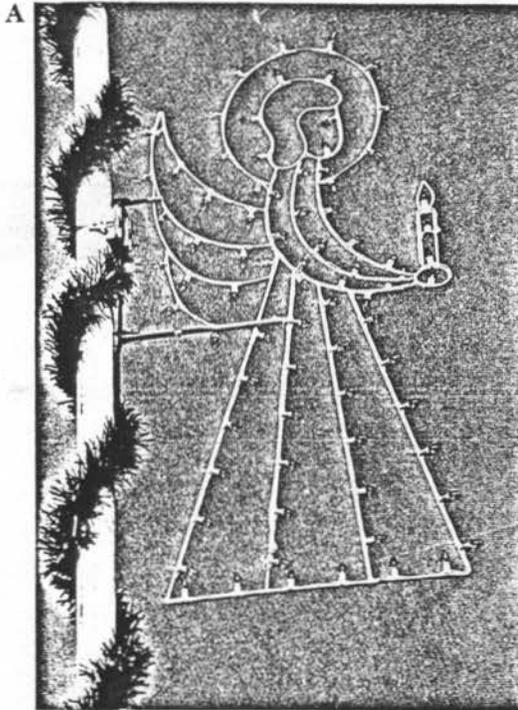
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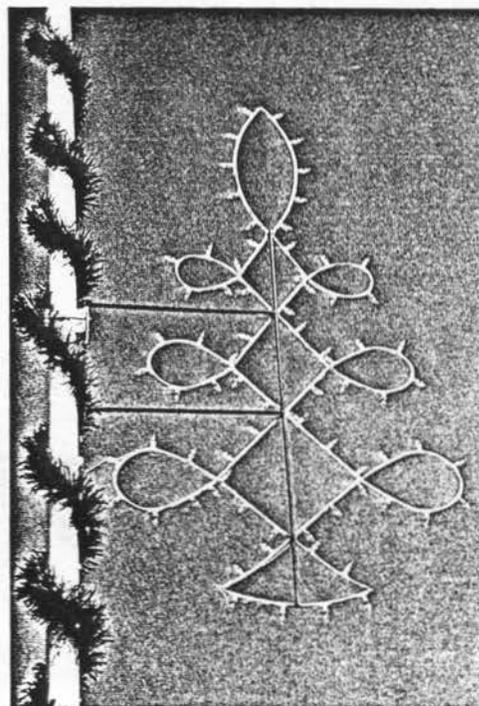
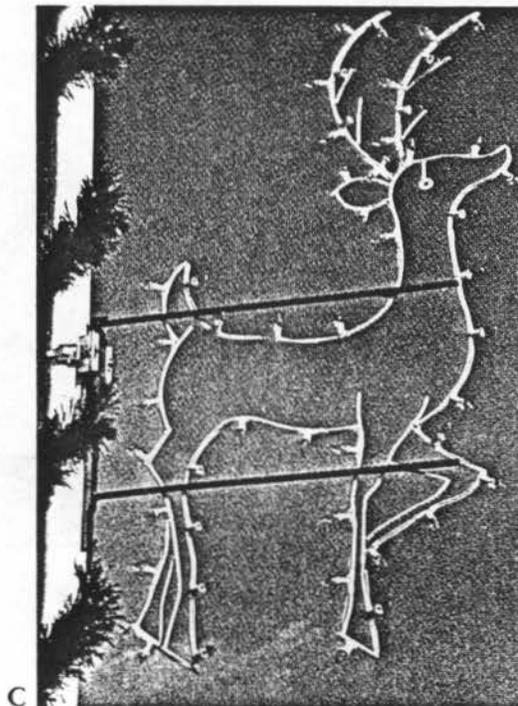
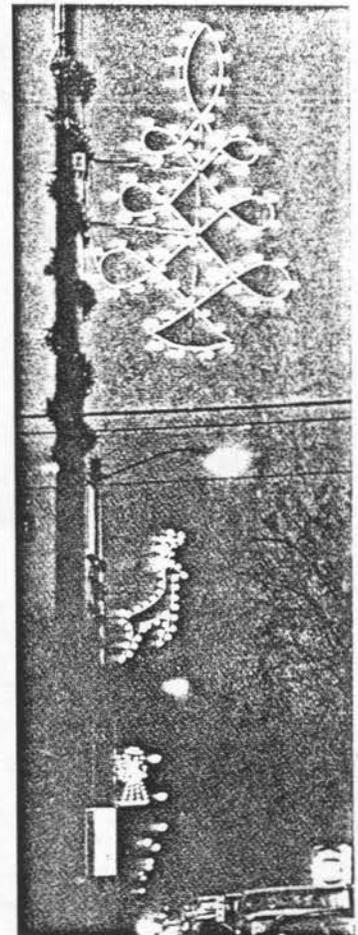
NEW for '88

NEW LIGHTED POLE MOUNT SILHOUETTES

Daytime attraction, Nighttime spectacular....



B
RED DEER
LOGO ?



D

The "Instant Christmas"

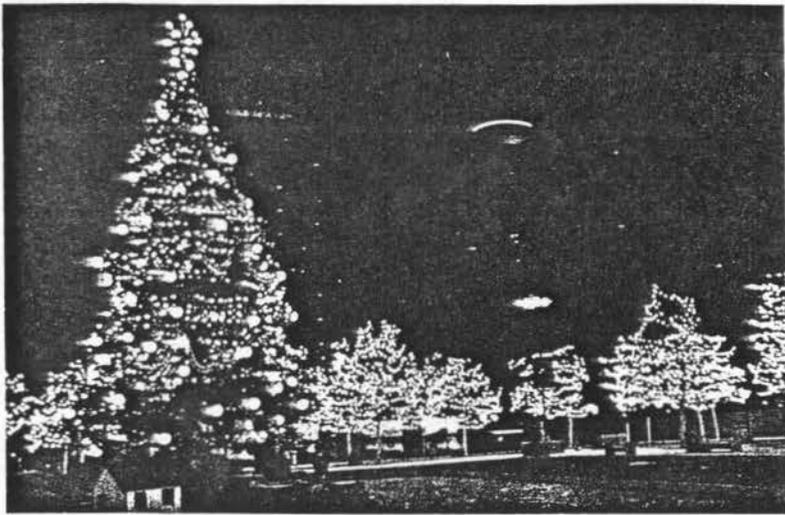
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For Downtown Mall Trees For Your Live Tree

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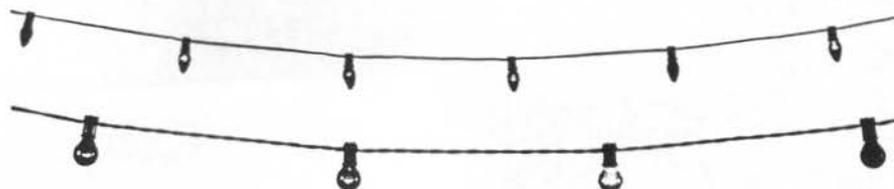
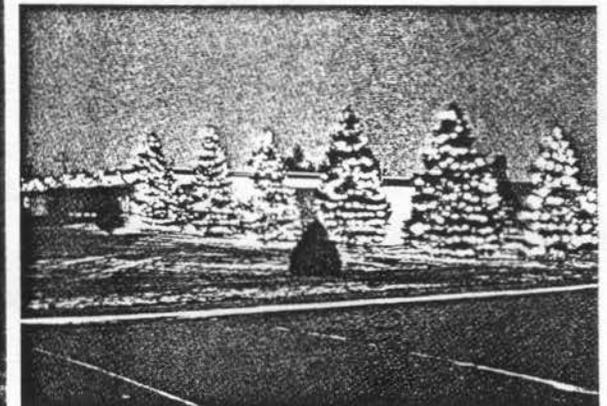
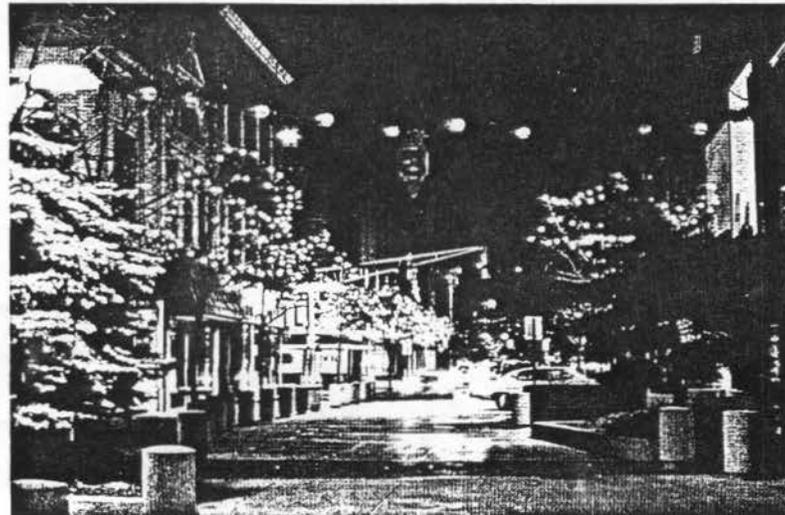
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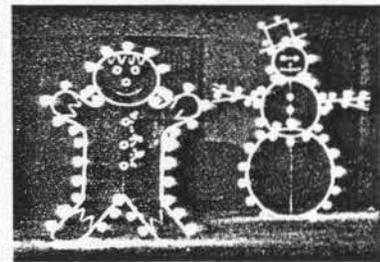
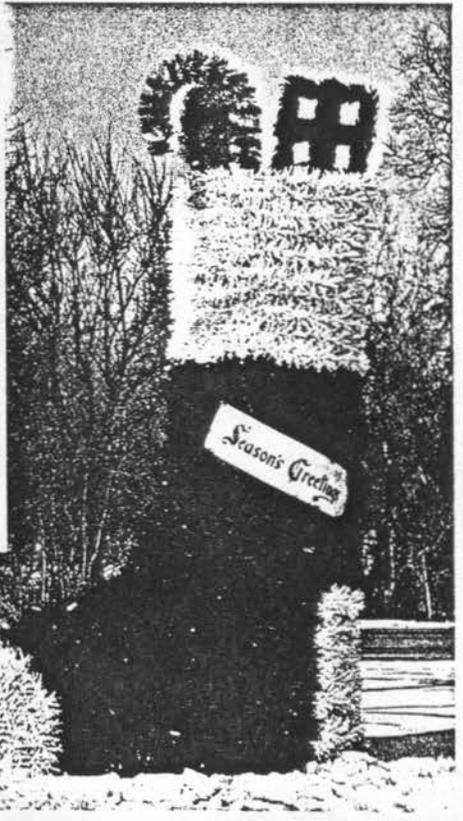
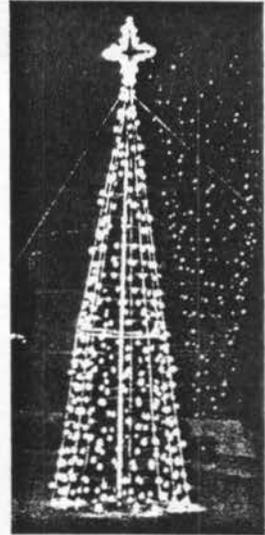
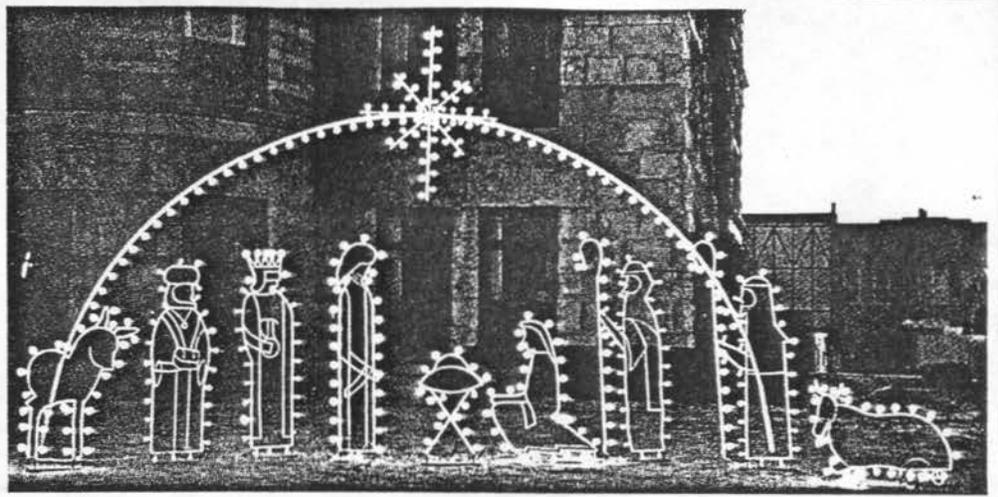
DELICIOUS TREES



INTERMEDIATE #18 WIRE STREAMER
with D28 lamps, or
CANDELABRA #20 wire Streamer
with C7 lamps.

MEDIUM #14 WIRE STREAMER with
25A19/GR/T lamps.

REFER TO BACK TO
DETERMINE CANADIAN PRICES



*The largest collection of
Christmas displays in the country.....*

CHRISTMAS CREATIONS

1988/1989 from General Plastics

DATE: October 11, 1988

CS-1.909

TO: AL ROTH
E.L. & P. Manager

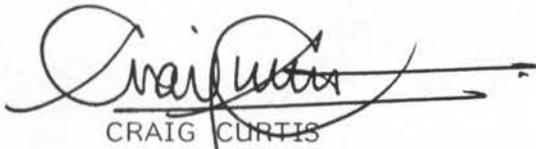
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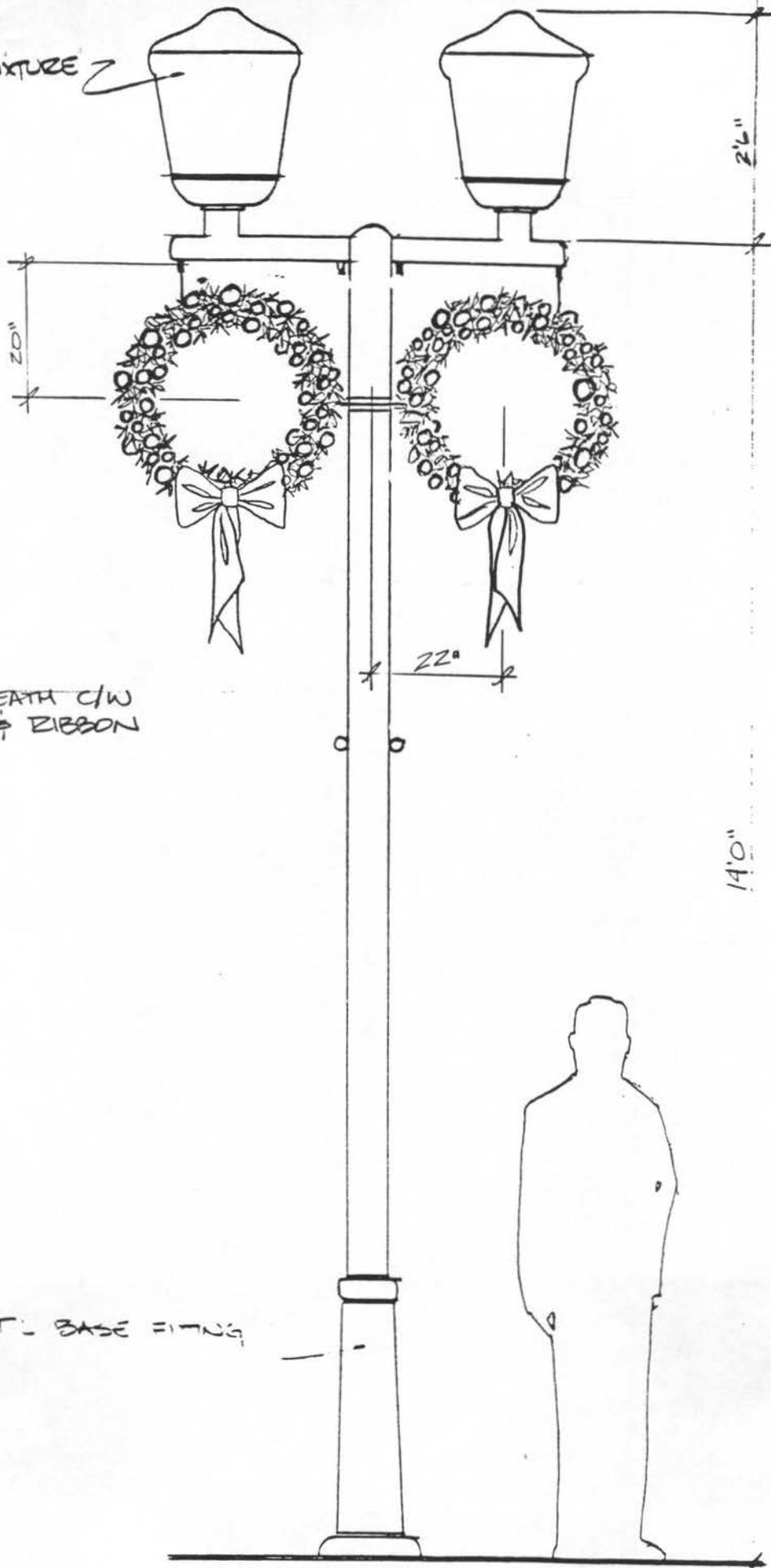
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John P. Ferguson General Manager.
c/c: Don Batchelor, Parks Department

ACORN FIXTURE



30" WREATH C/W
BALLS & RIBBON

OPT. BASE FINING

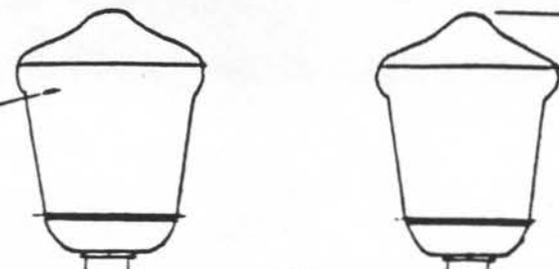
14'0"

2'6"

22"

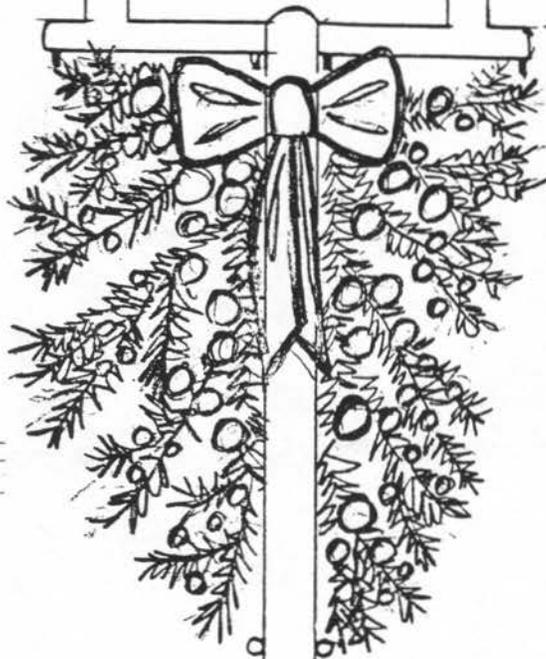
20"

ACORN FIXTURE



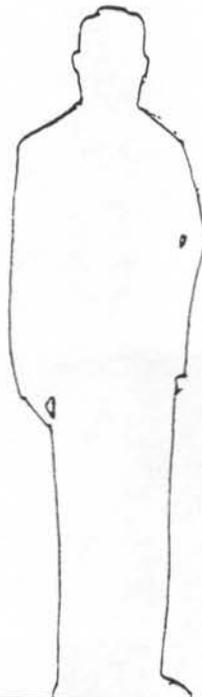
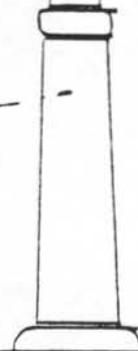
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60" SPRAY C/W
BOW & BAUS



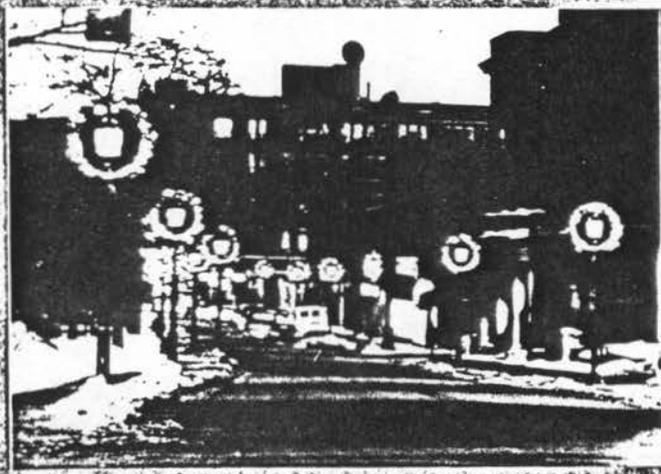
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OPTL BASE FITTING





CLASSIC'S POST MOUNTED DELUXE PINE WREATHS



WORKS FOR SINGLE OR DOUBLE FIXTURE JPF

NEW for '88

GLOBE LIGHTING....



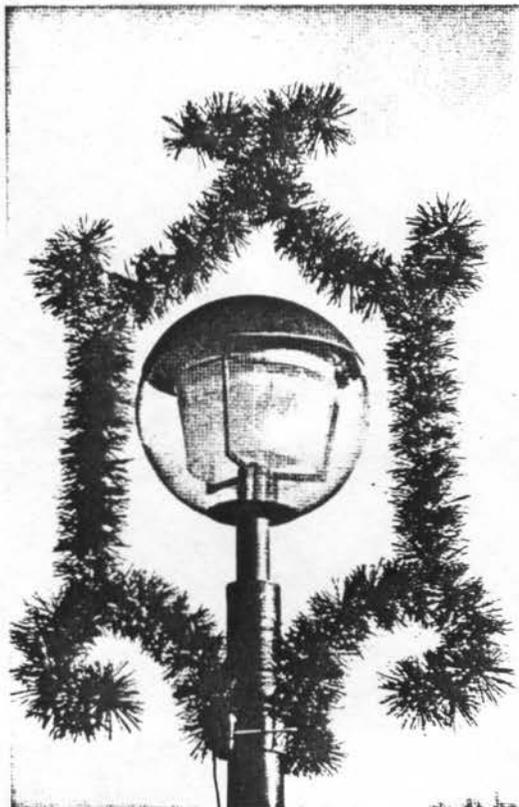
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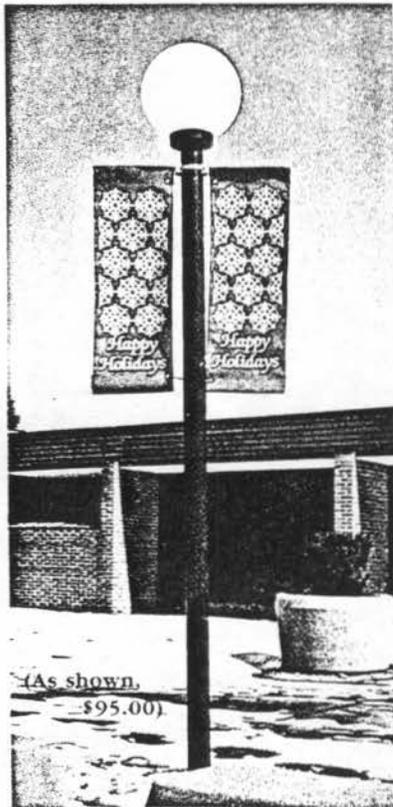
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(As shown, \$95.00)

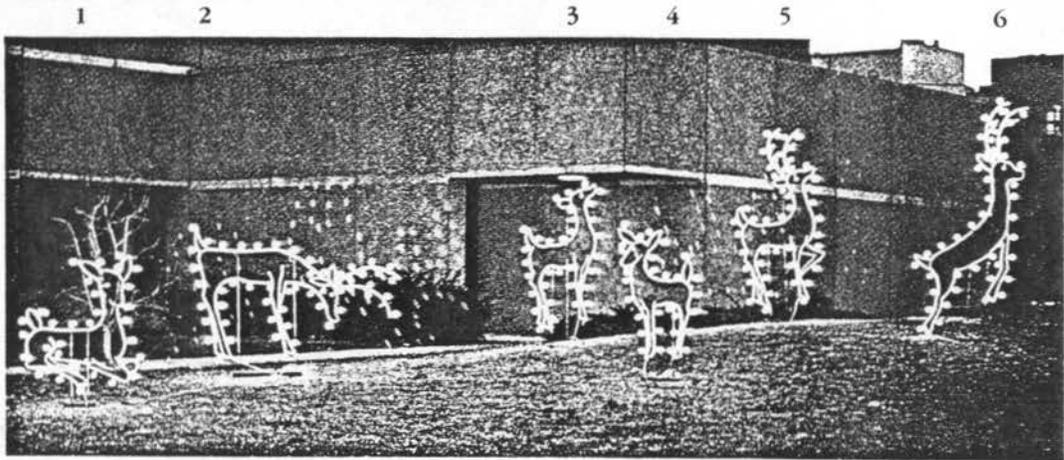
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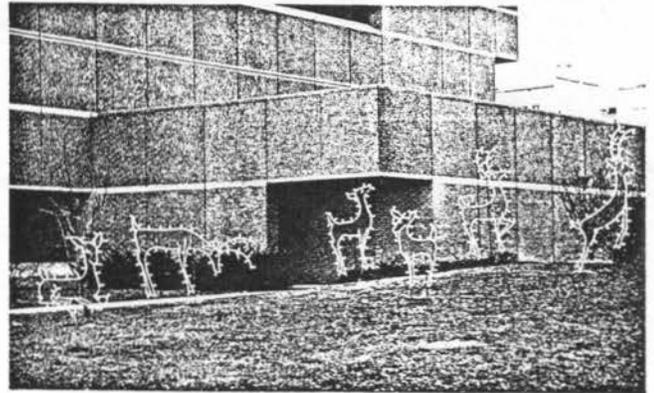
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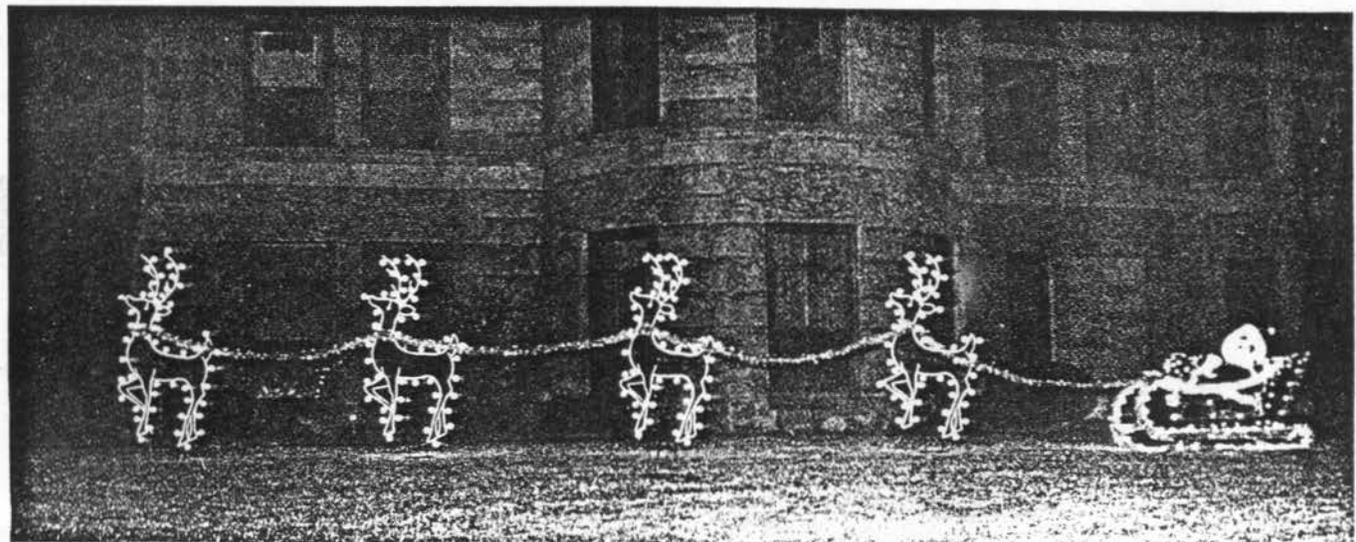


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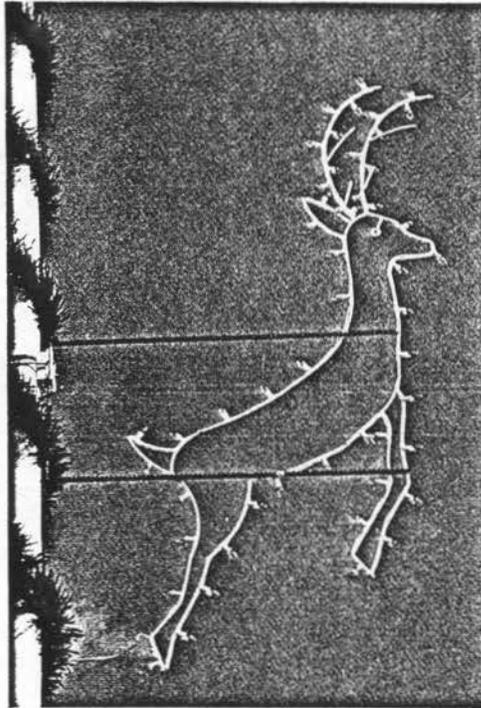
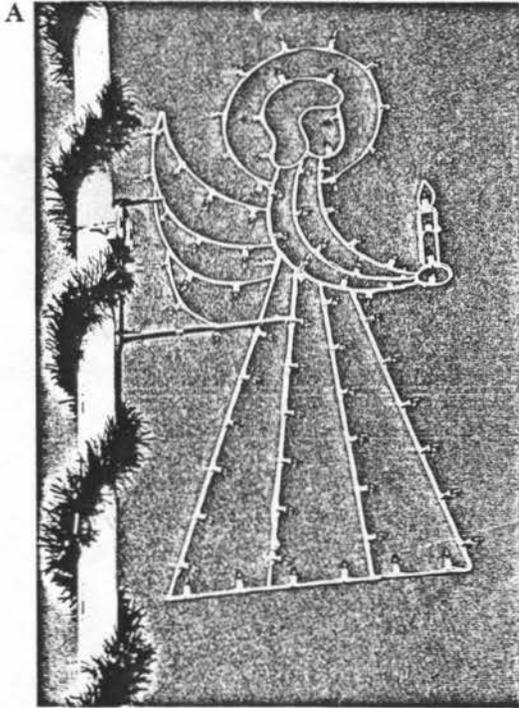
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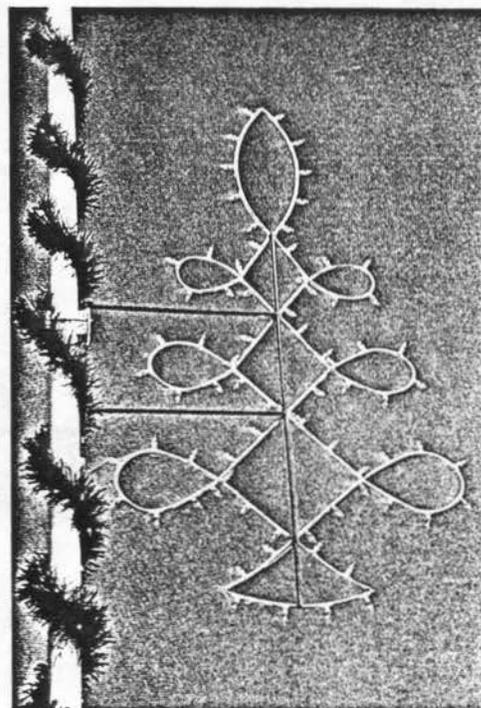
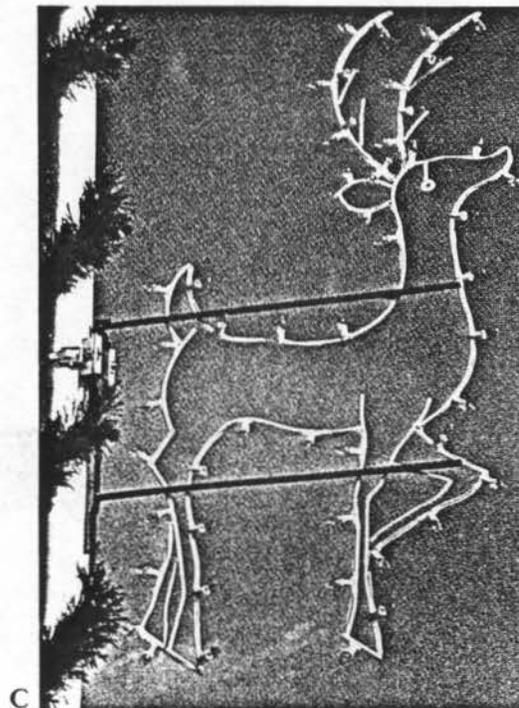
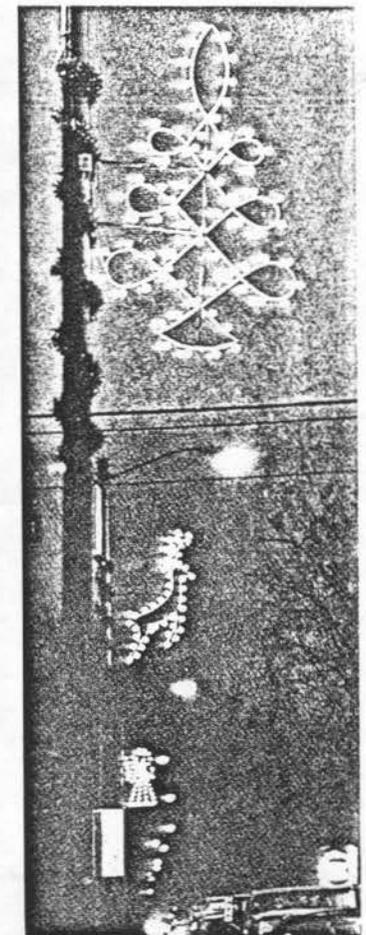
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Daytime attraction, Nighttime spectacular....



RED DEER LOGO?



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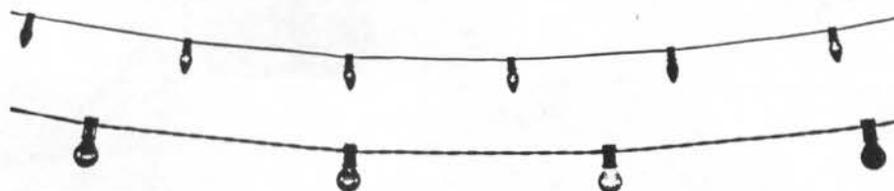
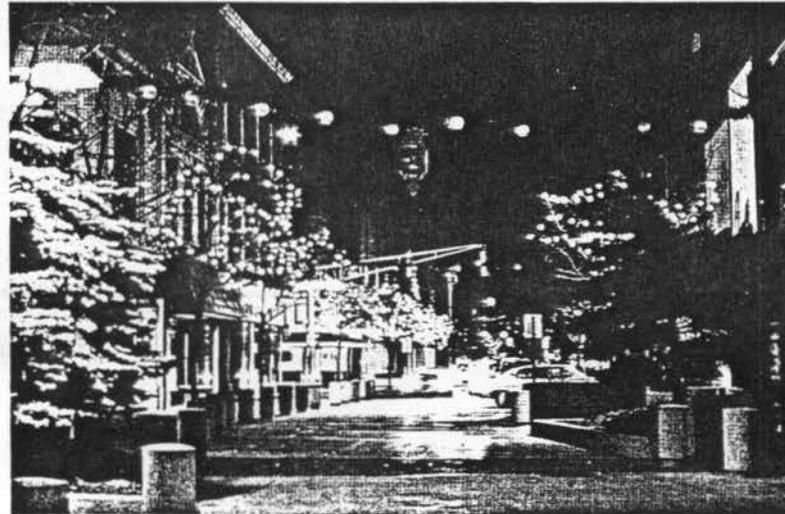
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GP330 24" spacing — 200' length — 100 sockets, 26#	250.00	500.00

*used with 25A19/GR/T lamps

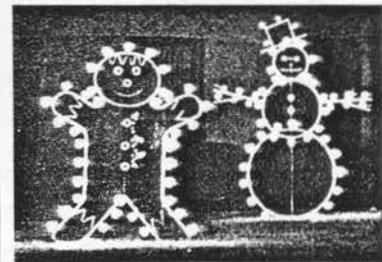
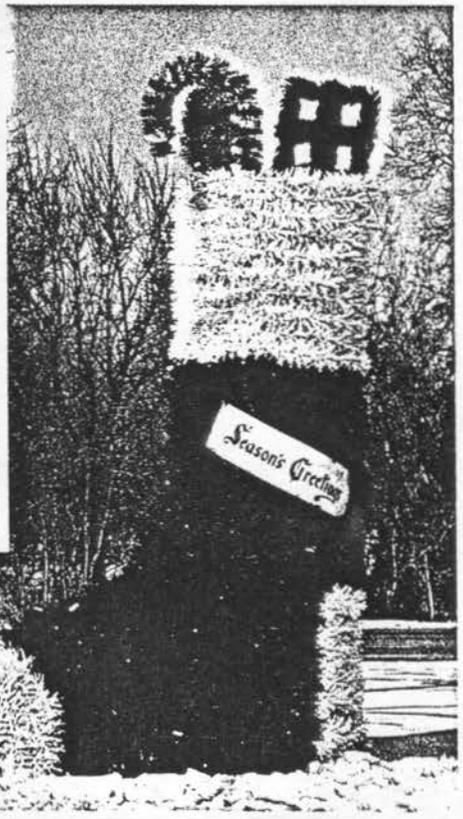
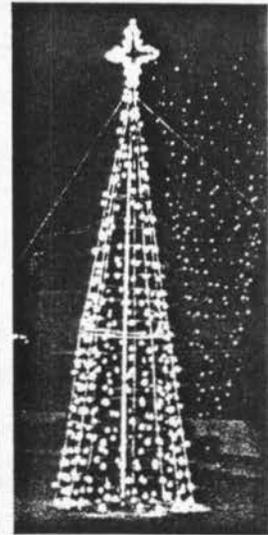
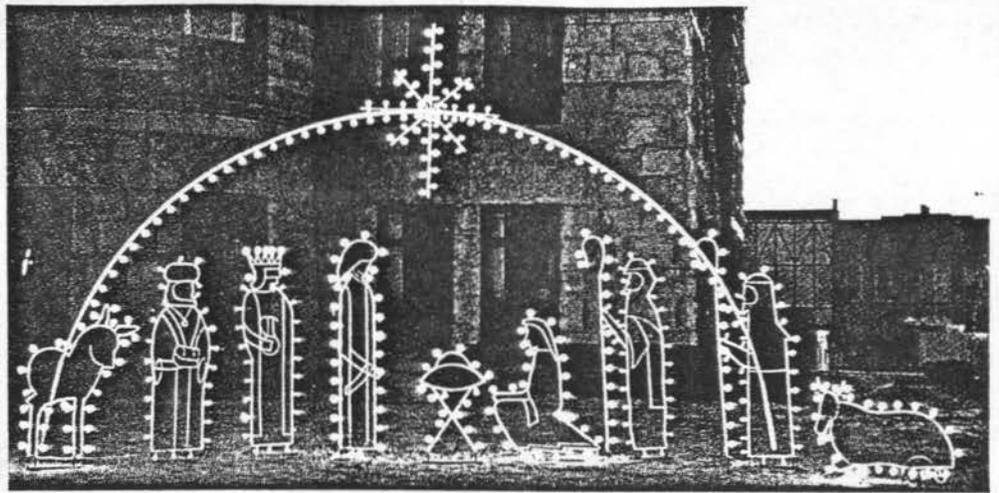
DECIDUOUS TREES



INTERMEDIATE #18 WIRE STREAMER
with D28 lamps, or
CANDELABRA #20 wire Streamer
with C7 lamps.

MEDIUM #14 WIRE STREAMER with
25A19/GR/T lamps.

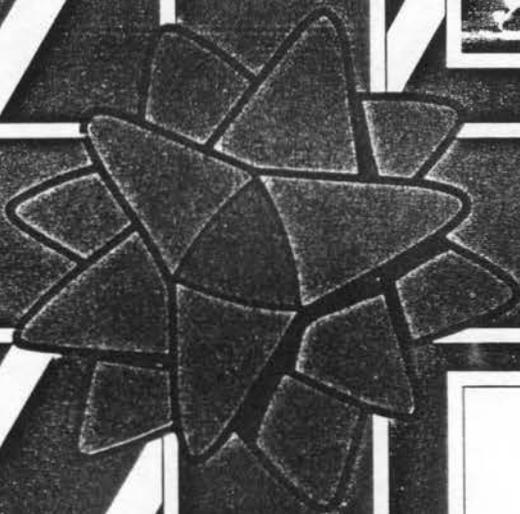
REFER TO BACK TO
DETERMINE CANADIAN PRICES



*The largest collection of
Christmas displays in the country.....*

CHRISTMAS CREATIONS

1988/1989 from General Plastics



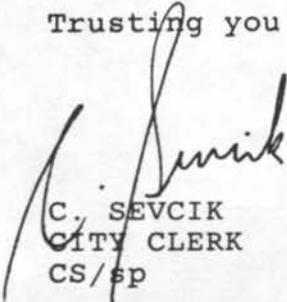
DATE: NOVEMBER 29, 1988
TO: DIRECTOR OF COMMUNITY SERVICES
PARKS MANAGER
E. L. & P. MANAGER
FROM: CHRISTMAS DECORATIONS - 1989 BUDGET

Your report dated November 14, 1988 concerning the above topic was considered by Council November 28, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered report dated November 14, 1988 from the Administration re: Christmas decorations - 1989 budget, hereby approve the recommendations contained in said report and as presented to Council November 28, 1988."

The decision of Council in this instance is submitted for your information and appropriate action. In light of the above decision, we trust that the Parks and E. L. & P. Departments will work with the Towne Centre Association in preparing a detailed cost estimate for the new Christmas decorations, which is to be presented to Council for consideration in the 1989 budget.

Trusting you will find this satisfactory.



C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioners
Director of Finance
Towne Centre Association Attention: Mr. John Ferguson
Urban Planner

November 18, 1988

TO: CITY COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARING - LAND USE BYLAW AMENDMENT 2672/T-88

A Public Hearing has been advertised for Monday, November 28, 1988 commencing at 7:00 P.M. or as soon thereafter as Council may determine in regard to the above noted Land Use Bylaw Amendment.

Bylaw 2672/T-88 provides for a Direct Control District downtown. To assist Council I am enclosing herewith a copy of the bylaw.

Also enclosed are additional comments and correspondence received regarding said matter.



C. SEVCIK
City Clerk

CS/gr

Attach:

BYLAW NO. 2672/T-88

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

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

- (1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)
Any use approved by the City Council for the land within this
use district

- (2) Section 7.3.3 is amended by adding the following:

Regulations

- (4) Direct Control No. 3 - DC(3)
Notwithstanding any regulation in this bylaw, the Municipal Planning
Commission shall determine yards, landscaping, parking requirements
and layout, egress and ingress, building heights and architectural
treatment for each use.

Site Area Minimum - all of the land contained within the existing
parcel unless otherwise approved by the City
Council.

- (3) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

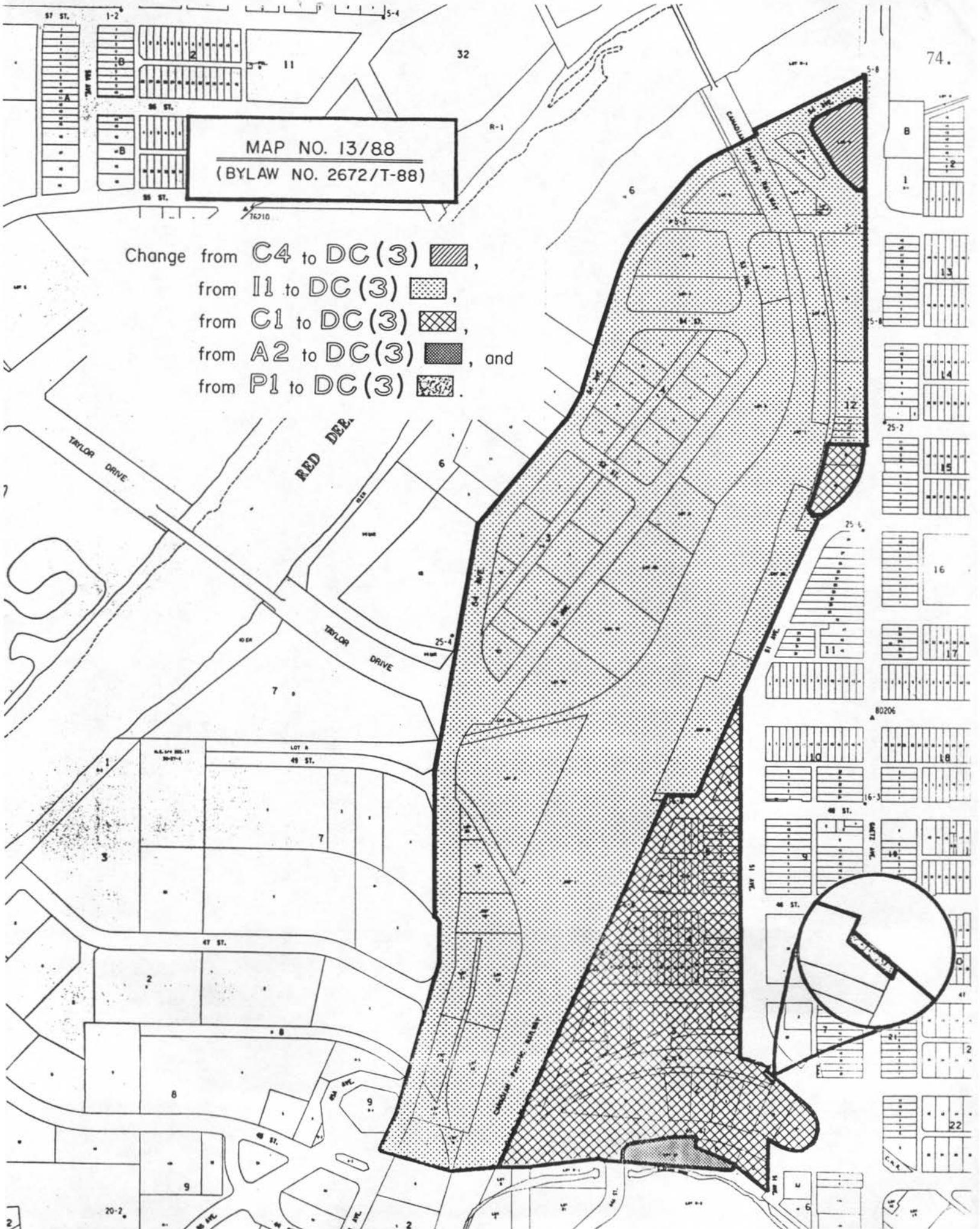
READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of
A.D. 1988.

MAYOR

CITY CLERK

MAP NO. 13/88
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,
from I1 to DC (3) ,
from C1 to DC (3) ,
from A2 to DC (3) , and
from P1 to DC (3) .





RED DEER REGIONAL PLANNING COMMISSION

75.

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

DIRECTOR: Robert R. Cundy M.C.I.P.

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

November 22, 1988

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

Dear Sir:

Re: Proposed Direct Control DC-3 District

For the information of Council, a number of the private property owners who would be affected by the proposed DC-3 District adjacent to the railway yards requested a meeting with the City Administration on November 9, 1988 to discuss the implications of the proposal. Attached is a report prepared by the Administration outlining the property owner's concerns and four options for implementing the DC-3 District.

The report is submitted for Council's consideration.

Yours truly

VERNON PARKER
ASSOCIATE PLANNER
City Planning Section

VP/pim

Enc.

MUNICIPALITIES WITHIN COMMISSION AREA

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

**DOWNTOWN RAILWAY YARDS
PROPOSED REDESIGNATION TO DIRECT CONTROL DISTRICT**

INTRODUCTION:

At a meeting called by a number of affected downtown property owners, the impact of designating the railway yards and adjacent lands as Direct Control DC-3 was discussed. Representatives of 10 property owners (list attached) expressed their concerns to the City Administration and asked that their concerns be considered in relation to the proposed redesignation. The following is a brief report from the Administration outlining the purpose of the proposed DC-3 District and the pros and cons of four options that Council may consider.

PROPOSAL:

The proposal is to amend the Land Use Bylaw to redesignate the downtown railway yards and adjacent lands from their current Commercial C1 and Industrial I1 Districts to Direct Control No. 3 DC-3 District.

The impact of the proposal is that instead of existing and proposed development being subject to the uses, regulations, and requirements of the C1 and I1 Districts as contained in the Land Use Bylaw, all uses would require approval by City Council and regulations would be approved by the Municipal Planning Commission. Therefore all development approval would become discretionary and subdivision into smaller parcels would require the approval of City Council.

PURPOSE:

The purpose of the redesignation to Direct Control DC-3 is to provide for City Council to exercise greater control over future development of the area with the objective being to encourage comprehensive and co-ordinated redevelopment following removal of the railway yards.

CITY COUNCIL CONCERNS:

- There may be requests to develop various sites on a piecemeal basis.
- There may be requests to subdivide existing parcels leading to increased fragmentation.
- The above could complicate or further increase the costs of comprehensive site development.

PROPERTY OWNER CONCERNS:

Owners of land adjacent to the railway yards have the following concerns about the impact of direct control:

- Direct control may reduce property values;
- Direct control may reduce marketability because all uses become discretionary and uncertain;
- The development approval process may create greater costs for the private sector.

GENERAL CONCENSUS OF PROPERTY OWNERS:

- Include the privately owned I1 designated lands
- Exclude the C1 District
- Protect existing uses and allow for their expansion

REDESIGNATION OPTIONS

1. Designate whole study area direct control DC-3 (as initially proposed).

Pros

- Satisfies 3 of the represented 10 property owners
- Maximizes Council objectives
- Maximizes area for potential comprehensive redevelopment
- May potentially increase land values for land in the I1 District
- Includes other C1 lands that should be planned for comprehensive development.

Cons

- Dissatisfies 7 of the represented 10 property owners
- Could reduce affected C1 district property values
- Includes two blocks of C1 district that are unlikely to be directly included in comprehensive development.
- Affected lands are not likely to be comprehensively developed for at least five years.

2. Delete from the DC-3 designation the two C1 blocks north of 47th Street and east of the railway yards.

Pros

- Satisfies 7 of the represented 10 property owners
- Maximizes Council objectives
- Maximizes area for potential comprehensive redevelopment
- May potentially increase land values for land in the I1 District
- Includes C1 lands that should be planned for comprehensive development.

Cons

- Dissatisfies 3 of the represented 10 owners
- Could reduce affected C1 district property values
- Affected lands are not likely to be comprehensively developed for at least five years.

3. Delete from the DC-3 designation all C1 area south of Ross Street and east of the railway yards.

Pros

- Satisfies all 10 of the represented property owners
- Retains majority of Council objectives

- Retains majority of area for potential comprehensive redevelopment
- May potentially increase land values for land in the I1 District.

Cons

- Affected lands are not likely to be comprehensively developed for at least five years.
 - Deletes C1 lands between 47th Street and 45th Street that should be planned for comprehensive development.
4. Designate as DC-3 only the railway yards and Marathon property - delete all other private C1 and I1 lands.

Pros

- Protects Council objectives only for railway yards and Marathon property
- Directly protects comprehensive development opportunities for the railway yards and Marathon property.

Cons

- Minimizes Council objectives
- Minimizes Council influence for potential comprehensive redevelopment
- Deletes C1 lands between 47th Street and 45th Street that should be planned for comprehensive development.

ADMINISTRATION'S RECOMMENDATION:

Option 3

IMPACT OF DC-3 DISTRICT ON EXISTING BUSINESSES

An additional concern raised by the ten property owners in attendance was their request for some assurance that the Direct Control DC-3 District designation would not affect their existing businesses or opportunities for the growth and development of the businesses.

This is a reasonable request and it is recommended that a clause be added to the DC-3 amendment to provide for this as follows:

Existing Uses - Uses existing within the area at the time this district comes into effect are considered to be permitted uses subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

Meeting of the Administration and Certain Downtown Property Owners Regarding Land Use Bylaw Amendment 2672/T-88 (Direct Control District), held in Committee Room "A" of City Hall on Wednesday, November 9, 1988 commencing at 2:00 P.M.

81.

PRESENT:

ADMINISTRATION

Mayor McGhee
M. Day
B. Jeffers
K. Haslop
A. Knight
R. Strader
A. Scott
D. Rouhi
V. Parker
T. Chapman
C. Sevcik

BUSINESSES

Barry Remple
PARKLAND TRANSMISSION
4702 - 51 Avenue

Gordon Brigley
BRIGLEY AUTO BODY
5120 - 47 Street

Mike Turnbull
MISTER TIRE SALES
4720 - 51 Avenue

Ches Pye
REMCO MEMORIALS LTD.
5017 - 45 Street

Mush Kitagawa
RED DEER WELDING SUPPLIES LTD.
5121 - 47 Street

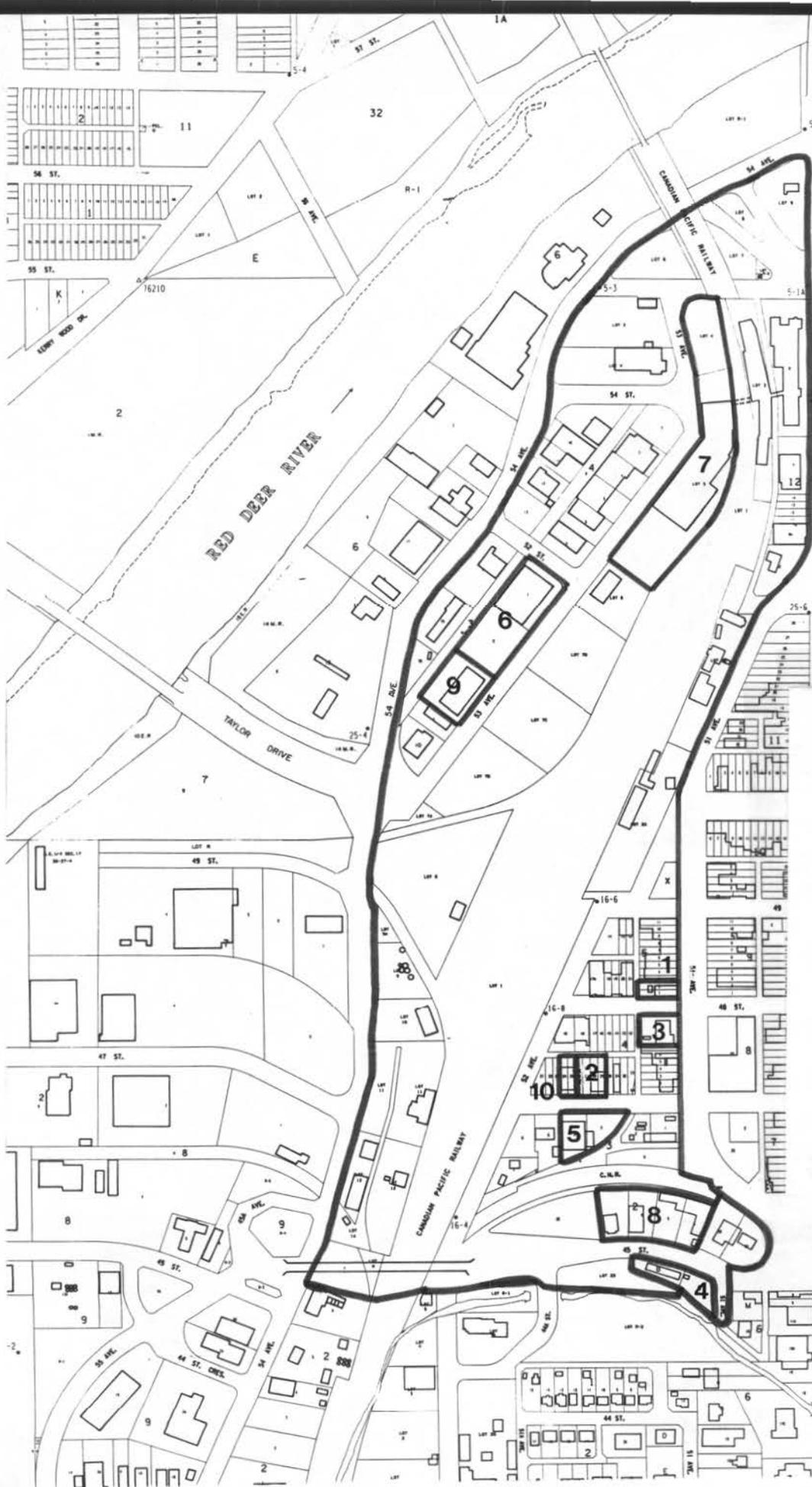
Rick Anderson
PEAVEY INDUSTRIES LTD.
4926 - 53 Avenue

Clarence Torgerson
ROYAL LEPAGE REAL ESTATE for MARATHON REALTY
Onex Property

Carl Bettenson
BETTENSON'S CARTAGE CO. LTD.
343-0203

E. H. Watson/A. Watson
SWELL INVESTMENTS LTD.
347-1045

Jack MacAuley
CENTRAL T.V.
5130 - 47 Street



- 1 Barry Remple
PARKLAND TRANSMISSION
4702 - 51 Avenue
- 2 Gordon Brigley
BRIGLEY AUTO BODY
5120 - 47 Street
- 3 Mike Turnbull
MISTER TIRE SALES
4720 - 51 Avenue
- 4 Ches Pye
REMCO MEMORIALS LTD.
5017 - 45 Street
- 5 Mush Kitagawa
RED DEER WELDING SUPPLIES L.
5121 - 47 Street
- 6 Rick Anderson
PEAVEY INDUSTRIES LTD.
4926 - 53 Avenue
- 7 Clarence Torgerson
ROYAL LEPAGE REAL ESTATE fo
Onex Property
- 8 Carl Bettenson
BETTENSON'S CARTAGE CO. LTD
343-0203
- 9 E.H. Watson/A. Watson
SWELL INVESTMENTS LTD.
347-1045
- 10 Jack MacAulay
CENTRAL T.V.
5130 - 47 Street



OPTION 1





OPTION 2
=====



OPTION 3





OPTION 4
=====

Alpha

CENTRAL ALBERTA DAIRY POOL, HEAD OFFICE

4915 - 54 ST., RED DEER, ALBERTA, CANADA T4N 5G4 P.O. BAG 550
TELEPHONE 403/346-2074 TELEX 03-825628 FAX 403/346-3570

November 15, 1988

Mr. Charles Sevcik
City Clerk
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Mr. Sevcik:

RE: Proposed Land Use By-law
Amendment 2672/T-88

Please be advised that the Central Alberta Dairy Pool wishes to voice objection to the above on Monday, November 28, 1988 at the time set forth by Council.

We will be represented by either:

- Mr. K. Alvin Johnstone, General Manager

Home address: 32 Aikman Close
Red Deer, AB

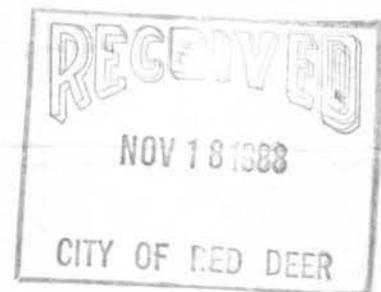
or

- Herbert M. Kuchenbecker, Operations Manager

Home address: P.O. Box 57, Site 2, R.R. #4
Red Deer, AB T4N 5E4

Business mailing address: P.O. Bag 550
Red Deer, AB
T4N 5G4

Business phone: 346-2074



Yours truly,

CENTRAL ALBERTA DAIRY POOL


Herb Kuchenbecker
Operations Manager

Commissioners' Comments

With the information we now have as a result of a meeting with a number of affected property owners, a number of options have been presented for Council's consideration. On the basis of the current information and failing any representation at the public hearing which might suggest otherwise, we would favor option 3.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: October 20, 1988
TO: Sr. Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/T-88 AND 2672/U-88

At the Council meeting of October 17, 1988, first reading was given to the above noted Land Use Bylaw Amendments.

Bylaw 2672/T-88 provides for a direct control district downtown.

Bylaw 2672/U-88 provides for the redesignation of the Edgar Industrial Area from A1 to I1 and P1.

This office will now proceed with advertising and sending out notices in regard to a public hearing for each of the above noted bylaws. The public hearing for Bylaw 2672/T-88 is being advertised for November 28, 1988, and the public hearing for Bylaw 2672/U-88 for November 14. The reason for the November 28th public hearing regarding Bylaw 2672/T-88 is due to the number of notices which must be mailed out in this instance.



C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
City Assessor
Bylaws & Inspections Mgr.
E.L. & P. Mgr.
Econ. Dev. Mgr.

Council & Committee Secy., Wilma - Please prepare advertising notices for the public hearings as noted above.

This page and the following two pages were sent to those citizens and companies listed in the attached print-out. Each received page 1 on letterhead, page 2 and a copy of the map. I have made copies of only the front page with the addressee's name on same. Mailed Oct. 31/88. S.Pope

October 28, 1988

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/T-88

Pursuant to the provisions of The Planning Act, 1980, you are hereby advised that the Council of The City of Red Deer propose to consider Land Use Bylaw Amendment 2672/T-88. Following is a summary of the effects of the aforementioned Bylaw.

"(1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)
Any use approved by the City Council for the land within this use district.

(2) Section 7.3.3 is amended by adding the following:

Regulations -

- (4) Direct Control No. 3 - DC(3)
Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council."

Any person claiming to be effected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees.

Page 2

October 28, 1988

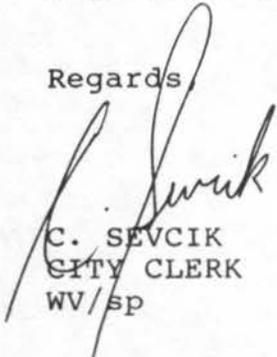
To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes exclusive of questions put to the speaker by Council. The speakers must direct their remarks to the advisability of the Bylaw under consideration and should not repeat, at length, points made by other speakers.

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.

The Council of The City of Red Deer intend to hold a Public Hearing on this matter on **MONDAY, NOVEMBER 28, 1988, at 7:00 P.M.** or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed amending Bylaw.

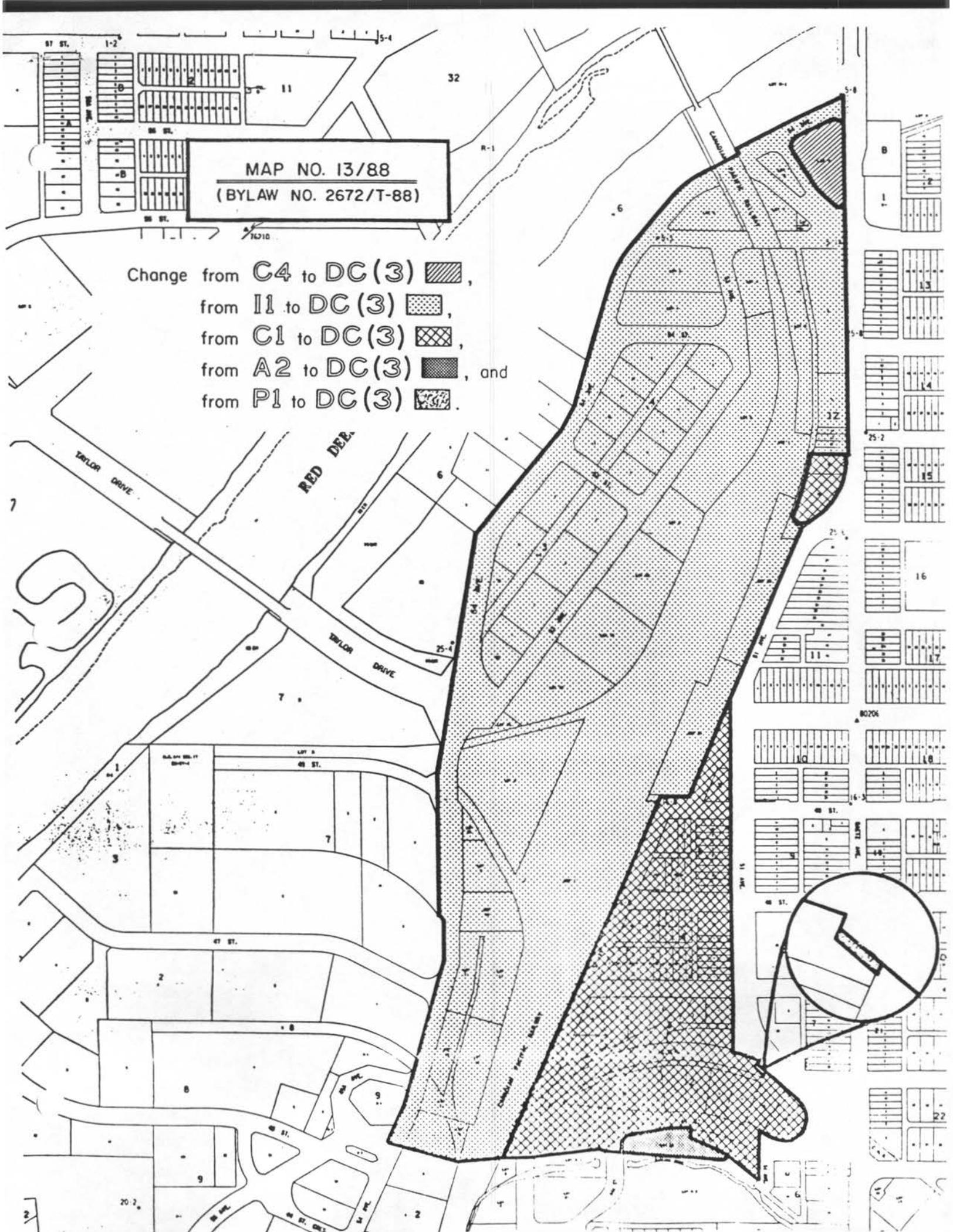
Regards,



C. SEVCIK
CITY CLERK
WV/sp

MAP NO. 13/88
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) [diagonal lines pattern]
- from I1 to DC (3) [dotted pattern]
- from C1 to DC (3) [cross-hatch pattern]
- from A2 to DC (3) [solid black pattern], and
- from P1 to DC (3) [stippled pattern]



M I N U T E S

of the meeting of the Administration and Certain Downtown Property Owners Regarding Land Use Bylaw Amendment 2672/T-88 (Direct Control District), held in Committee Room "A" of City Hall on Wednesday, November 9, 1988 commencing at 2:00 P.M.

PRESENT:

ADMINISTRATION

Mayor McGhee
M. Day
B. Jeffers
K. Haslop
A. Knight
R. Strader
A. Scott
D. Rouhi
V. Parker
T. Chapman
C. Sevcik

BUSINESSES

Barry Remple
PARKLAND TRANSMISSION
4702 - 51 Avenue

Gordon Brigley
BRIGLEY AUTO BODY
5120 - 47 Street

Mike Turnbull
MISTER TIRE SALES
4720 - 51 Avenue

Ches Pye
REMCO MEMORIALS LTD.
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Mush Kitagawa
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5121 - 47 Street

Rick Anderson
PEAVEY INDUSTRIES LTD.
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Onex Property

Carl Bettenson
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343-0203

E.H. Watson/A. Watson
SWELL INVESTMENTS LTD.
347-1045

Jack MacAulay
CENTRAL T.V.
5130 - 47 Street

City Commissioner M. Day chaired the meeting and indicated that said meeting had been called as a result of some concern expressed by persons owning property in the downtown area, which is affected by proposed Land Use Bylaw Amendment 2672/T-88. The purpose for the meeting was to determine what the concerns were and to endeavor to answer any questions of the property owners.

Gene Watson of Swell Investments indicated he didn't understand the Direct Control designation and inquired as to (1) how the bylaw would affect any proposed additions to their present building; (2) how would the bylaw affect tenancy changes; (3) what effect would the bylaw have on taxes.

Carl Bettenson indicated that in his view the bylaw will have a detrimental effect on the value of his property by reducing its value. He indicated that their property is currently designated C.1 and that they know what they can or cannot do with it. In discussing this matter with people who market land, the Direct Control designation has a tendency to devalue land because owners and speculators must go through a lengthy process to determine what use is acceptable to City Council. He suggested that the City proceed only with designating the CPR lands and Marathon lands and to leave all individual property owners out of the Direct Control District designation. He also suggested that by redesignating their lands to Direct Control virtually eliminates the speculator. Rick Anderson of Peavey Industries Ltd. concurred with the comments of Carl Bettenson in that the Direct Control designation creates uncertainty. Considerable more cost will be involved in attempting to determine what Council might approve on a given site. If not approved by Council all of the upfront costs are subsequently lost.

C. Torgerson questioned the need to have so much land designated Direct Control at this time. He suggested that perhaps a timetable should be developed and as the need arises for more Direct Control that same be considered at that time but not all at once right now. C. Bettenson concurred and indicated they were adamant that they did not wish to be included in the designation at this time.

During the course of the meeting City Commissioner M. Day outlined why the bylaw is being proposed, and in particular that Council is concerned essentially with the lands being freed up by CPR and the Marathon lands. Fringe lands were included in the bylaw amendment as Council wants to prepare an overall plan for redevelopment of this area in a comprehensive manner. The Downtown Concept Plan is in the process of being reviewed and should come back to Council within the next couple of months. It was pointed out that much of the land included is I.1 and in the plan will be set aside for high density residential and/or commercial. These uses will likely command a higher land price than I.1. It was suggested that the development could be more intensive than C.1 lands at present and at the very worst, would hold the value they have now. City Assessor, A. Knight indicated he doesn't anticipate that taxes will go up or down in the immediate future but that same would likely stay similar. In the future, taxes would be adjusted by trends of markets indicated.

In conclusion, it appeared to be the general consensus that those persons presently owning C.1 designated land would prefer to remain out of the Direct Control District, those owning I.1 lands appear to favor the redesignation to Direct Control. However it was further suggested that the bylaw be redrafted to contain a provision insuring that current uses would remain acceptable under Direct Control.

It was further agreed that the Planning Commission provide a further report for submission to Council as a result of the concerns expressed at this meeting along with any recommended changes to the bylaw. The meeting adjourned at 3:40 P.M.

PARKLAND TRANSMISSION

BARRY REMPLE

4702-51 AVE

BRIGLEY AUTO BODY

GORDON BRIGLEY

5120-117 ST

MISC TIRE SALES

MINK TURNBULL

4720-51 AVE

REMO MEMORIALS LTD.

CHES PYE

5017-45 ST.

310 SW Welding Supplies Ltd.

MUSH KITAGAWA

5121-47 Street

Peavey INDUSTRIES LIMITED

RICK ANDERSON

2420-50th AVE

(4926 53 AVE) CONCESSION PROPERTY

ROYAL LE PAGE REAL ESTATE FOR MARATHON REALTY

CLARENCE TORGERSON

ONEX PROPERTY

CARR BETTENSUN

BETTENSUN'S CARTAGE Co LTD

343.2403

Swell Investments Ltd.

per. ~~E.H. Watson~~ 347-1045

A. Watson

CENTRAL TV 51304757 Redden

Jack Macaulay

Nov 28th

BYLAW NO. 2672/T-88

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)
Any use approved by the City Council for the land within this use district

(2) Section 7.3.3 is amended by adding the following:

Regulations

- (4) Direct Control No. 3 - DC(3)
Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

(3) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

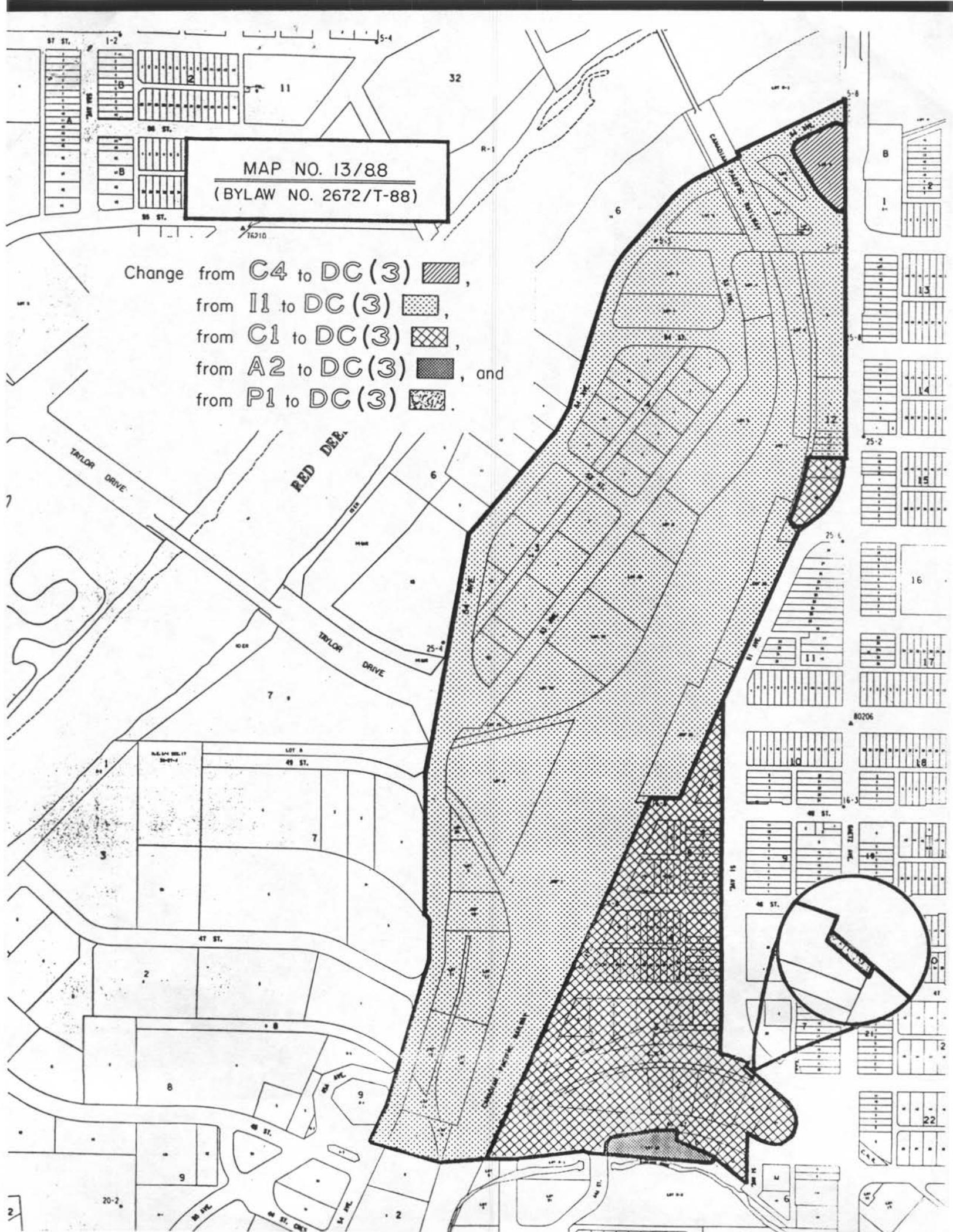
READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1988.

MAYOR

CITY CLERK

MAP NO. 13/88
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,
from I1 to DC (3) ,
from C1 to DC (3) ,
from A2 to DC (3) , and
from P1 to DC (3) .



DATE: November 8, 1988

TO: A. Knight
B. Jeffers
C. Sevcik
R. Strader
A. Scott
T. Chapman
D. Rouhi

FROM: City Commissioner

RE: MEETING - WEDNESDAY, NOVEMBER 9, 1988

A meeting has been set up with a number of developers who have expressed concern over the effects of the proposed direct control district on the vacated railroad lots, Marathon lots, and some other downtown property.

Would you please attend this meeting at 2:00 p.m., Wednesday, November 9, in Committee Room 'A', so that we can endeavour to allay the concerns of the developers.

for *Dev. D.*
H. MICHAEL C. DAY
City Commissioner

HMCD/bd

cc: Mayor McGhee
V. Parker

Chuter Pye - Remco.

Gene Watson 7-1045

343-8970

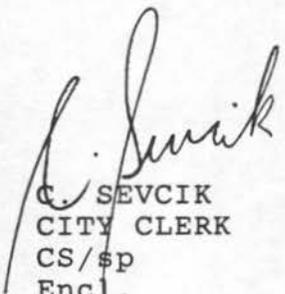
→ 7-3180 ✓

DATE; NOVEMBER 30, 1988
TO: CITY SOLICITOR
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/T-88
DIRECT CONTROL DISTRICT

At the Council meeting of November 28, 1988, three amendments were passed by Council, one of which is enclosed herewith.

There still appears to be some uncertainty and ambiguity with regard to the wording of this resolution. Would you please advise as to whether said wording is acceptable and/or suggest an appropriate wording change.

Your attention to this matter is appreciated. We will require your comments by December 6, 1988 for the agenda of December 12th.


C. SEVCIK
CITY CLERK
CS/sp
Encl.

c.c. Urban Planner
Bylaws & Inspections Manager
City Assessor

BYLAW NO. 2672/T-88

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

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

- (1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3) Any use approved by the City Council for the land within this use district

- (2) Section 7.3.3 is amended by adding the following:

Regulations

- (4) Direct Control No. 3 - DC(3) Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

3

~~(3)~~ This Bylaw shall come into force upon the final passing thereof.

(4)

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1988.

MAYOR

CITY CLERK

THE CITY OF RED DEER

DATE; _____

NO. 15

Moved by _____

Seconded by _____

*RESOLVED that Council of The City of Red Deer hereby agree that Bylaw 2672/T-88 be amended by deleting clauses (1) and (2) in their entirety and by substituting therefor the following new clauses:

(1) Section 7.3.2 is amended by adding the following:

Uses -

(4) Direct Control No. 3 - DC(3)

(a) Any use approved by the City Council for the land within this use district, except a change of use within an existing development.

(b) Any use existing within the area at the time this use district comes into effect is considered to be a permitted use.

do not underline

(2) Section 7.3.3 is amended by adding the following:

Regulations -

(4) Direct Control No. 3 - DC(3)

Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council."

Pimm

Campbell

McGregor

Kokotailo

Connelly

Surkan

Moffat

Guilbault

McGhee

Carried

Defeated

Withdrawn

= For

= Against

A = Absent

THE CITY OF RED DEER

November 28, 1988

15A

DATE _____

NO. _____

Moved by Alderman _____, Seconded by Alderman _____

"RESOLVED that Council of The City of Red Deer hereby agree that Bylaw No. 2672/T-88 be amended by adding thereto the following new clause:

'(3) @the 'use district map' as referred to in Section 1.4 is hereby amended in accordance with the use district map No. 13/88 attached hereto and forming part of the Bylaw".

<input type="checkbox"/>							
Pimm	Campbell	McGregor	Kokotailo	Connelly	Surkan	Moffat	Guilbault
<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
McGhee					Carried	Defeated	Withdrawn

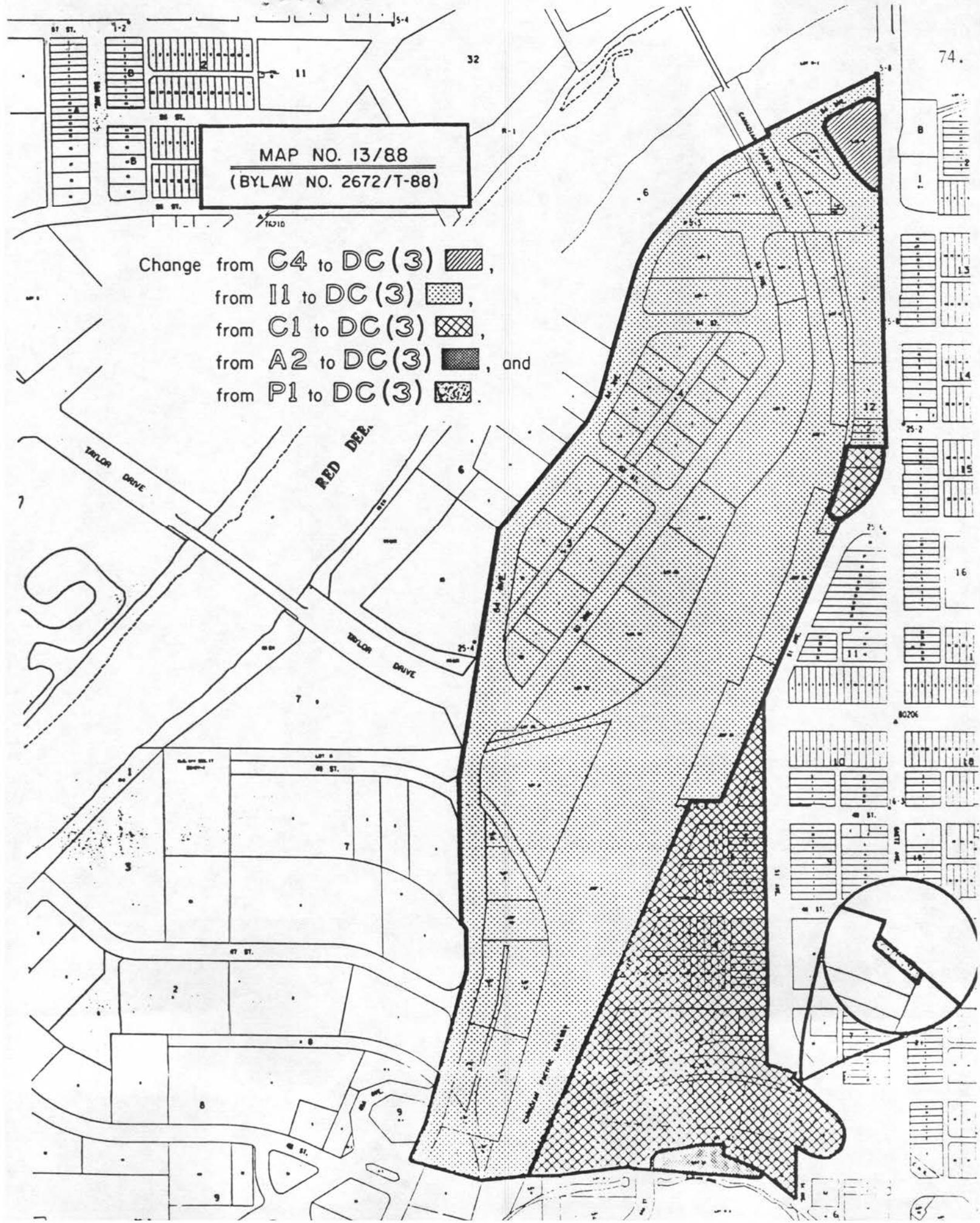
= For

= Against

A = Absent

MAP NO. 13/88
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,
from I1 to DC (3) ,
from C1 to DC (3) ,
from A2 to DC (3) , and
from P1 to DC (3) .



DATE: NOVEMBER 22, 1988
TO: CITY CLERK
FROM: DIRECTOR OF FINANCE
RE: SURPLUS FUNDS - ALBERTA TRANSPORTATION

In reference to the report of the Director of Engineering Services given to Council at the last Council meeting, attached are two debenture by-laws in the event Council approves the recommendations in the report.

It will be noted the borrowing by-law for the transit buses is for 10 years even though up to 15 years is allowed. The difference in annual repayment is \$29,700 instead of \$24,300.



A. Wilcock, B. Comm., C. A.
Director of Finance

AW/mrk

c.c. Director of Engineering Services

Commissioners' Comments

It is recommended that Council give Bylaws 2964/88 and 2965/88 3 readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: NOVEMBER 29, 1988
TO: DIRECTOR OF FINANCE
FROM: CITY CLERK
RE: DEBENTURE BYLAW 2964/88 AND 2965/88

At the Council meeting of November 28, 1988, Three Readings were given to each of the above-noted Debenture Bylaws.

Bylaw 2964/88 pertains to the extension of 32 Street from 30 Ave. to Douglas Avenue.

Bylaw 2965/88 pertains to the acquisition of five transit buses.

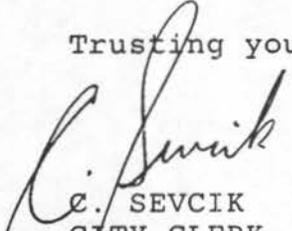
I am enclosing herewith a copy of the following:

1. A certified copy of Bylaw 2964/88 and 2965/88.
2. Certification of Final Reading of each of the above-noted Bylaws.

I trust that you will apply at your earliest possible opportunity to L.A.B. for approval, and in order that said projects might commence before year-end to make use of the funds under the existing program which terminates at the end of 1988.

Please advise the Director of Engineering Services as soon as L.A.B. approval is received.

Trusting you will find this satisfactory.


C. SEVCIK
CITY CLERK
CS/sp
Encl.

c.c. Director of Engineering Services
Transit Manager
City Commissioners

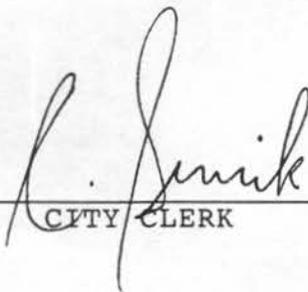
CERTIFICATION OF FINAL READING

I, CHARLIE S. SEVCIK, City Clerk of and on behalf of The City of Red Deer, in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that Bylaw No. 2965/88 of The City of Red Deer was read and finally passed at a meeting of Council held on the 28th day of November, 1988. Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council including the Mayor. At the said meeting eight members were present, eight members voted in favour of presenting the Bylaw for third reading, and eight members voted in favour of the passing of the Bylaw.

I declare the provisions of the applicable Sections of the Municipal Government Act have been complied with.

DATED at The City of Red Deer, in the Province of Alberta, this 29 day of November, A. D. 1988.

*NOTE: Pursuant to Section 105 of the Municipal Government Act "Every bylaw shall have three separate readings before it is finally passed, but not more than two readings of a bylaw shall be had at any one meeting unless the members present unanimously agree to give the Bylaw third reading."



CITY CLERK

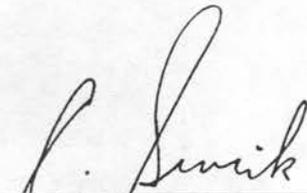
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CITY CLERK

CORRESPONDENCENO. 1

Mrs. Joe Wilk
Box 856 Okotoks
Alberta TOL 1T0

To the Mayor City Alderman or women:

We being the owners of 1 Springfield Ave. Red Deer Lot A3, Blk. 8PL
401 RS.

At the present time there is a Apartment building on this site and
a small strip mall behind.

Seeing as there is so much land on this property, we are requesting
a zoning change to allow a gas station or stripmall on this property.

Hoping you will give this matter your promptess attention.

I wish to be in attendance for this discussion will be out of country
till Nov. 18.

Yours truly

Mr. Joe Wilk
Box 856 Okotoks
Alberta TOL 1T0

Joe Wilk

per

Lindsay Wilk

Layne Wilk

Ph 938-4919

November 16, 1988

To: City Clerk

From: Fire Chief

Re: Springfield Avenue/Request for rezoning

It is our opinion that access to this proposed site will be limited as we don't believe the Engineering Department would approve of access from 32nd street.

We also recall that area residents objected to a proposal to build a gas bar in the existing strip mall a few years ago.

We would not favour a rezoning request for this piece of land.



R. Oscroft
FIRE CHIEF

c.c. Engineering Department

R0/cb



DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

November 17, 1988

Mr. C. Sevcik
City Clerk
City Hall
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: 1 Springfield Avenue (Lot A3, Block 8, Plan 401 R.S.)

The owner of Lot A3, Plan 401 R.S. located at the south-east corner of 32nd Street and Springfield Avenue in Sunnybrook is requesting a land use amendment to permit him to build a gas station or strip mall on this property.

The above land was originally owned by the City. It was sold to Hansum Bros. Construction for apartment use and zoned accordingly. The 23 apartment suite was built in 1969 as per approved plan. The site is fully developed for apartment building, parking and landscaping and there is no room for other uses such as gas station or strip mall.

The Sunnybrook convenience shopping centre services the area and there is no need for another shopping area or an addition to the existing centre. For City Council's information a proposal to build a gas bar on the existing shopping site received strong objection from the area residents and was rejected by the Development Appeal Board.

We strongly recommend the request to change the Land Use Bylaw from R3 residential to shopping be denied by the City Council.

Yours truly

D. ROUHI, M.C.I.P.
SENIOR PLANNER
City Planning Section

DR/pim

Enc.

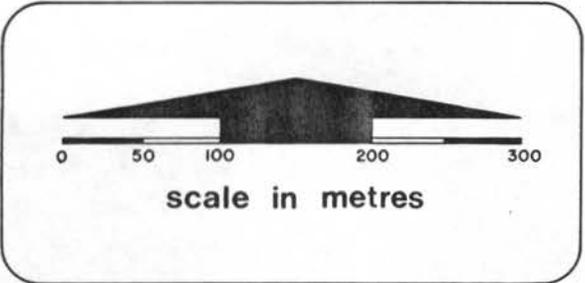
c/c Director of Community Services
Director of Engineering Services
Bylaws and Inspection Manager
City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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

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

H6 93.



Revisions :

- 2672/D-80 (15/9/80)
- 2672/AA-87 (11/16/87)

DATE: November 17, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: 1 SPRINGFIELD AVENUE / LOT A3, BLOCK 8, PLAN 401 R.S.

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

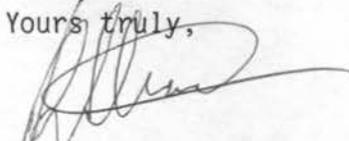
Our file for the above site indicates that, at the time the building was constructed in 1968, it complied with the Land Use Bylaw in effect at that time. In fact, the site appears to be underdeveloped, in that the Land Use Bylaw would have permitted another fourteen two-bedroom units to be built on the site. It should be noted that this site, and the adjacent properties that are zoned R3 and developed for apartment use, were owned by the City of Red Deer. From our records, it appears that when Council considered the sale of these sites, the total proposed density, appearance of the buildings, parking layout, landscaping, etc., were taken into account. We have attached a copy of the Council resolution that deals with the land sale. Therefore, although this site appears to be underdeveloped, it may well be that, when taking into consideration the entire R3 District, the total density would compensate for this underdevelopment on this particular site.

The physical problems associated with subdividing out a parcel from this particular site include how to provide access for the new site, and for the remaining portion of the site. It would appear to us that access to the existing apartment would have to be provided via 32 Street or Springfield Avenue, as the present access is from Stanton Street.

In regards to the proposed use of any portion of the site, it should be noted that several years ago, an application for approval of a gas bar on the existing C3 (Neighborhood Commercial) site was rejected by the Development Appeal Board, after hearing the concerns of the adjacent residential property owners. It would seem unlikely that the opinions of the adjacent property owners would have changed very much in regards to a more intensified commercial use of the site.

In view of the history of this site, the difficulties associated with a subdivision and the effect an increased commercial use of the site would have on the amenities of the residential district, we would recommend the application be denied by City Council.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr
Enclosure

- 4 -

After full discussion, the following resolution was passed.

Moved by Alderman Taylor, Seconded by Alderman Banister,

"That Mr. Becker be required to install incinerators by July 1st, 1971, and paving by December 31st, 1969."

Alderman Harper registered a dissenting vote.

MOTION CARRIED

*

*

*

UNFINISHED BUSINESS:

Mr. P. C. Hansum and Dr. J. Lampard appeared before Council on behalf of Canada West Developments Ltd. proposed development of apartment buildings on a site located in the Sunnybrook Subdivision.

A draft sketch of revised lay-out for the area had been prepared by the Red Deer Regional Planning Commission and was submitted to Council at this time.

Mr. P. Hansum and Dr. J. Lampard advised that the firm of Canada West Developments Ltd. was in agreement with the proposal by the Planning Commission and suggested that should Council approve same in principle, details and other minor matters could be finalized between themselves and City officials.

After full discussion, the following resolution was passed.

Moved by Alderman Banister, Seconded by Alderman Taylor,

"Council of the City of Red Deer hereby approve in principle, the layout proposed for the Sunnybrook apartment site as shown to Council September 9th, 1968, and prepared by the Regional Planning Commission and the suggested financial arrangements submitted in connection therewith by the Commissioner, and the entering into of an agreement with Canada West Developments Ltd. on this basis subject to satisfactory arrangements being made regarding the 10 points raised in the Commissioner's report and such other matters as may arise."

CARRIED

Alderman B. Hansum requested and was granted permission of Council to refrain from discussing or voting on the above application by reason of his being a shareholder in Canada West Developments Ltd.

*

*

*

DATE: November 17, 1988

TO: Charlie Sevcik
City Clerk

FROM: Daryle Scheelar
E. L. & P.

RE: #1 Springfield Avenue
Re-zoning Proposal

E. L. & P. have no objection to the rezoning proposal, however, we do offer the following comment. It is our departments policy to supply only one power service to each lot. The site has presently a 120/240 volt single phase service. Substantial cost maybe incurred by owner/developer if upgrading of the present service is required.

The owner/developer is asked to contact our office with his proposal so that we may determine if his present service is adequate.

Should you have any questions or comments please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

November 21, 1988

TO: City Clerk

FROM: City Assessor

RE: 1 SPRINGFIELD AVENUE
LOT A-3, BLOCK 8, PLAN 401 R.S.

In discussion with Bylaws & Inspections Manager it was indicated that previous applications for a gas bar have not received the neighbourhoods approval.

This site was originally sold by The City of Red Deer for apartment development in the late 1960's, at the then applicable density.

We would not recommend a zoning change.

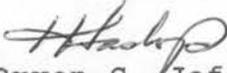


Al Knight
WFL/dm

DATE: November 21, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: 1 SPRINGFIELD AVENUE - LOT A3, BLOCK 8, PLAN 401 R.S.

We are opposed to the proposed rezoning of this parcel. No access would be permitted to 32 Street or Springfield Avenue due to heavy traffic volumes on both streets and the relative closeness to the intersections.

We cannot comment more specifically due to the lack of site development information.

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

GAS/emg

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

Commissioners' Comments

We support the comments of the Administration and strongly recommend against the request to redesignate the site.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Mrs Joe Wilk
Box 856 OTTOWA
Alberta TOL1 TO

To the Mayor, City Alderman or women.

We being the owners of 1 Springfield Ave.
Red Deer Lot A3 BLK 8 PL. 40 RS.

At the present time there is a Apartment building
on this site and a small strip mall behind.

Seeing as there is so much land on this property
we are requesting a zoning ~~to~~ change to allow a
gas station or strip mall on this property.

Hoping you will give this matter your
promptest attention.

I wish to be in attendance for this discussion
will be out of country till Nov 18.

Mr JOE WILK
Box 856 OTTOWA
Alberta TOL1 TO

NOV - 91988

CITY OF RED DEER

Yours truly
Joe Wilk

per

Sunday Wilk
Jayne Wilk

PH 9384919



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 18, 1988

Mr. Joe Wilk
Box 856
OKOTOKS, Alberta
T0L 1T0

Dear Sir:

RE: 1 Springfield Avenue, Lot A3, Block 8, Plan 401 R.S.

We acknowledge with thanks your letter received November 9, 1988 requesting a zoning change to the above noted property.

Your letter is scheduled to appear on the Council agenda of November 28, 1988 for consideration. You will be notified of the time this matter will be discussed in order that you may arrange to be present as requested.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

/gr

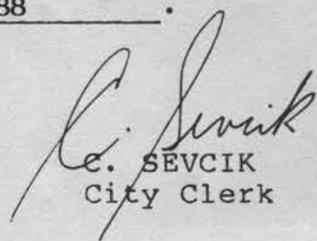
DATE November 14, 1988

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCE
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - ECONOMIC DEVELOPMENT MANAGER
 - E. L. & P. MANAGER
 - F.C.S.S. MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION MANAGER
 - TRANSIT MANAGER
 - URBAN PLANNING SECTION MANAGER
 - _____

FROM: CITY CLERK

RE: 1 SPRINGFIELD AVE. (LOT A3, BLOCK 8, PLAN 401 RS)

Please submit comments on the attached to this office by November 21
for the Council Agenda of November 28, 1988.


C. SEVCIK
City Clerk

THE CITY OF RED DEER



September 12th, 1968

Canada West Developments Ltd.
4921-49th Street
Red Deer, Alberta

ATTENTION: P. C. Hansen

Dear Sir:

RE: Sunnybrook Housing Development

At the meeting of Council September 9th, 1968, further consideration was given to proposal by Canada West Developments Ltd. to develop a large apartment site located in the Sunnybrook Subdivision, after which the following resolution was passed.

"Council of the City of Red Deer hereby approve in principle, the layout proposed for the Sunnybrook apartment site as shown to Council September 9th, 1968, and prepared by the Regional Planning Commission and the suggested financial arrangements submitted in connection therewith by the Commissioner, and the entering into of an agreement with Canada West Developments Ltd. on this basis subject to satisfactory arrangements being made regarding the 10 points raised in the Commissioner's report and such other matters as may arise."

The suggested financial arrangements submitted by City Commissioner, D. Gale and referred to in the above noted resolution, were as shown on the attached report.

Should the above decision of Council be acceptable to your Organization, we assume you will arrange to meet with Planning Department officials and representatives of the City for the purpose of discussing detailed matters related to the development.

Yours very truly,


F. A. AMY,
City Clerk

RA/pl

c.c. Planning Director, Land Administrator
City Solicitor, Building Inspector
City Treasurer

Encls.

DATE: November 16, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: 1 SPRINGFIELD AVENUE
LOT 3A, BLOCK 8, PLAN 401 RS

CS-1.958

I have discussed the proposed zoning change with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
- Lowell Hodgson, Recreation & Culture Manager



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

Mr. Joe Wilk
Box 856
Okotoks, Alberta
TOL 1T0

Dear Sir:

RE: 1 SPRINGFIELD AVENUE, LOT A3, BLOCK 8, PLAN 401 R.S.

As verbally requested over the phone, your application to redesignate the above-noted site to allow a gas station or strip mall on said property, was withdrawn from the Council Agenda of November 28, 1988.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
Fire Chief
E. L. & P. Manager
Urban Planner

Don Routley
6552 - 58th Avenue
Red Deer, Alberta

CITY OF RED DEER
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

October 28, 1988

ATTENTION: MAYOR McGHEE

Dear Sir:

Re: Invoice EL80736
Damages to Streetlight Cable

This is in response to Mr. Wahl's letter of 11th October 1988, copy of which I am enclosing for your reference. In brief, Mr. Wahl is alleging, on behalf of the City of Red Deer, that I am liable for damages incurred to City property, namely a street light cable in that he indicates that the liability is arising from the fact that I built a retaining wall on the City owned boulevard. It was originally contended that my liability arose out of failing to request a "cable locate". My insurers have investigated and feel that a locate was in all likelihood done and therefore there will be no negligence. It now seems that since that was not a successful avenue of argument for Mr. Wahl, he is pursuing an avenue which is totally unrelated to proximate cause or any of the laws of negligence. As this has been pointed out to Mr. Wahl by my insurers and he continues to persist, I am writing you to engage your assistance. It would be appreciated if you would refer this matter to someone who is familiar with rules of negligence in order that we may bring this long outstanding matter to a conclusion.

If you have any questions, please do not hesitate to contact this writer at 347-7747 or alternately, please contact my claims representative from the Wellington Insurance Company, Judith Galloway at 269-7721.

Thank you for your assistance, I respectfully remain,

Yours sincerely,

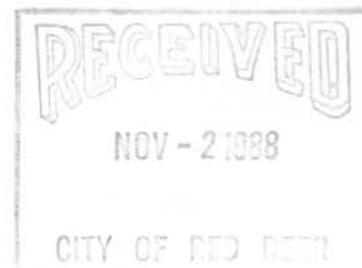


DON ROUTLEY

DR/mlk
Att.

cc: C. Wahl
Electric Light & Power

cc: Wellington Insurance Company
Attn: Judith Galloway
Claim: PLP173 0078



**THE CITY OF RED DEER**

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

Electric, Light, and Power Department 342-8274

October 11, 1988

Don Routley
6552 - 58 Avenue
Red Deer, Alberta

Dear Mr. Routley:

Re: Invoice EL 80736
Damages: Streetlight Cable

Please be advised that we have corresponded with your insurance and they have denied payment.

Our response to the situation was firstly, that we have no record of a request being made and secondly, that you had constructed a portion of a retaining wall on a city owned boulevard. This boulevard contained a primary and streetlight cable of which you luckily damaged only the streetlight cable. Had you hit the primary cable the result could have been an electricution. Whether you had a location or not does not give you the right to build on city property.

We have no choice but to state that the above invoice remains due and outstanding.

Yours truly,

C. Wahl,
E. L. & P. Accountant

CW/jjd

c.c. Accts Receivable

DATE: November 7, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Invoice EL 80736 / Damages to Streetlight Cable
Don Routley Correspondence October 28, 1988

In the process of building a retaining wall Mr. D. Routley, or his agent, damaged an E. L. & P. Department underground streetlight cable. At the point of damage, the cable and the retaining wall are located on a City of Red Deer boulevard at the front of Mr. D. Routley's property.

The E. L. & P. Department and the general public both fall under the jurisdiction of two provincial regulations regarding excavations. The applicable regulations in this instance are Section 29 of the Electric Utility Regulations and Section 172 (4) of the Occupational Health and Safety Act/General Regulations. Both of these regulations state that the person who is doing the excavation is responsible for ensuring that the underground power lines are located. Upon request, the E. L. & P. Department locates all underground power lines in the specified area within 72 hours of the request with at least 90% of these requests being completed within 48 hours. This service is provided by the E. L. & P. Department as a "free service" to encourage the public to request a location prior to digging and thereby preventing costly and potentially dangerous accidents.

The E. L. & P. Department records each request for a location on a "Facilities Location Request" form. One copy of this form is left with the property owner upon completion of the location and the other copy is retained on file by the E. L. & P. Department. The E. L. & P. Department has no record of a request by Mr. D. Routley nor has the latter produced a copy of this form.

In summary, Mr. D. Routley is solely responsible for ensuring that the underground power lines are located and he failed to comply with this requirement of provincial regulations.

City Clerk
Page 2
November 7, 1988

It is my recommendation that Mr. D. Routley be held responsible for payment of invoice EL 80736.

A handwritten signature in dark ink, appearing to be 'A. Roth', written in a cursive style.

A. Roth,
E. L. & P. Manager

AR/jjd

c.c. Director of Engineering Services
City Solicitor
D. Scheelar
C. Wahl

Lt 28

66 ST CLOSE

Lot 29
BLK 25
PLAN 852-0446

3.35m EASEMENT

RETAINING WALL

PROPERTY LINE

(STREET LIGHT CABLE)

58 AVENUE

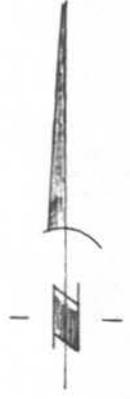
- 2.07m ST. LITE CABLE
- 1.42m NE CORNER
- 1.40m SE CORNER
- 3.6m PRIMARY CABLE
- 3.38m IRON POST

2.58m

2.60m

PRIMARY CABLE

FACE OF CURB



22 SEPT 88



Original returned to A Roth
88/11/30

CS-P-1.231

DATE: November 9, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: INVOICE EL80736 - DAMAGES TO CABLE
6552 58 Avenue

In response to the circulation of the above, I feel Mr. Routley may be responsible for damages to the streetlight cable. The damage was the result of his building a retaining wall on the city boulevard without a "License to Occupy" and possibly without a cable location being staked on site.



DON BATCHELOR

DB/ad

c.c. Craig Curtis, Director of Community Services

CS -1.960

DATE: November 17, 1988

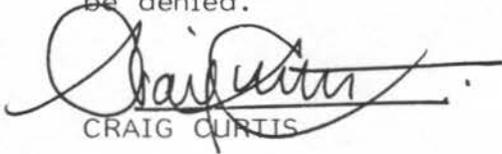
TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: INVOICE EL80736 - DAMAGES TO CABLE
6552 85th Avenue
Your Memo Dated November 4th, 1988 Refers

Mr. Routley is appealing the City invoice for damage caused to a streetlight cable. The damage occurred when Mr. Routley constructed a portion of a retaining wall on a City-owned boulevard. There is no record of permission having been obtained for such construction.

It is clear from the above that Mr. Routley was responsible for damage to the streetlight cable and it is recommended that the appeal be denied.



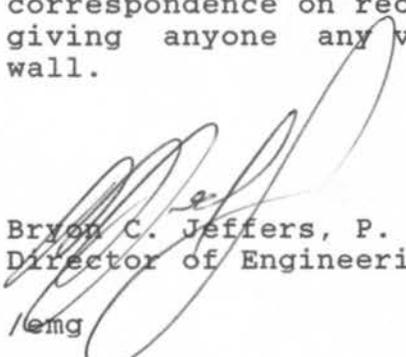
CRAIG CURTIS

/jmf

c. Don Batchelor, Parks Manager

DATE: November 16, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: DAMAGES TO STREETLIGHT CABLE
6552-58 AVENUE; LOT 29, BLOCK 25, PLAN 852-0446

The Engineering Department was approached by the E. L. & P. Department with respect to this Department giving permission to construct a retaining wall at the above address. We have no correspondence on record regarding this request, nor do we recall giving anyone any verbal permission to construct the retaining wall.



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

/eng

c.c. E. L. & P. Manager
c.c. City Solicitor

DATE: NOVEMBER 7, 1988
TO: CITY CLERK
FROM: DIRECTOR OF FINANCE
RE: INVOICE EL80736/DAMAGES TO STREETLIGHT CABLE

The department involved should comment on the procedures for flagging utility lines.

The main problem for Mr. Routley would appear to be that he constructed on City property without obtaining approval from the City to do so. As a result of Mr. Routley's apparent unauthorized construction, he damaged City property and should be responsible for its repair.



A. Wilcock, B. Comm., C.A.
Director of Finance

AW/mrk

Commissioners' Comments

We would recommend to Council that the applicant be directed to remove the improvement from the street right-of-way and that the repair costs to the electrical cable be the responsibility of the applicant who caused the damage in the first place.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

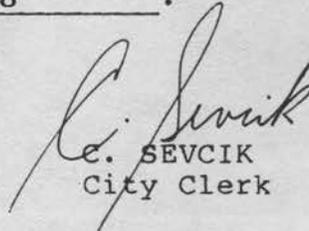
DATE November 4, 1988

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCE
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 ECONOMIC DEVELOPMENT MANAGER
 E. L. & P. MANAGER
 F.C.S.S. MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 R.C.M.P. INSPECTOR
 RECREATION MANAGER
 TRANSIT MANAGER
 URBAN PLANNING SECTION MANAGER
 CITY SOLICITOR

FROM: CITY CLERK

RE: INVOICE EL80736/DAMAGES TO STREETLIGHT CABLE

Please submit comments on the attached to this office by November 21
for the Council Agenda of November 28, 1988.


C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 29, 1988

Mr. Don Routley
6552 - 58 Avenue
Red Deer, Alberta
T4N 6T1

Dear Sir:

RE: INVOICE NO. EL 80736 - DAMAGES TO STREET LIGHT CABLE
RETAINING WALL ENCROACHMENT

Your letter of October 28, 1988 addressed to Mayor McGhee concerning the above topic was considered by Council November 28, 1988, and at which meeting Council passed the following motion:

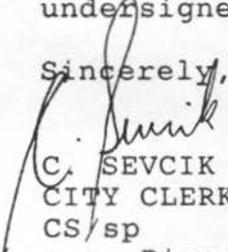
"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. D. Routley and reports from the Administration regarding damages to a streetlight cable and a retaining wall built by Mr. D. Routley on City street right-of-way hereby agree as follows:

1. that Mr. D. Routley remove said retaining wall from the street right-of-way by no later than May 31, 1989;
2. that Mr. D. Routley be responsible for the repair costs to the electrical cable damaged by Mr. D. Routley."

The decision of Council in this instance is submitted for your information and appropriate action. Your co-operation in having the retaining wall removed from the street right-of-way by the date specified in the resolution would be greatly appreciated.

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

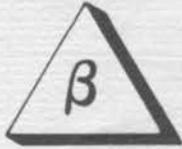
Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Finance
E. L. & P. Manager

Accounts Payable
Community Services

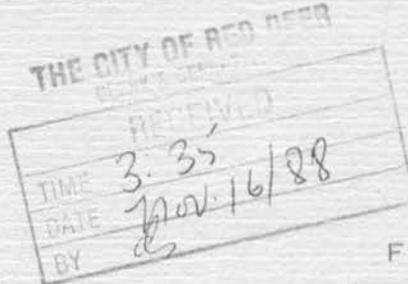
Parks Manager
Engineering Ser.



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS
5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203



November 15, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

Canavest Properties Inc., land developer of residential properties, wish to proceed with development of the above captioned property.

The site, to be developed as a Condominium project, consists of a single and 20 semi detached deluxe dwellings, complete with front attached garages.

Attached for Councils consideration is eight copies of the proposed Plot Plan and subdivision of the subject property. It is Canavests' intention to develop the project in two phases; phase I comprising Lots 1 and 2 and Phase II within Lot 3.

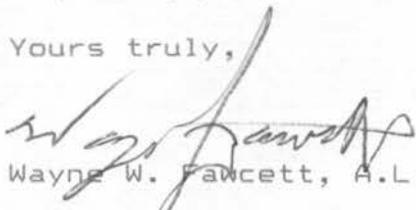
Access to Lot 3 will be achieved via 65 Avenue by registration of an access easement through Lot 2.

To accommodate the proposal, the developer will require the City's consent to the sale of roadways previously closed under bylaw #2919/86 and appropriate re-zoning of the property to an R2 classification.

If Council agrees in principal with the proposal, we request first reading to be given to the Land-Use By-Law amendment and that Council also consider recognizing the commitments negotiated with the previous developer, Konsept Holdings, with respect to road allocations and, in general, necessary land exchanges.

Should any questions arise or additional information be required, please contact the undersigned.

Yours truly,



Wayne W. Fawcett, A.L.S.

cc: R. Hansen, Canavest Inc.

encl.

WWF/lf



RED DEER REGIONAL PLANNING COMMISSION

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

110.

DIRECTOR: Robert R. Cundy M.C.I.P.

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

November 18, 1988

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

Dear Sir:

Re: Beta Surveys Ltd.,
Block 10, Lots 1-20, Block 11, Plan 1339 A.J.
Portion of road adjacent to Block 10, Plan 1339 A.J.
N.E.18,38-27-4

Beta Surveys Ltd., on behalf of Canavest Properties Inc., are requesting the rezoning of the above site from A1 to R2 to permit the construction of 20 units of semi-detached houses, and one single family unit.

Background

The site containing \pm 1.21 ha (3.0 ac) is located west of 64th Avenue, east of 65th Avenue and northeast of the Red Deer Golf & Country Club. In October 1986, a plan was submitted by "Konsept Construction" for the development of 40 units of housing consisting of 28 semi-detached unit and a 12 suite apartment building. The plan was subject to a number of revisions at a later date.

City Council gave final reading to the Land Use Bylaw amendment (2672/U-86) on December 15, 1986. The plan of subdivision was approved by the Red Deer Regional Planning Commission on December 19, 1986, subject to the following conditions:

1. A development agreement will be required for the payment of all site levies, site improvements, etc.
2. The road and lane closure to be approved by City Council.
3. The land acquisition or exchange with the City to be finalized.
4. Geo-technical soil report would be required plus an indemnification agreement, satisfactory to the City Solicitor.
5. Necessary easement to be provided, if required.
6. Property taxes to be paid in full.
7. Cancellation of Lots 1-20, Block 11, under Section 120 of the Planning Act.
8. Land Use Amendment being approved by City Council.

MUNICIPALITIES WITHIN COMMISSION AREA

/2

C. Sevcik, City Clerk
 Re: Beta Surveys/Canavest Properties Inc.

Pg.2

9. Municipal reserve to be dedicated as indicated on the plan.
10. The existing 317 mm gas line, running east-west, to be relocated satisfactory to Northwestern Utilities Limited.

NOTE: No access to 64 Avenue or future Kerrywood Drive extension will be permitted.

Since the development did not proceed as planned, City Council rezoned the property back to its previous designation under bylaw 2672/Q-87, on August 24, 1987,

The New Proposal

The new proposal under consideration is by Canavest Properties Inc. They are planning to build 20 deluxe semi-detached and one single family unit on the same site. The main differences between the two plans are outlined below:

Items	CANAVEST (new plan)	KONCEPT (old plan)
Number of Units	21	40
Type of housing	20 semi + 1 single	26 semi + 14 Apt.
Proposed Subdivision	3 parcels	1 parcel
Road Access	One Access to 64 Ave.	2 Accesses to 64 Ave.
Landscaping Area	Increased	- -
Walkway (north-south)	Moved further east	- -

The new plan provides more amenities by reducing the number of units by almost half and utilizing the site better.

We are in favor of the new plan subject to the conditions outlined earlier, and recommend that City Council approve the plan in principle, subject to land use amendment and subdivision approval.

Yours truly,



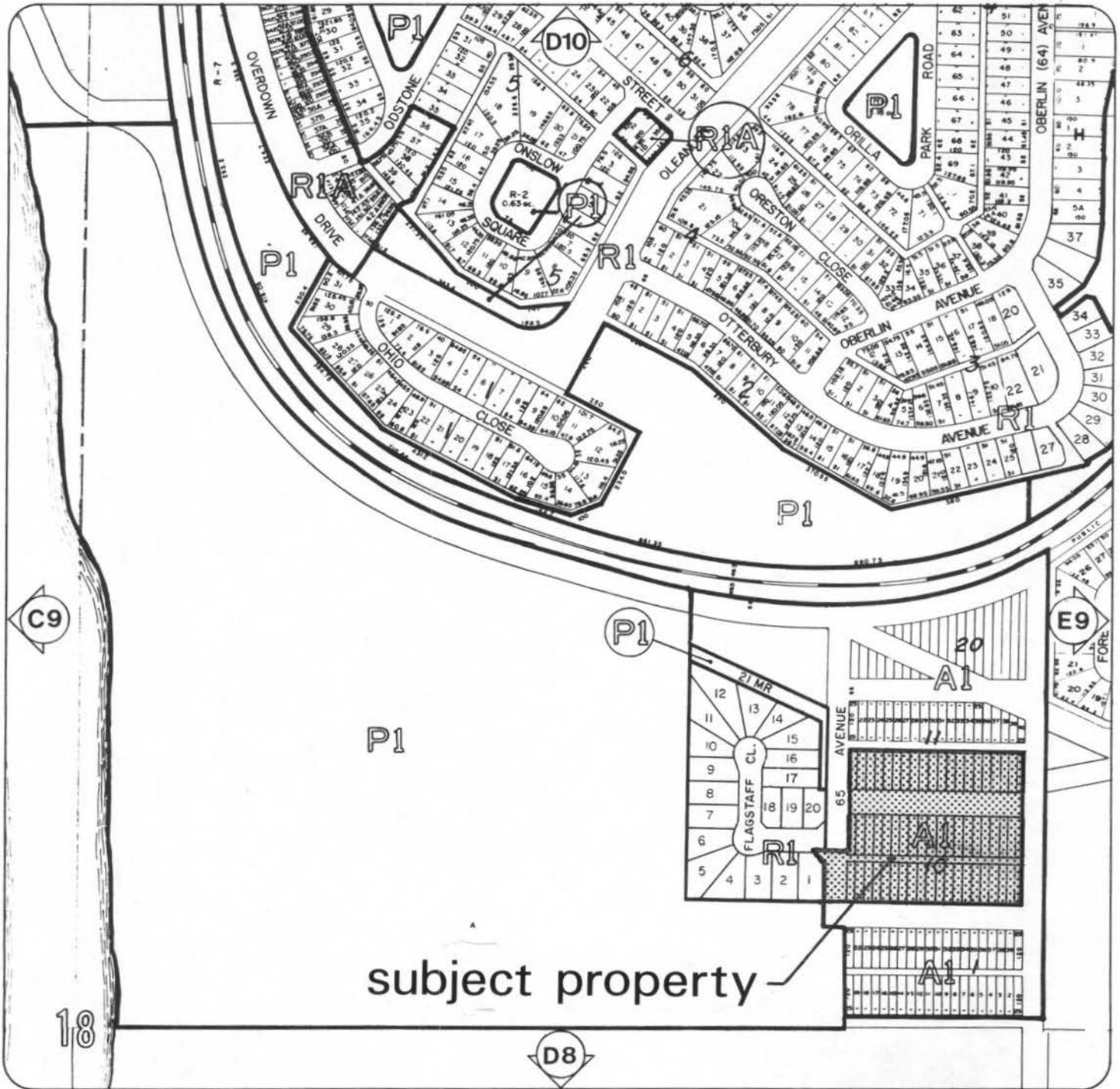
D. Rouhi, MCIP
 SENIOR PLANNER
 CITY PLANNING SECTION
 DR/cc

- c.c.
- Director of Community Services
 - Director of Engineering Services
 - Bylaws and Inspections Manager
 - City Assessor
 - Fire Chief

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

D9

112.



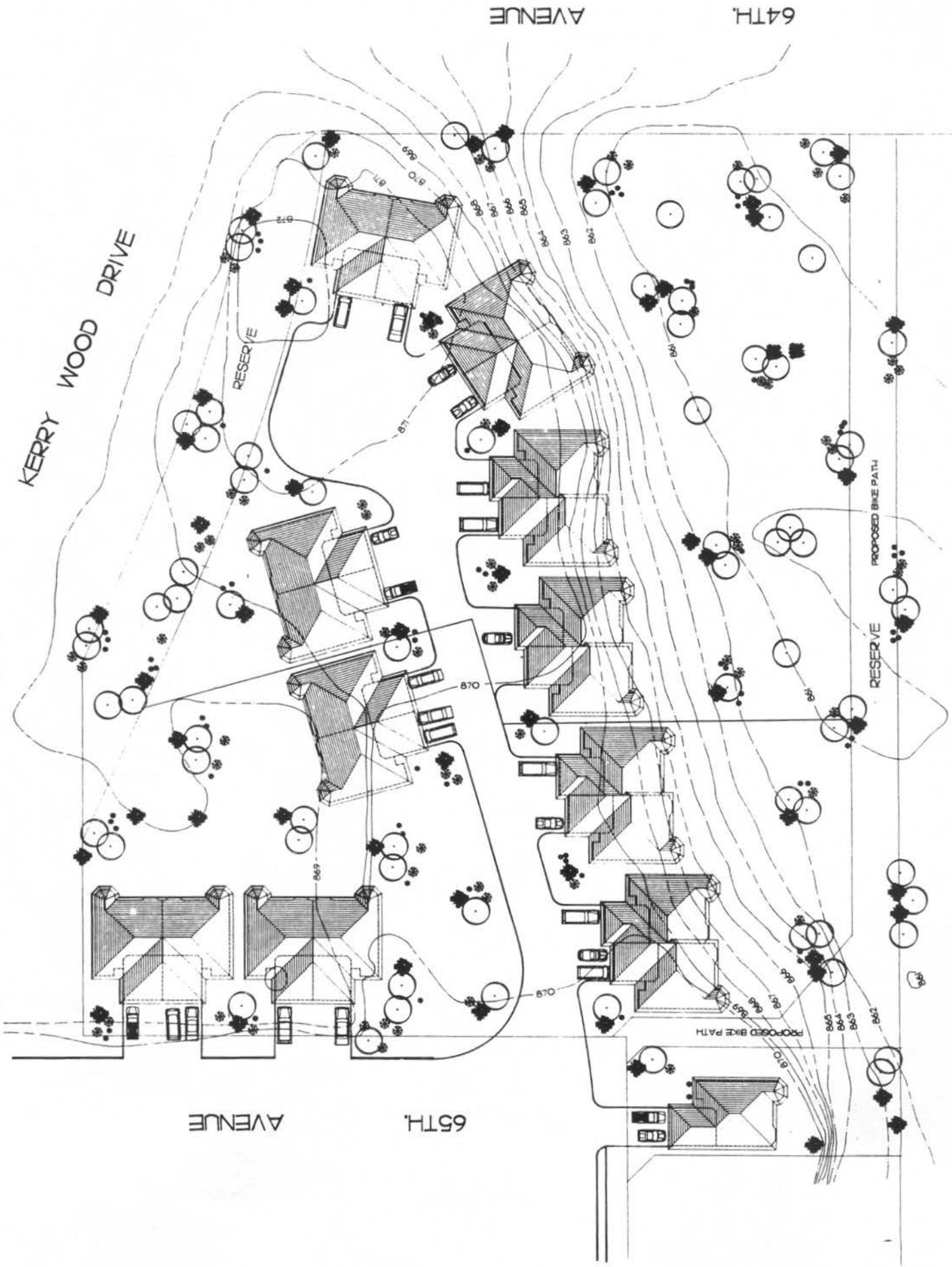
18



scale in metres

Revisions :

- 2588/L-80 (18/8/80)
- 2672/FF-81 (18/1/82)
- 2672/I-83 (2/8/83)
- 2672/U-86 (15/12/86)
- 2672/Q-87 (24/08/87)



KERRY WOOD DRIVE

AVENUE 65TH

AVENUE 64TH

RESERVE

RESERVE PROPOSED BIKE PATH

PROPOSED BIKE PATH

CANAVEST PROPERTIES INC.
 "THE FAIRWAYS"

SITE PLAN SHOWING
 PROPOSED UNIT BY SEMI-DETACHED CONDOMINIUMS

DATE: November 21, 1988

TO: C. Sevcik
City Clerk

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

RE: Beta Surveys Limited
Condominium Project "The Fairways"

E. L. & P. have no objection to this proposal. By copy of this letter the owner/developer is requested to contact our department regarding our alignment and easement requirements.

It would be E. L. & P.'s intention to service this site with primary power only. Secondary servicing within a private development and street lighting along private roadways are the owner/developers responsibility.

Upon receiving development plans, and an expected construction schedule, our department can provide an estimated cost for this project.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

c.c. Wayne Fawcett, Beta Surveys
Gord Stewart, Eng. Dept.

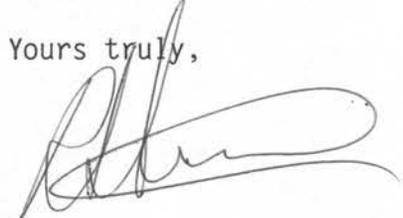
DATE: November 18, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **BETA SURVEYS LTD. /
BLOCK 10, LOTS 1 - 20 AND BLOCK 11, PLAN 1339 A.J.**

In response to your memo regarding the above subject, there is not enough information provided with the submitted plans to enable us to make any comment regarding whether or not the proposed project would conform to the requirements of the Land Use Bylaw.

In general, if the project does conform with the requirements of the Bylaw, we have no objections to the proposed layout and type of building indicated in the developer's plans.

We trust this is the information required.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: November 18, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: BETA SURVEYS LIMITED:
FAIRVIEW DEVELOPMENT PROPOSAL
Your Memo Dated November 16, 1988 Refers

1. Beta Surveys Ltd. are proposing to develop the privately-owned property located between 64th and 65th Avenues and south of the extension of Kerry Wood Drive.

The development proposal closely follows an earlier development plan submitted by Konsept Construction Inc. However, the total number of units in the new condominium proposal now consists of a single unit abutting Flagstaff Close and 20 semi-attached dwelling units. Development is confined to the area above the escarpment and the lower area is retained as landscaped open space.

2. Municipal Reserve has been provided along the proposed extension of Kerry Wood Drive and in the form of a public accessway between 64th and 65th Avenues. This accessway would provide convenient pedestrian or bicycle access between this section of Fairview and Great Chief Park/Bower Ponds.

3. Recommendation

I have discussed this proposal with the Recreation and Culture and Parks Managers. We strongly support the plan as submitted and consider that the development will greatly enhance the surrounding area.

Page 2
November 18, 1988
CS-1.964

It is therefore recommended that the proposed amendment to the Land Use Bylaw be approved and that The City proceed with the necessary road closures and land exchanges negotiated with the previous developer.



CRAIG CURTIS

/jmf

- c. Lowell Hodgson, Recreation and Culture Manager
Don Batchelor, Parks Manager
Djamshid Rouhi, Senior Planner, R.D.R.P.C.

November 21, 1988

TO: City Clerk

FROM: City Assessor

RE: BLOCK 10, AND LOTS 1 - 20, BLOCK 11, PLAN 1339 A.J. AND
PORTION OF ROAD ADJACENT TO BLOCK 10, PLAN 1339 A.J.
NE 18 - 38 - 27 - 4

Land & Tax Department have no objection to the proposal as made including all land exchanges, road closures and sales of or exchange of lands. Rezoning request is in order subject to density designation as requested and indicated by proposed plan. All land sales and/or exchange differences should be subject to a transaction at market value & Agreements satisfactory to the City Solicitor.

This development proposal to be subject to all planning Departments and Engineering Department approvals.



Al Knight
City Assessor

AK/dm

cc Director of Community Services
Director of Engineering
Bylaws and Inspections Manager
E.L. & P. Manager
Urban Planner

DATE: NOVEMBER 22, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: CANAVEST PROPERTIES INC.

Check the site plan for this development indicates that the emergency vehicle access roads are not wide enough and are too long to meet the requirements of the Alberta Building Code.

The location of Fire Hydrants and Water Main size is not shown on these drawings therefore no comment can be made as to proper water supply.



C. ROBSON
FIRE MARSHAL

CR/lf

C.C. Fire Commissioner
D. Rouhi, MCIP
Red Deer Regional Planning Commission
Red Deer, Alberta

DATE: November 22, 1988

TO: City Clerk

FROM: Director of Engineering Services

RE: DEVELOPMENT OF AREA EAST OF FLAGSTAFF CLOSE BY
CANAVEST PROPERTIES LTD.
LOTS 1-20, BLOCK 10, PLAN 1339 A.J. AND A PORTION THE ROAD
(65 AVENUE) ADJACENT TO BLOCK 10, PLAN 1339 A.J.
NW 18-38-27-W4

The Engineering Department has no objection to the proposal submitted. We would, however, offer the following comments:

1. All access to the site is to be via 65 Avenue. No access to 64 Avenue or future Kerry Wood Drive will be permitted.
2. Development of upper area only to a density of approximately 54 persons per hectare (22/acre).
3. A decision to allow for development of the 65 Avenue right of way as a single family lot should be delayed in view of potential development proposals for Block 1, to the south.
4. The Developer will be required to pay off-site levies, boundary improvement costs, etc. through a Development Agreement.
5. Road closures and land exchanges to be finalized.
6. A geotechnical report regarding slope stability would be required prior to issuance of a Development Permit.
7. During the preparation of a Development Agreement with a previous Developer (Konsept Developers), the following motion was passed by the Finance Committee in regard to recoveries of monies spend by an earlier Developer (MGT Holdings).

"That the Finance and Audit Committee recommend to Red Deer City Council cost sharing with Konsept Developers as it relates to the Development Agreement and as proposed by the Director of Engineering Services in his report of February 27, 1987, and that an endeavor to assist be established.

It is further recommended that any refund to the previous Developer, MGT Holdings, be considered by City Council at the time all proposed work is completed."

City Clerk
 Page 2
 November 22, 1988
 File: 080-054

This motion should be revised to include all developers tying to roads and utilities installed by MGT Holdings Ltd.

8. The Developer must meet with City Administration to review and confirm the necessary land exchanges required to accommodate this development.


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

SS/emg

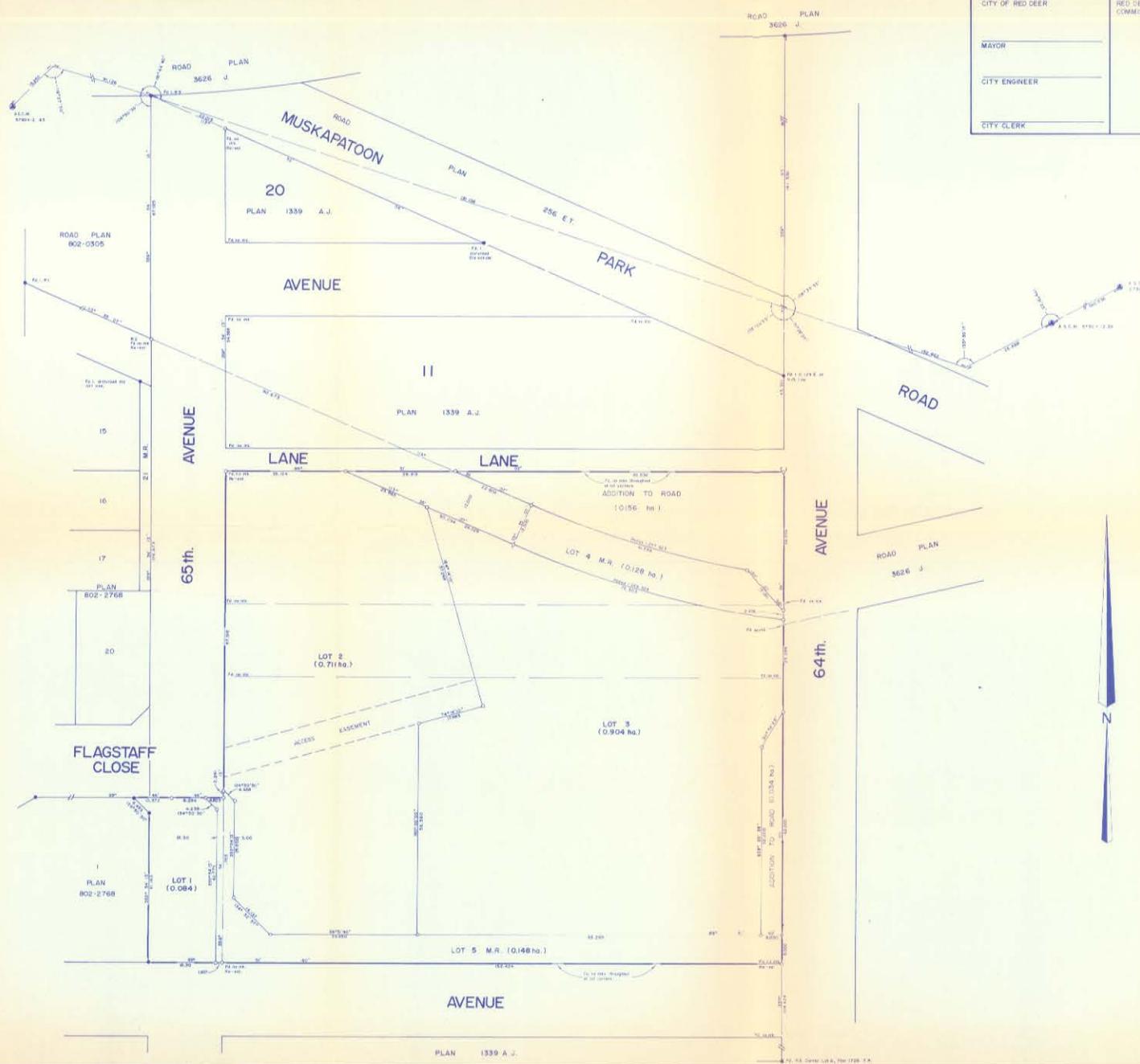
c.c. Director of Community Services
 c.c. By-laws and Inspections Manager
 c.c. City Assessor
 c.c. E. L. & P. Manager
 c.c. Fire Chief
 c.c. Urban Planning Section Manager

Commissioners' Comments

We would recommend Council support the application in principle subject to a satisfactory agreement with the City which incorporates the concerns of the administration and also satisfactory to the City Solicitor.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner



CITY OF RED DEER	RED DEER REGIONAL PLANNING COMMISSION	DIRECTOR OF SURVEYS	NORTH ALBERTA LAND REGISTRATION DISTRICT
MAYOR			
CITY ENGINEER			
CITY CLERK			

*Consent
Survey Nov 28/87*
See Revised Plan
Not microfilmed

RED DEER
PLAN SHOWING
SUBDIVISION
OF
BLOCK 10, and LOTS 1 to 20 incl, BLOCK II, PLAN 1339 A.J.
and
PORTION OF ROAD ADJACENT TO BLOCK 10,
PLAN 1339 A.J.
BEING IN THE
N.E. 1/4 SEC. 18, TWP. 38, RGE. 27 W. 4th. M.
ALBERTA

BY: WAYNE W. FAWCETT, A.L.S., 1987
SCALE 1:1500

NOTES:
Distances are shown in metres.
Distances shown on curve are arc distances.
Area to be subdivided contains 0.85 ha and 3 Lots and is shown bounded thusly:
Municipal Reserve is designated thus: M.R.
Statutory iron posts found shown thus: ●
Statutory iron posts placed shown thus: ○
S.C. and E.C. of curve are shown thus: ∩
A.S.C. monuments are shown thus: *
Bearings are gnd and are referred to A.S.C.M's 5790+12.43 and 5790+12.39
Iron posts are stamped P-054

I, Wayne W. Fawcett of the City of Red Deer, Alberta Land Surveyor, make oath and say:
That the survey represented by this plan was made under my personal supervision, and
in accordance with the provisions of "The Surveyors Act" and
that the survey was performed between the dates of January 22nd and February 6th 1987
and that this plan is true and correct and is prepared in accordance with the
provisions of "The Land Titles Act"

Sworn before me at the City of Red Deer
in the Province of Alberta this 20th day of
February, 1987
Don A. Rivers
Don A. Rivers
A Commissioner for Oaths in and for the
Province of Alberta

Wayne W. Fawcett
Wayne W. Fawcett
ALBERTA LAND SURVEYOR



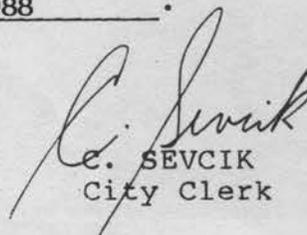
DATE November 16, 1988

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCE
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 ECONOMIC DEVELOPMENT MANAGER
 E. L. & P. MANAGER
 F.C.S.S. MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 R.C.M.P. INSPECTOR
 RECREATION MANAGER
 TRANSIT MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: BETA SURVEYS LIMITED

Please submit comments on the attached to this office by November 21
for the Council Agenda of November 28, 1988.


C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 18, 1988

BETA SURVEYS LIMITED
5205B - 54 Avenue
RED DEER, Alberta
T4N 5K5

Attn: Wayne W. Fawcett, A.L.S.

Dear Mr. Fawcett:

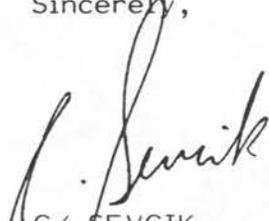
RE: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

Your letter of November 15, 1988 concerning Canavest Properties Inc. and the development of the above noted property is hereby acknowledged.

This request will be scheduled on the November 28, 1988 Council agenda for consideration, and you will be contacted by this office previous to that date as to the time this item will be discussed, in the event you wish to be present at the above noted meeting.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

/gr

DATE November 16, 1988

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCE
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - ECONOMIC DEVELOPMENT MANAGER
 - E. L. & P. MANAGER
 - F.C.S.S. MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION MANAGER
 - TRANSIT MANAGER
 - URBAN PLANNING SECTION MANAGER
 - _____



FROM: CITY CLERK

RE: BETA SURVEYS LIMITED

Please submit comments on the attached to this office by November 21 for the Council Agenda of November 28, 1988.

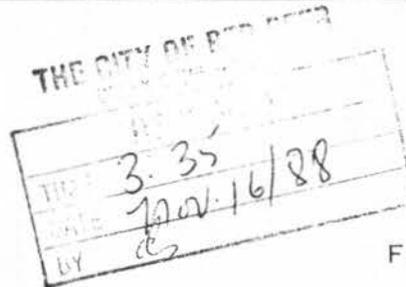
C. Sevcik
 C. SEVCIK
 City Clerk



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS
5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203



November 15, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

Canavest Properties Inc., land developer of residential properties, wish to proceed with development of the above captioned property.

The site, to be developed as a Condominium project, consists of a single and 20 semi detached deluxe dwellings, complete with front attached garages.

Attached for Councils consideration is eight copies of the proposed Plot Plan and subdivision of the subject property. It is Canavests' intention to develop the project in two phases; phase I comprising Lots 1 and 2 and Phase II within Lot 3.

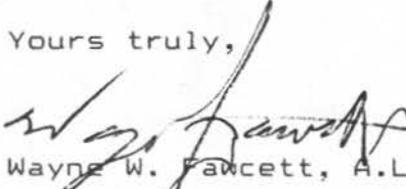
Access to Lot 3 will be achieved via 65 Avenue by registration of an access easement through Lot 2.

To accommodate the proposal, the developer will require the City's consent to the sale of roadways previously closed under bylaw #2919/86 and appropriate re-zoning of the property to an R2 classification.

If Council agrees in principal with the proposal, we request first reading to be given to the Land-Use By-Law amendment and that Council also consider recognizing the commitments negotiated with the previous developer, Konsept Holdings, with respect to road allocations and, in general, necessary land exchanges.

Should any questions arise or additional information be required, please contact the undersigned.

Yours truly,



Wayne W. Fawcett, A.L.S.

cc: R. Hansen, Canavest Inc.

encl.

WWF/1f

DATE: NOVEMBER 24, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: CANAVEST PROPERTIES

This department has no objection to this development, as the developer must meet all Alberta Building Code and Fire Department requirements.



C. ROBSON
FIRE MARSHAL

CR/lf

C.C. Fire Chief

November 23, 1988

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
FIRE CHIEF
URBAN PLANNING SECTION MANAGER

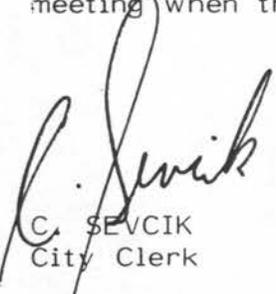
FROM: CITY CLERK

RE: BETA SURVEYS LTD./CANAVEST PROPERTIES

Attached hereto please find additional correspondence dated November 22, 1988 and drawings which indicate the following changes:

1. Relocation of the bike path from the east side of the single family dwelling to the west side, as originally proposed by Konsept (the previous developer).
2. Phasing changes from east and west to north and south.

The enclosed was just received at time of agenda preparation and we are circulating same to all of the departments and would request that if you have any concerns regarding the proposed changes that you provide us with your comments by Monday, the date of the Council meeting or at the Council meeting when the item is discussed.


C. SEVCIK
City Clerk

Attach:





BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

November 22, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

As a result of discussions held with the City and Canavest Properties, we find it advantageous to re-locate the walkway presently proposed, to reflect the location originally provided by the previous developer and approved by the City.

The alteration effectively unites the single condominium unit, presently located immediately south of 65 Avenue, with the condominium complex in addition to lending itself as a suitable divisional buffer to the existing single family dwellings situated west of the subject property.

In addition, Canavest wishes to revise its phasing strategy, thereby necessitating re-lotting of the site. Canavest proposes to develop the site in two phases; firstly Lot 1, secondly Lot 2. The re-lotting provides each lot with suitable access to 65 Avenue, thus eliminating the need for an access easement, as previously required.

In light of the above, we enclose eight copies of the revised plot plan and subdivision plan.

A formal application for subdivision will be submitted to the Red Deer Regional Planning Commission upon Council's approval of the development in principal.

Should any questions arise concerning the above matter, please do not hesitate to call.

Yours truly,

Wayne W. Fawcett, A.L.S.

encl.

cc: R. Hansen, Canavest Inc.

WWF/1f

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:45 p.m.
DATE	88/11/23
BY	C. Swick

November 23, 1988

CHARLIE SEVCIK

We have no concerns with
the proposed changes.

[Handwritten signature]

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
FIRE CHIEF
URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: BETA SURVEYS LTD./CANAVEST PROPERTIES

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[Handwritten signature]
C. SEVCIK
City Clerk

Attach:

DATE: November 24, 1988

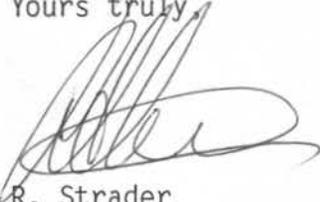
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: BETA SURVEYS LTD. / CANAVEST PROPERTIES

In response to your memo of November 23, 1988 regarding the additional correspondence pertaining to the above subject, dated November 22, 1988, we wish to advise that we have no further comments to make on same.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

/pr

November 23, 1988

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
FIRE CHIEF
URBAN PLANNING SECTION MANAGER

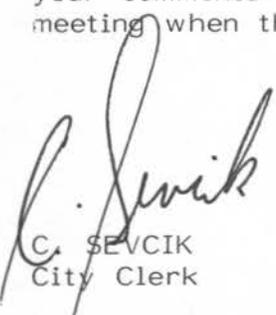
FROM: CITY CLERK

RE: BETA SURVEYS LTD./CANAVEST PROPERTIES

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C. SEVCIK
City Clerk

Attach:



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE

RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

November 22, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

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Should any questions arise concerning the above matter, please do not hesitate to call.

Yours truly,

Wayne W. Fawcett, A.L.S.

encl.

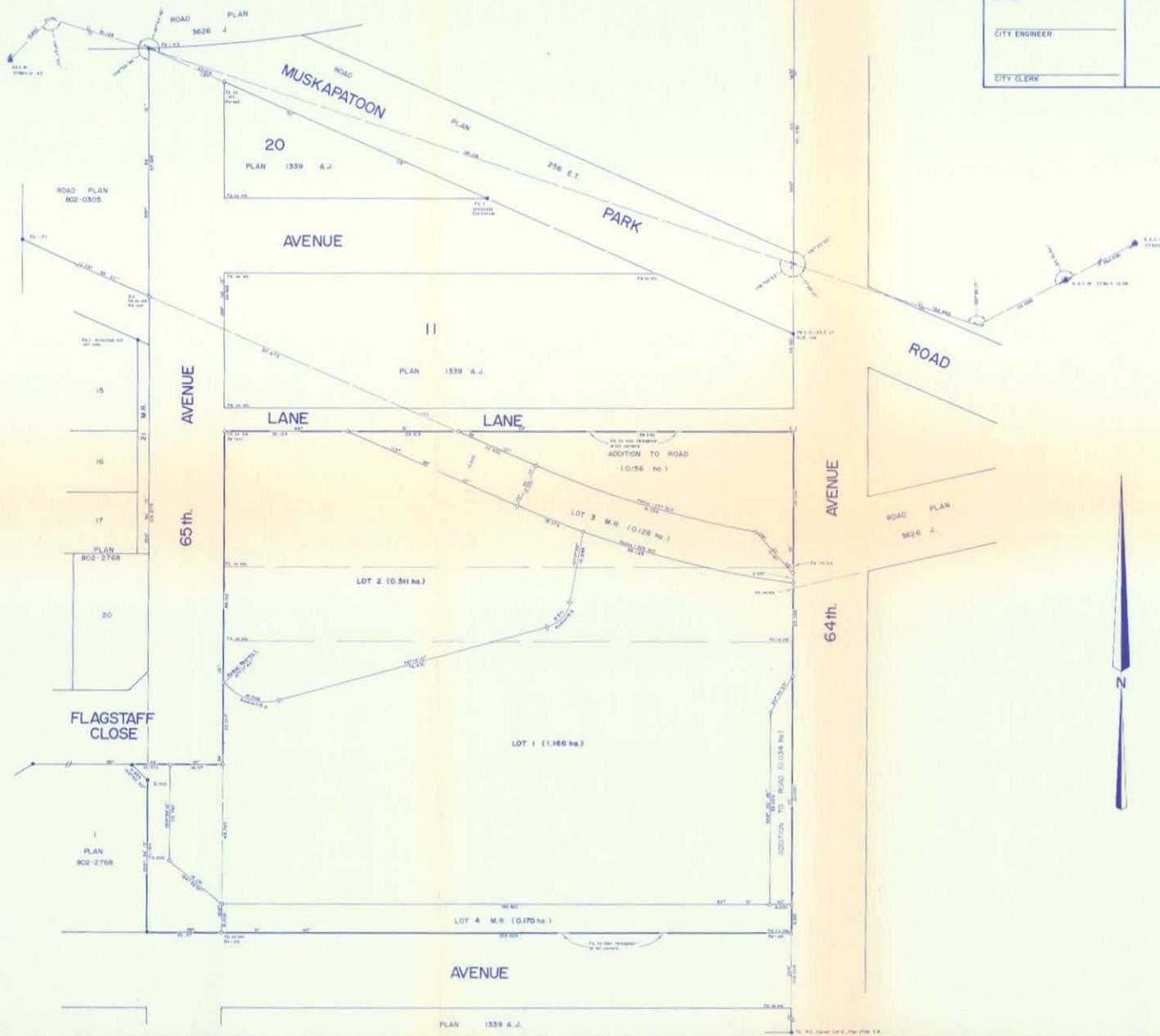
cc: R. Hansen, Canavest Inc.

WWF/1f

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:45 p.m.
DATE	88/11/23
BY	C. Rowik

CITY OF RED DEER	RED DEER REGIONAL PLANNING COMMISSION	DIRECTOR OF SURVEYS	NORTH ALBERTA LAND REGISTRATION DISTRICT
MAYOR			
CITY ENGINEER			
CITY CLERK			



RED DEER
 PLAN SHOWING
 SUBDIVISION
 OF
 BLOCK 10, and LOTS 1 to 20 incl., BLOCK II, PLAN 1339 A.J.
 and
 PORTION OF ROAD ADJACENT TO BLOCK 10,
 PLAN 1339 A.J.
 BEING IN THE
 N.E. 1/4 SEC. 18, TWP. 38, RGE. 27 W. 4th. M.
 A L B E R T A

BY - WAYNE W. FAWCETT, A.L.S., 1987
 SCALE - 1:500

NOTES:
 Distances shown on survey are in metres.
 Distances shown on survey are in feet and distances
 are to be subdivided into 2.465 ha. and 4 Lots and is shown bounded (flusly)
 Municipal Reserve is designated thus: M.R.
 Stationing and points shown thus: #
 Stationing iron posts painted shown thus: o
 B.C. and E.C. of curve are shown thus: c
 A.S.C.M. monuments are shown thus: #
 Bearings are given and are referred to A.S.C.M.'s 5790+12.43 and 5790+12.39
 Iron posts are stamped P094.

I, Wayne W. Fawcett of the City of Red Deer, Alberta Land Surveyor, make oath
 and say
 That the survey represented by this plan was made under my personal supervision, and
 that the survey was made in accordance with good surveying practices and in
 accordance with the provisions of The Surveyors Act and
 That the survey was performed between the dates of January 22nd and February 6th, 1987
 and that this plan is true and correct and is prepared in accordance with the
 provisions of The Land Titles Act.

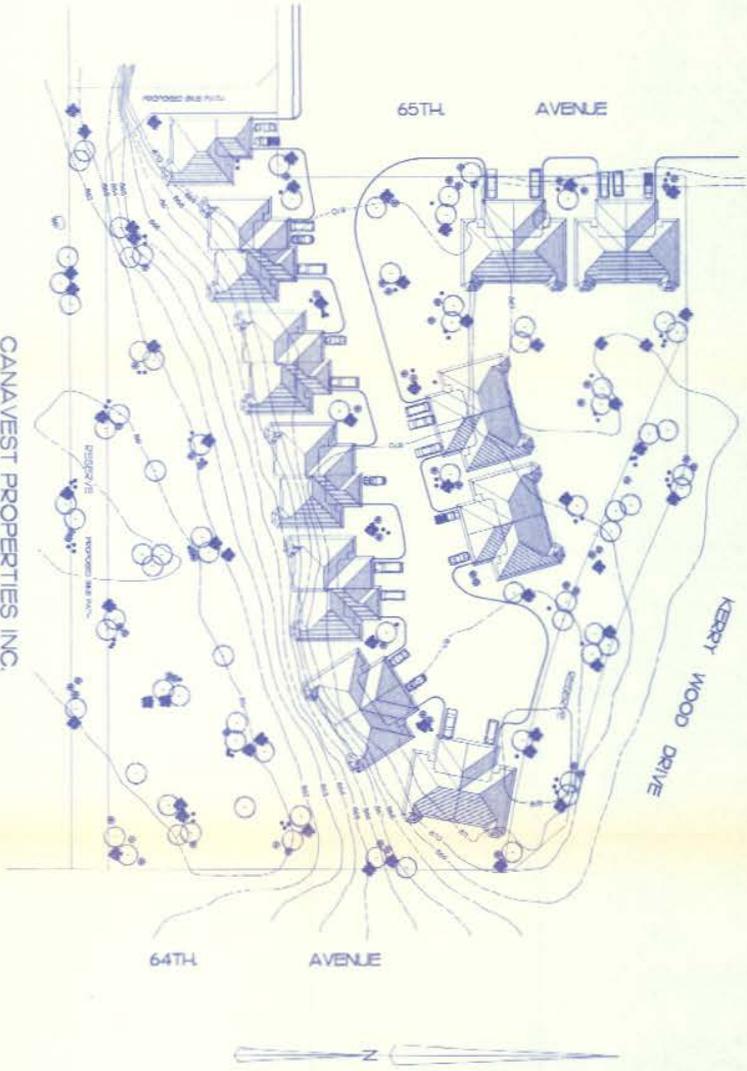
Sworn before me of the City of Red Deer
 in the Province of Alberta this 20th day of
 February, 1987.
 Dale A. Rivers
 A Commissioner for Oaths in and for the
 Province of Alberta



Alberta Land Surveyor

DRAWING 87
 NOV. 28/88
 CANVEST
 "THE FARWAYS"

BETA SURVEYS LIMITED
 5005 51. ST. S.E., RED DEER, ALBERTA T4N 0A5
 PHONE: 942-9888 FAX: 942-9888



CANAVEST PROPERTIES, INC.
"THE FAIRWAYS"

PROPOSED LUXURY SEMI-DETACHED CONDOMINIUMS
 SITE PLAN, S-CORNER
 APPROXIMATE

LOTS 1-10, BLOCK C, PLAN 1339 A, 1 AND
 LOTS 1-20, BLOCK 10, PLAN 1339 A, 1 AND
 PORTIONS OF ROADS TO BE CLOSED
 BEING IN THE
 NE1/4 SEC. 18, T19P. 35, R9E. 27, W4THM.

DRAWING 88
 CANAVEST
 NOV. 28/88

DOMINION DESIGN
 REG. OFF. ALBERTA - 342-4132

PROJECT	CANAVEST PROPERTIES INC.		DESIGNED	DATE	REVISIONS	REVISED BY
	"THE FAIRWAYS"		BY	SCALE		
			DATE	1 : 500		
			DATE			
			DATE			

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

November 29, 1988

Beta Surveys Ltd.
5205B - 54 Avenue
Red Deer, Alberta
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: BLOCK 10 AND LOTS 1-20, BLOCK 11, PLAN 1339 A.J. AND PORTION OF ROAD ADJACENT TO BLOCK 10, PLAN 1339 A.J., N.E. 18-38-27-4.

I would advise that your application on behalf of Canavest Properties Ltd. regarding a proposed condominium project consisting of a single and 20 semi-detached deluxe dwellings complete with front attached garages on the aforesaid property, was presented to Council November 28, 1988.

At the above-noted meeting, Council passed the following motion approving the proposal in principle subject to an agreement which incorporates the concerns of the administration:

"RESOLVED that Council of The City of Red Deer, having considered application by Beta Surveys Limited on behalf of Canavest Properties Inc. to redesignate Block 10 and Lots 1-20, Block 11, Plan 1339 A.J. and portion of road adjacent to Block 10, Plan 1339 A.J., N.E. 1/4 18-38-27-4 to allow for a proposed condominium project consisting of a single and 20 semi-detached deluxe dwellings with front attached garage hereby approve said application in principle subject to an agreement which incorporates the concerns of the administration and which is satisfactory to the City Solicitor."

The above decision is submitted for your information, and I am also enclosing herewith the administrative comment which appeared on the Council Agenda of November 28th (pages 110-121).

By way of a copy of this letter, we are requesting the Planning Commission to prepare a Bylaw for consideration of First Reading at the next meeting of Council to be held on December 12, 1988.

Page 2
November 29, 1988
Beta Surveys Ltd.

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

Sincerely,


L. SEVCIK
CITY CLERK
CS/sp

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



PIPER · CREEK · FOUNDATION

4820 - 33 STREET, RED DEER, ALBERTA T4N 0N5 PHONE 343-1077

NO. 4

November 1, 1988

City Council
c/o City Clerks Office
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Council Members:

RE: SIDEWALKS AT PARKVALE LODGE

Our new lodge for seniors is nearing completion. We are thrilled about the location and about the facilities that will soon be offered to our seniors.

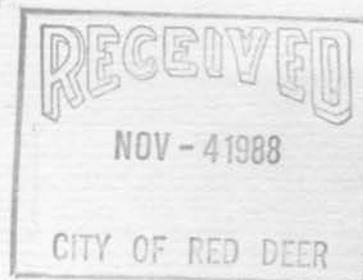
One matter that concerns us however, is the lack of sidewalks around our new lodge. Our seniors use the sidewalks for exercise and some of them take daily walks around the block. At our Parkvale Lodge the sidewalk ends at the southwest corner. For a senior to walk around the block he has to cross the street at least twice because there is no sidewalk on the south side or the east side of our lodge. This lack of sidewalk increases the risks of falling and endangering the lives of our seniors.

We request, therefore, that a complete sidewalk be provided for the safety and convenience of our senior residents.

Respectfully yours,

Mr. Verne Reeves
Executive Director

VR:hns



ADMINISTRATORS FOR

PINES LODGE, 52 Piper Dr., Red Deer, Alta., T4P 1H8 343-0656
PIPER CREEK LODGE, 4820 - 33 St., Red Deer, Alta., T4N 0N5 343-1077

DATE: November 17, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: SIDEWALK AT PARKVALE LODGE
Your Memo Dated November 21, 1988 Refers

Mr. Reeves, the Executive Director of the Piper Creek Foundation, is requesting that the City develop new sidewalks along the south and east boundaries of the Parkvale Lodge.

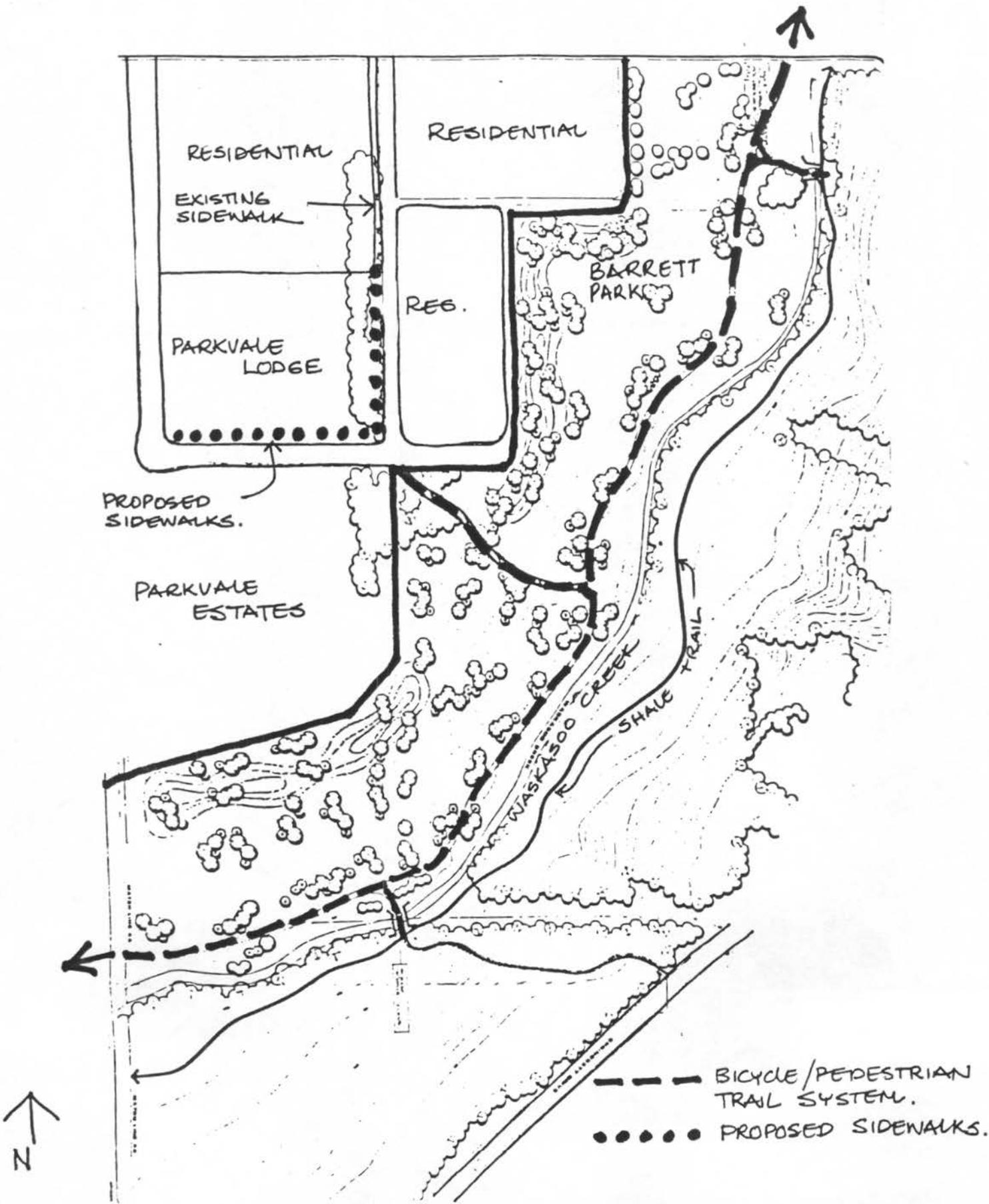
I have discussed this request with the Recreation and Culture and Parks Managers. We agree that sidewalks are required in this location and would provide direct access between the Lodge and the trail system within Barrett Park. However, the construction of these sidewalks would normally be the responsibility of the developer and not the City.



CRAIG CURTIS

/jmf

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation and Culture Manager
Bryon Jeffers, Director of Engineering Services



DATE: November 22, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: SIDEWALKS AT PARKVALE LODGE
43 STREET AND 46 AVENUE
REMAINDER OF LOT 1, BLOCK A, PLAN 842-2029
(AS SHOWN ON PLAN 862-1776)

We have reviewed the request for construction of a sidewalk on 43 Street and 46 Avenue adjacent to the above noted site. Presently, there is an existing sidewalk on 46 A Avenue and only curb and gutter on 43 Street and 46 Avenue.

The sidewalk on 46 A Avenue and curb and gutter on 43 Street and 46 Avenue were constructed as general area requirements based on the land being developed as a multifamily site, and the costs were included in the sale price of the lot. A sidewalk was not constructed on the west side of 46 Avenue, as a municipal reserve strip was to be set up by the City Planners to protect the existing trees and to provide some protection against direct access across from the existing residential property. The costs for adding the sidewalk requested would normally be the responsibility of the Piper Creek Foundation. This is consistent with the development of the property on the north side of this site by Avalon Industries Ltd., who were required to pay for the sidewalk on both 44 Street and 46 Avenue adjacent to their development, due to land use changes.

We estimate that the Piper Creek Foundation would require a total of approximately 270 m of sidewalk on both 43 Street and 46 Avenue adjacent to their development. If they wish to proceed with this work they have the option of paying for it by way of either of the following methods:

1. Work Order - A work order can be signed at the Engineering Department, whereupon the work will be carried out at actual cost to the applicant. At 1988 rates, the cost is estimated to be \$15,620. This method would result in the sidewalk being installed as soon as weather permits, and in the most cost effective manner.
2. Local Improvement - The property owner may apply to have the work done as a local improvement. Upon approval, the work will be carried out based on the unit rates in effect at that

City Clerk
Page 2
November 22, 1988
File: 225-051

126.

time. With this option the work may be paid for upon completion or it may be added to the taxes based on a 20 year pay out, including interest charges.

We would suggest that if the Piper Creek Foundation decides to proceed with this work, that it be applied for as soon as possible due to possible delays in scheduling and approvals.



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

NPA/emg

c.c. Director of Community Services
c.c. Director of Finance
c.c. City Assessor

Commissioners' Comments

We would agree that the sidewalks should be installed in this area, i.e. either as part of the development or as a local improvement and as recommended by Engineering.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE November 4, 1988

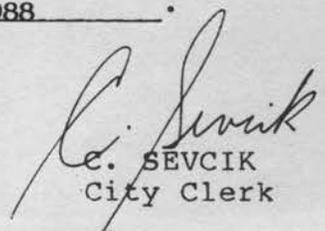
- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCE
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - ECONOMIC DEVELOPMENT MANAGER
 - E. L. & P. MANAGER
 - F.C.S.S. MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION MANAGER
 - TRANSIT MANAGER
 - URBAN PLANNING SECTION MANAGER
 - _____

FROM: CITY CLERK

RE: SIDEWALKS AT PARKVALE LODGE

Please submit comments on the attached to this office by November 21

for the Council Agenda of November 28, 1988.


C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 4, 1988

Mr. Vern Reeves
Executive Director
PIPER CREEK FOUNDATION
4820 - 33 Street
RED DEER, Alberta
T4N 0N5

Dear Sir:

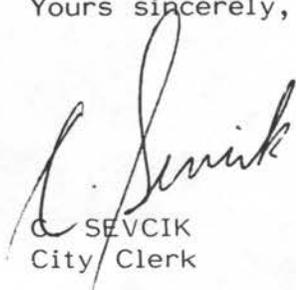
RE: SIDEWALKS AT PARKVALE LODGE

We wish to acknowledge with thanks your letter of November 1, 1988 concerning the sidewalks around the Parkvale Lodge.

We would advise that this matter will be presented to City Council at their meeting of November 28, 1988. You will be contacted by this office prior to the meeting to set a time for this item to be discussed by Council, in the event that you wish to be present at the above noted meeting.

Trusting you will find this satisfactory.

Yours sincerely,



C. SEVCIK
City Clerk

November 21, 1988

TO: Director of Finance
FROM: City Assessor
RE: SIDEWALKS AT PARKVALE LODGE
REMAINDER LOT 1, BLOCK A, PLAN 842-2029
SUBDIVISION OF OLD EXHIBITION GROUNDS

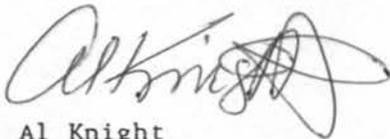
sent for agenda

This property was purchased from The City of Red Deer by Alberta Mortgage and Housing Corporation under an agreement dated November 5, 1986.

This property is bordered on three sides by paved road and curb and gutter. Clause 15, page 6 of the agreement states:

"It is the responsibility of The City to provide services, including water, sewer and power lines to the standard requirement for R-3 (Residential - Multi Family) development up to the property line of the said lands. It is the responsibility of The City to provide paved roads to the property line of the said lands."

It is normal for the sidewalks to be included in the term services as it pertains to R-3 sites sold by The City.



Al Knight
City Assessor

WFL/dm

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

November 29, 1988

Piper Creek Foundation
4820 - 33 Street
Red Deer, Alberta
T4N 0N5

Attention: Mr. Vern Reeves
Executive Director

Dear Sir:

RE: SIDEWALKS AT PARKVALE LODGE

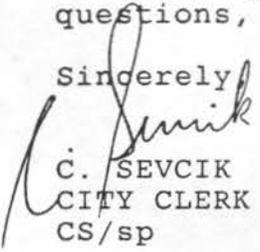
Your letter of November 1, 1988 concerning the above topic was presented to Council November 28th, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated November 1, 1988, from Mr. Verne Reeves re: Sidewalks at Parkvale Lodge, hereby agree that said sidewalks be installed on the understanding the province will pick up 50% of the cost, with the remainder to be charged as a local improvement."

The decision of Council in this instance is submitted for your information and appropriate action. I assume that you will endeavour to obtain an Undertaking from the Province to finance 50% of the cost as specified in the above resolution.

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

Sincerely


C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioners
Director of Finance
Director of Engineering Services
Director of Community Services
City Assessor



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 21, 1988

Mr. Barry Day
 Manager of Consulting & Development
 ALBERTA MORTGAGE & HOUSING CORPORATION
 2924 - 11 Street N.E.
 CALGARY, Alberta
 T2C 8C4

Dear Mr. Day:

RE: SIDEWALKS AT PARKVALE LODGE

This is to confirm our telephone conversation of today's date, December 20, 1988 concerning the Council decision relative the above matter. As you are aware, Council passed the following motion on November 28, 1988.

"RESOLVED that Council of the City of Red Deer, having considered correspondence dated November 1, 1988, from Mr. Vern Reeves re: Sidewalks at Parkvale Lodge, hereby agree that said sidewalks be installed on understanding the Province will pick up 50% of the cost, with the remainder to be charged as a local improvement."

It is our understanding that the Province has agreed to pay for 50% of the cost of installing the said sidewalks. The remainder of the cost (50%) will be added to the requisition submitted to the City by the Piper Creek Foundation to be paid for by the general community at large.

Trusting this is the information which you require, however please do not hesitate to contact the undersigned if further clarification is required.

Sincerely,

C. SEVCIK
 City Clerk

c.c. Director of Finance
 City Commissioners
 Director of Engineering Services
 Director of Community Services
 Mr. Vern Reeves

Alderman Surkan

Whereas there is continuing difficulty arising from the assumption on the part of taxpayers that mailing tax payments on June 30 within the posted pick-up time limits on post boxes guarantees a ~~posted~~ postmark of that date and hence payment of taxes within deadline limits.

Be it resolved that notice be sent to all taxpayers along with the 1989 tax notice ^{advising} that mailing tax payment on June 30 within posted pick-up limits does not guarantee a postmark of June 30 to meet the payment deadline and that timely payment can only be guaranteed through:

- receipt of payment at City Hall prior to June 30. ~~It~~ a cheque may be post-dated to June 30.
- mailing of payment sufficiently prior to June 30 to ensure a postmark of June 30. Timing of posting to ensure a June 30 postmark may vary and cannot be predetermined by the City or the Post Office.
- such other options as Council may determine.

NOTICE OF MOTION

127.

NO. 1

November 18, 1988

TO: COUNCIL OF THE CITY OF RED DEER

FROM: CITY CLERK

RE: ALDERMAN SURKAN NOTICE OF MOTION/1989 TAX NOTICES

The following Notice of Motion was submitted by Alderman Surkan at the Council meeting of November 14, 1988.

"WHEREAS there is continuing difficulty arising from the assumption on the part of taxpayers that mailing tax payments on June 30 within the posted pick-up time limits on post boxes guarantees a postmark of that date and hence payment of taxes within deadline limits.

BE IT RESOLVED that notice be sent to all taxpayers along with the 1989 tax notice advising that mailing tax payment on June 30 within posted pick-up limits does not guarantee a postmark of June 30 to meet the payment deadline and that timely payment can only be guaranteed through:

- receipt of payment at City Hall prior to June 30. A cheque may be post-dated to June 30.
- mailing of payment sufficiently prior to June 30 to ensure a postmark of June 30. Timing of posting to ensure a June 30 postmark may vary and cannot be predetermined by the City or the Post Office.
- such other options as Council may determine."


C. SEVCIK
City Clerk

CS/gr

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

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

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: City General

November 21, 1988

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

ATTENTION: Mr. A. Knight

Dear Sirs:

Re: Tax Collection

Further to our discussion, I would recommend the following resolution for your consideration:

"WHEREAS pursuant to the Tax Collection By-Law, payments of property tax forwarded by mail are deemed to be paid on the same date as the postmark on the envelope in which the payment is made;

AND WHEREAS there is no guarantee that the post office will affix a postmark to an envelope upon the same date upon which it is mailed, and a letter mailed at the postoffice on June 30 might bear a postmark of a subsequent date;

THEREFORE BE IT RESOLVED THAT as a matter of policy, the City Treasurer and the City Assessor are hereby authorized to accept payments of property tax forwarded by mail in envelopes postmarked not later than the first business day of the City following July 1 of each year, and to treat such payments as if they had been postmarked June 30 of that year."

Yours truly,

THOMAS H. CHAPMAN

THC/kah

Lec The City of Red Deer
Attn: Mr. A. Wilcock

Received from A. Wilcock
88/11/28 pm.

DATE: NOVEMBER 30, 1988
TO; CITY ASSESSOR
FROM: CITY CLERK
RE: 1989 TAX NOTICES

At the Council meeting of November 28, 1988, the following motion was passed concerning the above topic:

WHEREAS there is a continuing difficulty arising from the assumption on the part of taxpayers that mailing tax payments on June 30 within the posted pick-up time limits on post boxes guarantees a postmark of that date and hence payment of taxes within deadline limits;

BE IT RESOLVED that notice be sent to all taxpayers along with the 1989 tax notice advising that mailing tax payments on June 30 within posted pick-up limits does not guarantee a postmark of June 30 to meet the payment deadline and that timely payment can only be guaranteed through:

- receipt of payment at City Hall prior to June 30. A cheque may be post-dated to June 30;
- mailing of payment sufficiently prior to June 30 to ensure a postmark of June 30. Timing of posting to ensure a June 30 postmark may vary and cannot be predetermined by the City or the Post Office;
- such other options as Council may determine."

MOTION CARRIED

I would further advise that the following motion was also considered at the November 28th meeting, however, said motion was defeated:

"WHEREAS pursuant to the Tax Collection Bylaw, payments of property tax forwarded by mail are deemed to be paid on the same date as the postmark on the envelope in which the payment is made;

AND WHEREAS there is no guarantee that the post office will affix a postmark to an envelope upon the same date upon which it is mailed, and a letter mailed at the post office on June 30 might bear a postmark of a subsequent date;

Page 2
City Assessor
Re: 1989 Tax Notices

THEREFORE BE IT RESOLVED THAT as a matter of policy, the City Treasurer and the City Assessor are hereby authorized to accept payments of property tax forwarded by mail in envelopes postmarked not later than the first business day of the City following July 1 of each year, and to treat such payments as if they had been postmarked June 30 of that year."

MOTION DEFEATED

The above is submitted for your information and appropriate action. If you have any questions, please do not hesitate to contact the undersigned.



C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Finance

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

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

(1) Section 5.2.5(2)(h) is amended by deleting the following:

- (h) a private garage, in addition to the other provisions, shall not contravene the following
 - (i) where the vehicle entrance doors to the garage face a lane, the building shall be either 6m or 0.9m from the lane except in those cases where an easement has been placed along the rear property line. Under such circumstances the building shall be either 6m or the width of the easement from the lane.

Notwithstanding Section 5.2.5.2(h)(i) and 5.2.5.(2)(e) a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 5.2.5.2(h)(i) and 5.2.5(2)(e), namely: The distance: 5.2.5.2(h)(i) and 5.2.5(2)(e) not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement. (2672/O-83)

and replacing with the following:

- (h) a private garage, in addition to the other provisions, shall not contravene the following:
 - (1) where the vehicle entrance doors to the garage face a lane, the building shall be either 6m or 0.9m from the lane except in those cases where an easement has been placed along the rear property line. Under such circumstances the building shall be either 6m or the width of the easement plus 0.5m from the lane. Notwithstanding Section 5.2.5(2)(h)(i) and 5.2.5.(2)(e) a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 5.2.5(2)(h)(i) and 5.2.5(2)(e), namely;

The distance: 5.2.5(2)(h)(i) and 5.2.5(2)(e) not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.

(2) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this ____ day of _____ A.D.1988

READ A SECOND TIME IN OPEN COUNCIL this ____ day of _____
A.D.1988

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this ____ day
of _____ A.D. 1988

MAYOR

CITY CLERK

BY-LAW #2942/ B-88

Being a by-law to amend By-law #2942/87.

The Municipal Council of the City of Red Deer in the Province of Alberta, pursuant to the authority vested in it by Section 17 of the Transportation of Dangerous Control Act S.A. 1982, Chapter T-6.5, acts as follows:

1. The Dangerous Goods Route By-law #2942/87 is amended as follows:
 - (a) as to Clause 3 thereof by inserting therein the following:
 - "(aa) "By-law Officer" shall mean a by-law officer appointed by the City;"
 - "(hh) "Permit" shall mean the off-route permit in the form of Schedule "D" annexed hereto;"
 - (b) Section 5 shall be amended by deleting therefrom subsection (1) and substituting in its place and stead the following:

"5 (1) No carrier shall transport dangerous goods on a highway in the City on other than a designated or a supplemental route specified in Schedule "B" annexed hereto without first having obtained a permit or permit number from the City Fire Prevention Bureau authorizing such transportation."
 - (c) by deleting therefrom Clauses 10 and 11;
 - (d) by deleting therefrom Clause 14 and substituting in its place and stead the following:

"A carrier shall, when requested by a Peace Officer or a By-law Officer, produce for such person's inspection the bills of lading showing the origin and destination of the trip and the description of the load."
 - (e) by deleting therefrom Section 20, and substituting in its place and stead the following:

"20 Any By-law Officer, and any member of the Royal Canadian Mounted Police attached to the City detachment of the said Royal Canadian Mounted Police are hereby authorized to enforce the provisions of this By-law and to issue offence tickets to any person whom they reasonably believe has contravened the provisions of this By-law."
 - (f) by inserting therein the following:

"20.1 (1) Any person who contravenes any of the provisions of this By-law is guilty of an offence and is liable to a penalty of Five Hundred and Ten (\$510.00) Dollars.

(2) Any person who being guilty of a first breach of this By-law contravenes any of the provisions of this By-law a second time with the same breach, is guilty of an offence and is liable to a penalty of One Thousand and Ten (\$1010.00) Dollars."
 - (g) by amending Section 21 by inserting the words "or By-law Officer" following the words "Peace Officer".

(h) by inserting therein the following section:

"23.1 Should a person not pay the penalty provided for contravention of any section of this By-law and a prosecution has been entered against him, he shall be liable on summary conviction to pay the minimum fine equal to the penalty stated in the said offence ticket, plus court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding sixty (60) days."

(i) by amending subsection (b) of Section 24 by inserting the words "or By-law Officer" following the words "Peace Officer".

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____, A.D. 1988.

APPROVED BY THE MINISTER RESPONSIBLE FOR ALBERTA PUBLIC SAFETY SERVICES
this _____ day of _____, A.D. 198__.

READ A THIRD TIME IN OPEN COUNCIL this _____ day of _____, A.D. 198__.

MAYOR

CITY CLERK

THE CITY OF RED DEER
DANGEROUS GOODS ROUTE BYLAW
BYLAW NO. 2942/87

OFFICE OF:
FIRE CHIEF
TELEPHONE: 347-3373

BOX 5008
RED DEER, ALBERTA
T4N 3T4

OFF ROUTE PERMIT NO. _____

PERMISSION IS HEREBY GRANTED TO: _____

ADDRESS: _____ PHONE: _____

TO TRANSPORT THE FOLLOWING DANGEROUS GOODS: _____

FROM: _____

TO: _____

VIA: _____

PERMIT VALID FROM (DATE/TIME): _____

TO (DATE/TIME): _____

DESCRIPTION OF VEHICLE: _____

VEHICLE LICENCE NUMBER: _____

CONDITIONS:

1. This permit number (if issued by telephone) or copy of this permit must be carried in the vehicle or vehicles affected.
2. The applicant shall keep the City of Red Deer fully indemnified from any loss or damage that may arise from the transportation of the said dangerous goods.
3. The applicant shall take every precaution necessary to prevent damage to property or injury to person or persons as a result of the transportation of said dangerous goods.
4. When loading or unloading dangerous goods, no portion of the vehicle shall protrude on or into any pedestrian or vehicular right-of-way.
5. Failure to comply with the conditions of this permit may result in prosecution.

ADDITIONAL CONDITONS: _____

NAME OF COMPANY

DATE AND TIME ISSUED

SIGNATURE (OR NAME) OF APPLICANT

CHIEF OR FIRE DEPARMENT PER:

BY-LAW NO. 2964/88
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of extending 32nd Street from 30th Avenue to Douglas Avenue.

Whereas it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing the extension of 32 Street from 30th Avenue to Douglas Avenue.

AND WHEREAS plans, specifications and estimates for such work have been made by the Director of Engineering Services, whereby the total cost of the said project is \$700,000.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta \$525,000.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$175,000.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Fourteen per centum (14%) or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$384,429,560.00.

AND WHEREAS the amount of the existing debenture debt of the City at November 30, 1988, is \$65,609,098.12, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is Twenty years.

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of extending 32 Street from 30th Avenue to Douglas Avenue as may be necessary.
2. That for the purpose aforesaid, the sum of One Hundred and Seventy Five Thousand DOLLARS (\$175,000.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$175,000.00 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of One Hundred and Seventy Five Thousand Dollars (\$175,000.00), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debenture shall bear interest during the currency of the debentures, at a rate not exceeding Fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of The City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of The City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This by-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of November, 1988.

READ A SECOND TIME IN OPEN COUNCIL this 28th day of November, A.D. 1988.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 28th day of November, A.D. 1988.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK

BY-LAW NO. 2965/88
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of purchase of five transit buses for replacement of existing transit buses.

Whereas it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing the purchase of five transit buses to replace existing transit buses.

AND WHEREAS plans, specifications and estimates for such work have been made by the Director of Engineering Services , whereby the total cost of the said project is \$960,000.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta \$720,000.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$240,000.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Ten (10) years in annual instalments, with interest not exceeding Fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$384,429,560.00.

AND WHEREAS the amount of the existing debenture debt of the City at November 30, 1988, is \$65,609,098.12 no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is fifteen years.

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

1. The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of purchase of five transit buses as may be necessary.
2. That for the purpose aforesaid, the sum of Two Hundred and Forty Thousand Dollars (\$240,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$240,000.00 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Two Hundred and Forty Thousand Dollars (\$240,000.00), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debenture shall bear interest during the currency of the debentures, at a rate not exceeding fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Ten (10) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.

9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This by-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of November, A.D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this 28th day of November A.D. 1988.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 28th day of November A.D. 1988.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK

DATE; NOVEMBER 30, 1988
TO; CITY COUNCIL
FROM; CITY CLERK
RE; ALDERMAN PIMM, WRITTEN ENQUIRY
INCIDENTS OF BREAK AND ENTER CRIMES

The following Written Enquiry was submitted by Alderman Pimm at the Council meeting of November 28, 1988:

"IN LIGHT OF THE INCREASED INCIDENTS of Break and Enter Crimes recently reported in Red Deer, is the administration aware of any programs of a Preventative nature that could be made available to Red Deer Citizens to assist in reducing Break and Enter Crimes?"

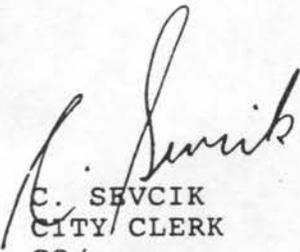

C. SEVCIK
CITY CLERK
CS/sp

DATE: NOVEMBER 30, 1988
TO: CITY COUNCIL
FROM: CITY CLERK
RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY
TRAFFIC CONTROL, 63 STREET & 59 AVENUE

The following Written Enquiry was submitted by Alderman Campbell at the Council meeting of November 28, 1988:

"PLEASE COMMENT on the viability and need for additional traffic control at the intersection of 63 Street and 59 Avenue;

Concern has been expressed as to its safety with respect to the vehicular count in addition to the pedestrian volume."


C. SHVCIK
CITY CLERK
CS/sp