



AGENDA



FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, MAY 6, 2002

COMMENCING AT 4:30 P.M.



- (1) Confirmation of the Minutes of the regular meeting of Monday, April 22, 2002.

Page #

(2) UNFINISHED BUSINESS

1. City Clerk – *Re: Utility Bylaw Amendment 3215/B-2002 / Granting Permission to Re-Sell Water*  
(Consideration of 3<sup>rd</sup> Reading of the Bylaw)

. .1

(3) PUBLIC HEARINGS

1. City Clerk – *re: Land Use Bylaw Amendment 3156/M-2002 / Rezoning of 2.57 ha of Land from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District/ Lancaster South (Lancaster Green) – Phase 3 / City of Red Deer*  
(Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> Readings of the Bylaw)

. .6

(4) **REPORTS**

1. Recreation, Parks & Culture Manager – *Re: Collicutt Centre – March, 2002 Operating Report* . .10
2. Treasury Services Manager – *Re: Report of Significant Budget Variances - 2001* . .15
3. Director of Corporate Services – *Re: Council Policy Manual – Revision of Policies/ Rescinding of Capital Financing Policy #5319 / Approval of Capital Budget Policy #5320 and Operating Budget Policy #5321* . .22
4. City Clerk – *Re: 2002 AUMA Resolutions* . .34
5. Land & Economic Development Manager – *Re: Advancing Capital Budget for Land Development* . .53
6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/G-2002 / Proposed Revision to the Density District*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .59
7. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/Q-2002 / Rezoning of 5.54 ha of Land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD / Deer Park Southeast (Devonshire) – Phase 11 / Melcor Developments Ltd.*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .82
8. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/S-2002 – C1A District Amendments*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .86

9. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/T-2002 / Rezoning of 4.46 ha of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Anders Southeast (Aspen Ridge) – Phase 10 / Melcor Developments Ltd.**  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) .89
10. **Inspections & Licensing Manager and Licensing Inspector – Re: Taxi Business Bylaw Amendment - Bylaw 3282/A-2002**  
(Consideration of 3 Readings of the Bylaw) .93
11. **Development of Land – Corner of Taylor Drive Between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue:**
  - (a) **Parkland Community Planning Services – Re: Proposed Overall Plan – Taylor Drive Between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue** .103  
(Please note there is no Page 108)
  - (b) **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/R-2002 / Rezoning of 2.25 ha from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a Portion of Municipal Reserve from P1 Parks and Recreation to C4 Commercial (Major Arterial) / Golden West Industrial Area / 706970 Alberta Ltd. & The City of Red Deer.**  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) .119
  - (c) **Land & Economic Development Manager – Re: Offer to Purchase 706970 Alberta Ltd. / Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4 / Former Red Deer Bottling Site / Lot 1, Block 1, Plan 762 0159** .121

(5) **CORRESPONDENCE**

1. Michener Board, dated March 28, 2002 – *Re: Pedestrian Crossing – Ross Street and 38 Avenue* ..127

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/G-2002** - Land Use Bylaw Amendment / Proposed Revision to the Density District (1<sup>st</sup> Reading) ..133  
..59
2. **3156/M-2002** - Land Use Bylaw Amendment / Rezoning of 2.57 ha of Land from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District / Lancaster South (Lancaster Green) – Phase 3 / City of Red Deer (2<sup>nd</sup> & 3<sup>rd</sup> Readings) ..148  
..6
3. **3156/Q-2002** – Land Use Bylaw Amendment / Rezoning of 5.54 ha of Land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD / Deer Park Southeast (Devonshire) – Phase 11 / Melcor Developments Ltd. (1<sup>st</sup> Reading) ..150  
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4. **3156/R-2002** – Land Use Bylaw Amendment / Rezoning of 2.25 ha from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a Portion of Municipal Reserve from P1 Parks and Recreation to C4 Commercial (Major Arterial) / Golden West Industrial Area / 706970 Alberta Ltd. & The City of Red Deer.  
(1<sup>st</sup> Reading) .152  
.119
5. **3156/S-2002** – Land Use Bylaw Amendment / C1A District Amendments  
(1<sup>st</sup> Reading) .154  
.86
6. **3156/T-2002** – Land Use Bylaw Amendment / Rezoning of 4.46 ha of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District /Anders Southeast (Aspen Ridge) – Phase 10 / Melcor Developments Ltd  
(1<sup>st</sup> Reading) .155  
.89
7. **3215/B-2002** - Utility Bylaw Amendment / Granting Permission to Re-Sell Water  
(3<sup>rd</sup> Reading) .157  
.1
8. **3282/A-2002** – Taxi Business Bylaw Amendment.  
(3 Readings) .158  
.93

**DATE:** April 23, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Utility Bylaw Amendment 3215/B-2002  
Granting Permission to Re-sell Water

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*History*

At the Monday, April 22, 2002 meeting of Council, Utility Bylaw Amendment 3215/B-2002 was given first and second readings with third reading being withheld. Attached is the administrative report outlining the details of this request.

Utility Bylaw Amendment 3215/B-2002 would permit the Director to provide written authorization to City of Red Deer customers permitting them to re-sell water when deemed reasonable to do so.

*Recommendations*

That Council proceed with 3<sup>rd</sup> reading of this bylaw.



Kelly Kloss  
City Clerk

/chk  
/attach.

**Public Works Department**

**Date:** April 12, 2002  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Water Utility Bylaw Change  
Granting Permission to Re-sell Water**

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**Background**

The existing water utility bylaw does not permit our customers to:

- lend or sell water;
- give away or permit water to be taken; or
- use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit.

The intent of these clauses is to make the City the sole retailer of water treated and distributed by the Water Utility.

There are currently numerous situations where companies are buying City water and re-selling it. Examples include bulk water haulers and bottled water companies. There is also a local company that is pursuing setting up a bulk water fill station within Red Deer.

**Issues**

We have not experienced significant problems with the current vendors re-selling our water. The only concerns that we have had are:

- traffic congestion at the Water Treatment Plant bulk fill station;
- health concerns regarding sale of potable water;
- administrative and operation costs associated with the bulk and hydrant sales.

The David Thompson Health Region regulates the sale of potable water under the Public Health Act. They conduct tests and monitoring of bulk haulers and bottled water sale companies to ensure the adequacy of their treatment and handling systems.

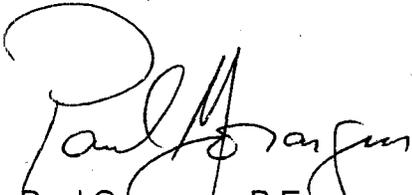
April 12, 2002  
City Manager  
Page 2 of 2

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**Recommendation**

The clause that we are recommending be inserted would permit the Director to provide written authorization to our customers permitting them to re-sell water when deemed reasonable to do so.

It is respectfully recommended that Council approve three readings incorporating the attached changes into the Utility Bylaw 3215/98.



Paul Goranson, P.Eng.  
Public Works Manager

/blm

Att.

- c Director of Development Services  
Treatment Plants Superintendent  
Water and Wastewater Superintendent

## RESTRICTION OF WATER SUPPLY

### Restricted Use of City Facilities

- 52 No customer shall operate, use, interfere with, obstruct or impede access to the water utility or any portion thereof in any manner not expressly permitted by this bylaw, in default of which, the Director may cause the water being supplied to such customer to be shut off until such customer complies with all of the provisions of this bylaw.

### Wastage

- 53 (1) No customer shall cause, permit or allow the discharge of water so that it runs waste or useless, whether by reason of leakage from private service pipe, a faulty plumbing system or otherwise.
- (2) Notwithstanding the foregoing, the Director may under such condition as the Director may consider reasonable allow a customer to discharge water so that it runs waste or useless if such customer's water service would otherwise be susceptible to freezing.

## USE OF WATER

- 54 (1) No customer shall:
- (a) lend or sell water;
  - (b) give away or permit water to be taken;
  - (c) use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit;
  - (d) increase the usage of water beyond that agreed upon with the City;  
or
  - (e) extract or remove any water from any hydrant within the City without first obtaining a letter in writing signed by the Director authorizing such removal.
- (2) Notwithstanding the foregoing, the Director may, under such condition as the Director may consider reasonable, provide written authorization contrary to (a), (b), (c), or (d).

***Comments:***

I recommend that Council proceed with 3<sup>rd</sup> Reading of the Bylaw.

**"N. Van Wyk"  
City Manager**

**Council Decision – Monday May 6, 2002**

DATE: May 7, 2002  
TO: <sup>PAUL</sup> ~~PAUL~~ Goranson, Public Works Manager  
FROM: City Clerk  
RE: Utility Bylaw Amendment 3215/B-2002  
Granting Permission to Re-Sell Water

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**Reference Report:**

City Clerk, dated April 23, 2002 and Public Works Manager, dated April 12, 2002

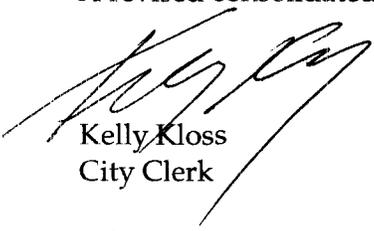
**Bylaw Readings:**

Utility Bylaw Amendment 3215/B-2002 was given third reading. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

A revised consolidated copy of Utility Bylaw 3215/98 will be distributed by this office in due course.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services

**BYLAW 3215/B-2002**

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

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

Bylaw No. 3215/98 is hereby amended by:

1 Deleting Section 54 (1) (e) and replacing it with the following:

“(e) extract or remove any water from any hydrant within the City;”

2 By adding the following after Section 54 (1) (e):

“without first obtaining written permission from the Director for such removal or use and subject to such reasonable conditions as the Director may impose with respect to the quantity, price and times of withdrawal of the water so used.”

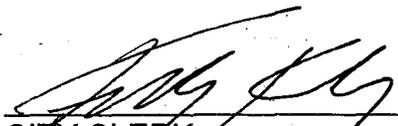
READ A FIRST TIME IN OPEN COUNCIL this 22<sup>nd</sup> day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22<sup>nd</sup> day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 6<sup>th</sup> day of May 2002.

  
\_\_\_\_\_  
MAYOR

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

**DATE:** April 9, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/M-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 3  
The City of Red Deer

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*History*

At the Monday, April 8, 2002 meeting of Council, Land Use Bylaw Amendment 3156/M-2002 was given first reading.

Land Use Bylaw Amendment 3156/M-2002 provides for the development of Phase 3 of the Lancaster South (Lancaster Green) Subdivision, consisting of 28 single-family lots and 10 semi-detached lots. Approximately 2.57 ha (6.35ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, May 6, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



RED DEER  
COMMUNITY  
PLANNING  
SERVICES

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

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Date: April 2, 2002  
To: Kelly Kloss, City Clerk  
Re: Land Use Bylaw Amendment 3156/M-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) - Phase 3  
The City of Red Deer

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The City of Red Deer is proposing to develop Phase 3 of the Lancaster South (Lancaster Green) Subdivision. Phase 3 consists of 28 single-family lots and 10 semi-detached lots. The proposal rezones approximately 2.57ha (6.35ac) of land from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-detached dwelling) District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

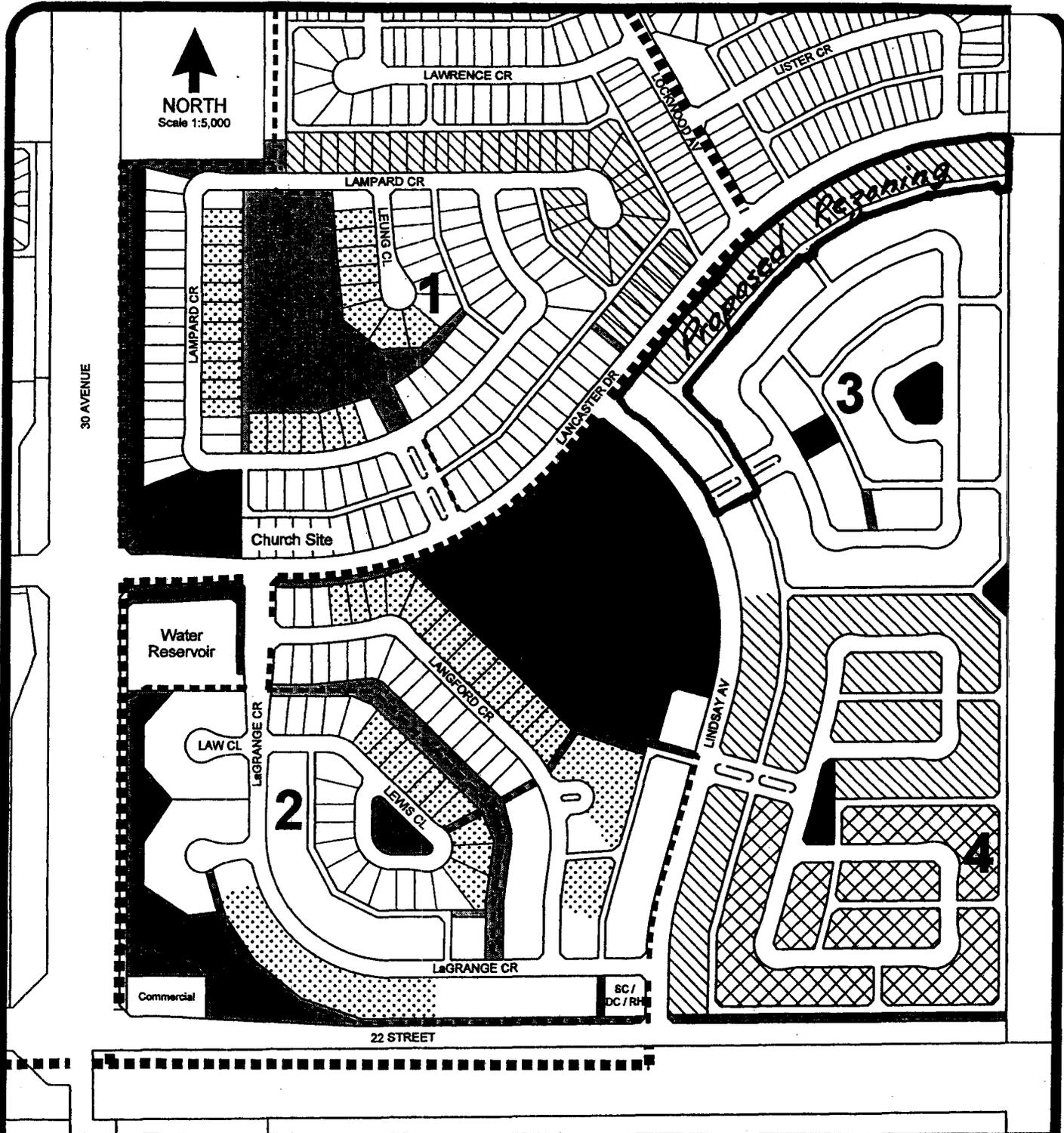
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/M-2002.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment



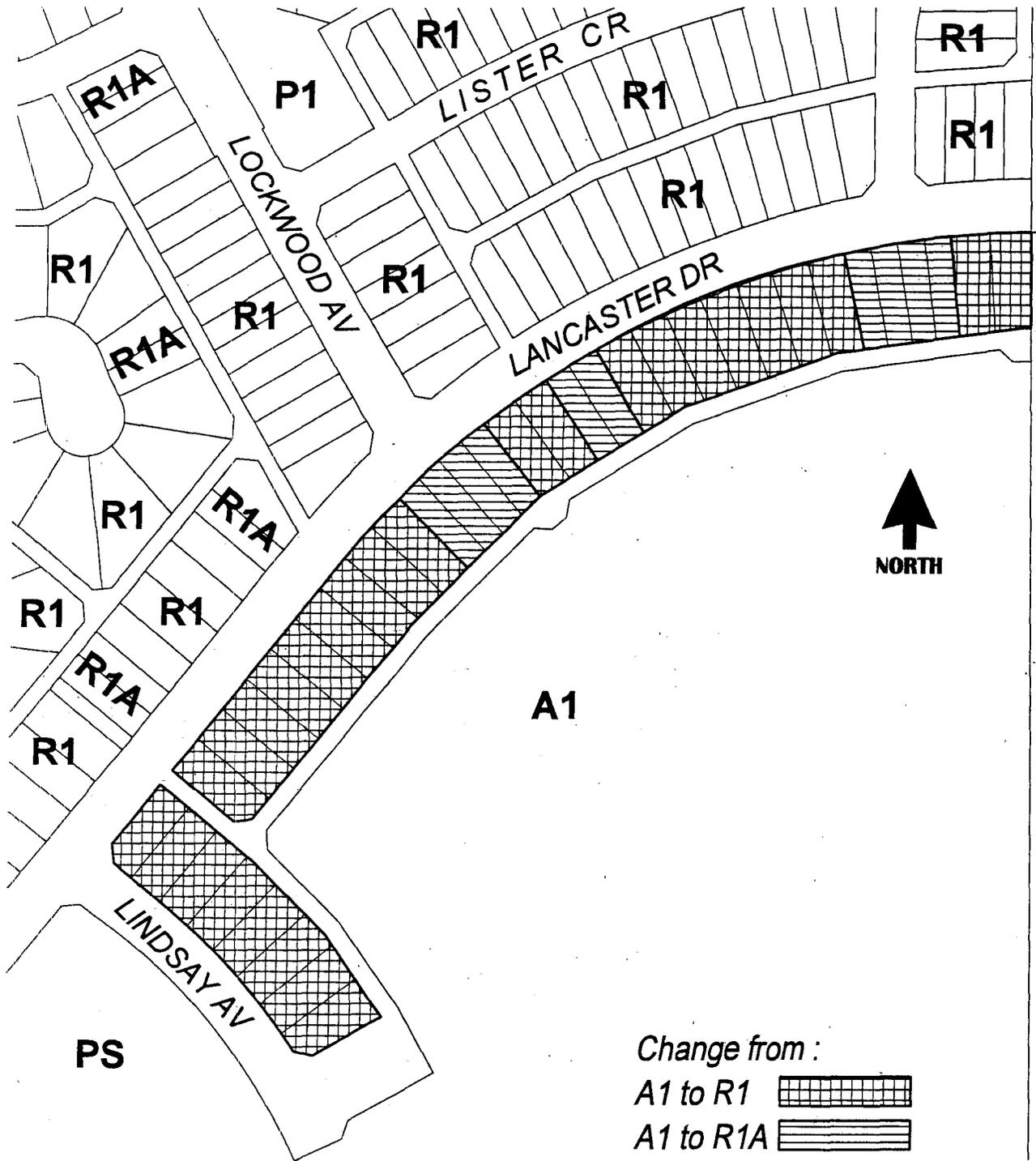
# Lancaster South Neighbourhood Area Structure Plan

- |  |  |                             |
|--|--|-----------------------------|
| R1 Residential                                       | Commercial                               | 2.5m Pedestrian / Bike Path |
| R1 - R1A Residential                                 | Parks and Recreation                     | 1.5m Pedestrian / Bike Path |
| R2 Medium Density Residential                        | Public Utility Lot                       | Staging Sequence            |
| 2 Storey Residences with Walkout Basements Permitted | Social Care / Day Care / Retirement Home |                             |

Prepared by:  
The City of Red Deer Engineering Department and  
Parkland Community Planning Services  
October 2001



PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 19 / 2002

BYLAW No. 3156 / M - 2002

**LAND USE BYLAW 3156/M-2002**  
**Lancaster South (Lancaster Green) Phase 3**

**DESCRIPTION:** Development of Phase 10 of the Dear Park Southeast (Devonshire) Subdivision

**FIRST READING:** April 8, 2002

**FIRST PUBLICATION:** April 19, 2002

**SECOND PUBLICATION:** April 26, 2002

**PUBLIC HEARING & SECOND READING:** May 6, 2002

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT?** YES  \$ \_\_\_\_\_ NO  **BY:** \_\_\_\_\_ (CITY)

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 266.70 & 2<sup>ND</sup> \$ 266.70 **TOTAL:** \$ 533.40

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ 533.40

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

DATE: April 10, 2002  
TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

RE: Land Use Bylaw Amendment 3156/M-2002  
Lancaster South (Lancaster Green) – Phase 3

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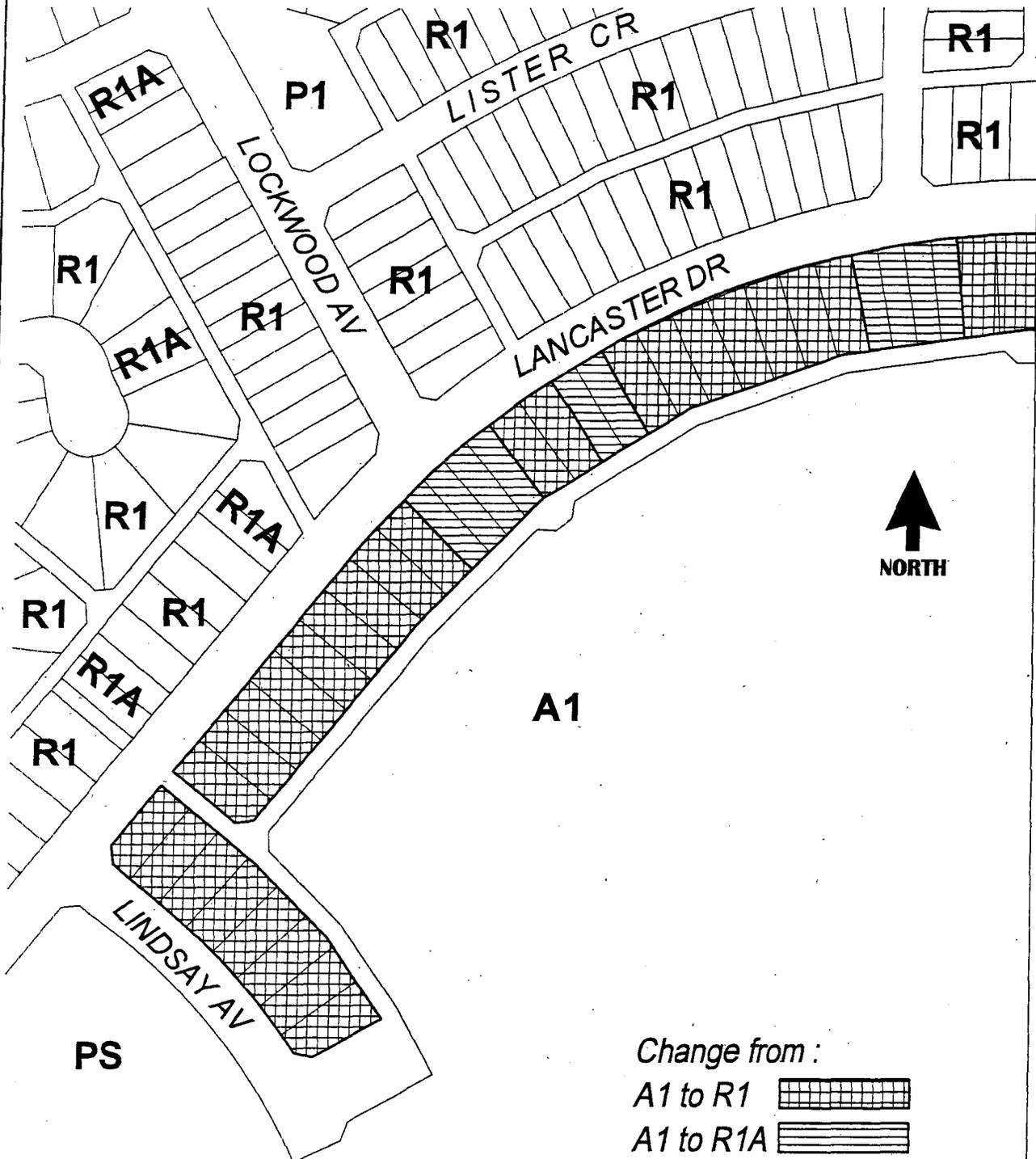
Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.



**AFFECTED DISTRICTS:**

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 19 / 2002

BYLAW No. 3156 / M - 2002

***Council Decision – Monday April 8, 2002***

DATE: April 9, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/M-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 3  
The City of Red Deer

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***Reference Report:***

Parkland Community Planning Services, dated April 2, 2002

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/M-2002 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, May 6, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/M-2002 provides for the development of Phase 3 of the Lancaster South (Lancaster Green) Subdivision, consisting of 28 single-family lots and 10 semi-detached lots. Approximately 2.57 ha (6.35ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

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



Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services  
Community Services Director  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
S. Eklund, City Clerk's Clerk Steno

**BYLAW NO. 3156/M-2002**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 19/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **8th** day of **April** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

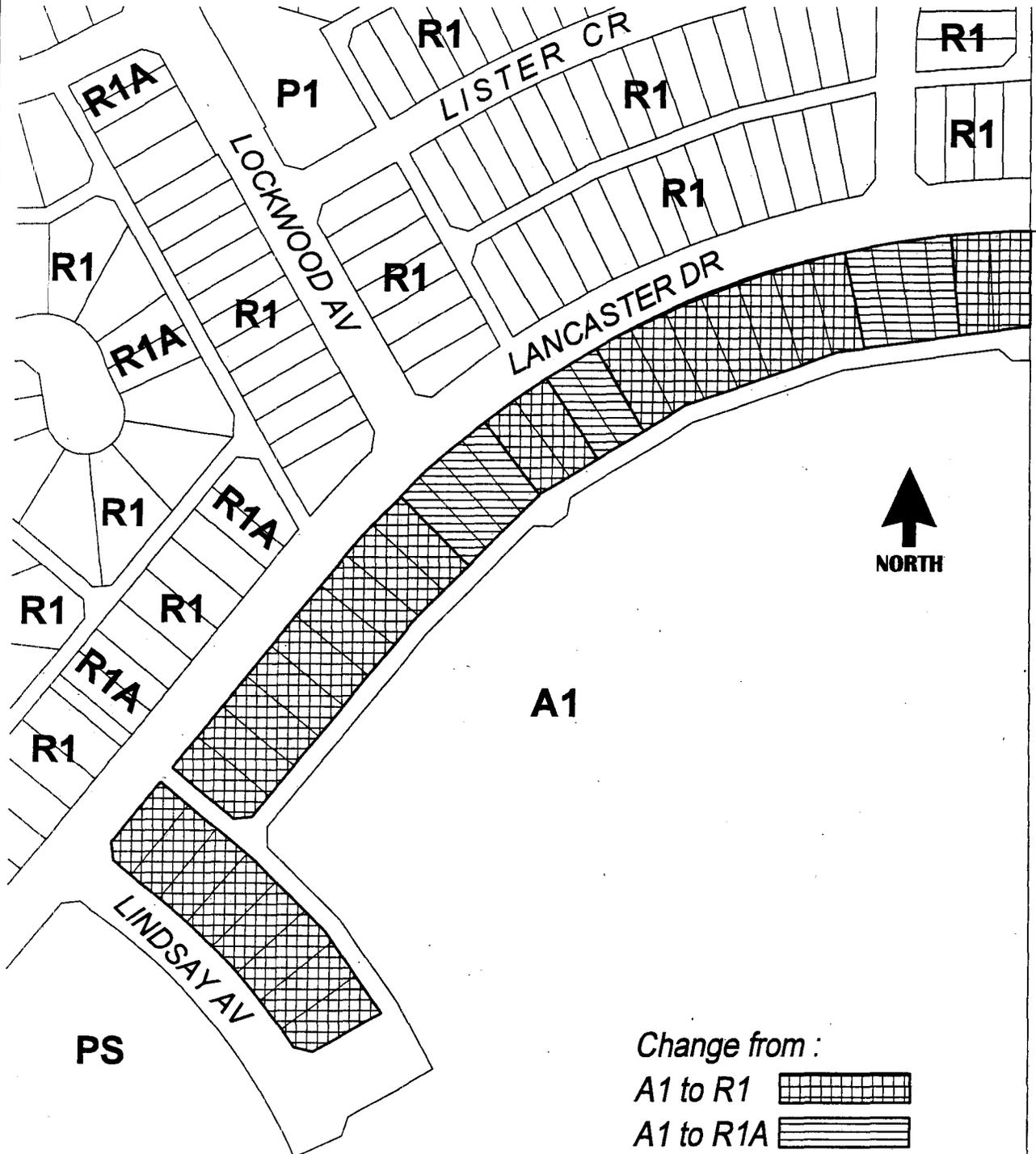
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

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MAYOR

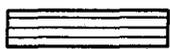
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CITY CLERK



Change from :

A1 to R1 

A1 to R1A 

**AFFECTED DISTRICTS:**

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 19 / 2002

BYLAW No. 3156 / M - 2002



***Council Decision – Monday May 6, 2002***

DATE: May 7, 2002  
TO: Frank Wong, Parkland Community Planning Services  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/M-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 3  
City of Red Deer

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***Reference Report:***

City Clerk, dated April 9, 2002 and Parkland Community Planning Services, dated April 2, 2002

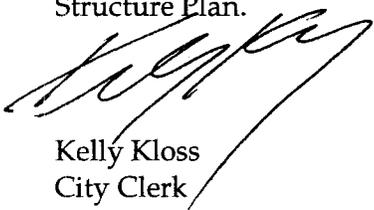
***Bylaw Readings:***

Land Use Bylaw Amendment 3156/M-2002 was given second & third reading. A copy of the bylaw is attached.

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

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/M-2002 provides for the development of Phase 3 of the Lancaster South (Lancaster Green) Subdivision, consisting of 28 single-family lots and 10 semi-detached lots. Approximately 2.57 ha (6.35ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's, Clerk Steno

**BYLAW NO. 3156/M-2002**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 19/2002 attached hereto and forming part of the bylaw.

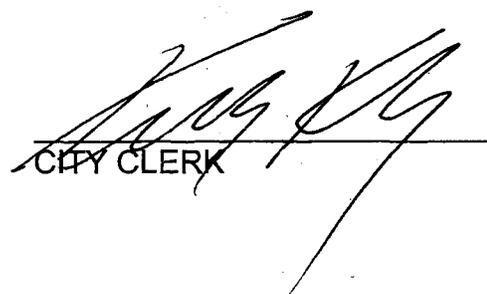
READ A FIRST TIME IN OPEN COUNCIL this 8<sup>th</sup> day of April 2002.

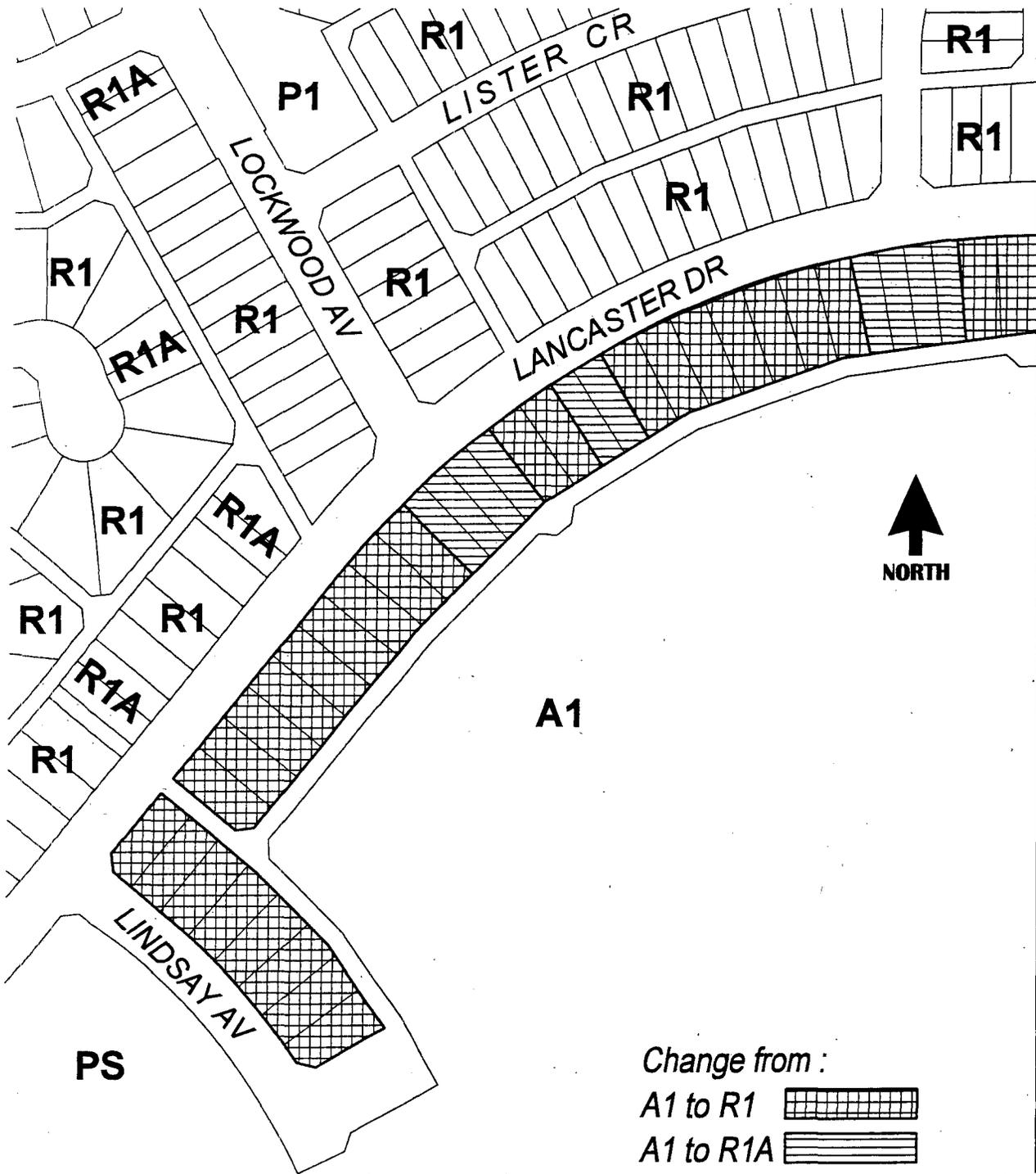
READ A SECOND TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 6<sup>th</sup> day of May 2002.

  
MAYOR

  
CITY CLERK



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)

MAP No. 19 / 2002  
BYLAW No. 3156 / M - 2002

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/M-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 3  
City of Red Deer

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***Reference Report:***

City Clerk, dated April 9, 2002 and Parkland Community Planning Services, dated April 2, 2002

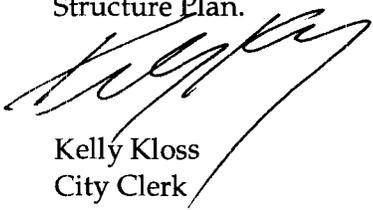
***Bylaw Readings:***

Land Use Bylaw Amendment 3156/M-2002 was given second & third reading. A copy of the bylaw is attached.

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

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/M-2002 provides for the development of Phase 3 of the Lancaster South (Lancaster Green) Subdivision, consisting of 28 single-family lots and 10 semi-detached lots. Approximately 2.57 ha (6.35ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's, Clerk Steno

**BYLAW NO. 3156/M-2002**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 19/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8<sup>th</sup> day of April 2002.

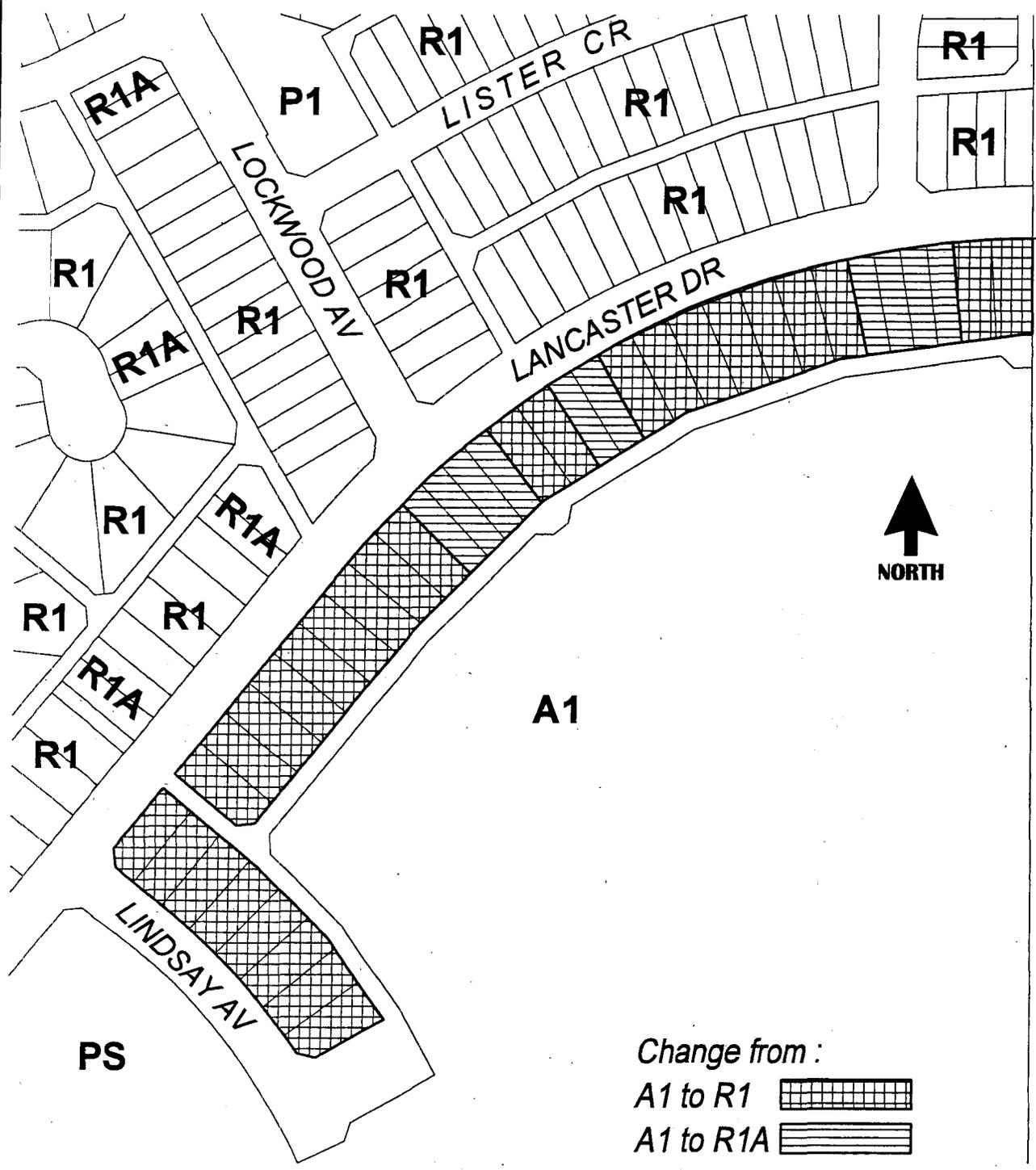
READ A SECOND TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

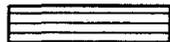
READ A THIRD TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 6<sup>th</sup> day of May 2002.

  
MAYOR

  
CITY CLERK



Change from :  
 A1 to R1   
 A1 to R1A 

**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1A - Residential (Semi-Detached Dwelling)

MAP No. 19 / 2002  
 BYLAW No. 3156 / M - 2002

**Date:** April 22, 2002  
**To:** Kelly Kloss, City Clerk  
**From:** Harold Jeske, Recreation, Parks & Culture Manager  
**Re:** Collicutt Centre – March Operating Report

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**General Information**

There was a net increase in the numbers of users by 6,707 people during the month of March. The greatest increases were in the Waterpark (3,111 people), and in the Field House rentals (1,198 people). It is worth mentioning that use of the Fitness and Wellness Centre increased again beyond January, which was the previous high month this year.

The public continues to provide feedback regarding various areas of the facility that are not clean enough. At this point in time budgets and staff schedules are being closely reviewed once again in order to find a way to improve the level of cleanliness. The volumes of pedestrian traffic and long hours of operation make maintaining the facility a challenge.

Hardware is on order for the track access doors from the second floor, by the elevator. The new equipment will permit a user (specifically special needs) to use a swipe card to access the track with the double doors that are currently kept locked. Staff are looking into the related costs of having the field house doors and the north exit doors equipped with local alarms, in the hope of reducing unauthorized entries (quote received was \$1,500).

The pool shutdown for repairs and warranty checks is planned for May 17 through May 31. Major work will include; modifications to the pool skylights to eliminate condensation from dripping in the fitness areas; repairs and cleaning of the acoustical panels and the installation of additional stainless steel guard rails to the water slide platform. To minimize the shut down time, we will be running two shifts daily.

**Budget and Financial**

	Year To Date Benchmark	Actual	Variance
Revenue	\$522,363	\$630,164	\$107,801
Expenditures	\$722,687	\$816,350	\$93,663

Kelly Kloss  
 Collicutt Centre – March Operating Report  
 April 22, 2002  
 Page 2

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Revenues continue to surpass budget guidelines and you will note that expenditures are in excess of the budget guidelines as well. As was mentioned in the February report, electricity charges are exaggerating expenditures and they are being investigated with assistance from the Development Services Division. We will also be requesting their assistance to investigate the power demand level and to monitor the consumption to determine if there are additional opportunities for savings. We are pleased to report that other operating expenses are within the guidelines.

To the end of March, a total of 8550 passes have been sold of which 6330 are still active. The majority of the passes categorized as inactive have been temporarily suspended by the customer as some move their fitness and wellness training outdoors, and some take up other activities during the summer months.

#### **Volunteer Initiatives/Issues**

- Five organized tours in the month of March
  - Ladies dress making club
  - Three school tours
  - ARPA delegates
- One volunteer scheduled for Saturday mornings to help at the scanning station to monitor passes and check hand stamps
- Number of hours volunteered: 37 hours

#### **Major Events/Highlights**

- March 2 and 3 – Girl Guides of Canada – Red Deer Rally; 400 participants; \$2,109
- March 16 and 17 – Red Deer City Soccer Youth 2002 Provincials; 1000 people; \$3,040
- March 31 – Eggsellent Easter Egg Hunt – Our first Easter Egg Hunt was a definite success. Between 400-500 people “rushed” Mainstreet between 1-3 p.m. on March 31, 2002 to hunt for eggs, enjoy Rosco the Clown, have their face painted and chat with Cadbury Easter Bunny. Cadbury partnered with the Collicutt by donating the costume and providing a portion of the chocolate.
- Toured three VIP groups from Korea, Fort Saskatchewan and Nose Hill, Calgary
- Exceeded February participation statistics by 6,700
- Fitness Centre averaging 70 person as hour on 42 pieces of equipment

Kelly Kloss  
Collicutt Centre – March Operating Report  
April 22, 2002  
Page 3

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### Upcoming Events

- Parkland Baton Twirling Regionals – April 20
- Central Alberta Soccer Association Tournament – April 19-21
- Alberta Camping Association – April 27
- Red Deer Gymnastics hosting the 2002 Canadian Championships – May 13-18
- William E. Hay Composite High School (Stettler) Dry Grad – May 31-June 1



Harold Jeske

:jb

c. Colleen Jensen, Community Services Director  
Peter Duhault, Collicutt Centre Superintendent

FACILITY DATA	USERS						HOURS OF USE						ATTENDANCE					
	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02
<b>WATER PARK</b>																		
<b>PUBLIC SWIMMING</b>																		
Earlybird Swim									77.5	50		127.5			211	344	428	983
Open Swim							358.5	338.1	324			662.1	10321	16140	17486	21112	54738	
Adult Swim							13	17	20			37	222	623	583	602	1808	
Family							15	12.6	12			24.6	841	1025	1471	853	3349	
<b>TOTALS</b>							<b>386.5</b>	<b>445.2</b>	<b>406</b>	<b>0</b>	<b>851.2</b>	<b>11384</b>	<b>17999</b>	<b>19884</b>	<b>22995</b>	<b>60878</b>		
<b>FIELDHOUSE</b>																		
<b>PUBLIC DROP-IN</b>																		
ADULT							517.14	519	462	508	1489	568	2883	1733	1484	6100		
YOUTH							517.14	490.5	434	484	1408.5	1003	6210	4700	4834	15744		
<b>TOTALS</b>						<b>0</b>	<b>1,034</b>	<b>1,010</b>	<b>896</b>	<b>992</b>	<b>2,898</b>	<b>1,571</b>	<b>9,093</b>	<b>6,433</b>	<b>6,318</b>	<b>21,844</b>		
<b>PROGRAMS SERVICES</b>																		
<b>LEARN-TO-PROGRAMS</b>																		
Adult Classes						0	40	144			144	116	624	550	550	1724		
Youth Classes						0	49	144			144	156	270	464	464	1198		
Family Classes						0	9	36	36		72	42	24	36	36	96		
<b>OTHERS:</b>						0					0					0		
Childminding Services						0	149	200	200	168	568	244	598	599	597.5	1794.5		
Birthday Party Stats			29	29	34	92	77.5	75	94.25	111	280.25	481.43	435	460	480	1375		
Collicutt Mainstreet						0				81	81		16523	14924	16461	47908		
Climbing Wall						0		203	225	238	666		558	752	1039	2349		
Gymnastics						0					0	4882	7167	7481	7203	21851		
<b>TOTALS</b>			<b>29</b>	<b>29</b>	<b>34</b>	<b>92</b>	<b>-</b>	<b>325</b>	<b>802</b>	<b>555</b>	<b>1357.25</b>	<b>-</b>	<b>5,921</b>	<b>26,199</b>	<b>25,266</b>	<b>26,831</b>	<b>78295.5</b>	
<b>SUBTOTAL PAGE 1</b>			<b>29</b>	<b>29</b>	<b>34</b>	<b>92</b>	<b>-</b>	<b>1,745</b>	<b>2,257</b>	<b>1,857</b>	<b>992</b>	<b>-</b>	<b>18,876</b>	<b>53,291</b>	<b>51,583</b>	<b>56,144</b>	<b>161,018</b>	

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FACILITY DATA	USERS						HOURS OF USE						ATTENDANCE						
	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02	FEB-'01	DEC-'01	JAN-'02	FEB-'02	MAR-'02	YTD-'02	
<b>FITNESS AND WELLNESS CENTRE</b>																			
Daily Workouts								518	518	476		994		6791	16,523	16,632	17,100	50,255	
Personal Training (1 on 1)								26	153	88		241		26	153	88	69	310	
Orientations									171	65		236			357	65	69	491	
<b>FITNESS &amp; WELLNESS TOTALS</b>						0		544.00	842.00	629.00	0.00	1471.00		6,817	17,033	16,785	17,238	51,058	
<b>MEETING &amp; SPORTS SURFACE RENTALS</b>																			
Community Savings A		1				0		1				0		20	0	20	0	20	
Community Savings B		11				0		13				0		118	146	213	0	359	
Community Savings A&B		8				0		125.3				0		2639	1728	2212	2567	6507	
Community Room C		31				0		136.15				0		1199	1236	1466	1362	4064	
Alberta Treasury Motion Studio		5				0		115.15				0		273	524	524	934	1982	
Prolific Group Board Room		6				0		94.3				0		46	147	177	49	373	
B of M Room East		4				0		49				0		0	0	0	0	0	
B of M Room West		5				0		6				0		35	22	38	198	258	
B of M Room West & East		4				0		109				0		20	0	0	0	0	
Soccer East		22				0		188.5		210	245	455		250	7026	9537	9126	25689	
Soccer West		19				0		148.5		185	193	378		379	8583	10486	9842	28911	
Arena		25	30	30		60		283.3	0	270	242	512		7500	10971	7571	8661	27208	
Fieldhouse		2				0		54			508	508		760	1100	1100	2298	4490	
<b>TOTAL</b>		143	30	30		60		0	1323.2	0	665	1188	1853		13239	31483	33344	35037	99864
<b>COLLICUTT VENUE USAGE TOTALS **</b>		143	59	59	34	152		-	3,612	3,099	3,151	2,180	8,430		38,932	101,807	101,712	108,419	311,938

- NOTES: \*\*
- 1 Program statistics were an average for this period.
  - 2 Statistics are based manual head counts and hours consumed in each area.
  - 3 People may be counted twice in the pool and fitness area due to multiple use
  - 4 Fitness centre is averaging 70 person an hour on 40 pieces of equipment
  - 5 Fieldhouse attendance is counted by fitness centre staff to track usage due to minimum supervision in this area

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**Date:** May 23, 2002  
**To:** Kelly Kloss, City Clerk  
**From:** Harold Jeske, Recreation, Parks & Culture Manager  
**Re:** Collicutt Centre – April Operating Report

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### General Information

The number of users decreased by 17,710 persons this month. A decline in use began to occur around mid to late April to coincide with the change in sporting seasons. The ice was removed from the arena and the turf was removed from the west soccer pitch to accommodate other rental. The greatest reduction in use occurred in the arena (6,595) and in the two soccer pitches (5,420). A decline in use was anticipated so this does not surprise us.

Customer feedback is still being received, both positive and negative, and we are taking advantage of this information to fine-tune our operations. Following is a sampling of the positive comments:

- Pleased with the effectiveness of the security guard, especially at the food court
- Love the facility and that there is no pressure by staff to do any one activity – very comfortable
- Facility outstanding staff: workout facility excellent
- "This is the best I have ever seen."

Security related issues are still very prominent and consume a considerable amount of staff time. The six week pilot project of hiring security staff, has proved to be very effective and we hope to acquire funding to continue it for the balance of this year. There is evidence to support an ongoing presence of security staff at the Centre. Most of the security issues are related to inappropriate and abusive behavior towards patrons and staff.

The marketing/promotions plan for the year 2002 is now finalized. This plan is for this year only. Due to restrictions in the current marketing budget as well as a need to look at a marketing and communications plan within the Recreation, Parks & Culture Department as a whole, not all items in this plan will be addressed this year. Instead, key priority items have been identified to be implemented to bring the best results in the most cost efficient and timely manner possible. Advertising and promotions to address current customer perceptions is a major focus of this year's plan. To name all of the promotions that have taken place and are scheduled to take place would be too lengthy, however, I would like to mention a few that are either ongoing or about to begin.

- Loonie walk from 7:00 am – 10:00 am
- First Friday of every month “Free” for pass holders
- Two open houses similar to the grand opening scheduled for June and September
- Tooorific Sundays beginning June 2 – admission reduced to a toonie between the hours of 10:00 am and 1:00 pm
- Community association members beginning September – admission reduced by 50% (must show proof of community association membership)
- Atco Gas insert – distributed the beginning of January – general information about the Centre including program and facility services, hours of operation and user fees

**Budget and Financial – April 2002**

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	\$696,484	\$901,627	\$205,143
Expenditures	\$963,576	\$1,097,552	\$133,976
Deficit / Surplus	\$267,092	\$195,925	\$71,167

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May					
June					
July					
August					
September					
October					
November					
December					
Approved Budget Total	\$2,089,540	\$2,890,727		\$801,187	

Please note the benchmark represents 1/12 of \$801,187 and does not reflect seasonal variations. When we have a full year of operating experience the benchmark can be predicted with a greater degree of accuracy.

In addition to the April 2002 financial summary, an operating summary is provided which presents the financial data as is accumulated each month. Hopefully, this will provide a better sense of the financial picture as the year progresses. Again, this month there is a favorable variance to report.

#### **Volunteer Initiatives/Issues**

- Number of hours volunteered: 53.25

#### **Major Events/Highlights**

- Parkland Regional Baton Twirling Association Competition – competitors from Western Canada
- Alberta Camping Association – hosted “The Alberta Summer Fair Camp”
- “Super Saturday” event – 118 children aged 8-13 enjoyed full day of adventure

#### **Upcoming Events**

- May 15-18, 2002 – Canadian Trampoline and Tumbling Championships
- May 17-19, 2002 – “Tradition Lives” Lacrosse Tournament
- May 17-31, 2002 – Annual Water Park Maintenance Shutdown



Harold Jeske

:jb

c. Colleen Jensen, Community Services Director  
Peter Duhault, Collicutt Centre Superintendent

COLLICUTT CENTRE STATISTICS - 2002 MONTHLY

FACILITY DATA	USER GROUPS		HOURS OF USE					ATTENDANCE						
		APR-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02
<b>FITNESS AND WELLNESS CENTRE</b>														
Daily Workouts				518	476	518	509	2021		6791	16632	17100	15883	66138
Personal Training (1 on 1)				26	88	69	35	345		26	88	69	35	345
Orientations				N/A	65	69	60	365		N/A	65	69	60	551
<b>FITNESS &amp; WELLNESS TOTALS</b>				<b>544</b>	<b>629</b>	<b>656</b>	<b>604</b>	<b>2731</b>	<b>0</b>	<b>6817</b>	<b>16785</b>	<b>17238</b>	<b>15978</b>	<b>67034</b>
<b>MEETING &amp; SPORTS SURFACE RENTALS</b>														
Community Savings A				1	1	5	0	6		20	20	98	0	118
Community Savings B				13	14	6	14	35		118	213	88	106	553
Community Savings A&B		2		125	101	117	125	442		2639	2212	2567	2922	9429
Community Room C		5		136	62	63	81	230		1199	1466	1362	1938	6002
Alberta Treasury Motion Studio		1		115	42	49	33	165		273	524	934	1524	3506
Prolific Group Board Room		1		94	8	3	19	40		46	177	49	62	435
B of M Room East				49	0	0	0	0		0	0	0	0	0
B of M Room West				6	0	0	0	0		65	0	0	0	0
B of M Room West & East				109	0	0	0	0		20	0	0	0	0
Soccer East		20		189	210	245	214	839		250	9537	9126	7525	33214
Soccer West		11		149	185	193	182	704		379	10486	9842	6023	34934
Arena		4		283	270	242	66	866		7500	7571	8661	2066	29269
Fieldhouse		38		8	6	10	9	36		400	145	185	287	723
<b>TOTAL</b>		<b>82</b>	<b>0</b>	<b>1277</b>	<b>899</b>	<b>933</b>	<b>743</b>	<b>3363</b>	<b>0</b>	<b>12909</b>	<b>32351</b>	<b>32912</b>	<b>22453</b>	<b>118183</b>
<b>COLLICUTT VENUE USAGE TOTALS **</b>		<b>116</b>	<b>0</b>	<b>4305</b>	<b>4202</b>	<b>4443</b>	<b>3985</b>	<b>17035</b>	<b>0</b>	<b>38602</b>	<b>100719</b>	<b>106294</b>	<b>88583</b>	<b>396387</b>

NOTES: \*\*  
 March to April Significant Attendance Variances  
 Pool -1269  
 Arena -6595  
 Fitness -1260  
 Soccer -5420  
 Motion Studio 590  
 Com Sav A&B 355  
 Com Sav C 576

Fieldhouse Rental Stats have been corrected for the first Trimester to reflect the Actual rental time and rental attendees

Fieldhouse user groups include swing cage rentals.

COLLICUTT CENTRE STATISTICS - 2002 MONTHLY

FACILITY DATA	USER GROUPS		HOURS OF USE					ATTENDANCE						
		APR-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02
<b>WATER PARK</b>														
<b>PUBLIC SWIMMING</b>														
Earlybird Swim			59	50	80	55	263		N/A	344	428	376	1359	
Open Swim			359	324	333	327	1322		10321	17486	21112	19201	73939	
Adult Swim			13	20	17	21	75		222	583	602	672	2480	
Family			15	12	16	12	53		841	1471	853	1477	4826	
<b>TOTALS</b>			<b>446</b>	<b>406</b>	<b>446</b>	<b>415</b>	<b>1712</b>	<b>0</b>	<b>11384</b>	<b>19884</b>	<b>22995</b>	<b>21726</b>	<b>82604</b>	
<b>FIELDHOUSE</b>														
<b>PUBLIC DROP-IN</b>														
ADULT			517	462	508	517	2006		568	1733	1484	1904	8004	
YOUTH			517	434	484	476	1884		1003	4700	4834	4970	20714	
<b>TOTALS</b>			<b>1034</b>	<b>896</b>	<b>992</b>	<b>993</b>	<b>3890</b>	<b>0</b>	<b>1571</b>	<b>6433</b>	<b>6318</b>	<b>6874</b>	<b>28718</b>	
<b>PROGRAMS SERVICES</b>														
<b>LEARN-TO-PROGRAMS</b>														
Adult Classes			40	120	120	107	491		116	550	550	510	2234	
Youth Classes			49	247	247	179	817		156	464	464	959	2157	
Family Classes			9	24	24	0	84		42	36	36	0	96	
Childminding Services			149	200	168	176	744		244	599	598	443	2238	
Birthday Party Stats		25	78	94	111	63	343		481	460	480	380	1755	
Collicutt Mainstreet			480	462	508	517	2006		N/A	14924	16461	12092	60000	
Climbing Wall		9	200	225	238	188	854		N/A	752	1039	250	2599	
Gymnastics			N/A	N/A	N/A	N/A	0		4882	7481	7203	6918	28769	
<b>TOTALS</b>			<b>0</b>	<b>1005</b>	<b>1372</b>	<b>1416</b>	<b>1230</b>	<b>5339</b>	<b>0</b>	<b>5921</b>	<b>25266</b>	<b>26831</b>	<b>21552</b>	<b>99848</b>
<b>SUBTOTAL PAGE 1</b>		<b>34</b>	<b>0</b>	<b>2484</b>	<b>2674</b>	<b>2854</b>	<b>2638</b>	<b>10941</b>	<b>0</b>	<b>18876</b>	<b>51583</b>	<b>56144</b>	<b>50152</b>	<b>211170</b>

**Date:** April 29, 2002  
**To:** City Clerk  
**From:** Treasury Services Manager  
**Subject:** Report of Significant Budget Variances – 2001  
For Council Members' Information

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Now that the 2001 audit is complete, we are in a position to present to City Council an analysis of variances between budgeted amounts and actual amounts.

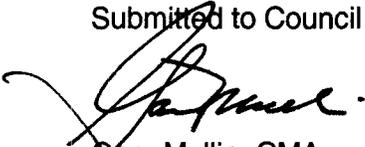
The year-end Financial Statements presented by the auditors at the last Council meeting show what has been traditionally known as an Income Statement (Statement 2 – Consolidated Statement of Financial Activities – copy attached). This statement consolidates all of the City's operating and capital information, including both Tax Supported and Utility Supported, and includes financial information related to agencies that must be consolidated under the rules set out by the Public Sector Accounting Board. These include the Library, Museum, River Bend Golf Course, and the Downtown Business Association.

The Consolidated Statement of Financial Activities shows that the 2001 budget anticipated a reduction in reserves and fund balances of \$21,687,431. The actual was an increase of \$4,127,940. The makeup of this \$25.8 million variance can be better understood by looking at operating and capital variances separately, as shown on Schedules 1 and 2 of the financial statements (copies attached).

**Operating Variances** – The Schedule of Operating Fund Activities (Schedule 1) shows "Excess of Revenues over Expenditures" of \$35,567,909, which was budgeted at \$24,248,407. This \$11.3 million favorable variance is made up of many individual budget variances. Significant variances, approximately \$500,000 or greater, are shown on Appendix 'A' of this report.

**Capital Variances** – The Schedule of Capital Fund Activities (Schedule 2) shows "Excess of Expenditures over Revenues" of \$25,479,631 whereas the budget was \$40,134,542. This \$14.6 million favorable variance is also made up of many individual budget variances. Details of significant variances, those approximately \$500,000 or greater, are shown on Appendix 'B' of this report.

Submitted to Council for information. Please contact me at 342-8208 if you have any questions.



Gary Mullin, CMA

c. Corporate Services Director

Attachments

- Appendices A & B
- Statement 2 of Financial Statements
- Schedule 1 of Financial Statements
- Schedule 2 of Financial Statements

**Appendix 'A'**  
**Operating Variances**

<b>Department/Section</b>	<b>Details</b>	<b>Unfavorable (Favorable)</b>
Rec. Parks & Culture	Collicutt Operating Variance – Previously reported to City Council	1,003,000
E.L.& P.	Genco recovery from Epcor, Atco and Transalta – AEUB decision re: 2000	(1,269,000)
E.L.& P.	Operating Revenues greater than budget due to City growth, larger than expected volume & demand, transmission and balancing pool administrator recoveries, etc.	(3,454,000)
E.L.& P.	Operating expenses were less than budgeted. For example, 1.5 man-years of unfilled staff positions, less consulting time needed to deal with deregulation, AEUB deferral account balances were in Red Deer's favor thus reducing expense.	(831,000)
Social Planning	Community Housing Grants – received from the Province after 2001 budget approval	(756,000)
Social Planning	The disbursement of Community Housing grants was approved by Council after the 2001 budget was approved. It was not included in the 2001 budget because the province had not approved the grant at the time the budget was submitted.	756,000
Fleet Operations	Bus refurbishment grants shown as operating revenue, but were budgeted as capital revenue. This was necessary to record the grants without causing errors in depreciation calculations. This inconsistency will be resolved over the next year or two as we change our method of accounting for fixed assets.	(1,021,000)
Land Development	Land sales exceeded projected sales of \$13 million due to City growth.	(989,000)
Normandeau Society	Funds spent by agencies, like the Normandeau Society, on additions or improvements to City facilities are shown as a contribution from the agency. This amount represents the addition to the Kerry Wood Nature Centre and is offset by a capital expenditure as shown on Appendix 'B'	(525,000)
Protective Inspections	Permit & Inspections revenue greater than budgeted due to continued high City growth – 2002 budget has been increased by \$254,500	(551,000)
Water Utility	Revenue approx. \$400,000 higher & expenses approx. \$400,000 lower than expected.	(823,000)
Police	Increased RCMP contract costs – previously reported to Council	563,000

**Appendix 'B'**  
**Capital Variances**

<b>Project</b>	<b>Details</b>	<b>Unfavorable (Favorable)</b>
Subdivision Servicing - Construction	The 2001 subdivision servicing budget was estimated at \$8.54 million while the actual work undertaken totaled \$6.5 million. Some portions of work budgeted in 2001, such as lane construction and landscaping, have been deferred.	(2,040,000)
Subdivision Servicing – Offsite Charges, Land, and Recreation Levies	The City charges itself off-site levies as it would any other developer, with credits going to the off-site basins, land bank, and recreation levy funds. These internal charges are eliminated as part of financial statement consolidation.	(3,751,000)
Offsite Trunk Servicing	The budget for offsite work included the Lancaster water reservoir and pumping station, and southeast drainage improvements. This work was not completed in 2001.	(2,686,000)
Transit Terminal / Parkade	Council approved a \$9.7 million budget. The scope of work changed, and there were construction timing issues. – Much of the work will not be done until 2002	(6,818,000)
Normandeau Society	Kerry Wood Nature Centre Addition – Capital expenditure is also shown as part of Financial Statement consolidation (see comments on Appendix 'A')	525,000
Collicutt Centre Construction	In the fall of 2000, when the 2001 capital budget was prepared, it was estimated that the portion of construction that would be completed in 2001 was \$8.5 million; timing issues resulted in expenditures during 2001 of \$7.7 million. Most of the remainder was spent in late 2000, after the 2001 budget was prepared.	(737,000)
Downtown Plaza Park	2001 Budget was \$1.142 million – Much of the work will not be done until 2002 because of construction timing and grants not yet received.	(798,000)
E.L.& P. Capital	The amount of EL&P work done depends on the amount of work to be done for new customers and city subdivisions. 2001 City growth required that EL&P work be deferred.	(1,021,000)
Fleet Purchases	Primarily due to delays between budget approval and actual purchase (e.g. Transit Bus Refurbishment)	1,141,000

THE CITY OF RED DEER  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 2001

## STATEMENT 2

	<u>2001</u> <u>Budget</u>	<u>2001</u> <u>Actual</u>	<u>2000</u> <u>Actual</u>
<b>REVENUES</b>			
Property and Other Taxes - Schedule 4	\$ 51,326,622	\$ 51,467,819	\$ 52,221,323
Less: Education Requisitions	<u>22,047,042</u>	<u>22,047,043</u>	<u>24,613,767</u>
Net Municipal Property Taxes	29,279,580	29,420,776	27,607,556
Utility User Fees	32,951,020	39,000,509	57,856,610
Sale of Goods and Services	26,978,795	30,221,898	22,720,355
Government Transfers - Schedule 5	15,569,223	12,025,927	10,049,952
Other Revenues - Schedule 6	14,652,821	19,491,660	17,745,496
Investment Earnings	<u>4,234,450</u>	<u>4,153,732</u>	<u>4,680,257</u>
<b>Total Revenues</b>	<u>123,665,889</u>	<u>134,314,502</u>	<u>140,660,226</u>
<b>EXPENDITURES - Schedule 7</b>			
<b>Operating</b>			
Legislative and Administrative	11,286,810	10,396,921	10,077,919
Police and Other Protective	10,861,556	11,340,648	9,661,192
Fire and Ambulance	9,132,877	9,217,000	8,944,750
Public Transit	2,834,196	2,739,436	2,560,875
Transportation	9,861,553	10,219,125	8,839,285
Social Planning	1,729,073	1,747,626	1,661,246
Community	1,138,130	1,827,463	1,260,490
Recreation Parks and Culture	12,113,809	13,831,728	11,283,645
Parking	428,225	478,598	470,538
Equipment Pool	3,020,024	3,364,861	3,143,211
Water	3,627,898	3,750,183	3,123,078
Wastewater	2,607,730	2,735,143	2,719,845
Solid Waste Collection	2,895,127	2,929,312	2,730,496
Solid Waste Disposal	1,114,791	1,156,595	525,823
Recycling	811,276	912,150	728,829
Subdivisions	564,835	561,086	600,333
Electric Light and Power	<u>7,590,096</u>	<u>6,807,988</u>	<u>35,698,460</u>
<b>Total Operating Expenditures</b>	<u>81,618,006</u>	<u>84,015,863</u>	<u>104,030,015</u>
<b>Total Capital Expenditures - Schedule 2</b>	<u>57,934,018</u>	<u>40,210,361</u>	<u>46,095,460</u>
<b>Total Expenditures</b>	<u>139,552,024</u>	<u>124,226,224</u>	<u>150,125,475</u>
<b>Excess (Deficiency) of Revenue Over Expenditures</b>	(15,886,135)	10,088,278	(9,465,249)
Less: Debt Repayments	<u>5,801,296</u>	<u>5,960,338</u>	<u>5,681,691</u>
<b>CHANGE IN FUND BALANCES</b>	<u>\$ (21,687,431)</u>	<u>\$ 4,127,940</u>	<u>\$ (15,146,940)</u>
Change in Fund Balances Consists of:			
Operating Fund - Schedule 1	-	517,465	(347,597)
Capital Fund - Schedule 2	-	2,349,201	(11,029,321)
Reserves - Schedule 3	<u>(21,687,431)</u>	<u>1,261,274</u>	<u>(3,770,022)</u>
	<u>\$ (21,687,431)</u>	<u>\$ 4,127,940</u>	<u>\$ (15,146,940)</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER  
**SCHEDULE OF OPERATING FUND ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 2001

## SCHEDULE 1

	2001 <u>Budget</u>	2001 <u>Actual</u>	2000 <u>Actual</u>
<b>REVENUES</b>			
Net Taxes for General Municipal Purposes - Schedule 4	\$ 29,279,580	\$ 29,420,776	\$ 27,607,556
Utility User Fees	32,951,020	39,000,509	57,856,610
Sale of Goods & Services - Schedule 6	20,725,795	21,916,942	16,680,828
Government Transfers	4,412,723	8,021,969	4,431,268
Other Revenues - Schedule 6	14,262,845	17,457,883	15,877,186
Investment Earnings	4,234,450	3,765,693	4,537,181
Total Revenues	<u>105,866,413</u>	<u>119,583,772</u>	<u>126,990,629</u>
<b>EXPENDITURES</b>			
Legislative & Administrative	11,286,810	10,396,921	10,077,919
Police & Other Protective	10,861,556	11,340,648	9,661,192
Fire & Ambulance	9,132,877	9,217,000	8,944,750
Public Transit	2,834,196	2,739,436	2,560,875
Transportation	9,861,553	10,219,125	8,839,285
Social Planning	1,729,073	1,747,626	1,661,246
Community	1,138,130	1,827,463	1,260,490
Recreation, Parks and Culture	12,113,809	13,831,728	11,283,645
Parking	428,225	478,598	470,538
Equipment Pool	3,020,024	3,364,861	3,143,211
Water	3,627,898	3,750,183	3,123,078
Wastewater	2,607,730	2,735,143	2,719,845
Solid Waste Collection	2,895,127	2,929,312	2,730,496
Solid Waste Disposal	1,114,791	1,156,595	525,823
Recycling	811,276	912,150	728,829
Subdivisions	564,835	561,086	600,333
Electric Light & Power	7,590,096	6,807,988	35,698,460
Total Expenditures	<u>81,618,006</u>	<u>84,015,863</u>	<u>104,030,015</u>
<b>Excess of Revenues over Expenditures</b>	<u>24,248,407</u>	<u>35,567,909</u>	<u>22,960,614</u>
Less: Debt Repayment	5,801,296	5,960,338	5,681,691
Transfers to (from) Capital	19,602,766	23,864,479	20,824,683
<b>OPERATING SURPLUS (DEFICIT)</b>	<u>(1,155,655)</u>	<u>5,743,092</u>	<u>(3,545,760)</u>
Transfers from (to) Reserves	1,155,655	(5,225,627)	3,198,163
<b>CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>517,465</u>	<u>(347,597)</u>
<b>FUND BALANCE, BEGINNING OF YEAR</b>		533,354	880,951
<b>FUND BALANCE, END OF YEAR</b>		<u>\$ 1,050,819</u>	<u>\$ 533,354</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER  
**SCHEDULE OF CAPITAL FUND ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 2001

## SCHEDULE 2

	2001 <u>Budget</u>	2001 <u>Actual</u>	2000 <u>Actual</u>
<b>REVENUES</b>			
Government Transfers	\$ 11,156,500	\$ 4,003,958	\$ 5,618,684
Return on Investments	-	388,039	143,076
Developer Contributions	6,253,000	8,304,956	6,039,527
Other Revenues - Schedule 6	389,976	2,033,777	1,868,310
	<u>17,799,476</u>	<u>14,730,730</u>	<u>13,669,597</u>
<b>CAPITAL EXPENDITURES</b>			
Subdivision Servicing	17,869,000	9,401,559	4,091,958
Roads and Bridges	13,805,000	5,620,945	7,478,837
Water and Wastewater	1,670,625	1,800,535	1,460,748
Recreation, Culture & Parks Facilities	10,732,093	9,472,295	22,096,334
Electrical Distribution	3,937,900	2,917,108	2,964,399
Equipment Purchases	2,728,400	3,839,069	2,185,964
Landfill Site	2,812,000	3,049,684	2,365,536
Subdivision Land	4,379,000	-	-
Other	-	4,109,166	3,451,684
	<u>57,934,018</u>	<u>40,210,361</u>	<u>46,095,460</u>
<b>Excess Of Expenditures Over Revenues</b>	<u>(40,134,542)</u>	<u>(25,479,631)</u>	<u>(32,425,863)</u>
<b>INTERFUND TRANSFERS</b>			
From (to) Reserves	20,531,776	3,964,353	571,859
From Operations	19,602,766	23,864,479	20,824,683
Add Deferred Developer Reimbursement	-	-	-
	<u>40,134,542</u>	<u>27,828,832</u>	<u>21,396,542</u>
<b>CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>2,349,201</u>	<u>(11,029,321)</u>
<b>FUND BALANCE, BEGINNING OF YEAR</b>		19,946,901	30,976,222
<b>FUND BALANCE, END OF YEAR</b>		<u>\$ 22,296,102</u>	<u>\$ 19,946,901</u>

The accompanying notes form an integral part of these Financial Statements.

***Comments:***

I recommend that Council receive this report for information.

**"N. Van Wyk"  
City Manager**

***Council Decision – Monday May 6, 2002***

DATE: May 7, 2002  
TO: Gary Mullin, Treasury Services Manager  
FROM: City Clerk  
RE: Report of Significant Budget Variances – 2001  
For Council Members' Information

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***Reference Report:***

Treasury Services Manager, dated April 29, 2002

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

***Comments/Further Action:***

This report was presented to Council on May 6, 2002 for information purposes only.

For further years reporting, Council agreed to continue with the details of significant variance of those \$500,000 or greater. However, if there is a net impact on taxation, the reporting threshold be \$100,000.

  
Kelly Kloss  
City Clerk

/chk

c Director of Corporate Services

**DATE:** April 26, 2002  
**TO:** City Clerk  
**FROM:** Director of Corporate Services  
**SUBJECT:** COUNCIL POLICY MANUAL  
REVISION OF POLICIES

---

**Background**

In 1995 when the Municipal Government Act was updated, clarity was given to the role of Council and Administration in setting policy and carrying out this policy. Since that time Administration have been in a process of reviewing City bylaws and policy to determine what changes needed to be made to reflect the intent of the Act.

In June of 2001 the Organization Bylaw was updated to better reflect the intentions of the Act. At the same time budget policies 5305, 5306 and 5307 relating to budget administration were rescinded, as they reflected policy that was provided for in the Organization Bylaw, Municipal Government Act or were administrative in nature.

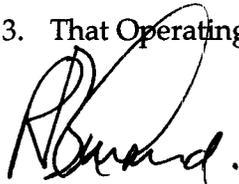
For 2002 a new budget process was implemented. As part of this process Administration reviewed what direction from Council should be set as part of the budget process and what should be set in policy. As a result we recommend that the Capital Financing Policy be rescinded and a new Capital Budget Policy and Operating Budget Policy be approved.

**Discussion**

The attached policies have been reviewed and approved by the City Manager in consultation with the Senior Management Team.

**Recommendation**

1. That Capital Financing Policy 5319 be rescinded.
2. That Capital Budget Policy #5320 be approved.
3. That Operating Budget Policy #5321 be approved.



Rod Burkard  
Director of Corporate Services

Atts.



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 1 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

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**POLICY STATEMENT**

The purpose of this policy is to provide for the orderly financing of those expenditures in the Five-Year Major Capital Budget considered necessary for the continued well being of the City's inhabitants.

The City will try to anticipate capital needs and build up reserves and manage wherever possible, without incurring long-term debt. It is the objective of this policy that the City incurs long-term debt when it is the only available funding source after other possible sources have been exhausted. Whenever possible, long-term debt will continue to be reduced.

Long-term debt will only be considered for major capital purposes. It will not be incurred for operating purposes.

**1. Definitions**

Local improvements – capital improvements that benefit specific properties and are financed by a special tax on the benefiting properties.

Long-term debt – borrowings from third parties scheduled for repayment over a period of five or more years.

Pay-as-you-go – the financing of a capital expenditure directly from operating revenues.

Tax supported debt – long-term debt repaid through property tax levies.

**2. Purposes for which long-term debt may be issued**

The City may borrow by debenture, mortgage, or other acceptable debt instrument to finance the construction, purchase, or major restoration of infrastructure with an individual project value exceeding \$500,000. The projects will appear in the approved Five-Year Major Capital



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 2 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

---

Plan or as approved by Council. Long-term debt will not be used to finance operating expenditures or ongoing infrastructure maintenance.

**3. Identification of legal long-term debt limits or limitations established by policy**

The ceiling for borrowing purposes and the target for debt reduction will be the debt limits established by Provincial regulation through the Municipal Government Act and the debt limits established by City Council.

A. Provincial debt limits for total debt:

1. Total Debt as a % of the Debt Limit - 1.5 times the annual operating revenue.
2. Total debt Service Limit - 25% of the annual operating revenue.

B. City Council debt limits:

Long-term debt will only be incurred as a last resort when other alternative funding sources have been exhausted and the capital expenditure is required for one or more of the following purposes:

1. For environmental or safety related regulatory standard upgrades/new development
2. For an unexpected emergency or disaster, such as a tornado, requiring a significant capital expenditure to replace damaged infrastructure
3. To provide for servicing that is a pre-requisite for any further City growth; eg. funding required for deep trunk services.
4. For discretionary purposes related to economic development opportunities or quality of life issues in the community, where an intensive public input process has been part of the decision-making process.

C. Other limitations on incurring long-term debt are:



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 3 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

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1. On tax supported debt:

- a) No new debt will be incurred prior to 2004
- b) Additional debt payments incurred, as a result of replacing existing infrastructure, shall not exceed the reduction in debt payments for existing debt. Council has already allocated debt payment reductions occurring prior to 2002.
- c) Additional debt repayments that result from growth capital requirements may be allowed to increase existing debt repayment levels. As this will result in expenditure increases, Council may have to approve special tax increases to provide funding for the repayments. Before additional debt is incurred, however, it should be confirmed that no other funding source is available.

2. For utility supported debt:

Debt may need to be considered when regulated or competitive rates are an issue and a major capital expenditure needs to be recovered over a long period of time. In setting utility rates it is the objective to set a competitive guideline of the median or lower of the seven largest Alberta cities.

The total debt, including utility debt, shall not exceed the Provincial debt limits.

**4. Maximum term of debt**

The repayment term (amortization) in respect of long-term debt is dependent on the useful life of the asset being financed by the City but should not exceed 10 years except for:

- a) Local improvement borrowings where the term can be up to 20 years.
- b) Major capital construction for utilities.



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 4 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

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**5. *Approved source of long-term debt***

When sufficient funds are available, the City's reserve funds will be used as a source of long-term financing. The reserves will be repaid with interest at the Alberta Municipal Financing Corporation (AMFC) current lending rate at the time the project is approved.

If sufficient funds are not available in reserves to provide long-term financing, then the AMFC will be used as the lender of choice unless a more attractive loan arrangement is available from another acceptable lender.

**6. *Performance measurement***

It is the intent of this policy to benchmark using debt ratios and other debt related affordability targets on an annual basis and report on the results in the Three-Year Business Plan.

**7. *Early repayment of debt***

Borrowings will only be repaid before the scheduled repayment date if it appears to be financially beneficial to do so. In considering whether if it is financially beneficial, any additional administrative costs involved will be considered.

**8. *Integration of the Five-Year Major Capital Budget and debt issues***

When reviewing the Five-Year Major Capital Budget, Council will consider the need for any long-term financing.

It is the intention of this policy to have the Five-Year Major Capital Budget use funding sources other than additional long-term debt to finance major capital expenditures. Incurring debt will



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 5 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

---

only be used as a last resort after reducing the proposed capital program has been considered. Should any long term borrowing be required in the Five-Year Major Capital Budget, Council will be specifically advised.

**9. Use of debt borrowing proceeds until required for the purpose the debt was issued**

Investment interest earned on funds borrowed, until required to offset expenditures, will normally be credited to the Capital Project Reserve. Exceptions may be made for large borrowings or where regulations require specific procedures be followed.

**10. Strategy for financing capital requirements in lieu of issuing debt**

Capital projects with a life expectancy of less than five years will be funded on a pay-as-you-go basis.

Council's priority is to use existing available funds to finance major capital expenditures in lieu of long-term debt.

In order to provide a source of available funding the City shall maintain a Capital Project Reserve (CPR). The purpose of the CPR will be to provide as much of the long-term financing required for tax supported major capital projects as possible.

**11. Land and Servicing Fund (Note: This existing policy is under review)**

A major area of capital expenditure in future years will be the Land and Servicing Fund. It has been the objective of this fund to use profits from the sale of City owned residential lots to provide financing for the:



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 6 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

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- a) land and development cost of industrial lots (until they are sold), and
- b) the extension of trunk services (until the costs can be recovered from developers).

It may be necessary to consider using debt to provide some of the required financing if sufficient profits have not been accumulated.

**12. Use of long-term agreements such as lease/purchase or agreements to reimburse developers for trunk servicing costs incurred**

Lease/purchase agreements for capital assets that are for five years or more will be considered as long-term debt.

The City will not enter into long-term agreements to reimburse developers for trunk servicing costs if the trunk service extension:

- a) is leap frog development, or
- b) it services a new basin when sufficient land is available in an existing service basin to meet current development needs.

**13. Guideline for Equalization Reserves**

The annual operating surplus for each fund (tax supported or utility operation) is to be transferred to the stabilization reserve for that fund. Each stabilization fund has a target balance to achieve. Once the target balance for any fund is achieved, any excess is to be transferred to the Capital Project Reserve.

The objective for each equalization reserve will be to make the reserve equal to 45 days expenditure plus any identified special funding need. This objective will provide:



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

<b>POLICY NO.</b>	<b>5319</b>	<b>Page 7 of 8</b>
<b>TITLE:</b>	<b>Capital Financing Policy</b>	<b>Date of Approval: November 20, 2000</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

- 
- a) Working capital to help finance operating expenditures for each fund until the offsetting revenues are received
  - b) A contingency in the event of an unforeseen expenditure or loss of revenue.
  - c) Funding for an unusually large capital expenditure.

A minimum of \$750,000 of the prior year's tax supported operating surplus is to be used to fund the current year's tax supported operating budget.

If any reserve, or a portion of a reserve, is no longer required; the portion no longer required will normally be transferred to the CPR.

#### **14. Capital Project Reserve**

The objective for the CPR will be to have a year end balance equal to the funding requirement for the next three years of the Five-Year Capital Plan.

If the three-year funding objective is achieved, Council will decide whether any excess funding should be used to:

- a) Fund additional requirements for the fourth and fifth years of the Five-Year Capital Plan as a stretch objective, or
- b) Returned as a credit on the property tax or utility bill as appropriate.

#### **15. Frequency For Review Of This Policy**

This policy will be subject to an annual review by the Senior Management Team. This will include a review with the City departments of the adequacy of the reserves. If any changes are deemed necessary, the Senior Management Team will make the appropriate recommendations to Council.







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

<b>POLICY NO.</b>	<b>5321</b>	<b>Page 1 of 1</b>
<b>TITLE:</b>	<b>Operating Budget Policy</b>	<b>Date of Approval:</b>
<b>AUTHORITY:</b>	<b>MGA</b>	
<b>RESPONSIBILITY:</b>	<b>City Manager</b>	<b>Date of Last Revision:</b>

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***Purpose***

This policy establishes the executive limitations and guidelines for the City Manager relative to the annual Operating Budget.

***Executive Limitations***

1. The City Manager is limited to the net approved Operating Budget.
2. The City Manager has authority to re-allocate funds, including revenues which exceed budget, between departments within the following parameters:
  - a) Service levels will not be altered;
  - b) New initiatives will not be undertaken;
  - c) Funds will not be re-allocated between General Operations and the Utility/Self-Supporting Funds;
  - d) Funds will not be re-allocated between individual Utility and Self-Supporting funds.

***Guidelines***

3. The Operating Budget will provide for the adequate maintenance of capital equipment and facilities and for their orderly replacement set out in a ten-year plan.
4. Significant projected revenue and expenditure variances in departmental budgets will be reported to Council in a timely fashion.
5. Operating Budget variances will be reported to Council on an annual basis.

***Comments:***

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

**"N. Van Wyk"  
City Manager**

**Council Decision – Monday May 6, 2002**

DATE: May 7, 2002  
TO: Rod Burkard, Director of Corporate Services  
FROM: City Clerk  
RE: Council Policy Manual  
Revision of Policies

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**Reference Report:**

Director of Corporate Services, dated April 26, 2002

**Resolutions:**

*Resolved* that Council of The City of Red Deer having considered the report from the Director of Corporate Services – re: Council Policy Manual – Revision of Policies, hereby agrees to rescind Council Policy No 5319 – Capital Financing Policy.

*Resolved* that Council of The City of Red Deer having considered the report from the Director of Corporate Services – re: Council Policy Manual – Revision of Policies, hereby agrees to approve Council Policy No. 5320 – Capital Budget Policy,

Subject to:

- 1) Section 1 be amended by adding after the word “project” the words “or 10 percent of the total project cost whichever is less”.
- 2) Section 7 be amended by adding after the word “basis” the words “concurrently with the submission of the annual audited report to Council or as soon after as reasonably possible.”

Council Decision – May 6, 2002

Director of Corporate Services – Council Policy Manual – Revision of Policies

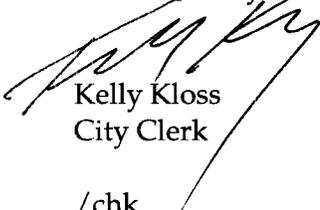
Page 2

**Resolved** that Council of The City of Red Deer having considered the report from the Director of Corporate Services – re: Council Policy Manual – Revision of Policies, hereby agrees to approve Council Policy No. 5321– Operating Budget Policy.

**Report Back to Council:** No

**Comments/Further Action:**

Attached are the Policies as revised by Council. This office will distribute copies of Council Policy 5320 – Capital Budget Policy and Council Policy 5321 – Operating Budget Policy for insertion in City Council Policy Manuals.



Kelly Kloss  
City Clerk

/chk

/attach.



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

<b>POLICY NO.</b>	<b>5320</b>	<b>Page 1 of 1</b>
<b>TITLE:</b>	<b>Capital Budget Policy</b>	<b>Date of Approval: May 6, 2002</b>
<b>AUTHORITY:</b>	<b>MGA</b>	
<b>RESPONSIBILITY:</b>	<b>City Manager</b>	<b>Date of Last Revision:</b>

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***Purpose***

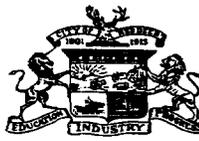
This policy establishes the executive limitations and guidelines for the City Manager relative to the Capital Budget.

***Executive Limitations***

1. The City Manager may transfer surplus funds from budgeted capital projects to other budgeted capital projects providing the scope of the project remains the same, to a maximum of \$500,000 per project or 10 percent of the total project cost, whichever is less.

***Guidelines***

2. A 5 Year Capital Plan will be prepared annually.
3. Capital projects spanning more than one budget year will be clearly indicated in the 5 Year Capital Plan. Approval of these projects by Council will be considered to include the total cost.
4. The financing of capital projects will be as approved by Council as part of the annual budget process.
5. A Capital Projects Reserve will be maintained as a significant source of funding for tax supported major capital projects.
6. Significant operating implications of capital projects will be detailed as part of the Capital Budget and will also be included in the applicable Operating Budgets.
7. Capital Budget variances will be reported to Council on an annual basis concurrently with the submission of the annual audited report to Council or as soon after as reasonably possible.



THE CITY OF RED DEER  
COUNCIL POLICY MANUAL

<i>POLICY NO.</i>	5321	<i>Page 1 of 1</i>
<i>TITLE:</i>	<i>Operating Budget Policy</i>	<i>Date of Approval:</i> <i>May 6, 2002</i>
<i>AUTHORITY:</i>	MGA	
<i>RESPONSIBILITY:</i>	<i>City Manager</i>	<i>Date of Last Revision:</i>

---

*Purpose*

This policy establishes the executive limitations and guidelines for the City Manager relative to the annual Operating Budget.

*Executive Limitations*

1. The City Manager is limited to the net approved Operating Budget.
2. The City Manager has authority to re-allocate funds, including revenues which exceed budget, between departments within the following parameters:
  - a) Service levels will not be altered;
  - b) New initiatives will not be undertaken;
  - c) Funds will not be re-allocated between General Operations and the Utility/Self-Supporting Funds;
  - d) Funds will not be re-allocated between individual Utility and Self-Supporting funds.

*Guidelines*

3. The Operating Budget will provide for the adequate maintenance of capital equipment and facilities and for their orderly replacement set out in a ten-year plan.
4. Significant projected revenue and expenditure variances in departmental budgets as well as significant reallocation of budget between departments will be reported to Council in a timely fashion.
5. Operating Budget variances will be reported to Council on an annual basis.

**DATE:** April 30, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Resolutions for the 2002 AUMA Annual Convention  
September 18 – 21, 2002 in Calgary

---

AUMA is requesting submission of resolutions by Municipalities to be considered at the 2002 AUMA Convention to be held September 18 – 21, 2002 in Calgary.

Attached are the following resolutions for Council's consideration:

- 1) Affordable Housing
- 2) Homelessness and Transitional Housing
- 3) Local Transportation Grant
- 4) Senior's Lodge Foundations
- 5) Gaming Licensing
- 6) Gaming Revenues
- 7) Sustainable and Predictable Transportation Infrastructure Programs
- 8) A Strong, Viable Workforce for the Future: Getting Prepared

***Recommendation***

That Council approve the above resolutions for forwarding to the Alberta Urban Municipalities Association (AUMA).



Kelly Kloss  
City Clerk

/chk  
/attach.

**AUMA RESOLUTION****Affordable Housing**

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

**Whereas** funding for housing has been approved by the Government of Canada to be directed toward affordable housing, cost shared with the provincial governments of Canada and

**Whereas** the Government of Alberta is negotiating its financial commitment on affordable housing and

**Whereas** income earners at the lower percentages of the income scale are experiencing an increasingly wide gap from the higher percentage of income earners and

**Whereas** the net stock of rental housing has decreased in recent years as owners demolish to redevelop or convert their properties to condominiums; and

**Whereas** the market price of housing has not decreased; and

**Whereas** a primary barrier to affordable housing is a lack of adequate income and rising cost of living;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta provide new funding combined with the Government of Canada affordable housing funds now approved, to develop programs to produce affordable housing for households with low income,

**And further be it resolved that** the Alberta Urban Municipalities Association request of the Government of Alberta, the commitment to work with the private sector to provide incentives to produce new or renovated rental stock,

**And further be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta review the impact of inadequate income and the rising cost of living that prevents Albertans from being able to pay for a safe, adequate, affordable place to live.

## AUMA RESOLUTION

### Affordable Housing

#### Background Information

The definition of **affordable housing** used by people working in the field is housing that is generally accessible to most people with low income. The present homelessness and transitional housing programs, initiated by the federal and provincial governments, address the emergency situations which people with low or no income are facing in most cities and many towns. One could understand why a government would begin with programs to assist the persons in most dire circumstances. However, the final year of three years of homelessness funding has begun, and work now needs to begin on the continuum of housing and supports for the long term.

The approach must be on two fronts: the available affordable housing stock must be increased at the same time as the financial resources which people have to pay for that housing is increased. Many groups have advocated for supplementing the shelter rates for people receiving Supports For Independence (SFI) and Assured Income for the Severely Handicapped (AISH). The difference between the shelter rate for a individual receiving SFI (\$168) and the rent for a one bedroom apartment in Red Deer, for example, (\$548 in June 2001) means that the person will always be in an emergency situation because more than their income will be spent on any shelter they can find.

The income of individuals and families who are not in receipt of social program funding for shelter, needs to be increased. The average salary for a female in Alberta in 1996, according to Statistics Canada, was \$28,091 (\$2,341 per month); for a male, \$42,725 (\$3,560). Obviously, many people were below the average. In the same year, 19.9% of families were one-parent families, usually headed by a female. In Red Deer, as in many other urban municipalities, families had to cope with a vacancy rate of less than 1% from 1997 to 2001, and rising rental rates, if any rental accommodation could be found. A two-bedroom apartment went from \$456 to \$673 per month in the city over that time period. A three-bedroom home went from \$644 to \$848 per month.

Linda McQuaig, keynote speaker at this year's Canadian Housing and Renewal Congress held in Ottawa, reported that the top earning group in Canada has experienced a 16% increase in earnings, whereas the bottom earning group has experienced a reduction by 3%. As this gap widens, market rents and owned housing becomes out of reach for a significant portion of Alberta and Canadian citizens. In 1968, the government of the day declared that all Canadians deserved adequate housing "whether they can afford it or not"!

## **AUMA RESOLUTION**

### **Resolution On Homelessness And Transitional Housing**

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

**Whereas** this present year 2002/2003 is the final year of the Government of Canada and Government of Alberta funding to address homelessness and transitional housing and

**Whereas** capital and operational funds have been distributed to programs and services to address the concerns of homelessness, these concerns have not been alleviated in the short term of the funding and

**Whereas** concerns exist regarding sustainability of programs and services to address homelessness without operational funding;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta and the Government of Canada commit to addressing the issues of ongoing financial support of homelessness initiatives.

## **AUMA RESOLUTION**

### **Resolution On Homelessness And Transitional Housing**

#### **BACKGROUND**

Over the past several years, the availability and affordability of appropriate housing in Alberta, and all across Canada, has been an increasing issue. Municipalities, as the government most closely linked to the community, have felt the impacts and, as a result, have had pressure to provide solutions.

Early in 2000, mid-sized cities across Canada received notification that they were being included with the large cities of Canada in funding from the Government of Canada that would be used by local communities to address homelessness over three years. The Government of Alberta added provincial funding to the initiative for the seven cities in Alberta designated to receive homelessness funding.

Seven cities in the province have been involved in the Homelessness Initiative by providing the administrative support to funded programs and services. The private and public sectors have responded to the needs of the cities' homeless and those at risk of homelessness through the initiation of new transitional housing, supports for people experiencing housing crisis, and through continuing operations of emergency shelters. Even with all of the supported initiatives to address homelessness, the funds have not completely alleviated the concerns or the numbers of those in need. The sustainability of present supports and services will be difficult with termination of the funds March 31, 2003. Extended time frames for funding are required while other actions examine root causes, and regulations and policies are developed to alleviate them. Homelessness and risk of homelessness remains prominent in the lives of citizens of Alberta. Communities need an extended program for homelessness and transitional housing while new affordable housing is being sought.

## AUMA RESOLUTION

### Local Transportation Grant

**Whereas** the Province of Alberta currently provides \$3.19 per capita for local transportation issues within the Unconditional Municipal Grant Program; and

**Whereas** Alberta Transportation contracted the *Community Transportation Options for Persons with Transportation Disabilities* in January 2001 to study the impact of changes in health and social service delivery on the provision of transportation services to persons with a transportation disability; and

**Whereas** the *Community Transportation Options for Persons with Transportation Disabilities* study notes the following accessible transportation challenges in the communities involved in the study - Edmonton, Red Deer and Claresholm - as:

- Increased number of service users;
- Increased consumer travel to access health services (Red Deer, Edmonton);
- Limited services for travel outside of community (Red Deer, Claresholm);
- Limited community capacity to provide accessible transportation services; and

**Whereas** rural transportation does not appear to be clearly defined as a municipal or a provincial responsibility.

**Therefore be it resolved** that the Alberta Urban Municipalities Association urge the Government of Alberta to commit to the following recommendations which follow the direction of the recommendations contained within the *Community Transportation Options for Persons with Transportation Disabilities*:

- That the local transportation per capita funding rate (\$3.19) for accessible transportation contained within the Unconditional Municipal Grant Program be increased with a one time step up to reflect the changing profile of the Alberta population with its higher numbers of seniors and persons with disabilities, and the increasing travel needs of those Albertans who must access community supports and services, and further more, that the grant keep pace with inflation on an ongoing basis.
- That one-time grant funding be provided to municipalities, in cooperation with their local action committees where these exist, for the development of local accessible transportation service action plans.

## **AUMA RESOLUTION**

### **Local Transportation Grant**

#### **Background Information**

Alberta Transportation undertook a study in 2001 to review the impacts of changes in health and social services delivery on those experiencing transportation challenges due to disabilities. Local focus groups included participants from the public, private and human service sectors. The three-community study included Edmonton, Red Deer and Claresholm.

The Executive Report from this study was reviewed by the Transportation Advisory Board in Red Deer and, of the thirteen recommendations contained within the report, the board recognized the importance of provincial participation in at least two recommendations. The present funding provided by the province for special transportation has not kept pace with the demands and rising costs of the operation of existing accessible transportation systems. Municipalities have been contributing a much larger proportion of the total costs for this service, among others. Also, municipalities have not been able to develop local accessible transportation service action plans with neighbouring communities because the responsibility for coordinating and funding the plan does not belong to any one municipality.

Transportation is the basic service on which all other community activities depend. This is no less true for persons using special transportation.

## **AUMA RESOLUTION**

### **Seniors' Lodge Foundations**

**Whereas** the seniors population in Alberta, as in the rest of Canada, is increasing in real terms and as a percentage of the population; and

**Whereas** the demand for lodge-type accommodation for older Albertans is growing; and

**Whereas** the greater percentage of residents in lodges are seniors with low income; and

**Whereas** most lodges in Alberta are operated by Foundations or management bodies under the Alberta Housing Act; and

**Whereas** the relationships and responsibilities among the three-way partnership consisting of the Province of Alberta, the foundations and the municipalities has not been reviewed in recent years.

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Province of Alberta assemble the partners in lodge accommodations (the Province of Alberta, representatives of the foundations and representatives of municipalities who participate in the lodge program) to undertake a review of the relationships and responsibilities of the Seniors' Lodge Program under the Alberta Housing Act, and make recommendations to the Province of Alberta for any changes.

## AUMA RESOLUTION

### Seniors' Lodge Foundations

#### BACKGROUND

Municipalities in the Province of Alberta have a longstanding agreement (1959) under the Alberta Housing Act (revised 2002) to enter into an agreement with the province and management bodies or foundations to provide lodge accommodation *for the use of senior citizens who are not capable of maintaining or do not desire to maintain their own home, including services that may be provided to them because of their circumstances.* The Housing Act acknowledges that the purpose of the act is to *enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social or other circumstances require assistance to obtain or maintain housing accommodation.*

Under the Housing Act, *a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for:*

- (a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and*
- (b) any amounts necessary to establish or continue a reserve fund for the management body*

Under the original agreements, the Province of Alberta agreed to build the facilities, the foundations to operate and administer the program and the municipalities to fund any deficit in the operation. In 1994, the Province of Alberta instituted a program of financial assistance to the lodges with a per diem to help offset the costs to residents. The rate of the per diem has remained unchanged since 1996.

A majority of lodge residents have low income and may even qualify for the Alberta Seniors' Benefits Program. Foundations are required to ensure that their residents have at least \$265 of their basic income each month for personal needs. Many management bodies subtract this amount from the minimum seniors' income, as set at July 1 of the given year, to establish the base rent. The ability of foundations to meet operating expenses through higher rents is affected by the fact that most residents are of low income and that each resident must have disposable income for personal needs.

Renovations and additions to lodge facilities have been the responsibility of the foundation in cooperation with the province. The province has undertaken an extensive Lodge Upgrading Program and has provided funding through the Healthy Aging Partnership Initiative and the Seniors Supportive Housing Incentive Program to provide for both renovation and new development. However, the local foundation is expected to bring other partners and funding to the table.

The need for renovations also occurs outside of specific upgrading programs. A faulty heating or water system would need instant attention and the foundation would be wise to have the funds available for such an eventuality, and to include a reserve for retrofitting within their operations. Foundations cannot depend on grant programs that may not be timely, given the circumstances, to provide for its customers.

## **AUMA RESOLUTION**

### **Seniors' Lodge Foundations**

#### **BACKGROUND – PAGE 2**

In a letter addressed to the Piper Creek Foundation (Red Deer), the Minister responsible for Alberta Seniors, and, therefore the Housing Act, called into question the conventional practices that most lodge foundations have been operating under. As a result of the Minister's letter, this prompted The City of Red Deer to ask for a review of the relationships and responsibilities of the Seniors' Lodge Program. The two issues are the determination of rents for the residents of the lodges and the maintenance of a capital reserve for retrofitting and matching for capital projects.

The Seniors' Lodge Program is a vital part of affordable housing for seniors in Alberta and needs to continue to operate for the benefit of all parties.

**AUMA RESOLUTION****- Gaming Licensing -**

**Whereas** the provincial government has legislative responsibility for the licensing of all gaming establishments, and for controlling the location and maximum numbers of electronic gaming devices such as Video Lottery Terminals and Slot Machines; and

**Whereas** municipalities strongly believe that there is a need for the Province to seek community input with respect to applications for gaming establishments, such as casinos; and

**Whereas** municipalities strongly believe that it is the responsibility of the Province and not the municipality to assume the role of seeking public input and gauging community support for the licensing of gaming establishments; and

**Whereas** public input should be obtained through formal methods, such as public meetings and hearings, in which duly elected provincial representatives in each community should play a significant role, so that they are in a position to convey the public mind of community constituents on matters related to provincial jurisdiction, such as gaming establishments;

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Alberta Government to carry out, with due diligence, full and complete public consultation at the community level, in order gauge public support regarding the licensing of any gaming establishment;

**And further be it resolved** that the public consultation be in the form of a widely publicized public hearing, hosted by the Province and held in the community in question.

## **AUMA RESOLUTION**

### **- Gaming Licensing -**

#### **Background**

In October 2001, the Minister of Gaming announced the Government of Alberta's policy direction with respect to gaming, particularly, the approval of licenses for gaming establishments, such as casinos. In the original announcement, it was indicated that municipalities would play a significant role in gauging community support, and would be required to provide a letter of expressed consent prior to any license being granted.

Municipalities were greatly opposed to this requirement, as they felt that their role should relate solely to dealing with land use issues related to a gaming establishment. Public input on a provincial license should be the responsibility of the Province.

The Province has since changed the requirement relating to the municipal letter of expressed consent. This has been viewed positively by municipalities; however, there is still no definite commitment on behalf of the Province to undertake a hearing or any other type of public input process. Municipalities strongly believe that much greater effort must be made by the Province to seek input, with the involvement of the duly elected provincial representatives.

**AUMA RESOLUTION****- Gaming Revenues -**

**Whereas** the Province justified the expansion of gaming, particularly VLTs, on the premise that communities would receive some direct benefit from revenues through Community Lottery Boards; and

**Whereas** the ongoing expansion of gaming by the Province has significantly reduced the ability of local charitable groups to raise money in the community on an ongoing basis; and

**Whereas** communities have benefited greatly from the return of gaming revenues directly back to their respective communities, so that the community had responsibility for the allocation of the funds;

**Therefore be it resolved** that the Alberta Urban Municipalities Association request the Alberta Government to reinstate its commitment of directing significant gaming revenues directly to communities, for distribution by the respective communities, for the benefit of charitable organizations, as was done prior to the elimination of the Community Lottery Boards.

**AUMA RESOLUTION**  
**- Gaming Revenues -**

**Background**

Municipalities are deeply concerned with the decision of the provincial government to eliminate the direct investment of gaming proceeds in Alberta communities through charitable, volunteer-based organizations. This move is in direct contravention of the original undertaking of the Province that community organizations would receive support to compensate for the critical loss of fundraising capacity that has resulted from the expansion of provincially administered gaming, particularly VLTs.

With the elimination of Community Lottery Boards, the Province has suggested that other lottery funded grant programs, such as the Community Facility Enhancement (CFEP) Program can be accessed to address the needs of community groups. This is not the case. CFEP is related specifically to facilities, and many other community needs, other than those that are facility related, were met through the Lottery Board funding. In Red Deer's case, only 19% of the Community Lottery Board grants that were given between 1998 and 2001 would have qualified for CFEP funding under the current guidelines.

Lastly, it is strongly felt by municipalities that local people know local needs best. This is why community boards worked well and, in fact, the local boards were also able to build excellent relationships with other funders, and had the ability to leverage other funds in the community through these relationships. The arms-length approach to the distribution of the significant lottery funds should continue.

## **AUMA RESOLUTION**

### **Sustainable and Predictable Transportation Infrastructure Programs**

**Whereas** Alberta is experiencing a period of strong growth and a robust economy which requires significant, predictable, and sustainable expenditures by municipalities for new infrastructure and maintenance of existing investment; and

**Whereas** municipalities are limited to property taxation and user fees as revenue sources and do not have access to the other types of revenue generation that the senior levels of government have, which naturally increase revenues in times of expanding economies; and

**Whereas** Alberta Transportation grants are a significant source of capital funding for municipal infrastructure programs, reflecting the Provincial Government's role and responsibility for transportation infrastructure necessary to support and sustain the strong economic growth throughout Alberta; and

**Whereas** sound financial management requires long range capital budgets supported by sustainable and predictable sources of financing; and

**Whereas** Alberta Transportation grants have been subject to huge fluctuations and sudden changes, impacting municipal programs which have been committed to and often extend beyond the current fiscal year.

**Therefore be it resolved** that the AUMA request that the Alberta Government implement sustainable and predictable capital funding, thereby removing infrastructure grants from the fluctuations of the Provincial Operating Budget, and thereby enabling long term commitments to be made and kept with and by municipalities.

## **AUMA RESOLUTION**

### **Sustainable and Predictable Transportation Infrastructure Programs**

#### **Background Information**

Municipal governments have the major responsibility for adequate and well maintained infrastructure, with the primary source of funding coming from the Provincial government. Citizens, private and public businesses expect municipalities to fulfill that mandate, and as a result, make family and business decisions based on this expectation.

Infrastructure projects are usually large dollar value, and most municipalities do not have the financial resources to deal with these capital projects without some assistance from the senior levels of government.

In view of significant capital investment required for infrastructure projects, most municipalities have long term capital plans, which form the basis of their capital budget process. In Alberta, 5 year capital budgets are very common, with 3 years being the minimum in most cases. This planning and budgeting process enables municipalities to generate the matching funding required for shared projects, which are a traditional way of doing business in Alberta.

In the fall of 2001, during the budget process of most municipalities, representatives of Alberta Transportation advised that the Transportation Grant of \$60 per capita was reduced to \$51. As well, this reduced funding was projected into 2003 and beyond, with a negative impact on the 5 Year Capital Budgets of municipalities. As a result, municipalities had to cut their capital budgets, which in many cases, had already been prepared.

During the recent Provincial budget, which was subsequent to the budget process of most municipalities, it was announced that transportation grants would be reduced by 70%. However, in response to province wide concern, the Province reversed its position on the funding levels for 2002, maintaining the earlier commitment of \$60 per capita. However, Ministry representatives indicate that the funding levels for 2003 and beyond will be at the \$25 per capita level, which is a drastic reduction from the \$60 level that is built into municipal long term budgets. The result will be a significant scaling back of much needed infrastructure programs.

This sudden change in the funding support to municipalities comes at a time when rapid growth is creating an even greater need for infrastructure support. In addition, the unexpected nature of the change in Provincial Government funding, raises the question of the reliability of municipal long term capital budgets, given the fact that Provincial funding, which is a significant portion of the budget, can not be relied upon for longer than one year. The result is confusion among citizens, businesses, and other organizations regarding the Province's role and commitment to supporting major transportation infrastructure programs.

## AUMA RESOLUTION

### **A Strong, Viable Workforce For The Future – Getting Prepared**

**Whereas** the number of employees retiring from public sector employers will begin to rise dramatically in the next five years and;

**Whereas** there are not enough workers projected to be available to fill the jobs being vacated by retiring employees and;

**Whereas** continued growth in our economy and in our communities will be adversely affected if viable solutions are not implemented to address the severe labour shortages we will face in the longer (five year+) term and;

**Whereas** the planning being discussed by the provincial and federal governments appears to be dealing with only the near term (3 to 5 years);

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Government of Alberta to consult with municipalities and to share the government's strategies and commitments for dealing with the longer term supply of a viable labour pool for our communities, including what steps municipalities need to be taking to prepare for upcoming labour supply challenges. Further, be it further resolved that the Alberta Urban Municipalities Association requests the Government of Alberta to encourage the Federal Government to do the same.

## **AUMA RESOLUTION**

### **A Strong, Viable Workforce For The Future – Getting Prepared**

#### **Background Information:**

Much has been written about age demographics over the past several years. Canada experienced the highest post-war “baby boom” in the industrialized world (as a percentage of population) and was very successful in integrating those individuals into the workforce. We know that because, by and large, we are talking of ourselves! However, that large bulge in the population demographic is approaching retirement and the post-boom birth rate has not provided us with sufficient replacements for those leaving the workforce.

A number of different strategies, including increased immigration, changes in government regulations and organization employment practices will be necessary in order to provide sufficient workers for the future.

There is not a lot of evidence available that would suggest that a longer term strategy for dealing with this critical issue has a high priority. The Province has published a planning paper entitled “Prepared for Growth: Building Alberta’s Labour Supply” which primarily deals with the time frame up to 2005. The real crunch starts after that point, but preparation must start well in advance of the critical shortage actually hitting us. The Federal Government, in their “Sustainable Development Strategy 2001 – 2003” deals with an even shorter time frame, and is actually cutting back their resource allocation to immigration, which is seen by many experts as a critical need in the future. Their own document provides feedback from their auditor which points to....” significant weaknesses among departments with respect to consultation activities, including limited feedback to participants, which limited both coordination among departments and the participation of senior management. “

It is going to be essential for governments at all levels to educate the public on the need for significant immigration and for other innovative ways to help prevent this impending crisis. Municipalities need to know what is going on in order to help with the solution.

We are looking at a very serious and fundamental issue in ensuring a sustainable, quality lifestyle in our communities, province and country. We must have the right people in the right places at the right time to enjoy the benefits of a strong economy.

***Comments:***

I recommend that Council approve the resolutions for forwarding to the Alberta Urban Municipalities Association.

**"N. Van Wyk"  
City Manager**

***Council Decision – Monday May 6, 2002***

DATE: May 7, 2002  
TO: Barbara Jeffrey, Social Planning Manager  
FROM: City Clerk  
RE: Resolutions for the 2002 AUMA Annual Convention  
September 18 – 21, 2002 in Calgary

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***Reference Report:***

City Clerk, dated April 30, 2002 and Social Planning Manager, dated April 26, 2002

***Resolutions:***

The attached resolutions were approved by Council on May 6, 2002:

1. Affordable Housing – as amended
2. Homelessness and Transitional Housing
3. Local Transportation Grant – as amended
4. Seniors' Lodge Foundations

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

***Comments/Further Action:***

This office will be submitting the resolutions to the AUMA prior to May 31, 2002.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

c Community Services Director

## AUMA RESOLUTION

### Affordable Housing

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

**Whereas** funding for housing has been approved by the Government of Canada to be directed toward affordable housing, cost shared with the provincial governments of Canada and

**Whereas** the Government of Alberta is negotiating its financial commitment on affordable housing and

**Whereas** income earners at the lower percentages of the income scale are experiencing an increasingly wide gap from the higher percentage of income earners and

**Whereas** the net stock of rental housing has decreased in recent years as owners demolish to redevelop or convert their properties to condominiums; and

**Whereas** the market price of housing has not decreased; and

**Whereas** a primary barrier to affordable housing is a lack of adequate income and rising cost of living;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta provide new funding combined with the Government of Canada affordable housing funds now approved, to develop programs to produce affordable housing for households with low income,

**And further be it resolved that** the Alberta Urban Municipalities Association request of the Government of Alberta, the commitment to work with the private sector to provide incentives to produce new or renovated rental stock,

**And further be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta review the impact of inadequate income and the rising cost of living that prevents Albertans from being able to pay for a safe, adequate, affordable place to live and take suitable steps to address the issues caused by insufficient income.

## **AUMA RESOLUTION**

### **Resolution On Homelessness And Transitional Housing**

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

**Whereas** this present year 2002/2003 is the final year of the Government of Canada and Government of Alberta funding to address homelessness and transitional housing and

**Whereas** capital and operational funds have been distributed to programs and services to address the concerns of homelessness, these concerns have not been alleviated in the short term of the funding and

**Whereas** concerns exist regarding sustainability of programs and services to address homelessness without operational funding;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta and the Government of Canada commit to addressing the issues of ongoing financial support of homelessness initiatives.

## AUMA RESOLUTION

### Local Transportation Grant

**Whereas** the Province of Alberta currently provides \$3.19 per capita for local transportation issues within the Unconditional Municipal Grant Program; and

**Whereas** Alberta Transportation contracted the *Community Transportation Options for Persons with Transportation Disabilities* in January 2001 to study the impact of changes in health and social service delivery on the provision of transportation services to persons with a transportation disability; and

**Whereas** the *Community Transportation Options for Persons with Transportation Disabilities* study notes the following accessible transportation challenges in the communities involved in the study - Edmonton, Red Deer and Claresholm - as:

- Increased number of service users;
- Increased consumer travel to access health services (Red Deer, Edmonton);
- Limited services for travel outside of community (Red Deer, Claresholm);
- Limited community capacity to provide accessible transportation services; and

**Whereas** rural transportation does not appear to be clearly defined as a municipal or a provincial responsibility.

**Therefore be it resolved** that the Alberta Urban Municipalities Association urge the Government of Alberta to commit to the following recommendations which follow the direction of the recommendations contained within the *Community Transportation Options for Persons with Transportation Disabilities*:

- That the local transportation per capita funding rate (\$3.19) for accessible transportation contained within the Unconditional Municipal Grant Program be increased with a one time step up to reflect the changing profile of the Alberta population with its higher numbers of seniors and persons with disabilities, and the increasing travel needs of those Albertans who must access community supports and services, and further more, that the grant keep pace with inflation on an ongoing basis.
- That one-time grant funding be provided to municipalities, in cooperation with their local action committees (where these exist), for the development of local accessible transportation service action plans that identify the necessary resources and form the template for future directions.

## AUMA RESOLUTION

### Seniors' Lodge Foundations

**Whereas** the seniors population in Alberta, as in the rest of Canada, is increasing in real terms and as a percentage of the population; and

**Whereas** the demand for lodge-type accommodation for older Albertans is growing; and

**Whereas** the greater percentage of residents in lodges are seniors with low income; and

**Whereas** most lodges in Alberta are operated by Foundations or management bodies under the Alberta Housing Act; and

**Whereas** the relationships and responsibilities among the three-way partnership consisting of the Province of Alberta, the foundations and the municipalities has not been reviewed in recent years.

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Province of Alberta assemble the partners in lodge accommodations (the Province of Alberta, representatives of the foundations and representatives of municipalities who participate in the lodge program) to undertake a review of the relationships and responsibilities of the Seniors' Lodge Program under the Alberta Housing Act, and make recommendations to the Province of Alberta for any changes.

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002  
**TO:** Colleen Jensen, Community Services Director  
**FROM:** City Clerk  
**RE:** Resolutions for the 2002 AUMA Annual Convention  
September 18 – 21, 2002 in Calgary

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***Reference Report:***

City Clerk, dated April 30, 2002 and Community Services Director, dated April 29, 2002

***Resolutions:***

The attached resolutions were approved by Council on May 6, 2002:

1. Gaming Licensing
2. Gaming Revenues – as amended

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

***Comments/Further Action:***

This office will be submitting the resolutions to the AUMA prior to May 31, 2002.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

**AUMA RESOLUTION****- Gaming Licensing -**

**Whereas** the provincial government has legislative responsibility for the licensing of all gaming establishments, and for controlling the location and maximum numbers of electronic gaming devices such as Video Lottery Terminals and Slot Machines; and

**Whereas** municipalities strongly believe that there is a need for the Province to seek community input with respect to applications for gaming establishments, such as casinos; and

**Whereas** municipalities strongly believe that it is the responsibility of the Province and not the municipality to assume the role of seeking public input and gauging community support for the licensing of gaming establishments; and

**Whereas** public input should be obtained through formal methods, such as public meetings and hearings, in which duly elected provincial representatives in each community should play a significant role, so that they are in a position to convey the public mind of community constituents on matters related to provincial jurisdiction, such as gaming establishments;

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Alberta Government to carry out, with due diligence, full and complete public consultation at the community level, in order gauge public support regarding the licensing of any gaming establishment;

**And further be it resolved** that the public consultation be in the form of a widely publicized public hearing, hosted by the Province and held in the community in question.

## **AUMA RESOLUTION**

### **- Gaming Revenues -**

**Whereas** the Province justified the expansion of gaming, particularly VLTs, on the premise that communities would receive some direct benefit from revenues through Community Lottery Boards; and

**Whereas** the ongoing expansion of gaming by the Province has significantly reduced the ability of local charitable groups to raise money in the community on an ongoing basis: and

**Whereas** communities have benefited greatly from the return of gaming revenues directly back to their respective communities through a process that the community had responsibility for the allocation of the funds;

**Therefore be it resolved** that the Alberta Urban Municipalities Association request the Alberta Government to reinstate its commitment of directing significant gaming revenues directly to communities, for distribution by the respective communities, for the benefit of charitable organizations.

**Council Decision – Monday May 6, 2002**

DATE: May 7, 2002  
TO: Rod Burkard, Director of Corporate Services  
FROM: City Clerk  
RE: Resolutions for the 2002 AUMA Annual Convention  
September 18 – 21, 2002 in Calgary

---

**Reference Report:**

City Clerk, dated April 30, 2002

**Resolutions:**

The attached resolution was approved by Council on May 6, 2002:

- Sustainable and Predictable Transportation Infrastructure Programs – as amended

**Report Back to Council:** No

**Comments/Further Action:**

This office will be submitting the resolutions to the AUMA prior to May 31, 2002.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

## **AUMA RESOLUTION**

### **Sustainable and Predictable Transportation Infrastructure Programs**

**Whereas** Alberta is experiencing a period of strong growth and a robust economy which requires significant, predictable, and sustainable expenditures by municipalities for new infrastructure and maintenance of existing investment; and

**Whereas** municipalities are limited to property taxation and user fees as revenue sources and do not have access to the other types of revenue generation that the senior levels of government have, which naturally increase revenues in times of expanding economies; and

**Whereas** Alberta Transportation grants are a significant source of capital funding for municipal infrastructure programs, reflecting the Provincial Government's role and responsibility for province-wide transportation infrastructure necessary to support and sustain the strong economic growth throughout Alberta; and

**Whereas** sound financial management requires long range capital budgets supported by sustainable and predictable sources of financing; and

**Whereas** Alberta Transportation grants have been subject to huge fluctuations and sudden changes, impacting municipal programs which have been committed to and often extend beyond the current fiscal year.

**Therefore be it resolved** that the AUMA request that the Alberta Government implement sustainable and predictable province-wide capital funding, thereby removing infrastructure grants from the fluctuations of the Provincial Operating Budget, and thereby enabling long term commitments to be made and kept with and by municipalities.

***Council Decision – Monday May 6, 2002***

DATE: May 7, 2002  
TO: Grant Howell, Personnel Manager  
FROM: City Clerk  
RE: Resolutions for the 2002 AUMA Annual Convention  
September 18 – 21, 2002 in Calgary

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***Reference Report:***

City Clerk, dated April 30, 2002

***Resolutions:***

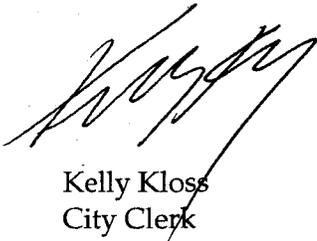
The attached resolution was approved by Council on May 6, 2002:

- A Strong, Viable Workforce for the Future: Getting Prepared – as amended

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

***Comments/Further Action:***

This office will be submitting the resolutions to the AUMA prior to May 31, 2002.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

## AUMA RESOLUTION

### **A Strong, Viable Workforce For The Future – Getting Prepared**

**Whereas** the number of employees retiring from public sector employers will begin to rise dramatically in the next five years and;

**Whereas** there are not enough workers projected to be available to fill the jobs being vacated by retiring employees and;

**Whereas** continued growth in our economy and in our communities will be adversely affected if viable solutions are not implemented to address the severe labour shortages we will face in the longer (five year+) term and;

**Whereas** the planning being discussed by the provincial and federal governments appears to be dealing with only the near term (3 to 5 years);

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Government of Alberta to consult with municipalities and to share the government's strategies and commitments for dealing with the longer term supply of a viable labour pool for our communities, including what steps municipalities need to be taking to prepare for upcoming labour supply challenges.

Further, be it resolved that the Alberta Urban Municipalities Association requests the Government of Alberta to encourage the Federal Government to do the same.



Office of the City Clerk

**FILE**

May 8, 2002

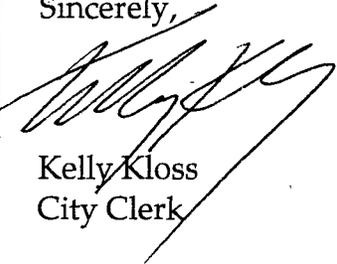
Mr. James Robertson  
Alberta Urban Municipalities Association  
8712 - 105 Street  
Edmonton, AB T6E 5V9

Dear Mr. Robertson:

**Re: Resolutions for 2002 AUMA Annual Convention:**  
*Affordable Housing*  
*Homelessness and Transitional Housing*  
*Local Transportation Grant*  
*Seniors' Lodge Foundations*  
*Gaming Licensing*  
*Gaming Revenues*  
*Sustainable and Predictable Transportation Infrastructure Programs*  
*A Strong, Viable Workforce for the Future - Getting Prepared*

Enclosed are certified true copies of Resolutions passed by Council of the City of Red Deer along with supporting background material for submission to the 2002 AUMA Annual Convention.

Sincerely,



Kelly Kloss  
City Clerk

/chk  
attach.

c Colleen Jensen, Community Services Director  
Rod Burkard, Director of Corporate Services  
Barbara Jeffrey, Social Planning Manager  
Grant Howell, Personnel Manager

The City of Red Deer

Box 5008  
Red Deer, Alberta  
T4N 3T4

## AUMA RESOLUTION

### Affordable Housing

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

**Whereas** funding for housing has been approved by the Government of Canada to be directed toward affordable housing, cost shared with the provincial governments of Canada and

**Whereas** the Government of Alberta is negotiating its financial commitment on affordable housing and

**Whereas** income earners at the lower percentages of the income scale are experiencing an increasingly wide gap from the higher percentage of income earners and

**Whereas** the net stock of rental housing has decreased in recent years as owners demolish to redevelop or convert their properties to condominiums; and

**Whereas** the market price of housing has not decreased; and

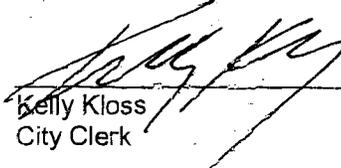
**Whereas** a primary barrier to affordable housing is a lack of adequate income and rising cost of living;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta provide new funding combined with the Government of Canada affordable housing funds now approved, to develop programs to produce affordable housing for households with low income,

**And further be it resolved that** the Alberta Urban Municipalities Association request of the Government of Alberta, the commitment to work with the private sector to provide incentives to produce new or renovated rental stock,

**And further be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta review the impact of inadequate income and the rising cost of living that prevents Albertans from being able to pay for a safe, adequate, affordable place to live and take suitable steps to address the issues caused by insufficient income.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*

  
Kelly Kloss  
City Clerk

## AUMA RESOLUTION

### Affordable Housing

#### Background Information

The definition of **affordable housing** used by people working in the field is housing that is generally accessible to most people with low income. The present homelessness and transitional housing programs, initiated by the federal and provincial governments, address the emergency situations which people with low or no income are facing in most cities and many towns. One could understand why a government would begin with programs to assist the persons in most dire circumstances. However, the final year of three years of homelessness funding has begun, and work now needs to begin on the continuum of housing and supports for the long term.

The approach must be on two fronts: the available affordable housing stock must be increased at the same time as the financial resources which people have to pay for that housing is increased. Many groups have advocated for supplementing the shelter rates for people receiving Supports For Independence (SFI) and Assured Income for the Severely Handicapped (AISH). The difference between the shelter rate for a individual receiving SFI (\$168) and the rent for a one bedroom apartment in Red Deer, for example, (\$548 in June 2001) means that the person will always be in an emergency situation because more than their income will be spent on any shelter they can find.

The income of individuals and families who are not in receipt of social program funding for shelter, needs to be increased. The average salary for a female in Alberta in 1996, according to Statistics Canada, was \$28,091 (\$2,341 per month); for a male, \$42,725 (\$3,560). Obviously, many people were below the average. In the same year, 19.9% of families were one-parent families, usually headed by a female. In Red Deer, as in many other urban municipalities, families had to cope with a vacancy rate of less than 1% from 1997 to 2001, and rising rental rates, if any rental accommodation could be found. A two-bedroom apartment went from \$456 to \$673 per month in the city over that time period. A three-bedroom home went from \$644 to \$848 per month.

Linda McQuaig, keynote speaker at this year's Canadian Housing and Renewal Congress held in Ottawa, reported that the top earning group in Canada has experienced a 16% increase in earnings, whereas the bottom earning group has experienced a reduction by 3%. As this gap widens, market rents and owned housing becomes out of reach for a significant portion of Alberta and Canadian citizens. In 1968, the government of the day declared that all Canadians deserved adequate housing "whether they can afford it or not"!

## AUMA RESOLUTION

### Homelessness And Transitional Housing

**Whereas** funding for housing from the Province of Alberta and the Government of Canada has been directed toward homelessness and transitional housing; and

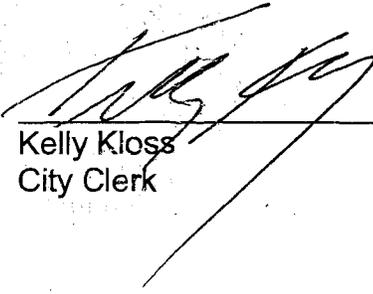
**Whereas** this present year 2002/2003 is the final year of the Government of Canada and Government of Alberta funding to address homelessness and transitional housing and

**Whereas** capital and operational funds have been distributed to programs and services to address the concerns of homelessness, these concerns have not been alleviated in the short term of the funding and

**Whereas** concerns exist regarding sustainability of programs and services to address homelessness without operational funding;

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Government of Alberta and the Government of Canada commit to addressing the issues of ongoing financial support of homelessness initiatives.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*



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Kelly Kloss  
City Clerk

## **AUMA RESOLUTION**

### **Homelessness And Transitional Housing**

#### **BACKGROUND**

Over the past several years, the availability and affordability of appropriate housing in Alberta, and all across Canada, has been an increasing issue. Municipalities, as the government most closely linked to the community, have felt the impacts and, as a result, have had pressure to provide solutions.

Early in 2000, mid-sized cities across Canada received notification that they were being included with the large cities of Canada in funding from the Government of Canada that would be used by local communities to address homelessness over three years. The Government of Alberta added provincial funding to the initiative for the seven cities in Alberta designated to receive homelessness funding.

Seven cities in the province have been involved in the Homelessness Initiative by providing the administrative support to funded programs and services. The private and public sectors have responded to the needs of the cities' homeless and those at risk of homelessness through the initiation of new transitional housing, supports for people experiencing housing crisis, and through continuing operations of emergency shelters. Even with all of the supported initiatives to address homelessness, the funds have not completely alleviated the concerns or the numbers of those in need. The sustainability of present supports and services will be difficult with termination of the funds March 31, 2003. Extended time frames for funding are required while other actions examine root causes, and regulations and policies are developed to alleviate them. Homelessness and risk of homelessness remains prominent in the lives of citizens of Alberta. Communities need an extended program for homelessness and transitional housing while new affordable housing is being sought.

## AUMA RESOLUTION

### Local Transportation Grant

**Whereas** the Province of Alberta currently provides \$3.19 per capita for local transportation issues within the Unconditional Municipal Grant Program; and

**Whereas** Alberta Transportation contracted the *Community Transportation Options for Persons with Transportation Disabilities* in January 2001 to study the impact of changes in health and social service delivery on the provision of transportation services to persons with a transportation disability; and

**Whereas** the *Community Transportation Options for Persons with Transportation Disabilities* study notes the following accessible transportation challenges in the communities involved in the study - Edmonton, Red Deer and Claresholm - as:

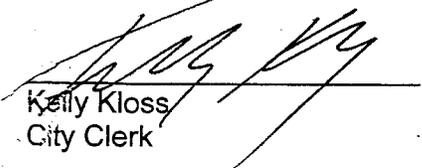
- Increased number of service users;
- Increased consumer travel to access health services (Red Deer, Edmonton);
- Limited services for travel outside of community (Red Deer, Claresholm);
- Limited community capacity to provide accessible transportation services; and

**Whereas** rural transportation does not appear to be clearly defined as a municipal or a provincial responsibility.

**Therefore be it resolved** that the Alberta Urban Municipalities Association urge the Government of Alberta to commit to the following recommendations which follow the direction of the recommendations contained within the *Community Transportation Options for Persons with Transportation Disabilities*:

- That the local transportation per capita funding rate (\$3.19) for accessible transportation contained within the Unconditional Municipal Grant Program be increased with a one time step up to reflect the changing profile of the Alberta population with its higher numbers of seniors and persons with disabilities, and the increasing travel needs of those Albertans who must access community supports and services, and further more, that the grant keep pace with inflation on an ongoing basis.
- That one-time grant funding be provided to municipalities, in cooperation with their local action committees (where these exist), for the development of local accessible transportation service action plans that identify the necessary resources and form the template for future directions.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*

  
\_\_\_\_\_  
Kelly Kloss  
City Clerk

## **AUMA RESOLUTION**

### **Local Transportation Grant**

#### **Background Information**

Alberta Transportation undertook a study in 2001 to review the impacts of changes in health and social services delivery on those experiencing transportation challenges due to disabilities. Local focus groups included participants from the public, private and human service sectors. The three-community study included Edmonton, Red Deer and Claresholm.

The Executive Report from this study was reviewed by the Transportation Advisory Board in Red Deer and, of the thirteen recommendations contained within the report, the board recognized the importance of provincial participation in at least two recommendations. The present funding provided by the province for special transportation has not kept pace with the demands and rising costs of the operation of existing accessible transportation systems. Municipalities have been contributing a much larger proportion of the total costs for this service, among others. Also, municipalities have not been able to develop local accessible transportation service action plans with neighbouring communities because the responsibility for coordinating and funding the plan does not belong to any one municipality.

Transportation is the basic service on which all other community activities depend. This is no less true for persons using special transportation.

## AUMA RESOLUTION

### Seniors' Lodge Foundations

**Whereas** the seniors population in Alberta, as in the rest of Canada, is increasing in real terms and as a percentage of the population; and

**Whereas** the demand for lodge-type accommodation for older Albertans is growing; and

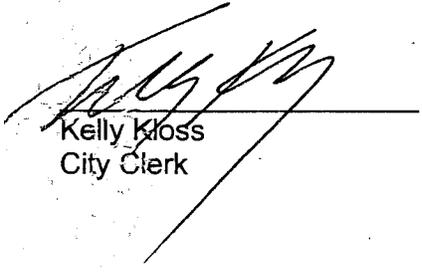
**Whereas** the greater percentage of residents in lodges are seniors with low income; and

**Whereas** most lodges in Alberta are operated by Foundations or management bodies under the Alberta Housing Act; and

**Whereas** the relationships and responsibilities among the three-way partnership consisting of the Province of Alberta, the foundations and the municipalities has not been reviewed in recent years.

**Therefore be it resolved that** the Alberta Urban Municipalities Association request that the Province of Alberta assemble the partners in lodge accommodations (the Province of Alberta, representatives of the foundations and representatives of municipalities who participate in the lodge program) to undertake a review of the relationships and responsibilities of the Seniors' Lodge Program under the Alberta Housing Act, and make recommendations to the Province of Alberta for any changes.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*



Kelly Kloss  
City Clerk

## AUMA RESOLUTION

### Seniors' Lodge Foundations

#### BACKGROUND

Municipalities in the Province of Alberta have a longstanding agreement (1959) under the Alberta Housing Act (revised 2002) to enter into an agreement with the province and management bodies or foundations to provide lodge accommodation *for the use of senior citizens who are not capable of maintaining or do not desire to maintain their own home, including services that may be provided to them because of their circumstances.* The Housing Act acknowledges that the purpose of the act is to *enable the efficient provision of a basic level of housing accommodation for persons who because of financial, social or other circumstances require assistance to obtain or maintain housing accommodation.*

Under the Housing Act, *a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for:*

- (a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and*
- (b) any amounts necessary to establish or continue a reserve fund for the management body*

Under the original agreements, the Province of Alberta agreed to build the facilities, the foundations to operate and administer the program and the municipalities to fund any deficit in the operation. In 1994, the Province of Alberta instituted a program of financial assistance to the lodges with a per diem to help offset the costs to residents. The rate of the per diem has remained unchanged since 1996.

A majority of lodge residents have low income and may even qualify for the Alberta Seniors' Benefits Program. Foundations are required to ensure that their residents have at least \$265 of their basic income each month for personal needs. Many management bodies subtract this amount from the minimum seniors' income, as set at July 1 of the given year, to establish the base rent. The ability of foundations to meet operating expenses through higher rents is affected by the fact that most residents are of low income and that each resident must have disposable income for personal needs.

Renovations and additions to lodge facilities have been the responsibility of the foundation in cooperation with the province. The province has undertaken an extensive Lodge Upgrading Program and has provided funding through the Healthy Aging Partnership Initiative and the Seniors Supportive Housing Incentive Program to provide for both renovation and new development. However, the local foundation is expected to bring other partners and funding to the table.

The need for renovations also occurs outside of specific upgrading programs. A faulty heating or water system would need instant attention and the foundation would be wise to have the funds available for such an eventuality, and to include a reserve for retrofitting within their operations. Foundations cannot depend on grant programs that may not be timely, given the circumstances, to provide for its customers.

## **AUMA RESOLUTION**

### **Seniors' Lodge Foundations**

#### **BACKGROUND – PAGE 2**

In a letter addressed to the Piper Creek Foundation (Red Deer), the Minister responsible for Alberta Seniors, and, therefore the Housing Act, called into question the conventional practices that most lodge foundations have been operating under. As a result of the Minister's letter, this prompted The City of Red Deer to ask for a review of the relationships and responsibilities of the Seniors' Lodge Program. The two issues are the determination of rents for the residents of the lodges and the maintenance of a capital reserve for retrofitting and matching for capital projects.

The Seniors' Lodge Program is a vital part of affordable housing for seniors in Alberta and needs to continue to operate for the benefit of all parties.

## AUMA RESOLUTION

### - Gaming Licensing -

**Whereas** the provincial government has legislative responsibility for the licensing of all gaming establishments, and for controlling the location and maximum numbers of electronic gaming devices such as Video Lottery Terminals and Slot Machines; and

**Whereas** municipalities strongly believe that there is a need for the Province to seek community input with respect to applications for gaming establishments, such as casinos; and

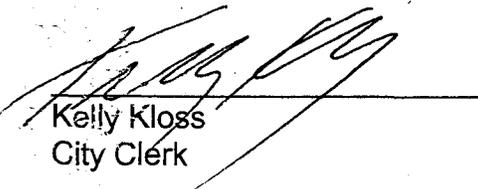
**Whereas** municipalities strongly believe that it is the responsibility of the Province and not the municipality to assume the role of seeking public input and gauging community support for the licensing of gaming establishments; and

**Whereas** public input should be obtained through formal methods, such as public meetings and hearings, in which duly elected provincial representatives in each community should play a significant role, so that they are in a position to convey the public mind of community constituents on matters related to provincial jurisdiction, such as gaming establishments;

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Alberta Government to carry out, with due diligence, full and complete public consultation at the community level, in order gauge public support regarding the licensing of any gaming establishment;

**And further be it resolved** that the public consultation be in the form of a widely publicized public hearing, hosted by the Province and held in the community in question.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002*

  
Kelly Kloss  
City Clerk

## **AUMA RESOLUTION**

### **- Gaming Licensing -**

#### **Background**

In October 2001, the Minister of Gaming announced the Government of Alberta's policy direction with respect to gaming, particularly, the approval of licenses for gaming establishments, such as casinos. In the original announcement, it was indicated that municipalities would play a significant role in gauging community support, and would be required to provide a letter of expressed consent prior to any license being granted.

Municipalities were greatly opposed to this requirement, as they felt that their role should relate solely to dealing with land use issues related to a gaming establishment. Public input on a provincial license should be the responsibility of the Province.

The Province has since changed the requirement relating to the municipal letter of expressed consent. This has been viewed positively by municipalities; however, there is still no definite commitment on behalf of the Province to undertake a hearing or any other type of public input process. Municipalities strongly believe that much greater effort must be made by the Province to seek input, with the involvement of the duly elected provincial representatives.

## AUMA RESOLUTION

### - Gaming Revenues -

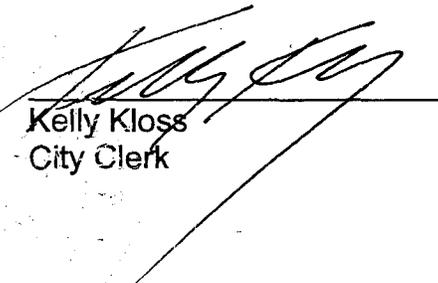
**Whereas** the Province justified the expansion of gaming, particularly VLTs, on the premise that communities would receive some direct benefit from revenues through Community Lottery Boards; and

**Whereas** the ongoing expansion of gaming by the Province has significantly reduced the ability of local charitable groups to raise money in the community on an ongoing basis; and

**Whereas** communities have benefited greatly from the return of gaming revenues directly back to their respective communities through a process that the community had responsibility for the allocation of the funds;

**Therefore be it resolved** that the Alberta Urban Municipalities Association request the Alberta Government to reinstate its commitment of directing significant gaming revenues directly to communities, for distribution by the respective communities, for the benefit of charitable organizations.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*



Kelly Kloss  
City Clerk

## **AUMA RESOLUTION**

### **- Gaming Revenues -**

#### **Background**

Municipalities are deeply concerned with the decision of the provincial government to eliminate the direct investment of gaming proceeds in Alberta communities through charitable, volunteer-based organizations. This move is in direct contravention of the original undertaking of the Province that community organizations would receive support to compensate for the critical loss of fundraising capacity that has resulted from the expansion of provincially administered gaming, particularly VLTs.

With the elimination of Community Lottery Boards, the Province has suggested that other lottery funded grant programs, such as the Community Facility Enhancement (CFEP) Program can be accessed to address the needs of community groups. This is not the case. CFEP is related specifically to facilities, and many other community needs, other than those that are facility related, were met through the Lottery Board funding. In Red Deer's case, only 19% of the Community Lottery Board grants that were given between 1998 and 2001 would have qualified for CFEP funding under the current guidelines.

Lastly, it is strongly felt by municipalities that local people know local needs best. This is why community boards worked well and, in fact, the local boards were also able to build excellent relationships with other funders, and had the ability to leverage other funds in the community through these relationships. The arms-length approach to the distribution of the significant lottery funds should continue.

## AUMA RESOLUTION

### Sustainable and Predictable Transportation Infrastructure Programs

**Whereas** Alberta is experiencing a period of strong growth and a robust economy which requires significant, predictable, and sustainable expenditures by municipalities for new infrastructure and maintenance of existing investment; and

**Whereas** municipalities are limited to property taxation and user fees as revenue sources and do not have access to the other types of revenue generation that the senior levels of government have, which naturally increase revenues in times of expanding economies; and

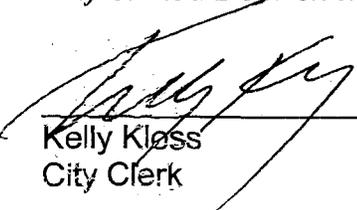
**Whereas** Alberta Transportation grants are a significant source of capital funding for municipal infrastructure programs, reflecting the Provincial Government's role and responsibility for province-wide transportation infrastructure necessary to support and sustain the strong economic growth throughout Alberta; and

**Whereas** sound financial management requires long range capital budgets supported by sustainable and predictable sources of financing; and

**Whereas** Alberta Transportation grants have been subject to huge fluctuations and sudden changes, impacting municipal programs which have been committed to and often extend beyond the current fiscal year.

**Therefore be it resolved** that the AUMA request that the Alberta Government implement sustainable and predictable province-wide capital funding, thereby removing infrastructure grants from the fluctuations of the Provincial Operating Budget, and thereby enabling long term commitments to be made and kept with and by municipalities.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*



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Kelly Kless  
City Clerk

## **AUMA RESOLUTION**

### **Sustainable and Predictable Transportation Infrastructure Programs**

#### **Background Information**

Municipal governments have the major responsibility for adequate and well maintained infrastructure, with the primary source of funding coming from the Provincial government. Citizens, private and public businesses expect municipalities to fulfill that mandate, and as a result, make family and business decisions based on this expectation.

Infrastructure projects are usually large dollar value, and most municipalities do not have the financial resources to deal with these capital projects without some assistance from the senior levels of government.

In view of significant capital investment required for infrastructure projects, most municipalities have long term capital plans, which form the basis of their capital budget process. In Alberta, 5 year capital budgets are very common, with 3 years being the minimum in most cases. This planning and budgeting process enables municipalities to generate the matching funding required for shared projects, which are a traditional way of doing business in Alberta.

In the fall of 2001, during the budget process of most municipalities, representatives of Alberta Transportation advised that the Transportation Grant of \$60 per capita was reduced to \$51. As well, this reduced funding was projected into 2003 and beyond, with a negative impact on the 5 Year Capital Budgets of municipalities. As a result, municipalities had to cut their capital budgets, which in many cases, had already been prepared.

During the recent Provincial budget, which was subsequent to the budget process of most municipalities, it was announced that transportation grants would be reduced by 70%. However, in response to province wide concern, the Province reversed its position on the funding levels for 2002, maintaining the earlier commitment of \$60 per capita. However, Ministry representatives indicate that the funding levels for 2003 and beyond will be at the \$25 per capita level, which is a drastic reduction from the \$60 level that is built into municipal long term budgets. The result will be a significant scaling back of much needed infrastructure programs.

This sudden change in the funding support to municipalities comes at a time when rapid growth is creating an even greater need for infrastructure support. In addition, the unexpected nature of the change in Provincial Government funding, raises the question of the reliability of municipal long term capital budgets, given the fact that Provincial funding, which is a significant portion of the budget, can not be relied upon for longer than one year. The result is confusion among citizens, businesses, and other organizations regarding the Province's role and commitment to supporting major transportation infrastructure programs.

## AUMA RESOLUTION

### **A Strong, Viable Workforce For The Future – Getting Prepared**

**Whereas** the number of employees retiring from public sector employers will begin to rise dramatically in the next five years and;

**Whereas** there are not enough workers projected to be available to fill the jobs being vacated by retiring employees and;

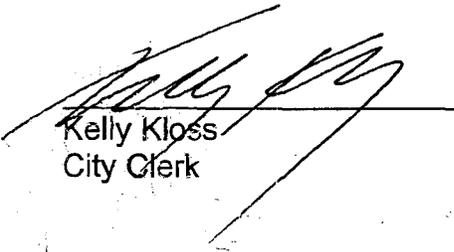
**Whereas** continued growth in our economy and in our communities will be adversely affected if viable solutions are not implemented to address the severe labour shortages we will face in the longer (five year+) term and;

**Whereas** the planning being discussed by the provincial and federal governments appears to be dealing with only the near term (3 to 5 years);

**Therefore be it resolved** that the Alberta Urban Municipalities Association requests the Government of Alberta to consult with municipalities and to share the government's strategies and commitments for dealing with the longer term supply of a viable labour pool for our communities, including what steps municipalities need to be taking to prepare for upcoming labour supply challenges.

Further, be it resolved that the Alberta Urban Municipalities Association requests the Government of Alberta to encourage the Federal Government to do the same.

*Certified to be a true and correct copy of a Resolution passed by Council of the City of Red Deer on May 6, 2002.*



Kelly Kloss  
City Clerk

## **AUMA RESOLUTION**

### **A Strong, Viable Workforce For The Future – Getting Prepared**

#### **Background Information:**

Much has been written about age demographics over the past several years. Canada experienced the highest post-war “baby boom” in the industrialized world (as a percentage of population) and was very successful in integrating those individuals into the workforce. We know that because, by and large, we are talking of ourselves! However, that large bulge in the population demographic is approaching retirement and the post-boom birth rate has not provided us with sufficient replacements for those leaving the workforce.

A number of different strategies, including increased immigration, changes in government regulations and organization employment practices will be necessary in order to provide sufficient workers for the future.

There is not a lot of evidence available that would suggest that a longer term strategy for dealing with this critical issue has a high priority. The Province has published a planning paper entitled “Prepared for Growth: Building Alberta’s Labour Supply” which primarily deals with the time frame up to 2005. The real crunch starts after that point, but preparation must start well in advance of the critical shortage actually hitting us. The Federal Government, in their “Sustainable Development Strategy 2001 – 2003” deals with an even shorter time frame, and is actually cutting back their resource allocation to immigration, which is seen by many experts as a critical need in the future. Their own document provides feedback from their auditor which points to....” significant weaknesses among departments with respect to consultation activities, including limited feedback to participants, which limited both coordination among departments and the participation of senior management. “

It is going to be essential for governments at all levels to educate the public on the need for significant immigration and for other innovative ways to help prevent this impending crisis. Municipalities need to know what is going on in order to help with the solution.

We are looking at a very serious and fundamental issue in ensuring a sustainable, quality lifestyle in our communities, province and country. We must have the right people in the right places at the right time to enjoy the benefits of a strong economy.

**Christine Kenzie**

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**From:** Kelly Kloss  
**Sent:** May 07, 2002 4:50 PM  
**To:** Christine Kenzie  
**Subject:** FW: AUMA Resolutions

Here is the working

*Kelly*

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**From:** Barbara Jeffrey  
**Sent:** May 07, 2002 2:11 PM  
**To:** Kelly Kloss  
**Subject:** AUMA Resolutions

New wording based on last night's discussion:

1 **AFFORDABLE HOUSING – and take suitable steps to address the issues causes by insufficient income.**

**LOCAL TRANSPORTATION GRANT – That one-time grant funding be provided to municipalities, in cooperation with their local action committees (where these exist), for the development of local accessible transportation service action plans that identify the necessary resources and form the template for future directions.**

*Barbara*

Phone: (403) 342-8101  
Fax: (403) 342-8222  
E-mail: [barbaraj@city.red-deer.ab.ca](mailto:barbaraj@city.red-deer.ab.ca)

# Memo

Date: April 30, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

**Re: Advancing Capital Budget for Land Development**

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## **Background**

The residential new housing market in 2002 continues to boom at a record pace that has surpassed our expectations. When our capital budget was completed last fall, we based our proposed development on softer economic projections in the 4<sup>th</sup> quarter of 2001 and historic City sales of approximately 100 lots per year. The economy has turned out to be much stronger than anticipated and other factors such as the completion of the Davenport quarter section has greatly increased the demand for City residential lots.

In the first four months of 2002 Land and Economic Development has already sold 89 lots, leaving an inventory of only 18 lots to carry us into the late summer or early fall until we can service the 70 new lots currently budgeted for in 2002. Traditionally, we try to develop enough lots each fall to carry an inventory of approximately 100 lots into the spring and summer of the following year. However at the current pace, we expect those 70 lots (60 single family and 5 (10 lots) pairs of duplexes) to be fully sold out in 2002. Therefore in order to ensure an inventory to carry into 2003, we need to expand our development plans this year and are proposing that City Council advance funding for an additional two phases of residential subdivision development from 2003 into the 2002 Major Capital Budget.

Lancaster Green Phase 4 consists of approximately 62 single family lots on LeGrange and Langford Crescents as shown on the attached Lancaster Green NASP. Two small closes adjacent to the new water reservoir will not be built until 2003 after the reservoir is anticipated to be completed. Kentwood West Phase 20 consists of approximately 30 single family and 13 pairs (26 lots) of duplexes in a southwest close as shown on the attached Kentwood West NASP. In total we are proposing to develop 188 lots (152 single family and 18 (36 lots) pairs of duplexes) in 2002, which is slightly under the City's 25% maximum development cap based on 796 building permits issued in 2001. The Urban Development Institute has reviewed our plans and has no objections.

## **Financial Implications**

Engineering Services have completed preliminary capital cost estimates of \$1.43 million for Lancaster Green Phase 4 and \$1.2 million for Kentwood West Phase 20. These



# Memo

Page 2  
Kelly Kloss

amounts, as well as, costs for off site and recreation levies and land purchase from the Land Bank are shown in bold on the attached revised 2002-6 Major Capital Budget sheet. Subject to Council approval of the additional expenditures, Engineering Services will proceed immediately with the detailed design.

Moving forward of these two phases of residential land will require the City to advance the pre-leveling of the remainder of Lancaster Green from 2004 to 2003 with \$30,000.00 allocated for design work in 2002. Should lot sales continue at the current pace, Land and Economic Development may approach City Council again this fall to advance the budget amount \$630,000.00 for the pre-leveling work to speed up the servicing of future phases in 2003.

Additional items in the amount of \$25,000.00 has also been added to start the Johnstone Park North NASP and \$50,000.00 to start engineering design for the final phase of industrial land and storm pond located in the southwest corner of Johnstone Park North. These items were not considered in our original budget.

Revenue from residential lot sales has been adjusted accordingly from \$5.0 million to \$9.005 million, an increase of \$4.005 million, to reflect the current demand. The increase in revenue will be used to finance the additional expenditures of \$3.913 million in residential and \$50,000.00 in industrial development, totaling \$3.963 million. Those lots that do not sell in 2002 will remain in inventory and will generate additional revenue in 2003.

During the 2002 Budget review, City Council approved the total amounts of \$3.734 million in capital expenditures for residential and \$3.644 million in industrial development with the funding to come from land sales. Should Council approve this additional subdivision development in 2002, these amounts would increase to \$7.647 and \$3.694 million respectively.

## Recommendation

That City Council approve increasing the capital expenditures for subdivision development in 2002 from \$3.734 million to \$7.647 million for residential and from \$3.644 million to \$3.694 million for industrial with the funding to come from land sales.

A handwritten signature in cursive script, appearing to read 'H. Thompson'.

Howard Thompson

Att.

c. Bryon Jeffers, Director of Development Services

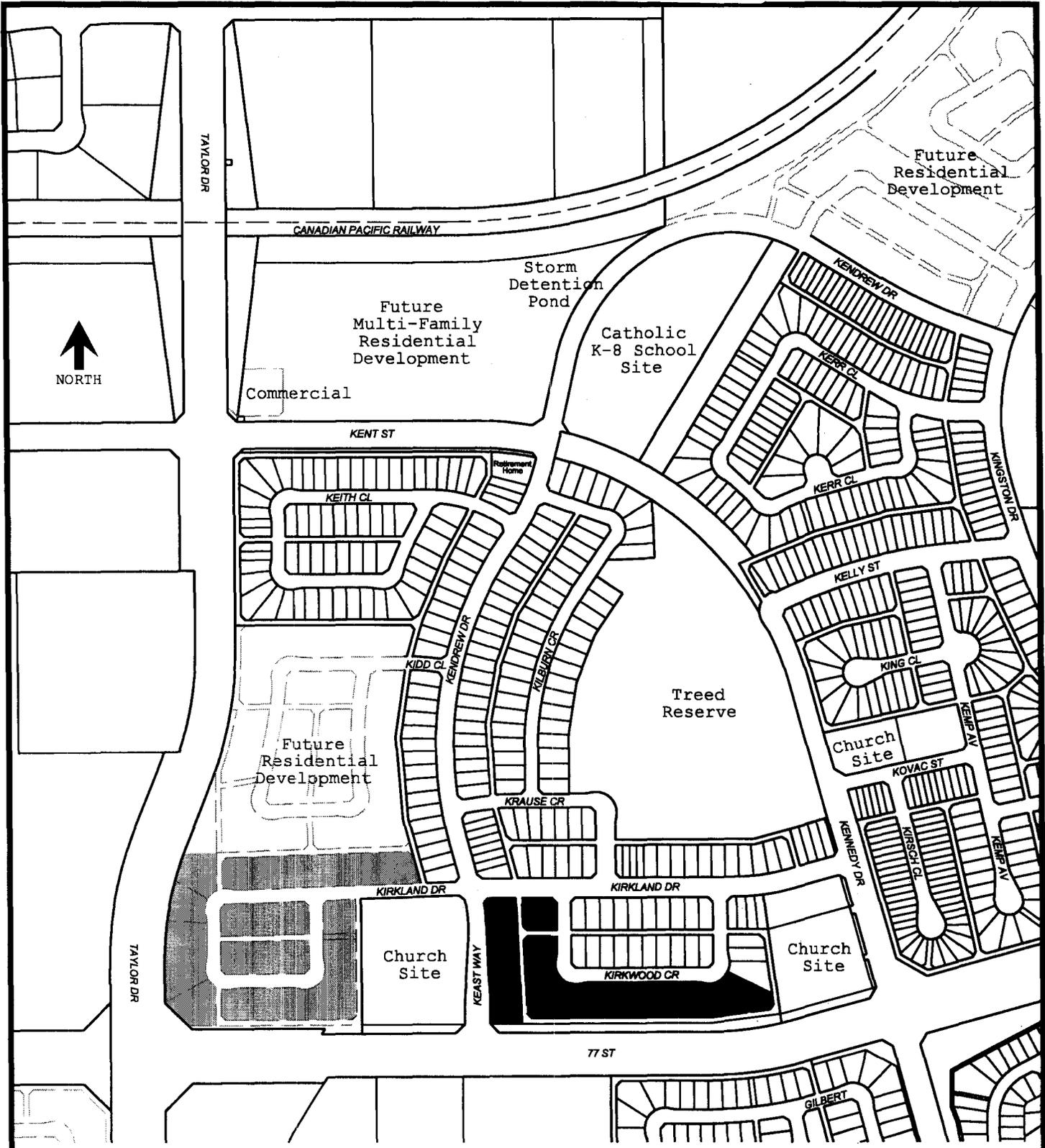
THE CITY OF RED DEER - 2002 - 2006 BUDGETS  
MAJOR CAPITAL BUDGET

FUNCTION: CITY SUBDIVISION DEVELOPMENT  
DEPARTMENT: LAND AND ECONOMIC DEVELOPMENT

CAPITAL ITEM DESCRIPTION		CD	IN THOUSANDS OF DOLLARS									
			2002		2003		2004		2005		2006	
			LOTS	COST	LOTS	COST	LOTS	COST	LOTS	COST	LOTS	COST
<b>RESIDENTIAL</b>												
<b>REVENUES</b>												
Kentwood Multiple Family Sites	SB	1.9 Ha	(759)	1.9Ha	(759)	1.9 Ha	(759)					
Kentwood Commercial Site	SB			0.3 Ha	(238)							
<i>Duplex Sales</i>		<i>18</i>	<i>(1,170)</i>									
<i>Lot Sales</i>	SB	<i>187</i>	<i>(7,836)</i>	100	(5,000)	90	(4,500)	90	(4,500)	90	(4,500)	
<b>Subtotal Revenues:</b>				(9,764)		(5,967)		(5,259)		(4,500)		(4,500)
<b>EXPENDITURES</b>												
<b>Lancaster Green</b>												
Phase 1 (landscaping)	PY		50									
Phase 2 (paving, landscaping, & lighting)	PY		200									
Phase 3 (servicing)	SB	38	700									
Phase 3 - Land purchase, Off-site & Rec Levies	SB		422									
<i>Phase 4 (servicing)</i>	SB	<i>62</i>	<i>1,430</i>	18	250							
<i>Phase 4 - Land purchase, Off-site &amp; Rec Levies</i>	SB		<i>668</i>		302							
<i>Prelevelling for Phase 5, 6 &amp; 7</i>	SB		<i>30</i>		<i>630</i>							
Phase 5 (servicing)	SB					75	2,000					
Phase 5 - Land purchase, Off-site & Rec Levies	SB						905					
Phase 6 (servicing)	SB							75	2,000			
Phase 6 - Land purchase, Off-site & Rec Levies	SB								905			
<b>Kentwood West</b>												
Phase 13 (paving, landscaping and power to church site)	PY		200									
Multi Family - (prelevelling)	PY		150									
Multi-family - Land purchase, Off-site & Rec Levies	SB	1.9 Ha	229	2.2 Ha	265	1.9 Ha	229					
Multi Family - (N. Kendrew, fence, power & landscaping)	SB		300									
Phase 18 (Kirkwood Cr & Kendrew Dr south)	SB	32	1,000									
Phase 18 - Land purchase, Off-site & Rec Levies	SB		482									
Central park site - PUL landscaping & stockpile removal	SB				350							
Central park - Land purchase & Off-site	SB			4.5 Ha	505							
<i>Phase 20 (SW Close servicing)</i>	SB	<i>65</i>	<i>1,200</i>									
<i>Phase 20 - Land purchase, Off-site &amp; Rec Levies</i>	SB		<i>660</i>									
Phase 217 (Kidd Close)	SB			75	1,900							
Phase 217 - Land purchase, Off-site & Rec Levies	SB				905							
<b>Future - Johnstone Park or Origo Park West</b>												
<i>JP NASP design</i>	SB		<i>25</i>									
Phase 1 - Pregrade	SB							750				
Phase 1 - Servicing	SB									40	1,000	
Phase 1 - Land purchase, Off-site & Rec Levies	SB										483	
<b>Subtotal Expenditures:</b>				<b>7,647</b>		5,106		3,134		3,655		1,483
<b>NET RESIDENTIAL DEVELOPMENT:</b>			188	<b>(\$2,117)</b>	93	<b>(\$891)</b>	75	<b>(\$2,125)</b>	75	<b>(\$846)</b>	40	<b>(\$3,017)</b>
<b>INDUSTRIAL / COMMERCIAL</b>												
<b>REVENUES</b>												
Land Sales - Edgar (Note: CHS 8 Ha. Option May, 2003)	SB	15.0	(3,594)	15.0	(3,594)	10.0	(2,396)	0.0	0	0.0	0	
Future Industrial								15.0	(3,594)	15.0	(3,594)	
<b>EXPENDITURES</b>												
<b>Downtown CPR Redevelopment</b>												
48 Street (power)	PY		50									
<b>Edgar Industrial - South 1/4 Section</b>												
Edgar Bend - Curb, gutter & paving	PY		150									
<b>Edgar Industrial - South (East of CPR)</b>												
Johnstone Drive South - Pregrading, servicing & power	SB	5.0	300									
Land Purchase from Land Bank and Off-sites	SB		388									
<b>Edgar Industrial - Central 1/4 Section</b>												
Edgar Drive - pavement	SB		200									
Edgar Way and Link development - paving	SB		500									
West of Edgar Drive - pregrade	SB	17.5	600									
Land Purchase from Land Bank and Off-sites	SB		1,356									
<b>Edgar Industrial - Central (East CPR)</b>												
<i>JP Industrial land and pond design</i>	SB		<i>50</i>									
Johnstone Drive North - Pregrading, servicing & power	SB			5.0	600							
Land Purchase from Land Bank and Off-sites	SB				388							
<b>Future Industrial</b>												
Phase 1 - pregrading, servicing & power	SB							20.0	2,000			
Land Purchase from Land Bank and Off-sites	SB								1,550			
Phase 1 - Paving, curb & gutter	SB									15.0	300	
Phase 2 - pregrading, servicing & power	SB										1,500	
Land Purchase from Land Bank and Off-sites	SB										1,163	
<b>General</b>												
Study for SE Industrial Park	PY		100									
<b>Subtotal Expenditures:</b>				<b>3,664</b>		968		0		3,550		2,963
<b>SUBTOTAL INDUSTRIAL DEVELOPMENT:</b>			22.5	<b>\$100</b>	5.0	<b>(\$2,806)</b>	0.0	<b>(\$2,396)</b>	20.0	<b>(\$44)</b>	15.0	<b>(\$631)</b>
<b>RESIDENTIAL AND INDUSTRIAL TOTALS:</b>				<b>(\$2,017)</b>		<b>(\$3,497)</b>		<b>(\$4,521)</b>		<b>(\$889)</b>		<b>(\$3,649)</b>
<b>FUNDING SOURCES:</b>												
8820 Subdivision Operating Budget	SB		(\$2,917)		(\$3,497)		(\$4,521)		(\$889)		(\$3,649)	
8810 Reserves - General Benefit	RS											
5539 Provincial Grants	GR											
6215 Customer Contributions	CC											
Prior Year Unexpended Funds	PY		\$900		\$0		\$0		\$0		\$0	
Other (Land purchased from Land Bank)	F		\$1,585		\$1,497		\$894		\$1,346		\$1,445	
				<b>(\$432)</b>		<b>(\$2,000)</b>		<b>(\$3,627)</b>		<b>\$467</b>		<b>(\$2,204)</b>

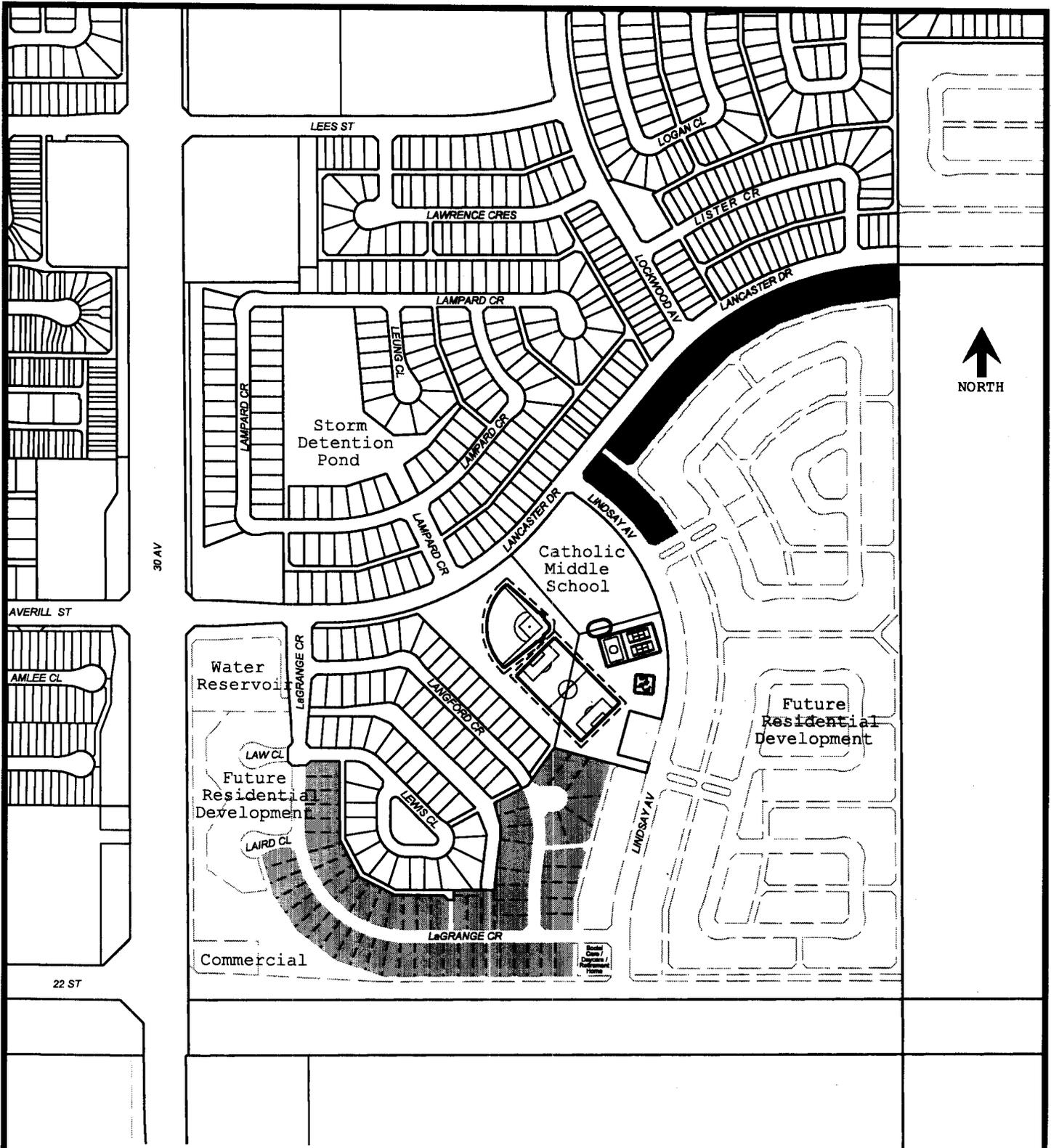
Note: All Budget amounts are estimated in 2002 Dollars

Note: Revenue and expenditures projections for future industrial are subject to change and do not include trunk main extension costs.



# Kentwood

- Approved 2002 development (32 single family)
- ADDITION to 2002 development (30 single family; 13 duplex)



THE CITY OF  
**Red Deer**

# Lancaster Green

- Approved 2002 development  
(28 single family & 5 duplex)
- ADDITION to 2002 development  
(62 single family)

*Comments:*

I agree with the recommendations of the Land & Economic Development Manager.

"N. Van Wyk"  
City Manager

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**RE:** Advancing Capital Budget for Land Development

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***Reference Report:***

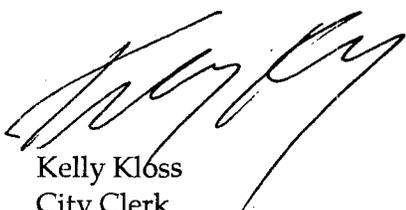
Land & Economic Development Manager, dated April 30, 2002

***Resolutions:***

*Resolved* that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Advancing Capital Budget for Land Development, hereby approves increasing the capital expenditures for subdivision development in 2002 from \$3.734 million to \$7.647 million for residential and from \$3.644 million to \$3.694 million for industrial with the funding to come from land sales.

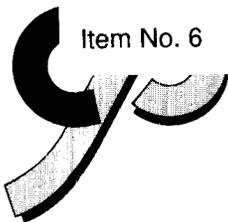
***Report Back to Council:*** No

***Comments/Further Action:***

  
Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services  
Director of Corporate Services



**DATE:** April 29, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Planning Staff

**RE:** PROPOSED REVISION TO THE DENSITY DISTRICT  
BYLAW AMENDMENT NO. 3156/G-2002

### **BACKGROUND**

Part 7 of the Land Use Bylaw contains a Density District which is applied in special circumstances to set the maximum population density for specific sites in the medium density and multiple family residential districts. These site-specific density designations are used to ensure the overall density in each neighbourhood does not exceed 45 persons per hectare of gross developable land. The purposes of setting a target density include aspects such as certainty for the property owner and surrounding landowners, community character and ensuring that engineers have certainty about the maximum pipe sizes that are required for sewer trunk lines.

Presently the Density District sets density designations based on the number of persons per hectare. For example, if a site is designated with a density restriction of R3-D140, it means that the site may be developed with R3 Residential (Multiple Family) District uses to a maximum density of 140 persons per hectare. If the site is 5000 m<sup>2</sup> (i.e. half a hectare) it means that any development on the site may accommodate not more than 70 persons. The Density District sets a Persons per Unit Standard (or household size) for each type of dwelling unit, e.g. semi-detached, multi-attached and one, two and three bedroom units in a multiple family building. In designing a new development for the site in the above example, the developer has to balance the number and type of dwelling units, using the predetermined household sizes, to ensure that the eventual development will not accommodate more than 70 persons based upon the persons per unit standards in the Land Use Bylaw.

Using the number of persons per hectare to determine the maximum density in a neighbourhood or on a specific site is based on debateable household sizes. Household sizes are on a declining trend in Canada and other countries in North America and Europe. It is proposed to revise the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions.

Dwelling units is a common density measurement in most major cities. It is a much more straightforward way to calculate density and will be more understandable for architects and developers.

### **PUBLIC CONSULTATION**

Presently 28 sites in the City are designated with density restrictions. Five of these sites are vacant or used for other purposes at present. The 23 developed sites are developed with rental apartment buildings, condominium development projects or individually owned (i.e. not condominiumized) multi-attached dwelling units. In total 172 individual properties are involved in this proposal.

The proposed Land Use Bylaw Amendment involves a minor, technical aspect of the Land Use Bylaw. The proposal will not affect actual population densities in the City, in specific neighbourhoods or on specific sites. It was therefore considered not necessary to undertake extensive public consultation.

However, as part of the statutory bylaw amendment notification process that takes place after first reading of a proposed bylaw amendment, individual notices will be sent to the owners of rental buildings and undeveloped or vacant properties, and to condominium associations. In total the owners of 24 properties will be notified. The notices will explain exactly what is proposed for each individual property.

Notices will not be sent to those owners of individually owned (i.e. not condominiumized) multi-attached dwelling units where a condominium association does not exist. This decision is based on the reasoning that these owners are not affected by this proposal, as the developer at the time the project was developed chose not to make use of the maximum density and it is unlikely that these individually owned properties could be redeveloped as a whole in an attempt to achieve the maximum density. These sites include 148 lots in the following locations:

- the 26 adult multi-attached townhouses on 44 Street, 46 Avenue and 46A Avenue in Parkvale;
- the 44 multi-attached townhouses on Northey Avenue, Glendale Boulevard and Glen Close in Glendale;
- the 42 multi-attached townhouses on Douglas Avenue, Dixon Crescent and Davis Close in Deer Park; and
- the 36 multi-attached townhouses on Amer Close in Anders East (Victoria Park).

The statutory bylaw amendment process provides for the advertisement of the proposed amendment in the local newspaper and a public hearing held in Council chambers. Together with the notification of the 24 identified landowners, this due process is considered appropriate public consultation in this instance.

## **PLANNING ANALYSIS**

### **Amending the Density District**

Firstly, the attached bylaw amendment proposes to change the Density District in the Land Use Bylaw by deleting references and calculations that relate to the number of persons per hectare and replace these with new references and calculations based on the number of dwelling units per hectare. References to the Persons per Unit Standard will also be deleted.

### **Amending the R3 Residential (Multiple Family) District**

Secondly, the proposed bylaw amendment seeks to amend the R3 Residential (Multiple Family) District by replacing the references to a density restriction of 90 persons per hectare for multiple family and multi-attached buildings in sections 199(1) and 199(2) with references to a density restriction of 35 dwelling units per hectare. At an average Persons Per Unit Standard or household size for developments in the medium density and multiple family districts of 2.67, 35 units would yield approximately 93 persons, so in effect this proposed change is a minor increase of the present standard.

### **Amending Existing Density Designations**

Thirdly, this bylaw amendment proposes to redesignate the existing 28 density sites from density designations expressed in persons per hectare to ones expressed in dwelling units per hectare. In support of these redistricting proposals, the fact sheet in Appendix 1 shows the analysis for each site.

#### **a) Sites with Existing Buildings**

In order to convert the density restriction of the 23 existing developed sites on a fair basis, it was necessary to determine the actual number of dwelling units on each site to ensure that the new density restriction in each case does not allow less or more units than what currently exist. This information was obtained through the Assessment & Tax Department's residential cards, subdivision and condominium plans and on-site inquiries where information from the other sources was not readily available. Based on the actual number of dwelling units on each of these sites, a factor was calculated for each site which expresses the density in the number of dwelling units per hectare. This factor is proposed as the new density designation for each of these sites.

There may be cases where the existing density designation for a particular site is higher than the actual density achieved in development on the site. For example, the density designation of Site X (one hectare in size) may be D216, which means that when development started ten years ago the site could have been developed to accommodate 216 persons per hectare. However the developer at

the time might have chosen to develop the site to accommodate only 120 persons per hectare. The site was fully built-out at this lower density with 40 condominiumized two-bedroom semi-detached dwelling units at an average household size of 3 persons.

For the Site X in the above example the proposed bylaw amendment proposes to use the actual existing number of dwelling units (i.e. 40) as the new density designation expressed in the number of dwelling units per hectare. The proposed density designation of D40 dwelling units per hectare will therefore still allow 120 persons on the site at 3 Persons per Unit Standard. Compared to the existing density designation of D216 persons per hectare it may appear as if the proposed bylaw amendment is taking away development rights from this site. In practice, however, the option to develop the site at a density lower than the maximum was a choice of the developer and it is unlikely that anyone is going to buy up all those units to demolish and redevelop the site to achieve the existing density designation of D216.

Most of the sites with existing buildings are fully built-out. For one site that is presently developing in phases (i.e. Item 12 on the fact sheet in Appendix 1) the approved development (as per approved development permits) is accommodated in the proposed bylaw amendment to allow this site to be built out to its approved capacity.

The proposed bylaw does not change rights or obligations. What it does is to change the way in which the density restrictions are measured, i.e. measured in terms of the number of dwelling units per hectare, instead of the number of persons per hectare.

b) Vacant Sites

For the 5 undeveloped sites the type of housing (i.e. multiple family building or semi-detached or multi-attached dwelling units) that eventually will be developed on each site is not known at this time. In order to convert the density designation on these sites from being measured in the number of persons per hectare to the number of dwelling units per hectare, it was necessary to divide the existing density designation factor expressed in persons per hectare by an average Persons Per Unit Standard or household size for multi-attached dwelling units and dwelling units in multiple-family buildings of 2.67. The result is the number of dwelling units per hectare that would be allowed on each site, and is used as the proposed density designation for these sites.

The Average Person per Unit Standard of 2.67 used in these calculations was determined as the average of the Persons per Unit Standard for multi-attached and multiple family dwellings provided in Section 211(3)(a) of the Land Use Bylaw. Although it is recognized that the Persons Per Unit Standard numbers are likely not up to date with actual average numbers, the numbers stated in the

Land Use Bylaw are used in these calculations because the existing density designations, Neighbourhood Area Structure Plan densities, the City's maximum neighbourhood density and existing density designated developments have been and are presently still being determined on this basis. In order to be fair to all parties involved, these numbers must be used for the conversion calculations.

The Average Persons per Unit Standard of 2.67 compares to actual averages as follows:

- From the 1999 City Census, the average is 2.03, calculated as the average of –
  - the actual Household Size for multi-attached dwelling units (Fourplex and Triplex units) is 2.43 persons;
  - the actual Household Size for multi-attached dwelling units (Condominium and Townhouse units) is 2.11 persons; and
  - the actual Household Size for dwelling units in multiple family buildings (apartment buildings) is 1.56 persons.
- From Statistics Canada 1996 (the 2001 census will be available in October 2002) the average is:
  - the Canadian Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.3 persons.
  - the Alberta Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.2 persons.
- From the 2001 City Census the actual Average Household Size for all housing types including single family detached and semi-detached homes in the City of Red Deer is 2.49 persons.

For the two undeveloped lots in Jacobs Close, Johnstone Park, the proposed density designations are determined by the neighbourhood density set in the Johnstone Park Neighbourhood Area Structure Plan (August 2000). In processing subdivision file RED 01338 the developer followed the neighbourhood area structure plan, indicating that they would establish 110 dwelling units.

c) Proposed Redesignations

The following 28 sites are proposed to be redistricted in accordance with the attached bylaw amendment and map numbers 3/2002 through to 15/2002, as indicated in the table below:

- Notes: 1) du/ha means dwelling units per hectare.  
2) Alpha-numeric references in brackets refer to the land use district maps in the Land Use Bylaw.

Legal Description	Existing Density Designation (persons/ha)	Proposed Density Designation (du/ha)
<b>a) Sites with Existing Buildings</b>		
On Map 4/2002 (E10) located in Halman Crescent: ▪ Condo Plan 982 6146 ▪ Condo Plan 982 3923 ▪ Condo Plan 982 4100 ▪ Condo Plan 992 4819	R3-D145	R3-D43
On Map 5/2002 (E13) Lots 4 to 47 Block 15 Plan 872 0614 located on the southwest corner of Glendale Boulevard and Northey Avenue, and in Greig Close	R3-D216	R3-D34
On Map 7/2002 (F10) Condo Plan 012 5487 located in 58 A Street	R3-D216	R3-D58
On Map 7/2002 (F10) Condo Plan 972 0363 located on the north corner of Kerry Wood Drive and 55 Street	R3-D216	R3-D69
On Map 8/2002 (F11) Condo Plan 842 1768 located on the northeast corner of 52 Avenue and 62 Street	R3 – D240	R3-D88
On Map 8/2002 (F11) Condo Plan 942 3025 located on the southeast corner of 52 Avenue and 62 Street	R2-D85	R2-D26
On Map 9/2002 (F14) located in 52 Avenue and Kyte Crescent: ▪ Remainder of Lot 31 Block 4 Plan 932 0345 (Plan 002 3681) ▪ Lot 1 Block 3 Plan 002 3681 (Condo Plan 012 0605) ▪ Lot 6 Block 3 Plan 002 3681 (Condo Plan 012 0604) ▪ Lot 18 Block 2 Plan 002 3681 (Condo Plan 002 4202) ▪ Lot 19 Block 2 Plan 002 3681 (Condo Plan 012 0374) ▪ Lot 20 Block 2 Plan 002 3681 (Condo Plan 012 0594) ▪ Lot 21 Block 2 Plan 002 3681 (Condo Plan 012 0606)	R2-D70	R2-D19
On Map 10/2002 (G5) Lot 4 Block 5 Plan 782 1624 located on the north corner of Bell Street and Barrett Drive	R3-D200	R3-D71
On Map 10/2002 (G5) Lot 22 Block 2 Plan 782 1624 located on the northwest corner of Baker Avenue and Boyce Street	R3-D216	R3-D76
On Map 10/2002 (G6) Condo Plan 892 3357 located in Botterill Crescent	R3-D216	R3-D23
On Map 11/2002 (G8) Lots 4 to 29 Block A Plan 852 1623 located on the southeast corner of 46A Avenue and 44 Street	R3-D216	R3-D32
On Map 12/2002 (H6) Lots A and B Block 1 Plan 1593 RS located on the southwest corner of 32 Street and Springfield Ave	R3-D160	R3-D46
On Map 12/2002 (H6) Lot A3 Block 8 Plan 401 RS located on the southeast corner of 32 Street and Springfield Avenue	R3-D160	R3-D54
On Map 12/2002 (H6) Lot F2 Block 8 Plan 3542 TR located on the southwest corner of 32 Street and Sifton Avenue	R3-D220	R3-D76
On Map 12/2002 (H6) Lot H1 Block 8 Plan 3542 TR located on the southeast corner of 32 Street and Sifton Avenue	R3-D200	R3-D61
On Map 12/2002 (H6) Lot G3 Block 8 Plan 762 0878 located on the north side of Stanton Street	R3-D200	R3-D67
On Map 12/2002 (H6) Lot G4 Block 8 Plan 762 0878 located on the north side of Stanton Street	R3-D200	R3-D59
On Map 12/2002 (H6) Condo Plan 952 3042 located on the corner of Stanton Street and Stanhope Avenue	R3-D100	R3-D31
On Map 12/2002 (H6) Condo Plan 992 0900 located on the south side of Stanton St	R3-D100	R3-D29

Legal Description	Existing Density Designation (persons/ha)	Proposed Density Designation (du/ha)
On Map 13/2002 (J6) Lots 7 to 42 Block 11 Plan 982 0700 located in Amer Close	R3-D120	R3-D26
On Map 13/2002 (J6) Lot 1 Block 11 Plan 972 2001 located on the southwest corner of Avery Street and 30 Avenue	R3-D216	R3-D95
On map 14/2002 (K7) Lots 60 to 101 Block 4 Plan 922 1698 located on the southwest corner of Dixon Crescent and Douglas Avenue and in Davis Close	R3-D216	R3-D32
On map 15/2002 (L6) Lot 34 Block 17 Plan 012 0902 located on the southwest corner of 32 Street and Lawford Avenue	R3-D240	R3-D80
<b>b) Vacant Sites</b>		
On Map 3/2002 (D13) an unregistered Lot (of two) in Plan 962 4094 located in Jacobs Close.	R3-D155	R3-D55
On Map 3/2002 (D13) an unregistered Lot (of two) in Plan 962 4094 located in Jacobs Close.	R3-D155	R3-D55
On Map 4/2002 (E10) Lot 8 Block 16 Plan XLII located in Howlett Avenue	R2-D130	R2-D50
On Map 6/2002 (F7) Lot 22 Block 6 Plan 862 1597 located in 52 Avenue	R2-D642	R2-D240
On Map 7/2002 (F10) Lot 2 Plan 6742 NY located on the southwest corner of Kerry Wood Drive and 56 Avenue	R3-D216	R3-D80

### Other Considerations

Converting the density restriction from the number of persons per hectare to the number of dwelling units per hectare is the first phase in a process that is aimed at a complete revision of the City's population density provisions. The next phase in this process would be to change the City's overall maximum density measurement of 45 persons per hectare to a measurement expressed in the number of dwelling units per hectare, and to amend area structure plans accordingly. The City's current study on sustainable communities and best practices may provide more information and direction in this regard. Therefore it would be advisable to hold up the next phase pending the outcome of the study.

### RECOMMENDATION

That Council gives first reading to Bylaw Amendment No. 3156/G-2002, seeking to revise the Land Use Bylaw by changing all references to a density measurement expressed in the number of persons per hectare to a density measurement expressed in the number of dwelling units per hectare.



Johan van der Bank, TRP (SA)  
Planner

cc: Colleen Jensen, Director of Community Services Division

**REVIEW OF DENSITY DISTRICT**

Notes:

1. Purpose of this fact sheet: To convert the density designations on existing sites (developed and vacant) from "the number of persons per hectare" to "the number of dwelling units per hectare". The intention is to convert the expression only and due care is applied not to affect existing development rights.
2. The number in Column K is calculated by multiplying the number of dwelling unit types (as defined by the number of bedrooms) on each developed site (Column G through J) by the Persons Per Unit Standards for housing types (defined by the number of bedrooms) in medium density development projects and multiple family buildings as provided in Section 211(3)(a) of the Land Use Bylaw (refer to Note 5).
3. Column M reflects the number of persons that could potentially be accommodated on a site under its existing density designation expressed in the number of persons per hectare if that site were developed to the capacity of its existing density designation as stated in Column L. The number in Column M is calculated by multiplying the existing density designation in Column L by the site area expressed in hectares as given in Column E (i.e.  $M = L \times E$ ).
4. The number in Column N is calculated as follows:
  - For vacant sites: Existing Density Designation (Column L) + 2.67 (i.e. Average Persons per Unit Standard for medium density and multiple family districts - see Note 5). The result is rounded up or down to the nearest factor of 5. For items 1 and 2 the proposed density designations are determined based on the number of dwelling units (i.e. 110) negotiated in the processing of the subdivision application as per file RED 01224, based on the revised Johnstone Park Neighbourhood Area Structure Plan (August 2000).
  - For existing buildings: 1 + the Site Area in hectares (Column E) x the Number of Existing Dwelling Units (Column F). The result is not rounded to a factor of five, so that the actual number of dwelling units existing on the site becomes the proposed density designation.
5. The Average Person Per Unit Standard for medium density and multiple family districts of 2.67 referred to in Note 4 was calculated as the average of the Persons Per Unit Standard for multi-attached and multiple family dwellings provided in Section 211(3)(a) of the Land Use Bylaw. Although it is recognized that the Persons Per Unit Standard numbers are likely not up to date with actual average numbers, the numbers stated in the Land Use Bylaw are used in these calculations because the existing density designations, Neighbourhood Area Structure Plan densities, the City's maximum neighbourhood density and existing density designated developments have been and are presently still being determined on this basis. In order to be fair to all parties involved, these numbers must be used for the conversion calculations. The Average Persons Per Unit Standard of 2.67 compares to actual averages as follows:
  - From the 1999 City Census, the average is 2.03, calculated as the average of -
    - the actual Household Size for multi-attached dwelling units (Fourplex and Triplex units) is 2.43 persons;
    - the actual Household Size for multi-attached dwelling units (Condominium and Townhouse units) is 2.11 persons; and
    - the actual Household Size for dwelling units in multiple family buildings (apartment buildings) is 1.56 persons.
  - From Statistics Canada 1999 (the 2001 census will be available in October 2002) the average is:
    - the Canadian Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.3 persons.
    - the Alberta Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.2 persons.
  - From the 2001 City Census the actual Average Household Size for all housing types including single family detached and semi-detached homes in the City of Red Deer is 2.49 persons.
6. The number in Column O is calculated by multiplying the proposed density restriction in Column N (e.g. D76) by the Site Area expressed in hectares (Column E). The result is rounded down for vacant sites and rounded to the number of existing dwelling units for developed sites.

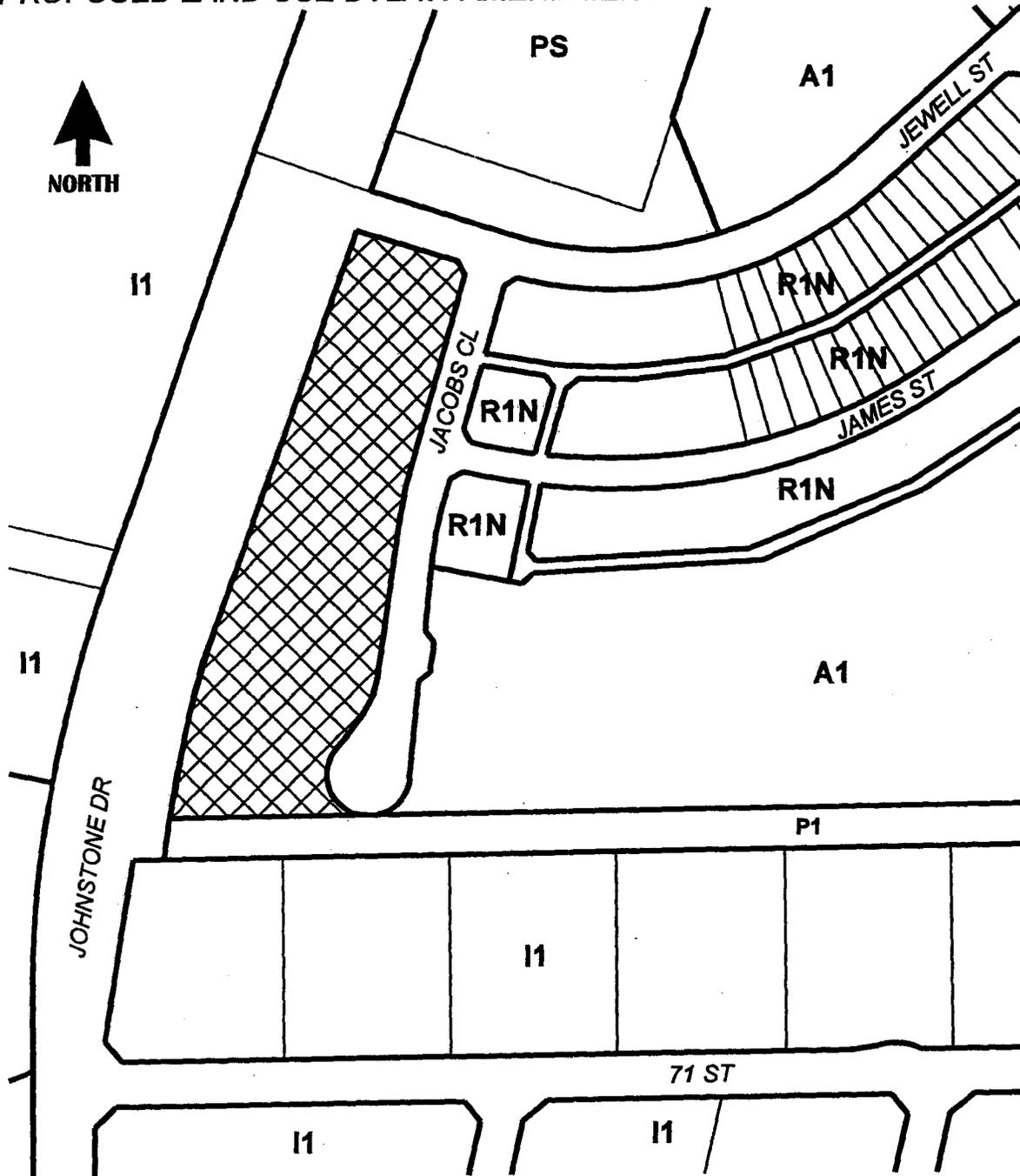
A. ITEM	B. Bylaw 3156/02 Map #	C. Legal Description	D. Existing Land Use	E. Site Area (ha)	F. Total # of Existing Dwelling Units on Site	G. Bachelor Units	H. One Bedroom Units	I. Two Bedroom Units	J. Three Bedroom Units	K. Deemed # of Persons on Site (see note 2)	L. Existing Density Designation (persons/ha)	M. Potential # of Persons on Site (see note 3)	N. Proposed Density Designation (du/ha) (see note 4)	O. Number of du allowed on site (see note 6)
1	3	Unregistered lot in Plan 962 4094	Undeveloped	0.939	-	-	-	-	-	-	R3-D155	145	R3-D55	52
2	3	Unregistered lot in Plan 962 4094	Undeveloped	1.08	-	-	-	-	-	-	R3-D155	167	R3-D55	58
3	4	Lot 8 Block 16 Plan XLII	Undeveloped (currently single family detached dwelling unit)	0.1542	-	-	-	-	-	-	R2-D130	20	R2-D50	7
4	4	• Condo Plan 982 6146 • Condo Plan 982 3923 • Condo Plan 982 4100 • Condo Plan 982 4819	Multi-attached townhouses	0.763	33	-	-	-	33	99	R3-D145	110	R3-D43	33
5	5	Lots 4 to 47 Block 15 Plan 872 0614	Multi-attached townhouses	1.29	44	-	-	-	44	132	R3-D216	278	R3-D34	44
6	6	Lot 22 Block 6 Plan 862 1597	Undeveloped (vacant)	0.193	-	-	-	-	-	-	R2-D642	124	R2-D240	46
7	7	58A Street - Condo Plan 012 5487	Multiple family building	0.207	12	-	2	10	-	34	R3-D216	44	R3-D58	12
8	7	56 Avenue - Lot 2 Plan 6742 NY	Undeveloped (currently used for light industrial) - refer to Riverside Meadows ARP	0.48	-	-	-	-	-	-	R3-D216	103	R3-D80	38
9	7	Condo Plan 972 0363	Multi-attached townhouses	0.1165	8	-	-	-	8	24	R3-D216	25	R3-D69	8
10	8	Condo Plan 842 1768	Multiple family building	2.076	182	-	90	89	3	492	R3 - D240	498	R3-D88	182
11	8	Condo Plan 942 3025	Multi-attached townhouses	0.720	19	-	-	18	1	57	R2-D85	61	R2-D26	19

66

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.
ITEM	Bylaw 3156/G -2002 Map #	Legal Description	Existing Land Use	Site Area (ha)	Total # of Existing Dwelling Units on Site	Bachelor Units	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Deemed # of Persons on Site (see note 2)	Existing Density Designation (persons/ha)	Potential # of Persons on Site (see note 3)	Proposed Density Designation (du/ha) (see note 4)	Number of du allowed on site (see note 6)
12	9	<ul style="list-style-type: none"> <li>▪ Remainder of Lot 31 Block 4 Plan 932 0345 (Plan 002 3681)</li> <li>▪ Lot 1 Block 3 Plan 002 3681 (Condo Plan 012 0605)</li> <li>▪ Lot 6 Block 3 Plan 002 3681 (Condo Plan 012 0604)</li> <li>▪ Lot 18 Block 2 Plan 002 3681 (Condo Plan 002 4202)</li> <li>▪ Lot 19 Block 2 Plan 002 3681 (Condo Plan 012 0374)</li> <li>▪ Lot 20 Block 2 Plan 002 3681 (Condo Plan 012 0594)</li> <li>▪ Lot 21 Block 2 Plan 002 3681 (Condo Plan 012 0606)</li> </ul>	Phased development - multi-attached townhouses	2.64	50 at build out	-	-	-	50	150	R2-D70	184	R2-D19	50
13	10	Lot 4 Block 5 Plan 782 1624	Multiple family building	0.9469	67	4	19	44	-	184	R3-D200	189	R3-D71	67
14	10	Lot 22 Block 2 Plan 782 1624	Multiple family building	0.8660	66	3	19	44	-	182	R3-D216	187	R3-D76	66
15	10	Condo Plan 892 3357	Semi-detached townhouses	1.020	23	-	-	23	-	69	R3-D216	220	R3-D23	23
16	11	cnr of 46A Ave & 44 Street - Lots 4 to 29 Block A Plan 852 1623	Multi-attached townhouses	0.81	26	-	-	26	-	78	R3-D216	174	R3-D32	26
17	12	West of Springfield Avenue - Lots A and B, Block 1 Plan 1593 RS	Multiple family building	0.5018	23	-	-	23	-	69	R3-D160	80	R3-D46	23
18	12	East of Springfield Avenue - Lot A3 Block 8 Plan 401 RS	Multiple family building	0.4295	23	-	2	18	3	67	R3-D160	68	R3-D54	23
19	12	West of Sifton Avenue - Lot F2 Block 8 Plan 3542 TR	Multiple family building	0.6353	48	-	6	40	2	140	R3-D220	140	R3-D76	48
20	12	East of Sifton Avenue - Lot H1 Block 8 Plan 3542 TR	Multiple family building	0.5868	36	-	7	25	4	103	R3-D200	117	R3-D61	36
21	12	East of Sifton Avenue - Lot G3 Block 8 Plan 762 0878	Multiple family building	0.5342	36	-	7	25	4	103	R3-D200	107	R3-D67	36
22	12	East of Sifton Avenue - Lot G4 Block 8 Plan 762 0878	Multiple family building	0.6151	36	-	7	25	4	103	R3-D200	123	R3-D59	36
23	12	South of Stanton Street - Condo Plan 952 3042	Multi-attached townhouses	1.0319	32	8	10	10	4	78	R3-D100	104	R3-D31	32
24	12	South of Stanton Street - Condo Plan 992 0900	Multi-attached townhouses	0.5503	16	-	-	-	16	48	R3-D100	55	R3-D29	16
25	13	Lots 7 to 42 Block 11 Plan 982 0700	Multi-attached townhouses	1.37	36	-	-	16	20	108	R3-D120	164	R3-D26	36
26	13	Lot 1 Block 11 Plan 972 2001	Multiple family building	1.213	115	40	60	15	-	253	R3-D216	262	R3-D95	115
27	14	Lots 60 to 101 Block 4 Plan 922 1698	Multi-attached townhouses	1.31	42	-	-	-	42	126	R3-D216	283	R3-D32	42
28	15	Lot 34 Block 17 Plan 012 0902	Multi-family building	0.995	80	-	3	77	-	238	R3-D240	238	R3-D80	80

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare) 

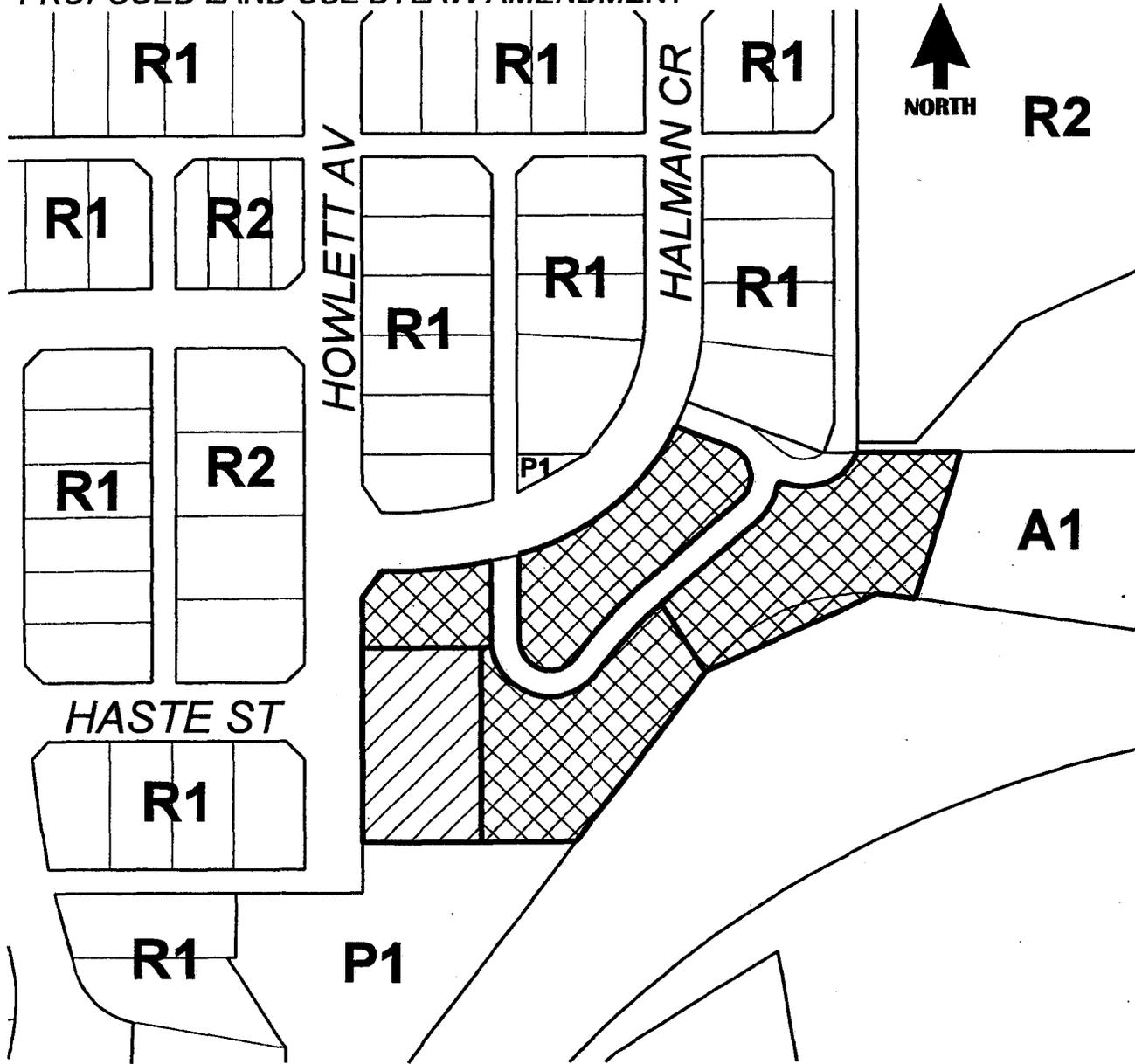
### AFFECTED DISTRICTS:

R3-D155 - Residential (Multiple Family) with a Density of 155 persons per hectare

MAP No. 3 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare) 

R3-D145 to R3- D43 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

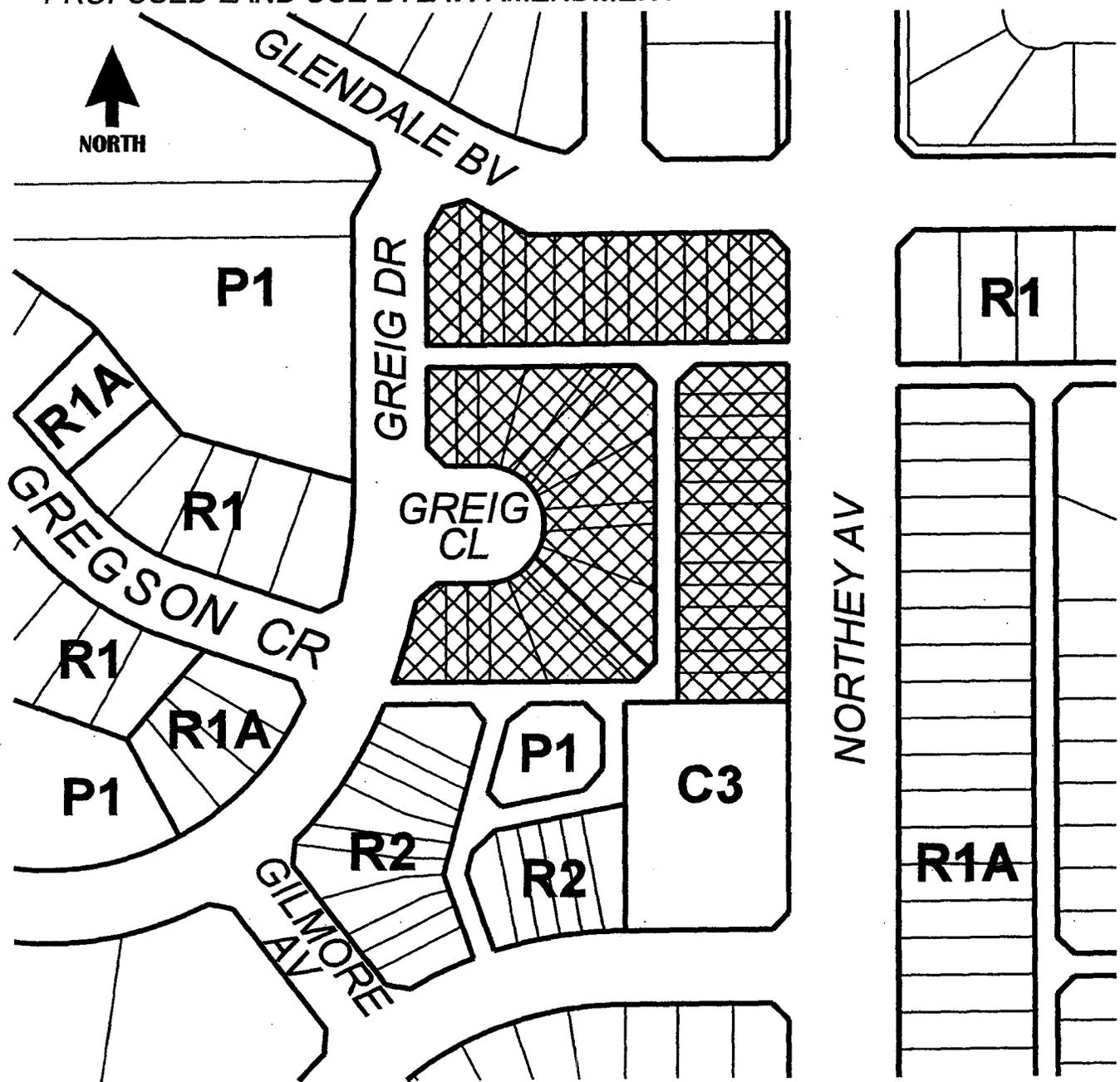
R3-D145 - Residential (Multiple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D34 (Dwelling units/hectare)



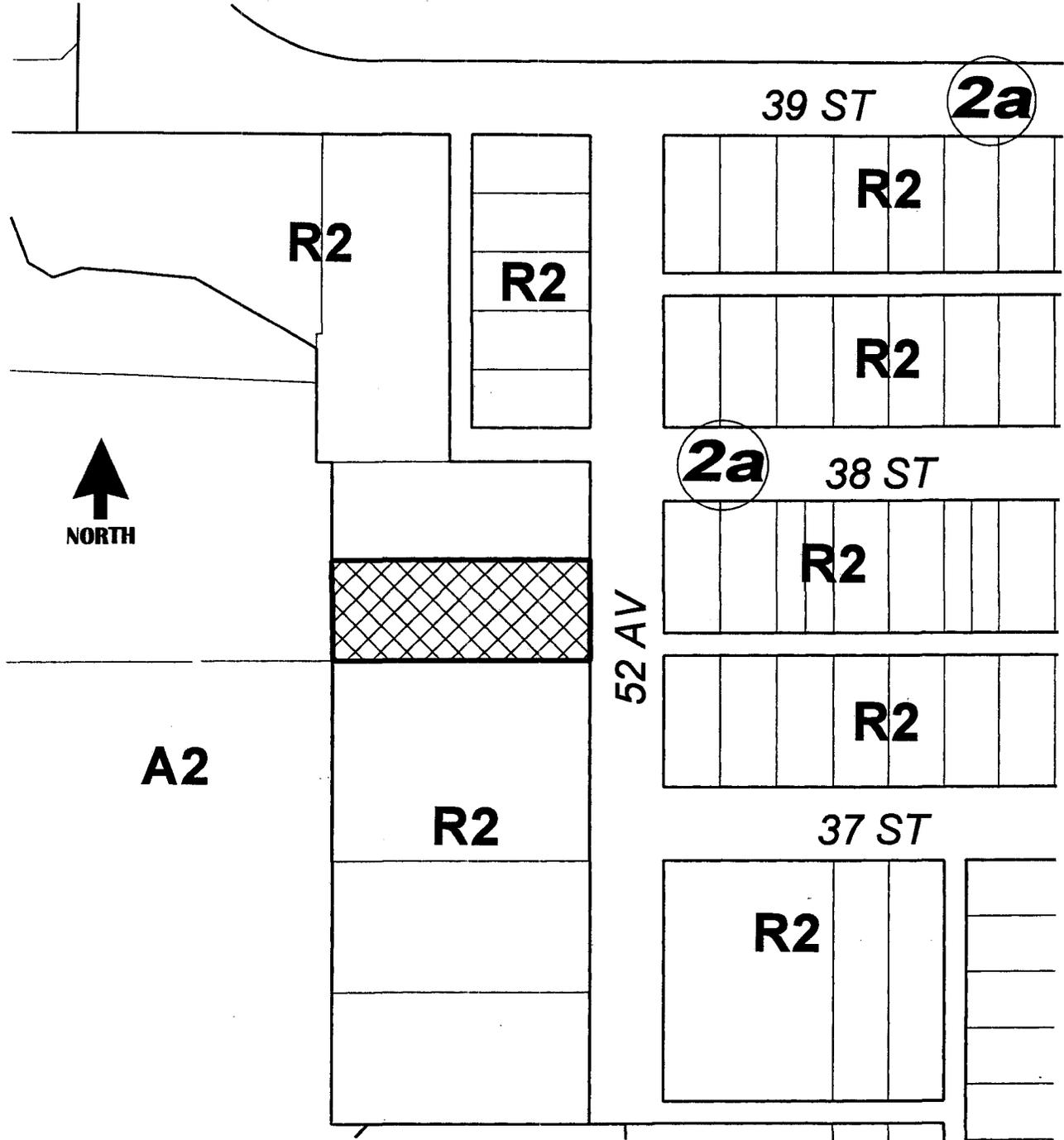
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a  
Density of 216 persons per hectare

MAP No. 5 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare) 

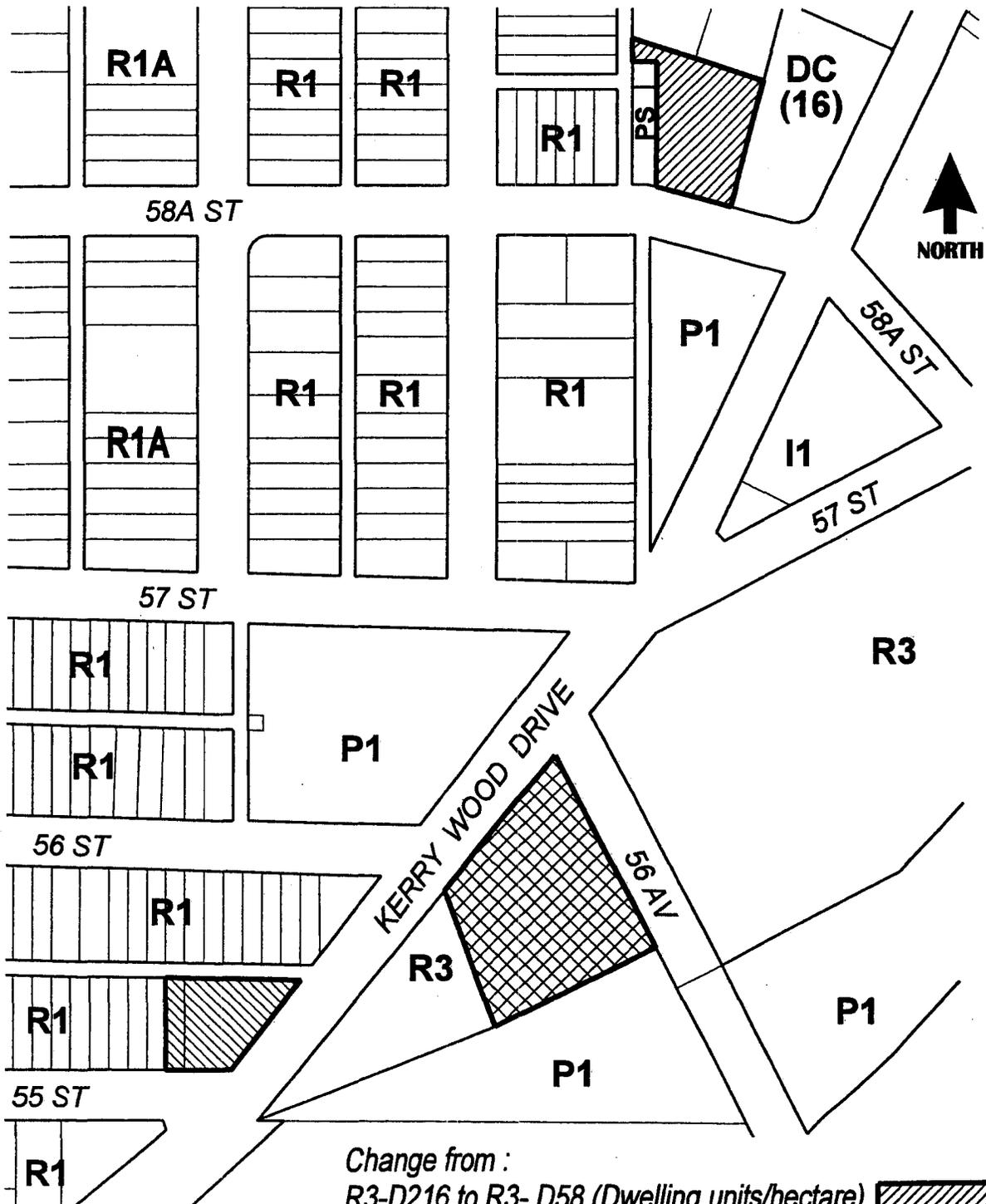
### AFFECTED DISTRICTS:

R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



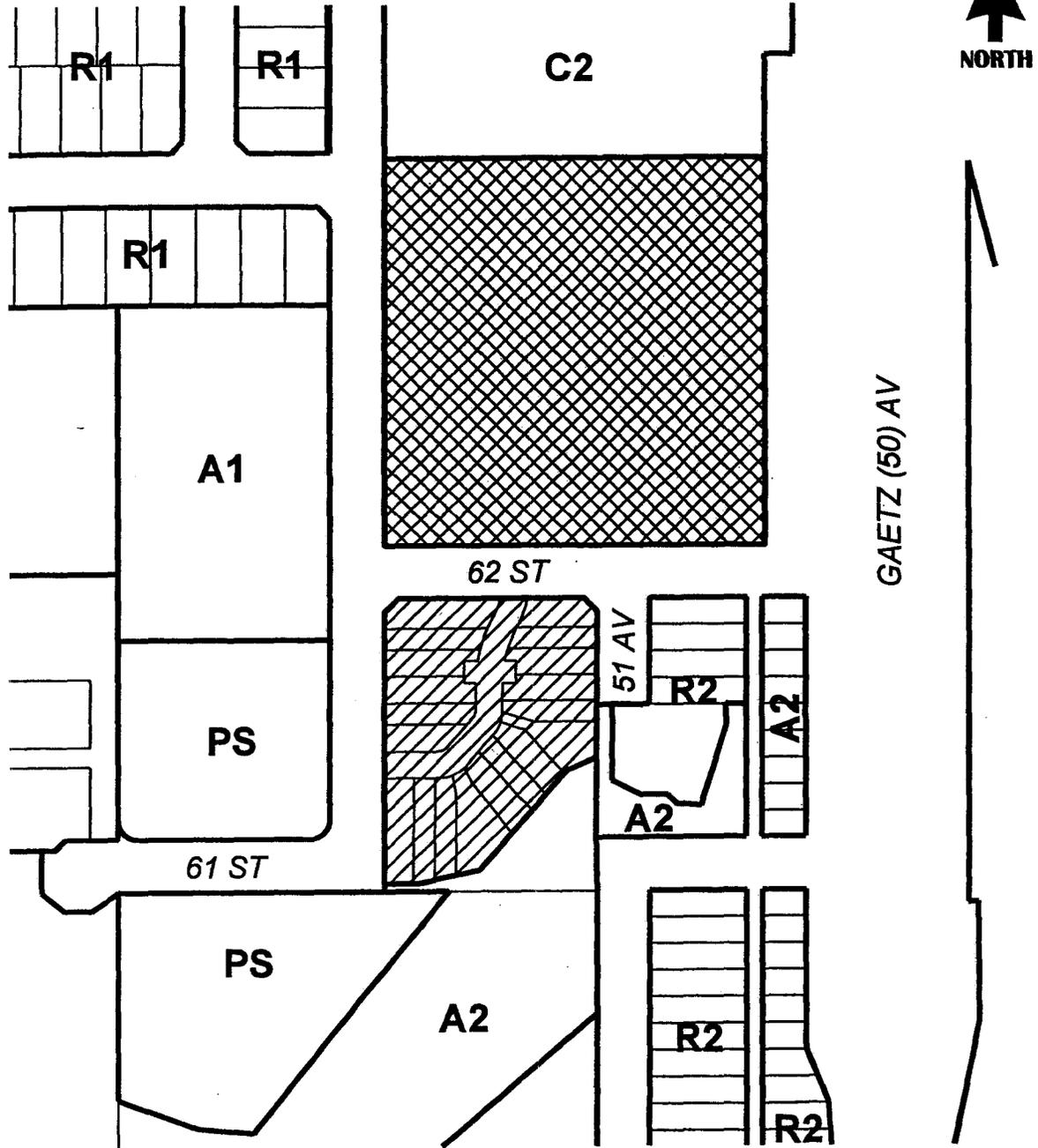
Change from :  
 R3-D216 to R3- D58 (Dwelling units/hectare)   
 R3-D216 to R3- D80 (Dwelling units/hectare)   
 R3-D216 to R3- D69 (Dwelling units/hectare) 

**AFFECTED DISTRICTS:**  
 R3-D216 - Residential (Multiple Family) with a  
 Density of 216 persons per hectare

MAP No. 7 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

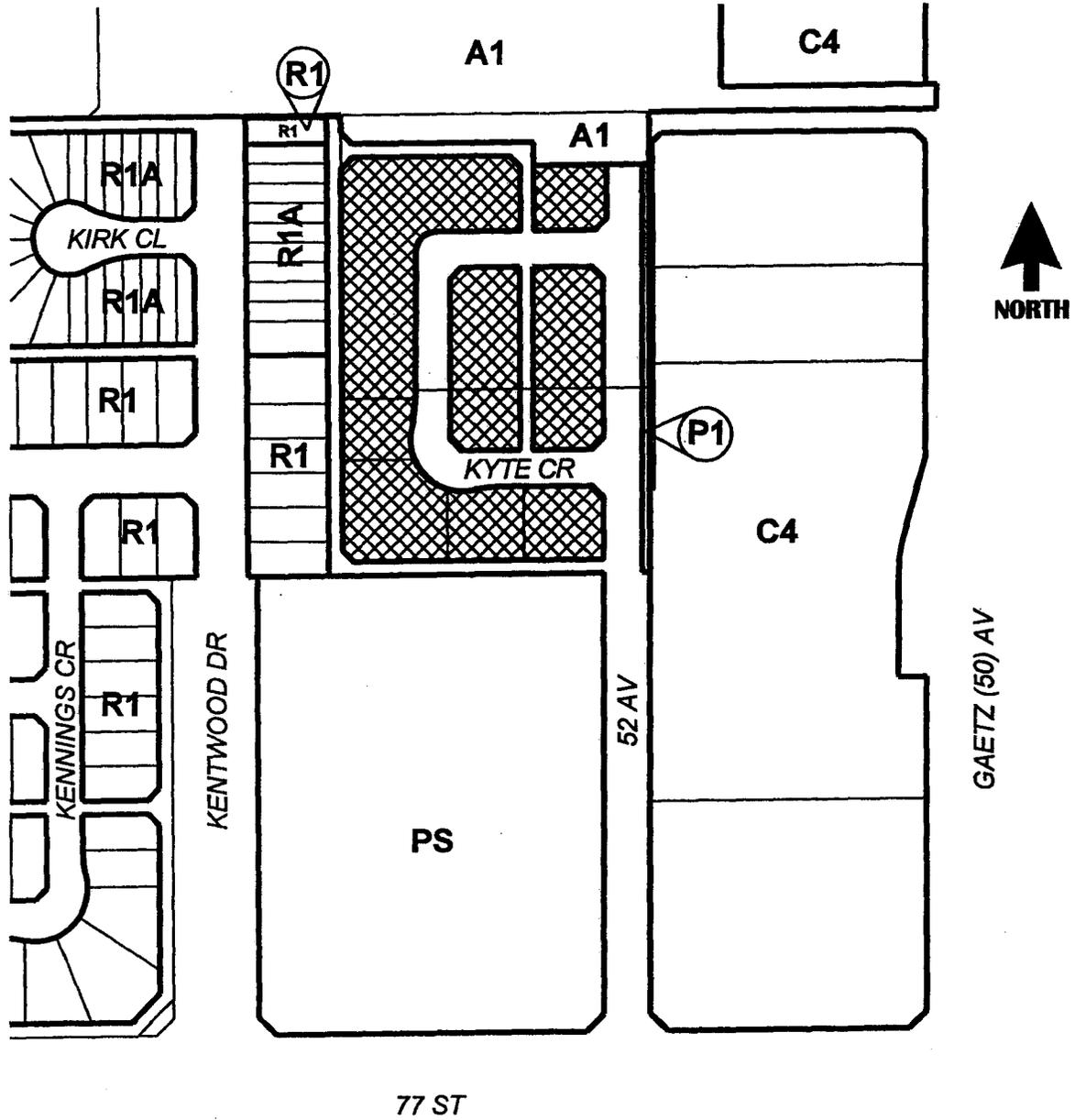
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D70 to R2- D19 (Dwelling units/hectare)



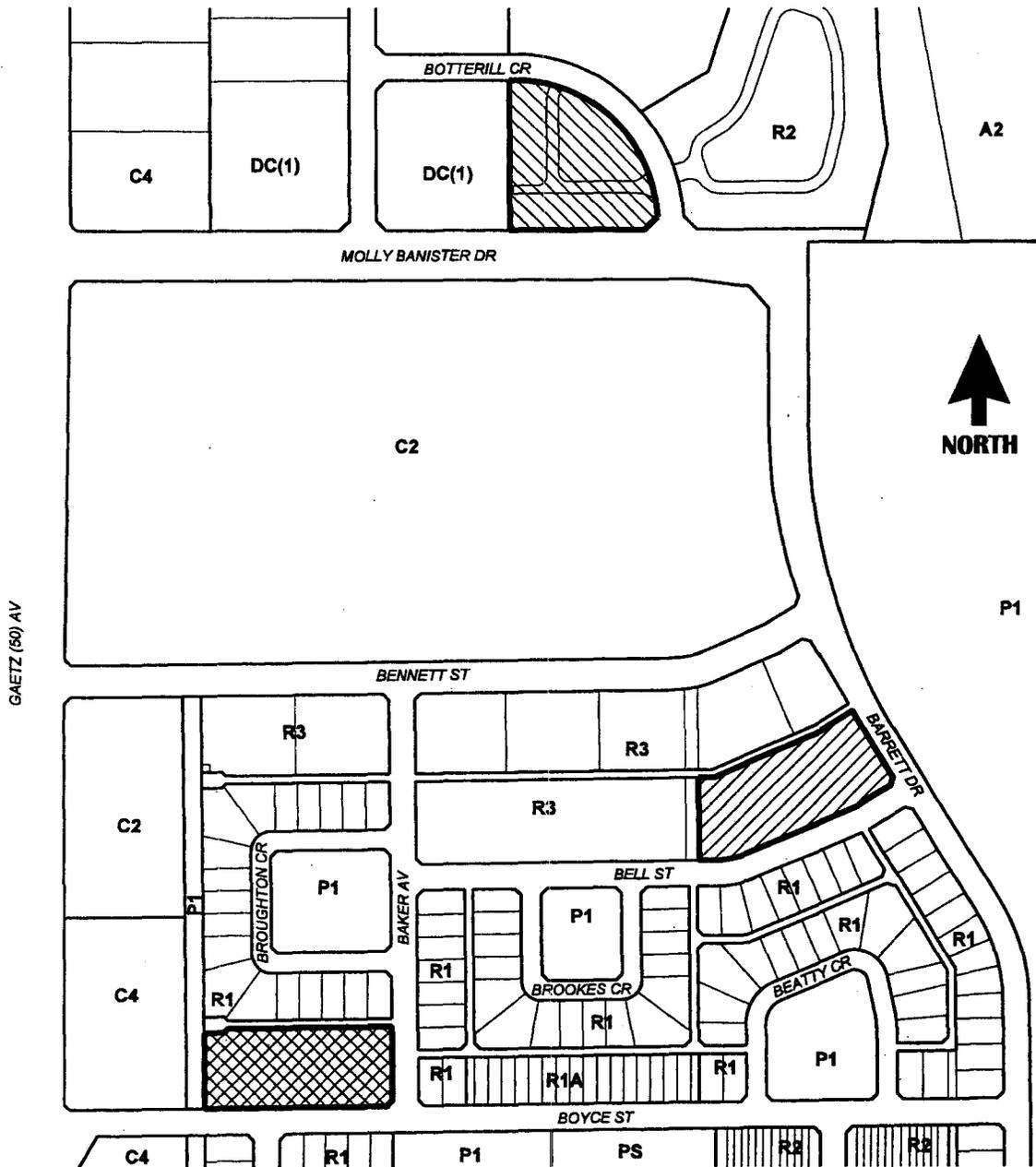
### AFFECTED DISTRICTS:

R2-D70 - Residential (Medium Density) with a  
Density of 70 persons per hectare

MAP No. 9 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

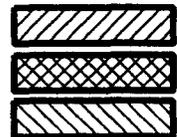


Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)



**AFFECTED DISTRICTS:**

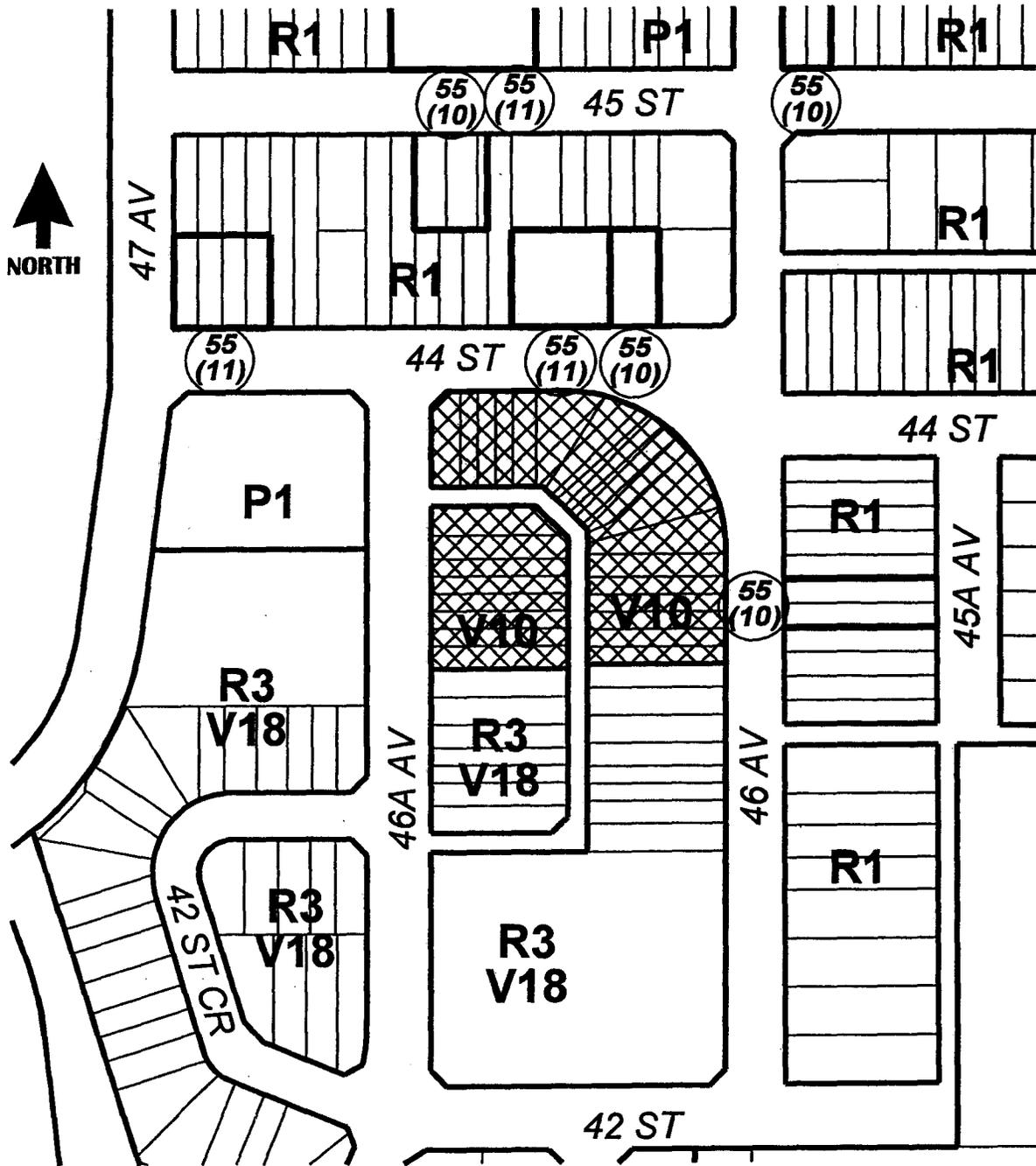
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D32 (Dwelling units/hectare)



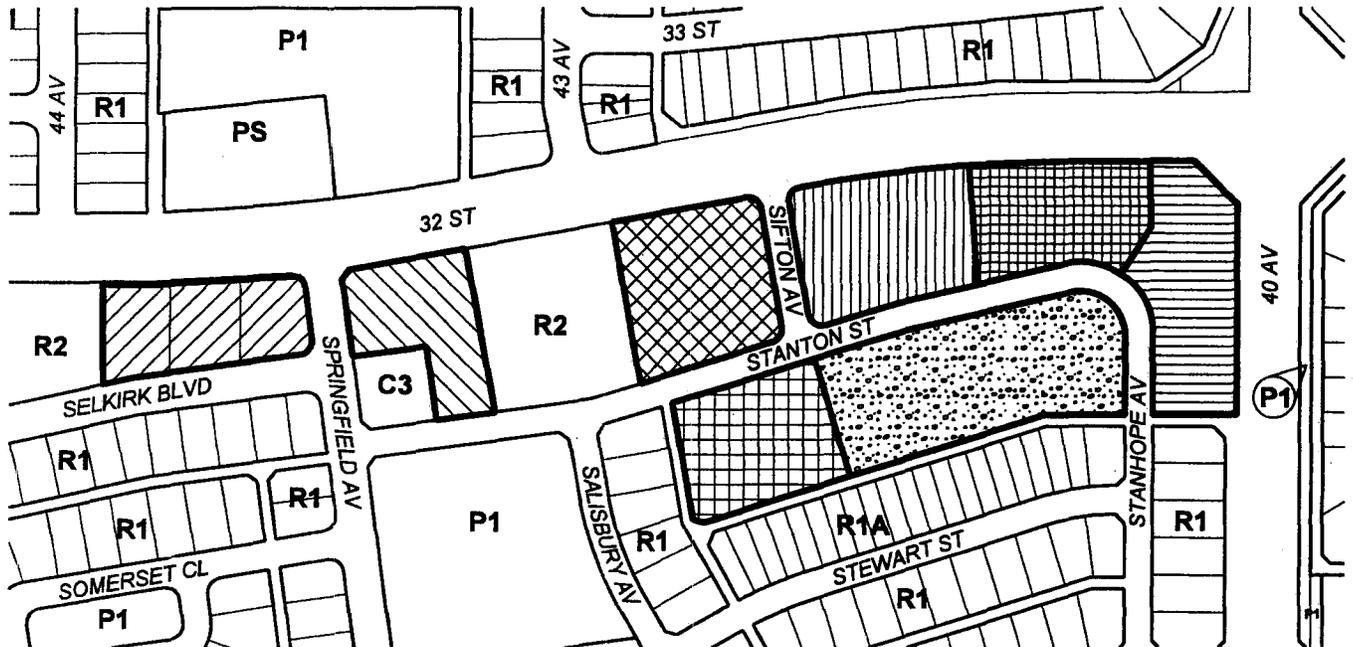
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 11 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)

R3-D160 to R3- D54 (Dwelling units/hectare)

R3-D220 to R3- D76 (Dwelling units/hectare)

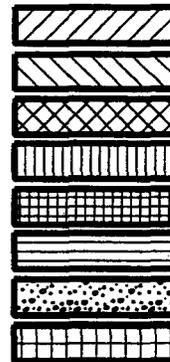
R3-D200 to R3- D61 (Dwelling units/hectare)

R3-D200 to R3- D67 (Dwelling units/hectare)

R3-D200 to R3- D59 (Dwelling units/hectare)

R3-D100 to R3- D31 (Dwelling units/hectare)

R3-D100 to R3- D29 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare

R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

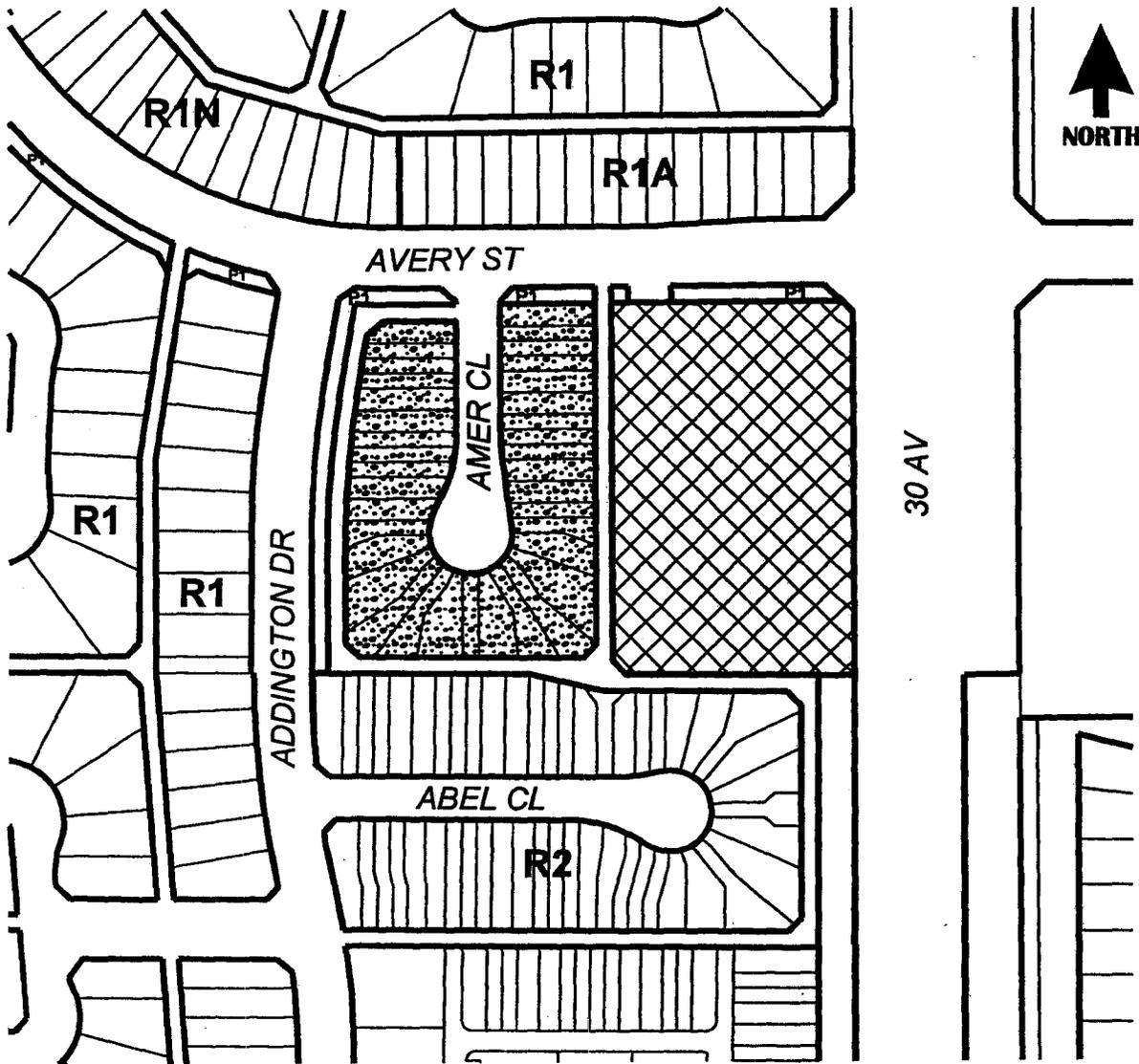
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

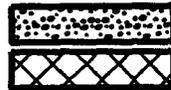
## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D120 to R3- D26 (Dwelling units/hectare)

R3-D216 to R3- D95 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare

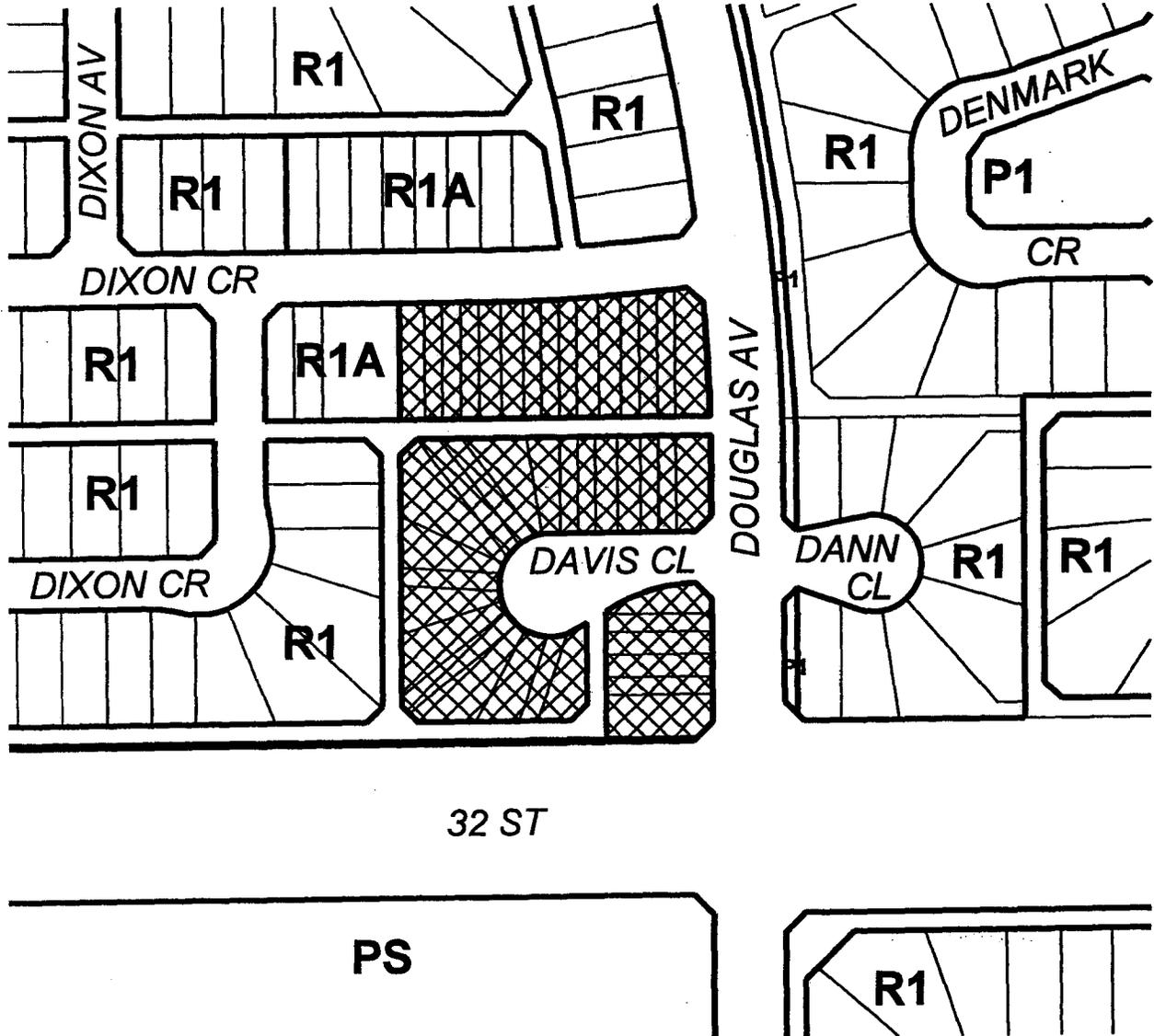
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :  
 R3-D216 to R3- D32 (Dwelling units/hectare) 

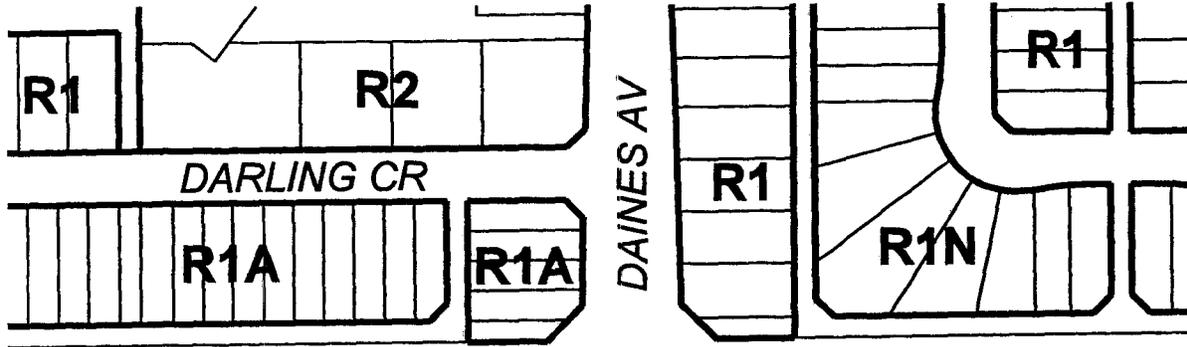
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

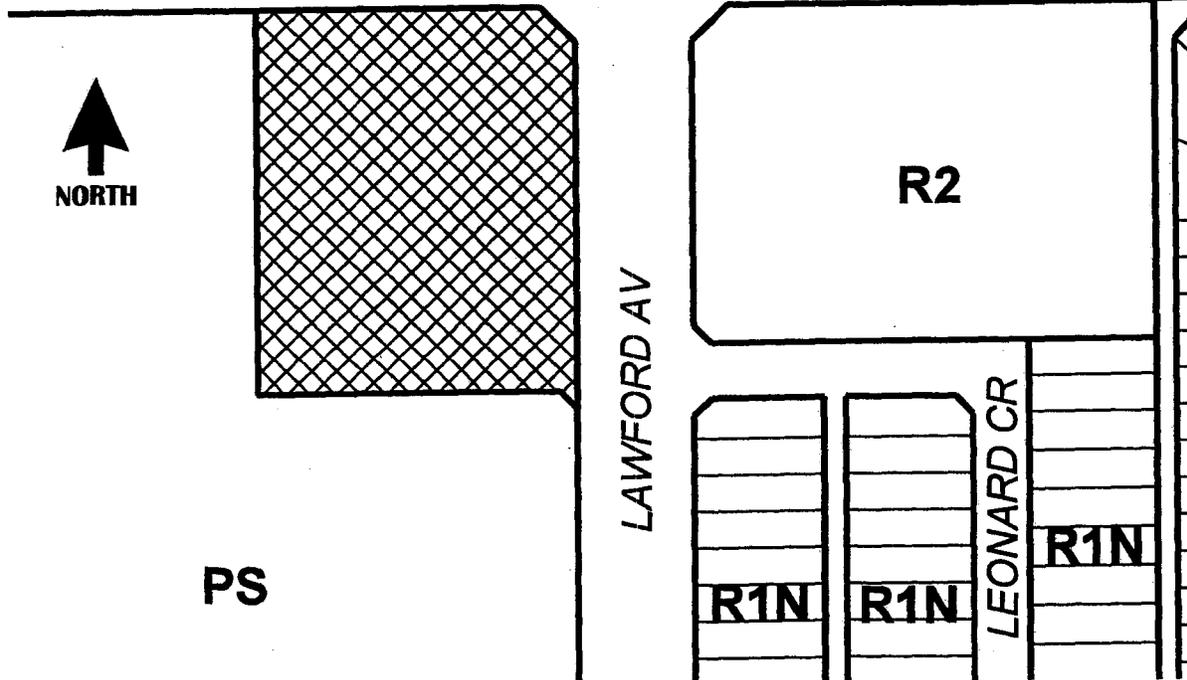
MAP No. 14 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



32 ST



Change from :  
 R3-D240 to R3- D80 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002

BYLAW No. 3156 / G - 2002

***Comments:***

I concur with the recommendation of the Planner to change existing density designations of persons per hectare to density designations based on dwelling units per hectare. This change will be the first step in changing our density calculations to an accepted industry standard for urban municipalities. As the report indicates, the next step will be to change the City's overall maximum density measurement to dwelling units per hectare followed by amendments to Area Structure Plans.

"N. Van Wyk"  
City Manager

**Council Decision – Monday May 6, 2002**

DATE: May 7, 2002  
TO: Johan van der Bank, Parkland Community Planning Services  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/G-2002  
Proposed Revision to the Density District

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**Reference Report:**

Parkland Community Planning Services, dated April 29, 2002

**Bylaw Readings:**

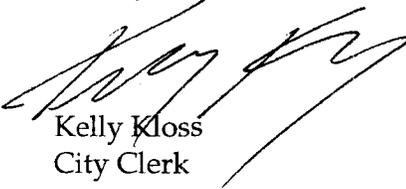
Land Use Bylaw Amendment 3156/G-2002 was given first reading. A copy of the bylaw is attached.

**Report Back to Council: Yes**

A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services  
Community Services Director  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant

## BYLAW NO. 3156/G-2002

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

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

That the Density District in Part 7 Special Districts is hereby amended as follows:

- 1 The existing heading "DENSITY (PERSONS PER HECTARE) DISTRICT" is deleted in its entirety.
- 2 The new heading "DENSITY DISTRICT" is reinstated.
- 3 Sections 210 and 211 are deleted in its entirety.
- 4 Sections 210 and 211 are reinstated as follows:

### "210 General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

### 211 Method of Application

- (1) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in a district map. The following is an example for illustration purposes only:

R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.

- (2) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

Site Area expressed in hectares x Density Restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.

- (3) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district."

That the R3 Residential (Multiple Family) District in Part 6 is hereby amended as follows:

5 Sections 199(1) and 199(2) are deleted in their entirety.

6 Sections 199(1) and 199(2) are reinstated as follows:

“199(1) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

199(2) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).”

7 The Land Use District Maps D13, E10, E13, F7, F10, F11, F14, G5, G6, G8, H6, J6, K7 and L6 contained in “Schedule B” of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map Numbers 3/2002 through to 15/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

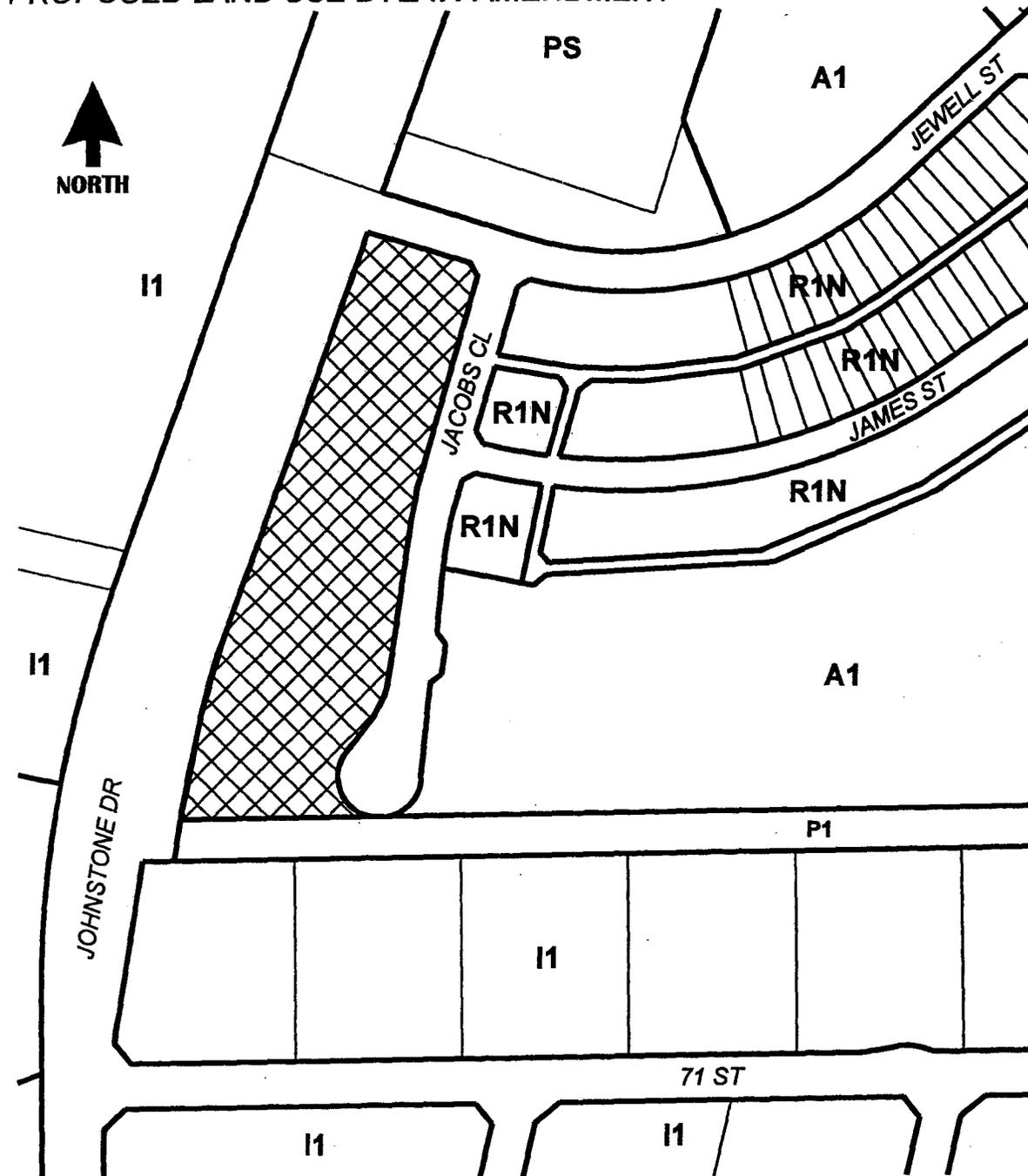
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare)



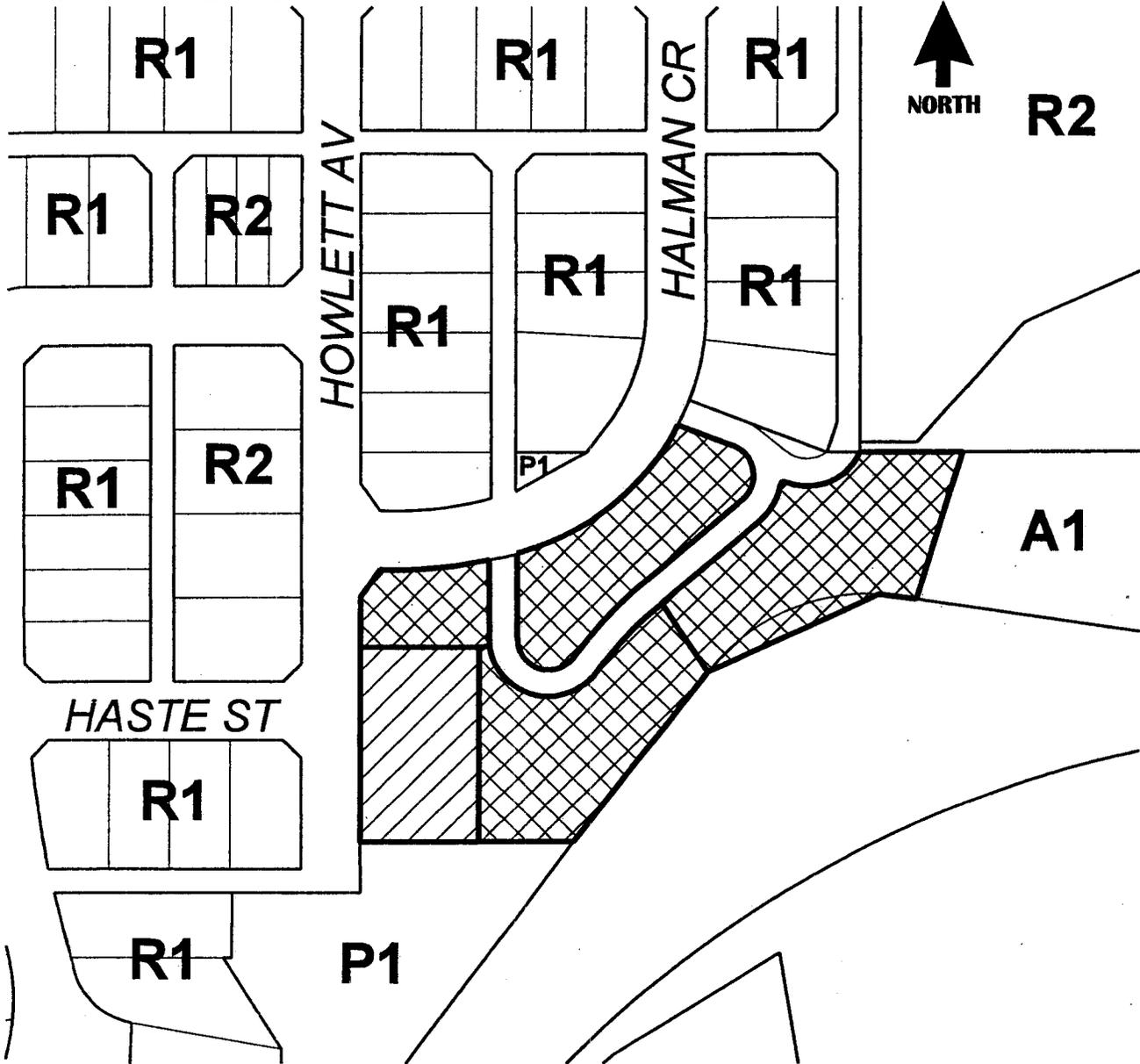
### AFFECTED DISTRICTS:

R3-D155 - Residential (Multiple Family) with a  
Density of 155 persons per hectare

MAP No. 3 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare)



R3-D145 to R3- D43 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a  
Density of 130 persons per hectare

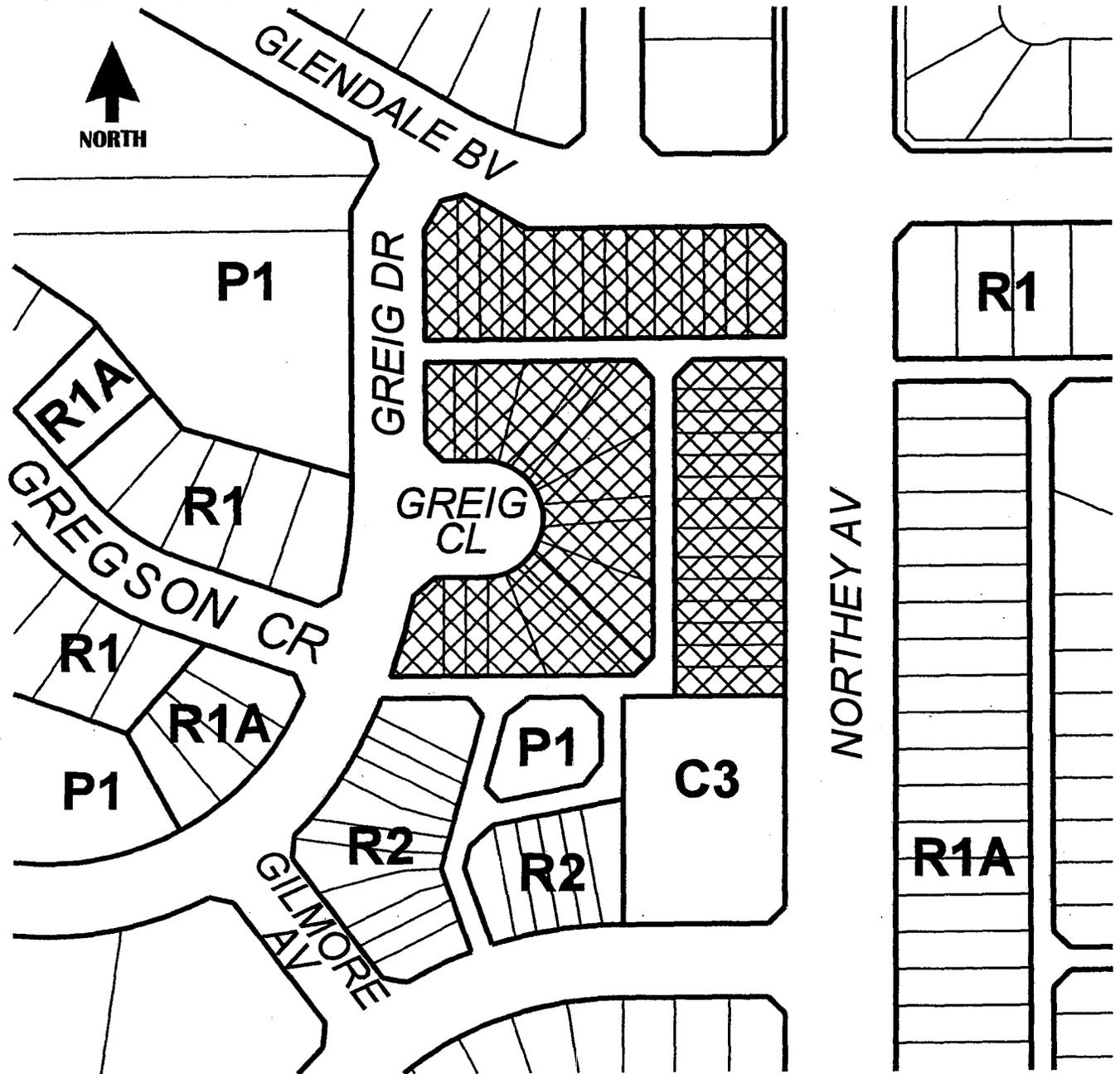
R3-D145 - Residential (Multiple Family) with a  
Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D34 (Dwelling units/hectare)



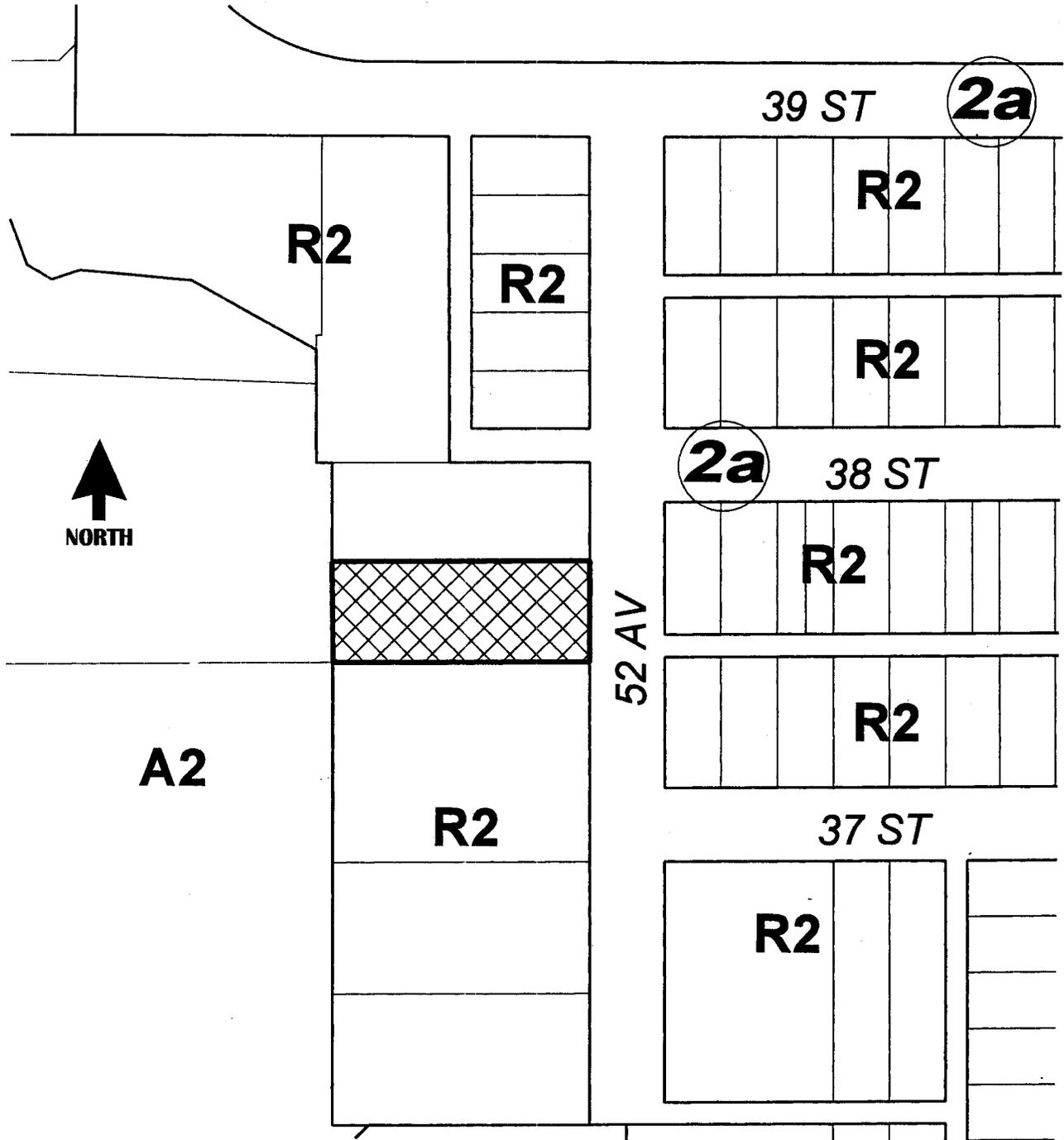
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a  
Density of 216 persons per hectare

MAP No. 5 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare) 

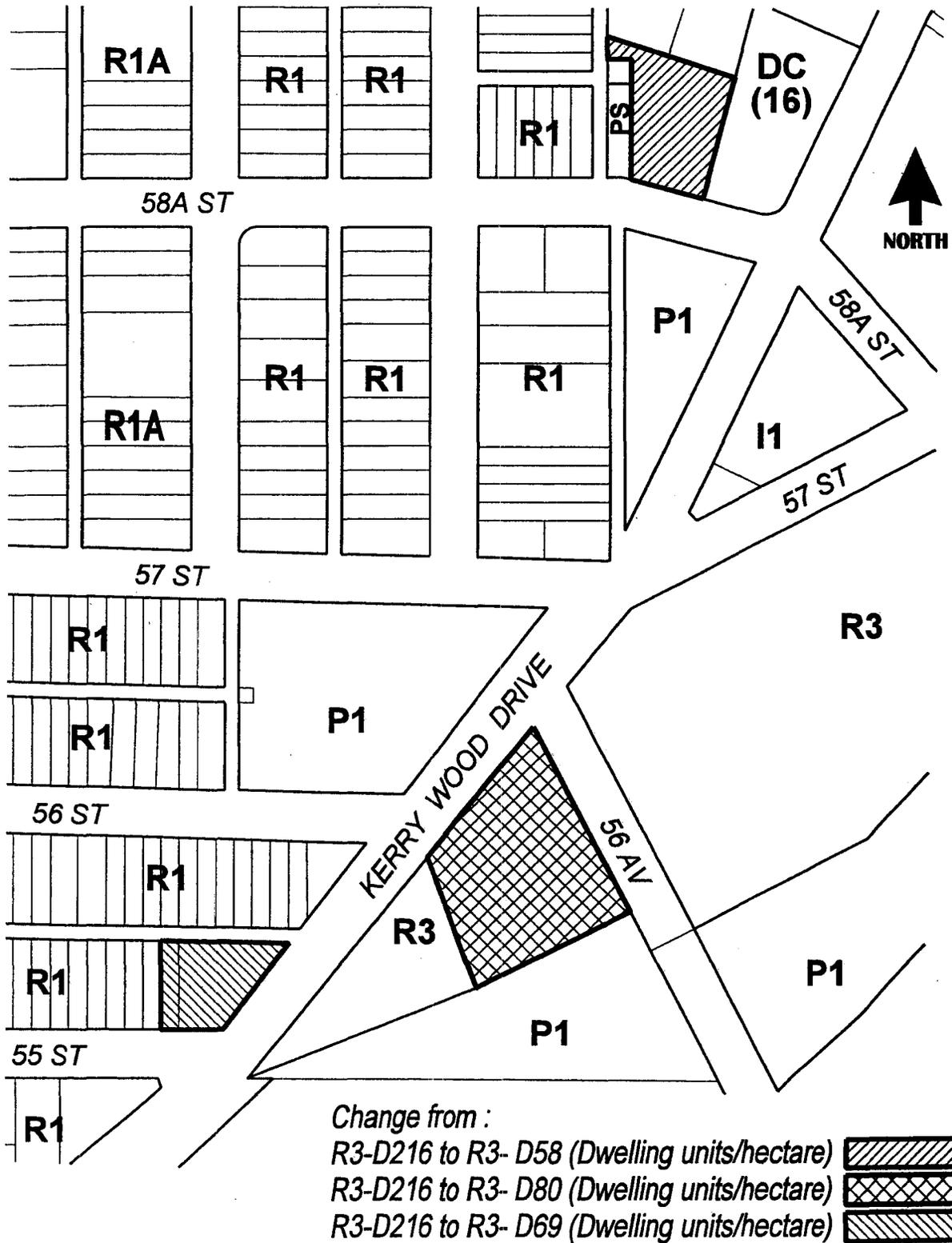
### AFFECTED DISTRICTS:

R2-D642 - Residential (Medium Density) with a  
Density of 642 persons per hectare

MAP No. 6 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

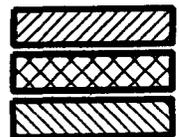


Change from :

R3-D216 to R3- D58 (Dwelling units/hectare)

R3-D216 to R3- D80 (Dwelling units/hectare)

R3-D216 to R3- D69 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

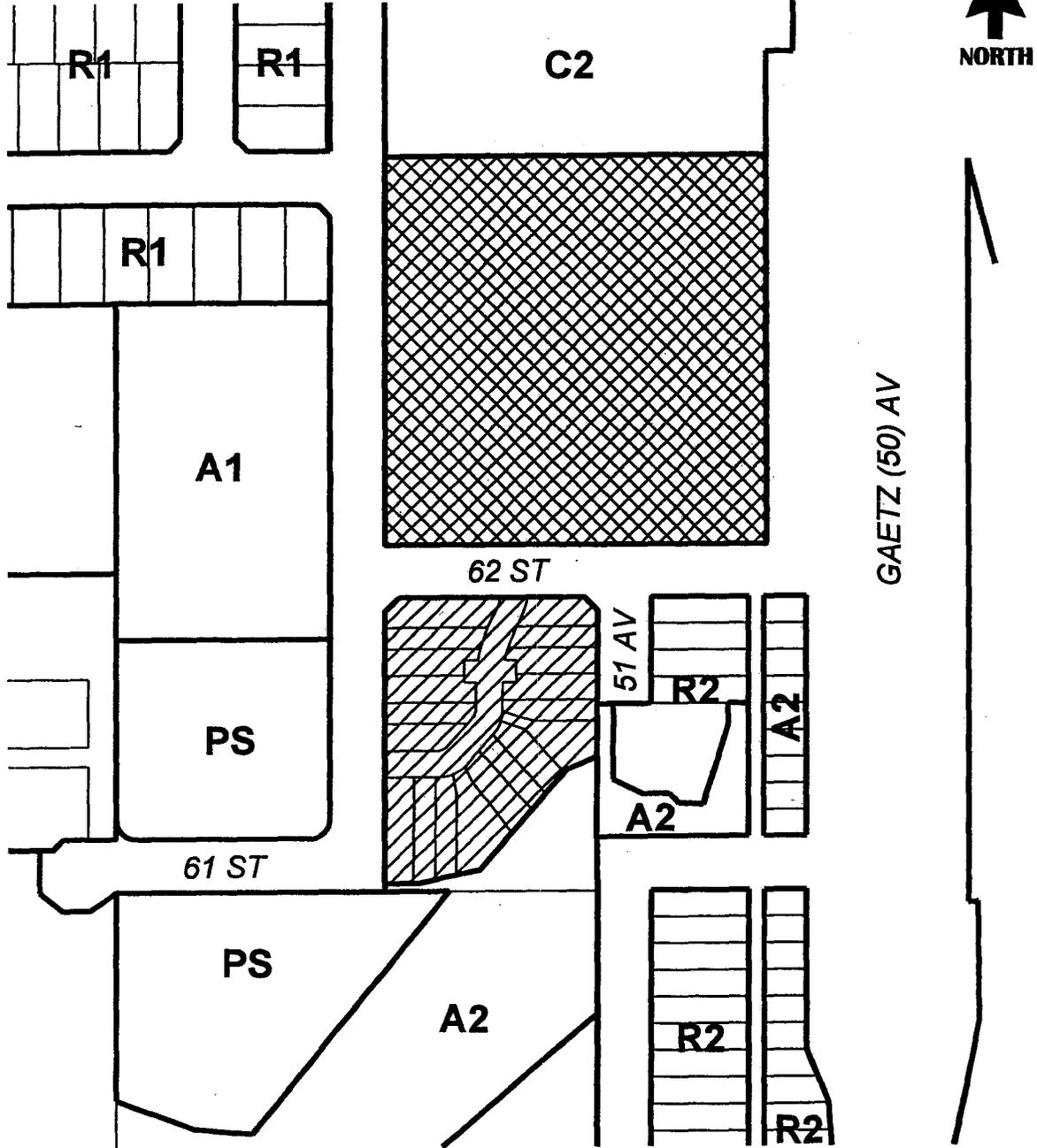
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

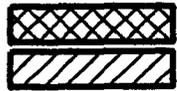
## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

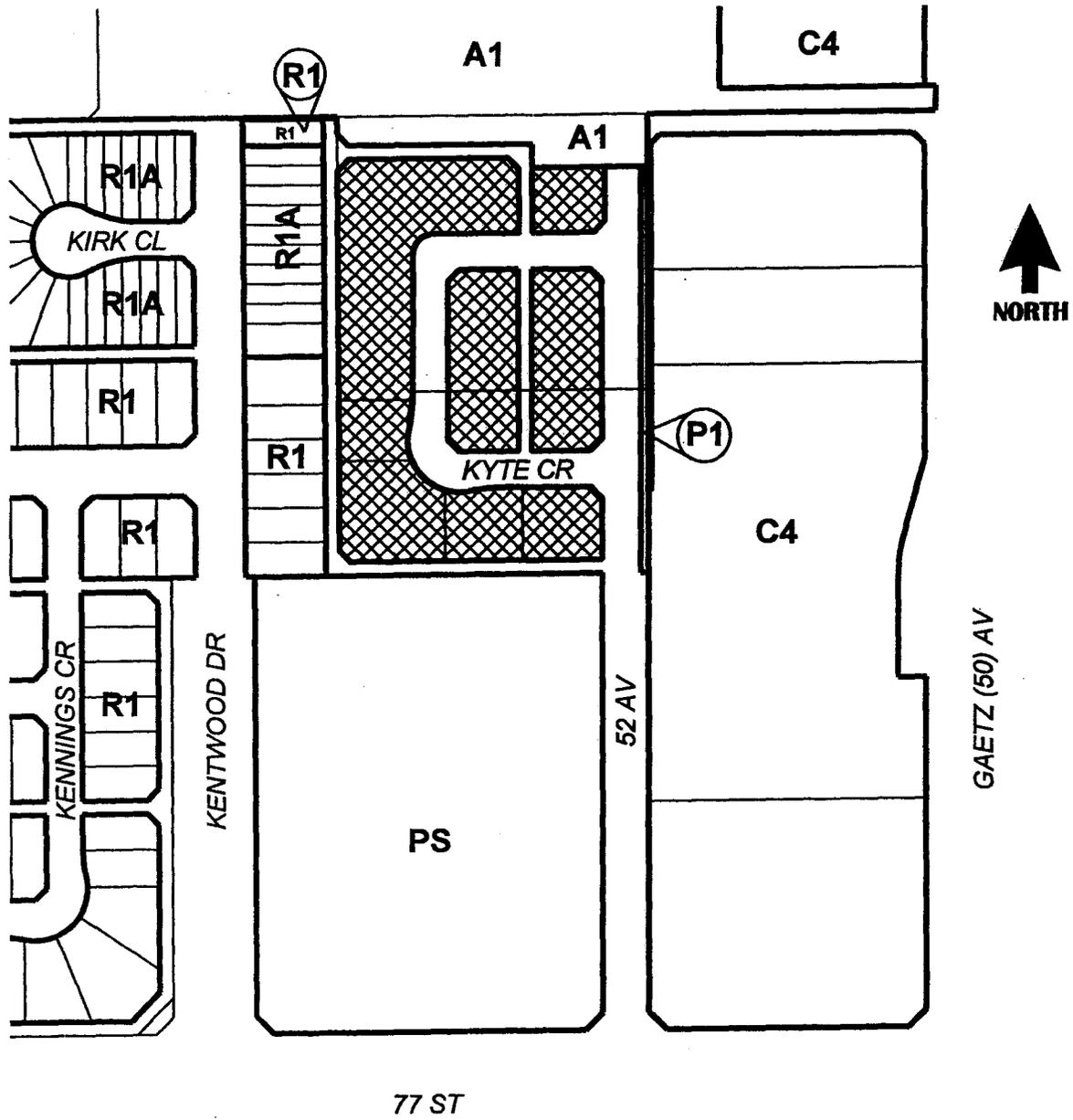
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D70 to R2- D19 (Dwelling units/hectare)



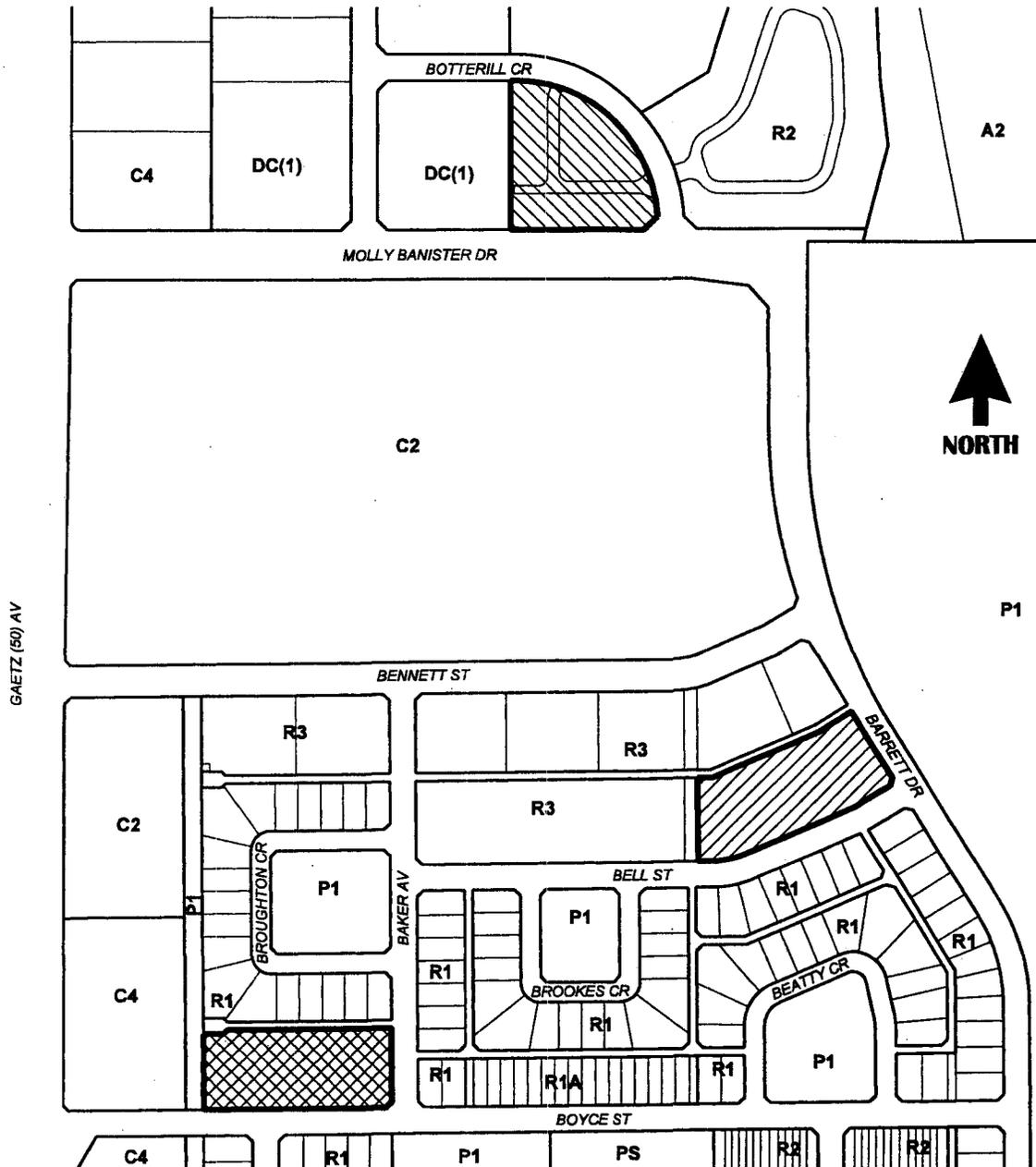
### AFFECTED DISTRICTS:

R2-D70 - Residential (Medium Density) with a  
Density of 70 persons per hectare

MAP No. 9 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

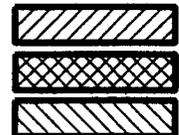


Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

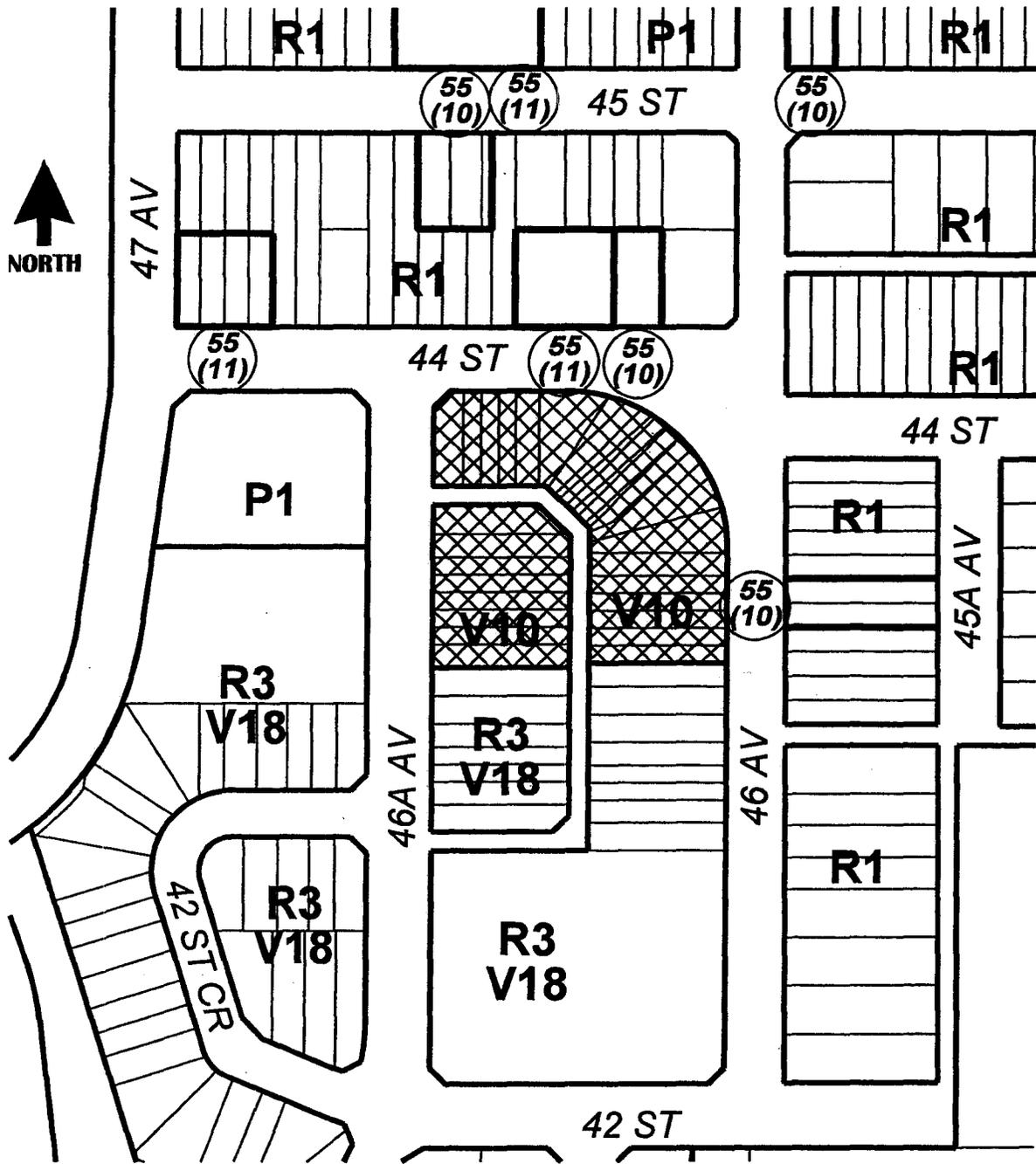
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D32 (Dwelling units/hectare)



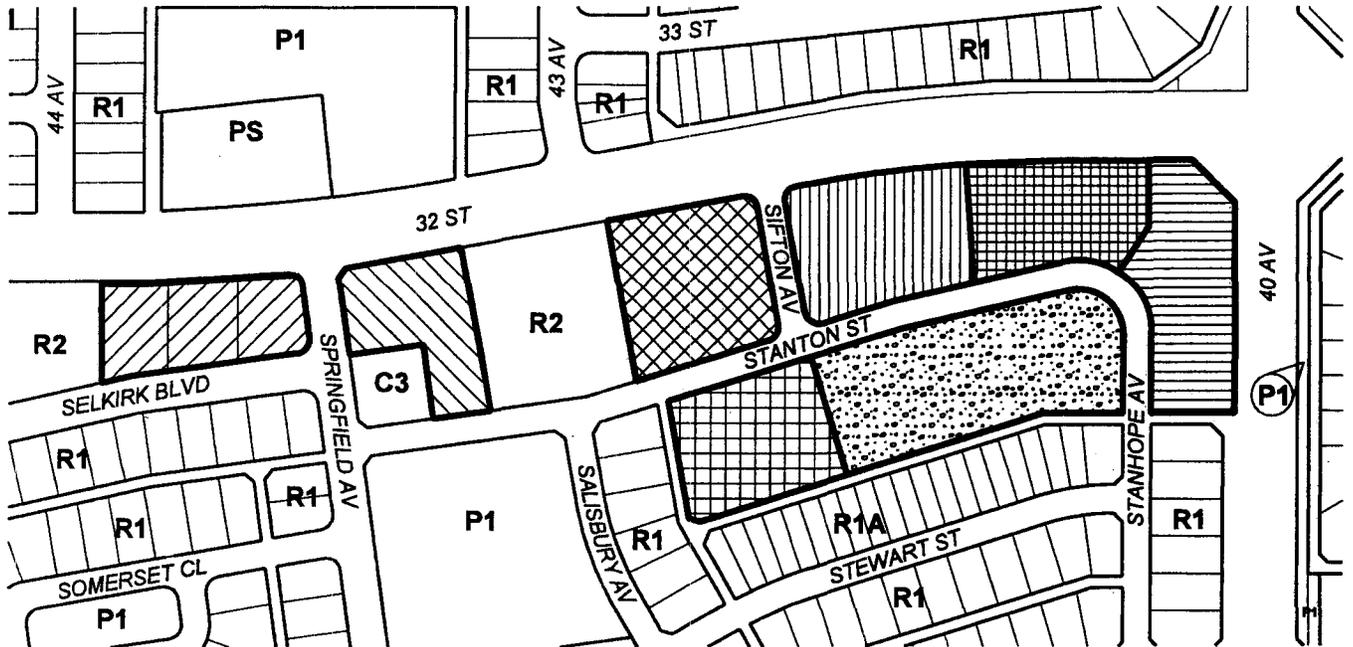
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a  
Density of 216 persons per hectare

MAP No. 11 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)



R3-D160 to R3- D54 (Dwelling units/hectare)



R3-D220 to R3- D76 (Dwelling units/hectare)



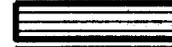
R3-D200 to R3- D61 (Dwelling units/hectare)



R3-D200 to R3- D67 (Dwelling units/hectare)



R3-D200 to R3- D59 (Dwelling units/hectare)



R3-D100 to R3- D31 (Dwelling units/hectare)



R3-D100 to R3- D29 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare

R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

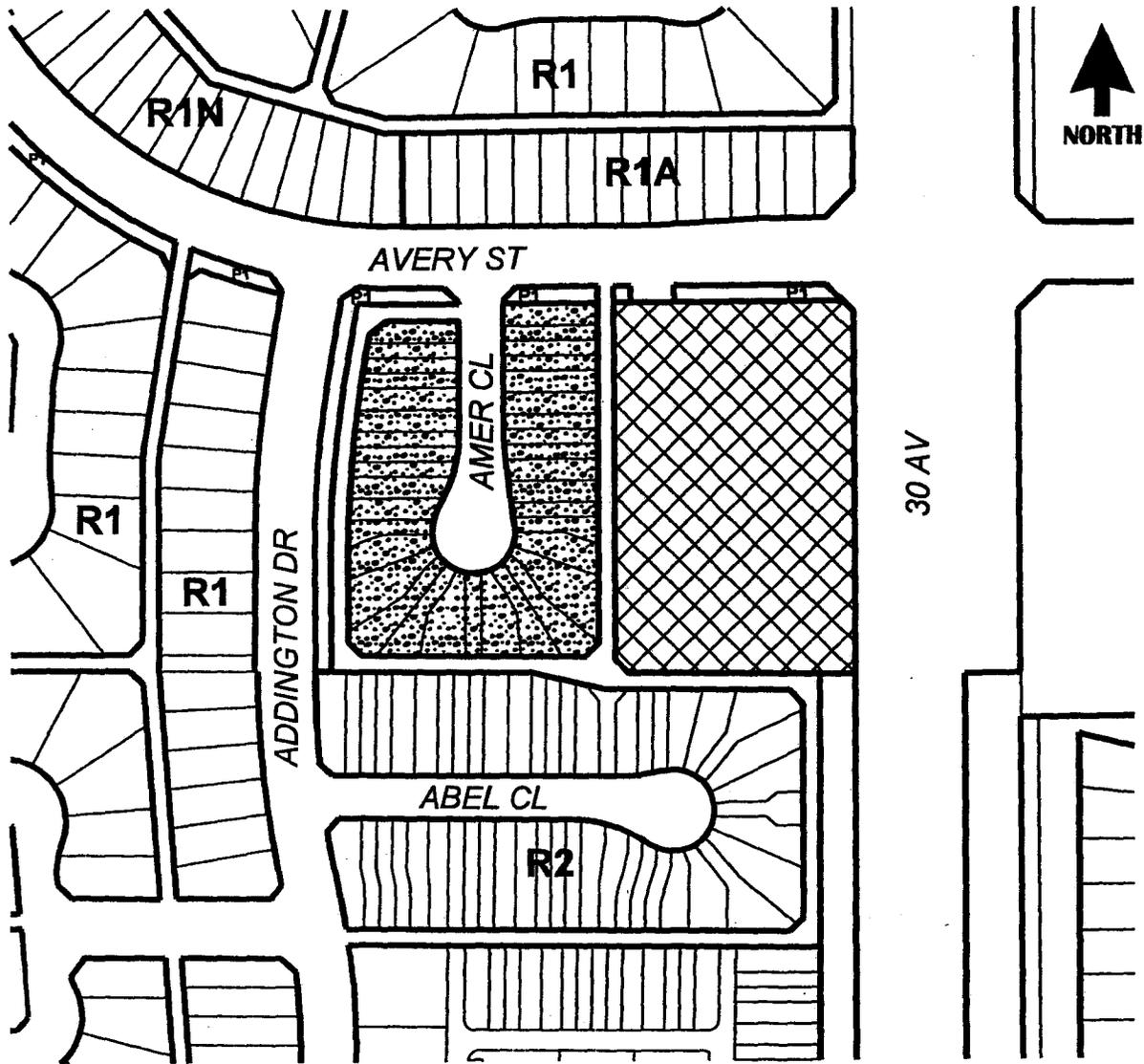
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D120 to R3- D26 (Dwelling units/hectare)

R3-D216 to R3- D95 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare

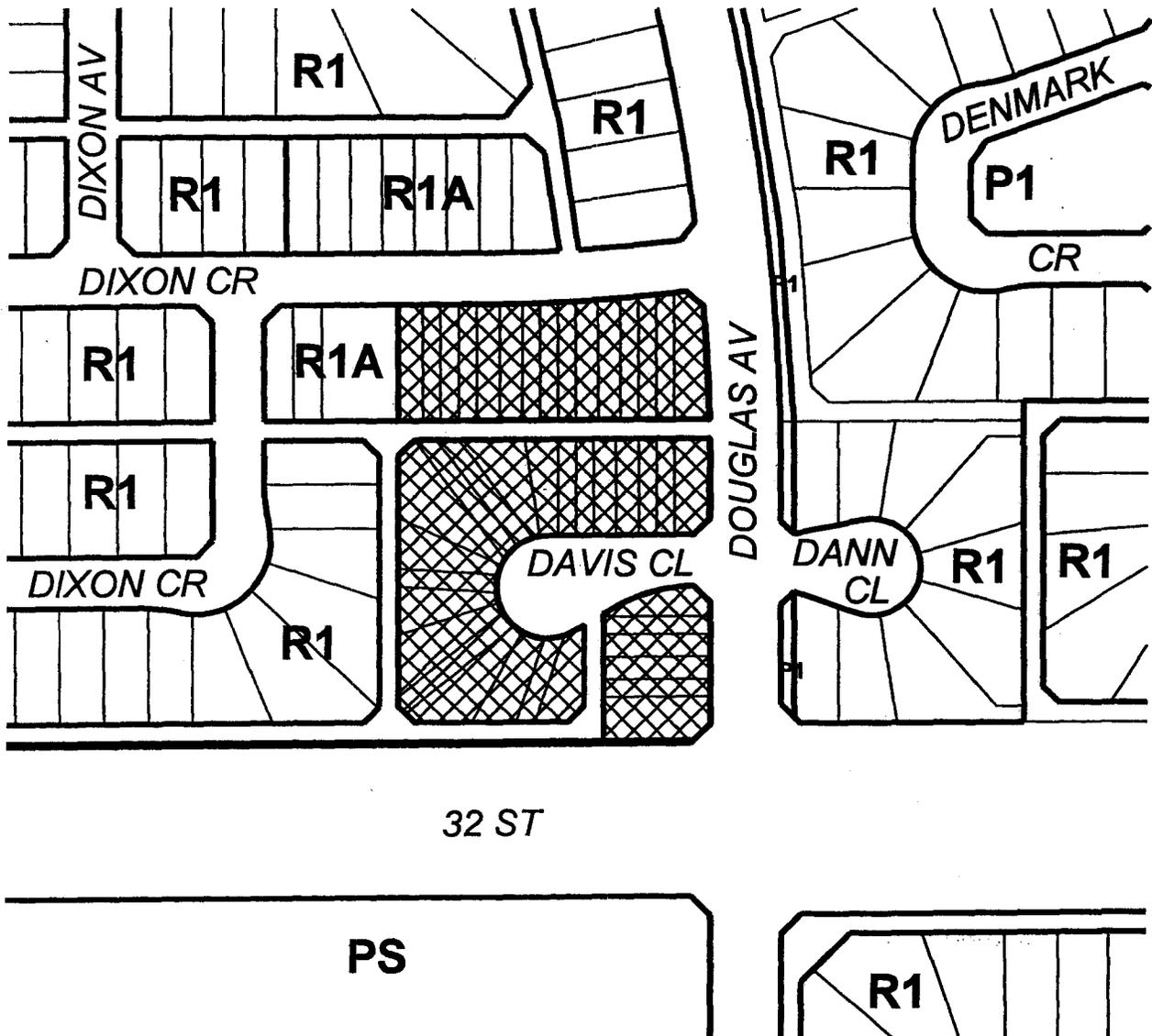
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



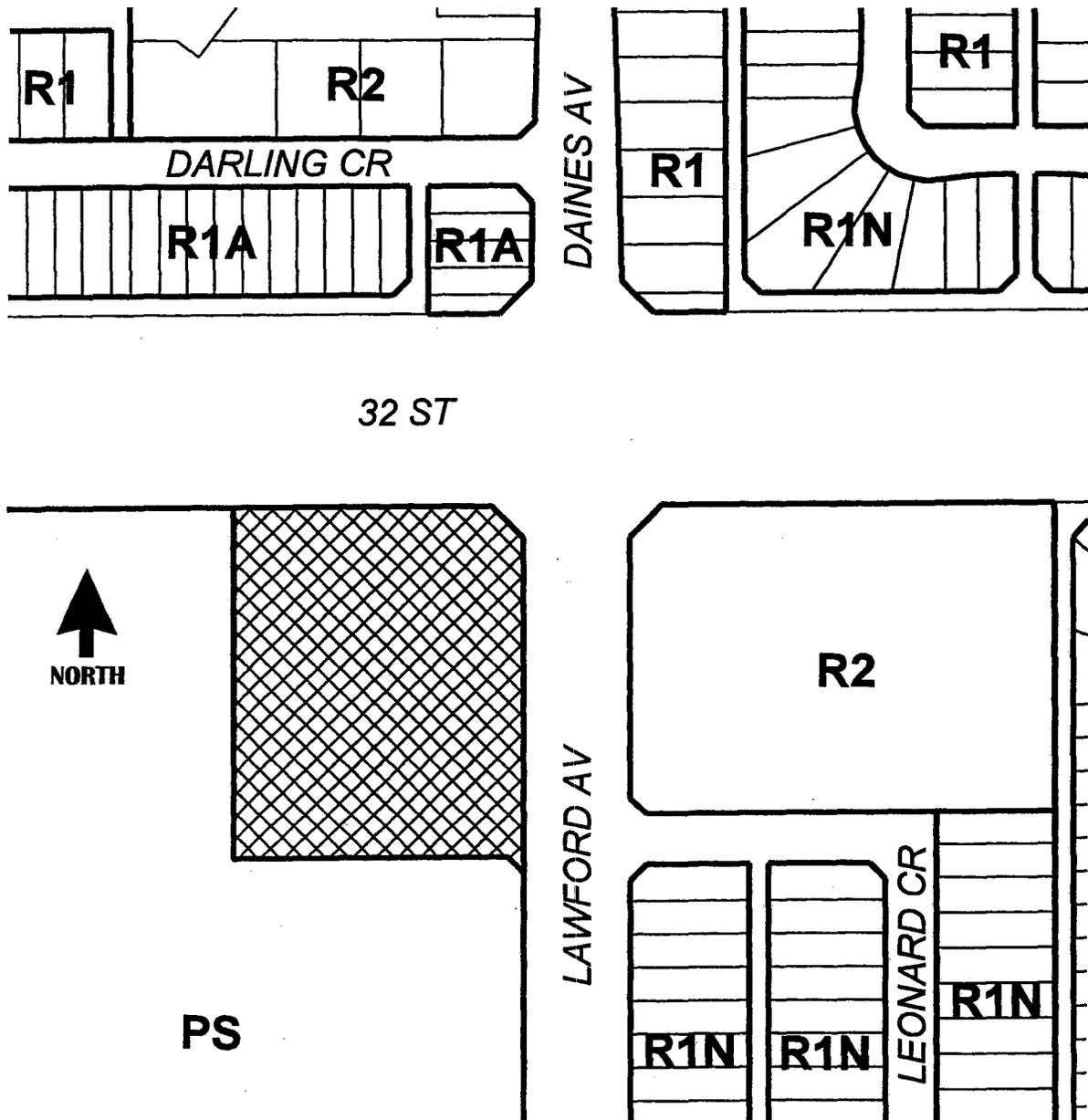
Change from :  
R3-D216 to R3- D32 (Dwelling units/hectare) 

**AFFECTED DISTRICTS:**  
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D80 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002

BYLAW No. 3156 / G - 2002

**LE**

DATE: May 7, 2002  
TO: City Council  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/G-2002  
Proposed Revision to the Density District

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*History*

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw 3156/G-2002 was given first reading.

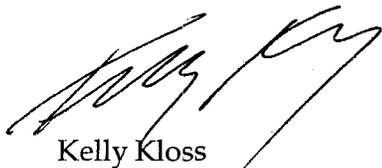
Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



Item No. 7

AND  
**COMMUNITY  
PLANNING  
SERVICES**

82

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

---

Date: April 26, 2002  
To: Kelly Kloss, City Clerk  
Re: Land Use Bylaw Amendment 3156/Q-2002  
Portion of NE ¼ Sec. 11-38-27-4  
Deer Park Southeast (Devonshire) – Phase 11  
Melcor Developments Ltd.

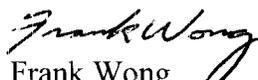
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Melcor Developments Ltd. is proposing to develop Phase 11 of the Deer Park Southeast (Devonshire) Subdivision. Phase 11 consists of 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposal rezones approximately 5.54ha (13.69ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

Recommendation

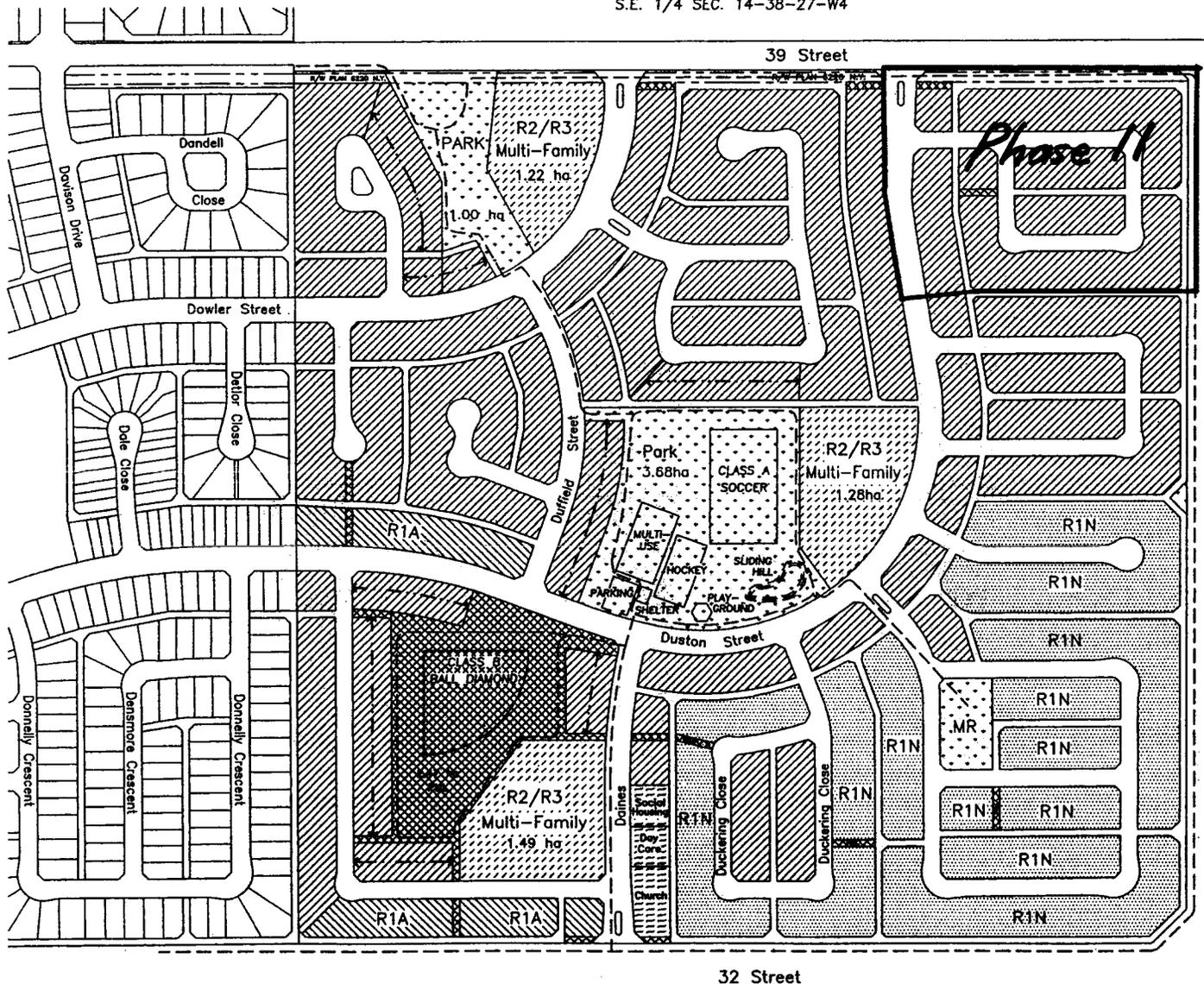
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Q-2002.

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- - - Pedestrian linkages

**STATISTICS**

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 8220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.68	2.82
Roads/Lanes	14.09	23.66



Stantec Consulting Ltd.  
405 - 4828 Bess Street  
Red Deer Alberta  
T4N 1A5  
Tel. 403.342.3320  
Fax. 403.341.0909  
www.stantec.com

CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

DESIGNED BY  
DRAWN BY  
CHECKED BY  
APPROVED BY

CADD FILE NAME

12870552\F103.DWG

SHEET No. OF

JOB No.

128-70552

REVISION 3 OF FIGURE 3.0

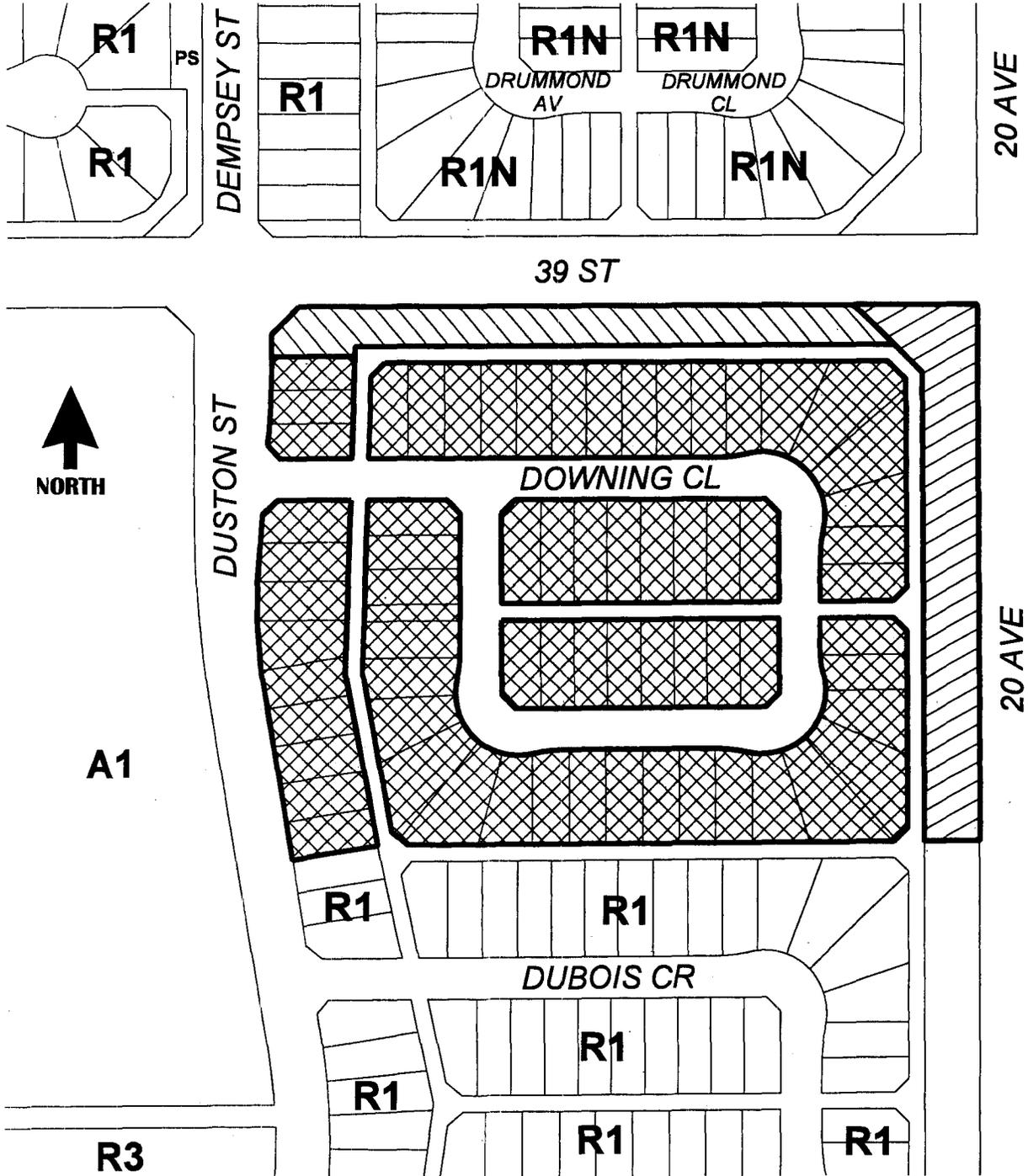
DATE DRAWN

FEBRUARY, 2002

STATUS



PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential Low Density  
 P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to P1 
- A1 to Road 

MAP No. 23 / 2002  
 BYLAW No. 3156 / Q - 2002

***Comments:***

I agree that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"N. Van Wyk"  
City Manager

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/Q-2002  
Portion of NE ¼ Sec. 11-38-27-4  
Deer Park Southeast (Devonshire) – Phase 11  
Melcor Developments Ltd.

---

***Reference Report:***

Parkland Community Planning Services, dated April 26, 2002

***Bylaw Readings:***

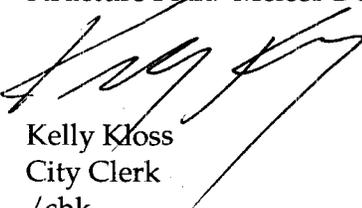
Land Use Bylaw Amendment 3156/Q-2002 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan. Melcor Developments Ltd. will be responsible for the advertising costs.



Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant

**BYLAW NO. 3156/Q-2002**

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

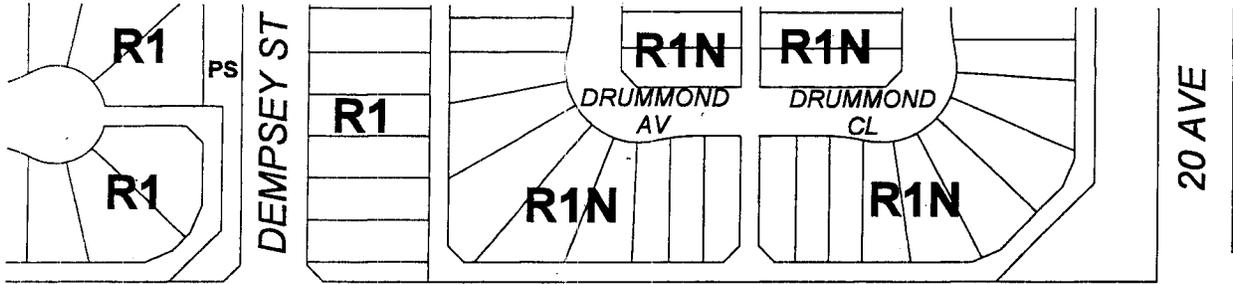
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

---

MAYOR

---

CITY CLERK



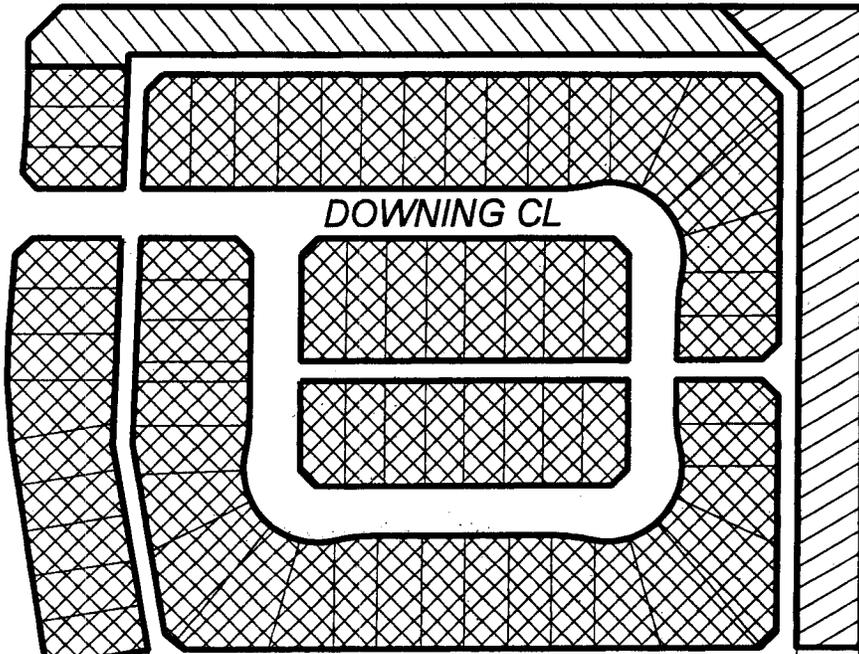
39 ST



**NORTH**

DUSTON ST

**A1**



20 AVE

**R1**

**R1**

DUBOIS CR

**R1**

**R1**

**R1**

**R1**

**R3**

**AFFECTED DISTRICTS:**  
*A1 - Future Urban Development*  
*R1 - Residential Low Density*  
*P1 - Parks and Recreation*

*Change from :*

A1 to R1 

A1 to P1 

A1 to Road 

MAP No. 23 / 2002  
 BYLAW No. 3156 / Q - 2002

**FILE**



**Office of the City Clerk**

May 7, 2002

Fax: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/Q-2002  
Portion of NE ¼ Sec. 11-38-27-4  
Deer Park Southeast (Devonshire) – Phase 11  
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, May 6, 2002, first reading was given to Land Use Bylaw 3156/Q-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers at City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss  
City Clerk  
/chk

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

**BYLAW NO. 3156/Q-2002**

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

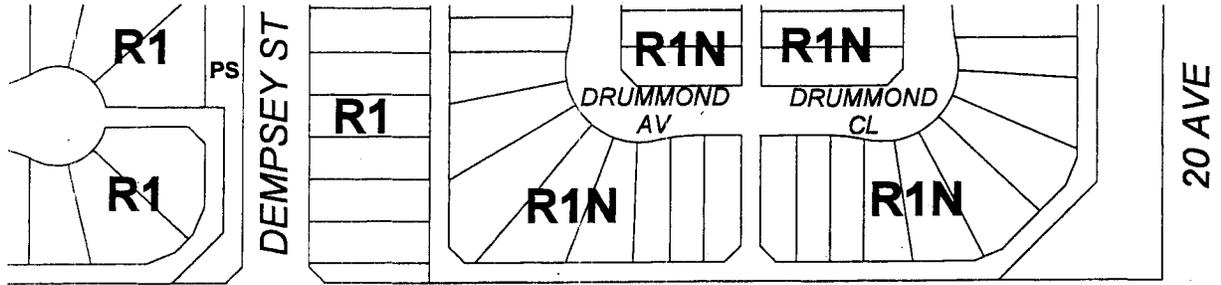
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

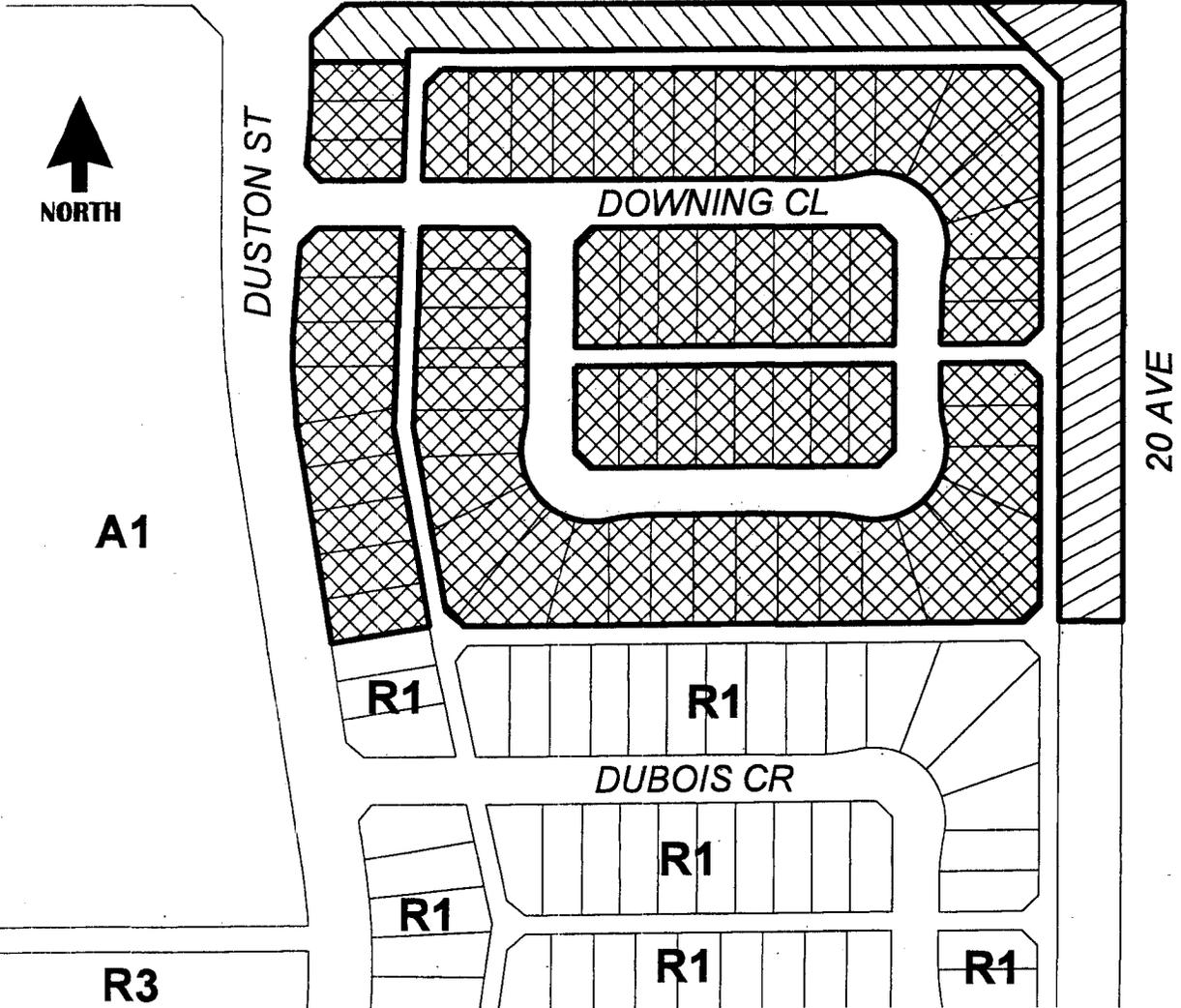
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



39 ST



A1

R3

**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential Low Density  
 P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to P1 
- A1 to Road 

MAP No. 23 / 2002  
 BYLAW No. 3156 / Q - 2002

DATE: May 7, 2002  
TO: City Council  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/Q-2002  
Portion of NE ¼ Sec. 11-38-27-4  
Deer Park Southeast (Devonshire) – Phase 11  
Melcor Developments Ltd.

---

**FILE**

*History*

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw 3156/Q-2002 was given first reading.

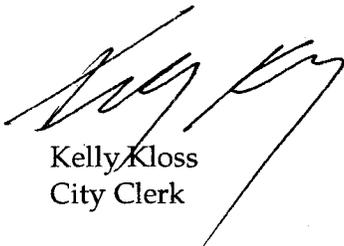
Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

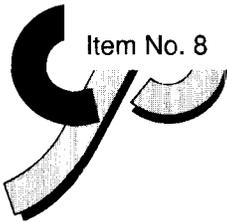
*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



DATE: April 26, 2002

TO: City Clerk

FROM: Paul Meyette  
City Planning Manager

RE: Bylaw 3156/S-2002 C1A District Amendments

On August 14, 2000, City Council adopted the Greater Downtown Action Plan. The Greater Downtown Action Plan proposes short and long term strategies for the future of Red Deer's commercial core as well as neighbouring residential and the areas that adjoin the Red Deer River. Some of the most significant recommendations relate to the Riverlands Area and Cannery Row – both of which are currently zoned C1A.

The Greater Downtown Action Plan suggests that a new vision and concept plan be developed for Riverlands and Cannery Row. The Vision for Riverlands includes mixed use, commercial, public open space and residential development and redevelopment, with a focus on pedestrian use and the river front. The Cannery Row area would be mixed use commercial/residential/light industrial with increased amenities to attract residential developments.

The Plan clearly identifies the need for a new vision and planning concepts for both areas; over the next few years these will be developed in consultation with the community. In the interim, there is a need to carefully assess each new development proposal in these areas to ensure that they are consistent with the long term intent.

In order to ensure that MPC has the ability to review development proposals which could affect the successful redevelopment of these two areas, some changes are needed in terms of the existing zoning. As Council will recall, the C1A District was developed originally as a transition district from Industrial Use to Commercial Use. As we move more to mixed commercial/residential use, the District needs to be adjusted to ensure the City's Municipal Planning Commission has sufficient authority to guide redevelopment. Therefore the following changes are recommended to the C1A District:

1. Warehouse in the Existing Structure: This is currently a permitted use in the C1A District. It allows existing buildings to be used for warehouse use. There may be some circumstances where conversion of a building to warehouse use is not appropriate. It is recommended that this use be made discretionary.

2. **Commercial Recreation Facility:** This use includes arcades, bingo halls, bowling alleys, casinos, gymnasiums, racquet courts, roller skating and simulated golf. Many commercial recreation facilities are similar in design to a warehouse and may not be appropriate in some parts of this redeveloping area. Commercial Recreation Facility is currently a permitted use. It is proposed to become a discretionary use in this bylaw amendment.
3. **Service and Repair of Any Articles:** This use allows for a wide range of repair facilities. Some of these uses may be beneficial in this district, some may be beneficial in some areas of the district but not others while others such as truck repair may not be suitable for this district. It is proposed to change this use from permitted to discretionary.
4. **Merchandise Sales and /or Rental:** This use allows the sale of any article from magazines to tractor trailers. It is proposed that this permitted use be amended to exclude motor vehicles, machinery and fuel (as is currently done in the C2 District) from the permitted use category. It is further recommended that a maximum building size of 1500 square meters (16,146 Sq ft) be implemented as a condition for this permitted use. This bylaw amendment would also add Merchandise Sales and/or Rental over 1500 Square metres as a discretionary use.
5. **Institutional Service Facility:** This use allows everything from a justice facility (jail) to an auditorium as a permitted use. Some of these facilities may not be appropriate in the C1A District. It is recommended that this use be made discretionary.

These changes may appear minor in that uses are not eliminated but rather changed from permitted to discretionary. However they are significant in that they will give the Municipal Planning Commission more authority to assess new development proposals in the redeveloping C1A District. Once the vision and planning concepts are redeveloped it is anticipated that further land use bylaw changes may be required.

Recommendation:

Planning Staff recommend that Council give first reading to Bylaw 3156/S-2002.



Paul Meyette, ACP, MCIP  
City Planning Manager

cc. Colleen Jensen

***Comments:***

There will be a number of redevelopment opportunities in the Riverlands Area in the coming months and years and it is appropriate for the Municipal Planning Commission to have the ability to review redevelopment proposals to ensure that they fall within the vision of the Greater Downtown Action Plan for these areas. Moving these various uses to discretionary will allow that to occur. It should also be pointed out these changes do not effect existing uses that are in place today.

A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"  
City Manager

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002  
**TO:** Paul Meyette, Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/S-2002  
C1A District Amendments

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***Reference Report:***

Parkland Community Planning Services, dated April 26, 2002

***Bylaw Readings:***

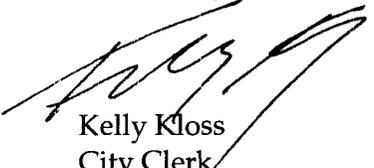
Land Use Bylaw Amendment 3156/S-2002 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant

**BYLAW NO. 3156/S-2002**

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

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

- 1 In the C1A Commercial (City Centre West) District, Section 103(1), 103(4), 103(7), 103(8) and 103(9) are hereby deleted and the section renumbered consecutively.
- 2 Following renumbering, the following permitted use is added to Section 103:  
"103(5) Merchandise Sales and/or Rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 square metres (16146 sq ft.)"
3. The following discretionary uses are added to Section 104:  
"104 (13) Merchandise Sales and/or Rental  
104 (14) Service and Repair of any Articles  
104 (15) Warehouse in the Existing Structure  
104 (16) Commercial Recreation Facility  
104 (17) Institutional Service Facility"

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.  
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.  
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.  
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

DATE: May 7, 2002  
TO: City Council  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/S-2002  
C1A District Amendments

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**FILE**

*History*

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/S-2002 was given first reading.

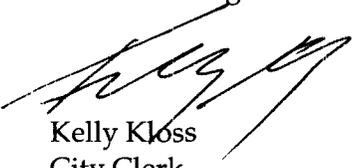
Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

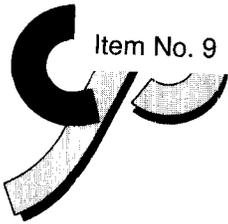
*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



Item No. 9

AND  
**COMMUNITY  
PLANNING  
SERVICES**

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

Date: April 29, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/T-2002  
Portion of NE ¼ Sec. 3-38-27-4  
Anders Southeast (Aspen Ridge) – Phase 10  
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 consists of 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal rezones approximately 4.46ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. Proposed Lots 1 & 2 in Block 9 is the designated “social/day/retirement home site” for the neighbourhood and it will be advertised for at least 3 months before the underlying 2 single-family lots can be registered. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

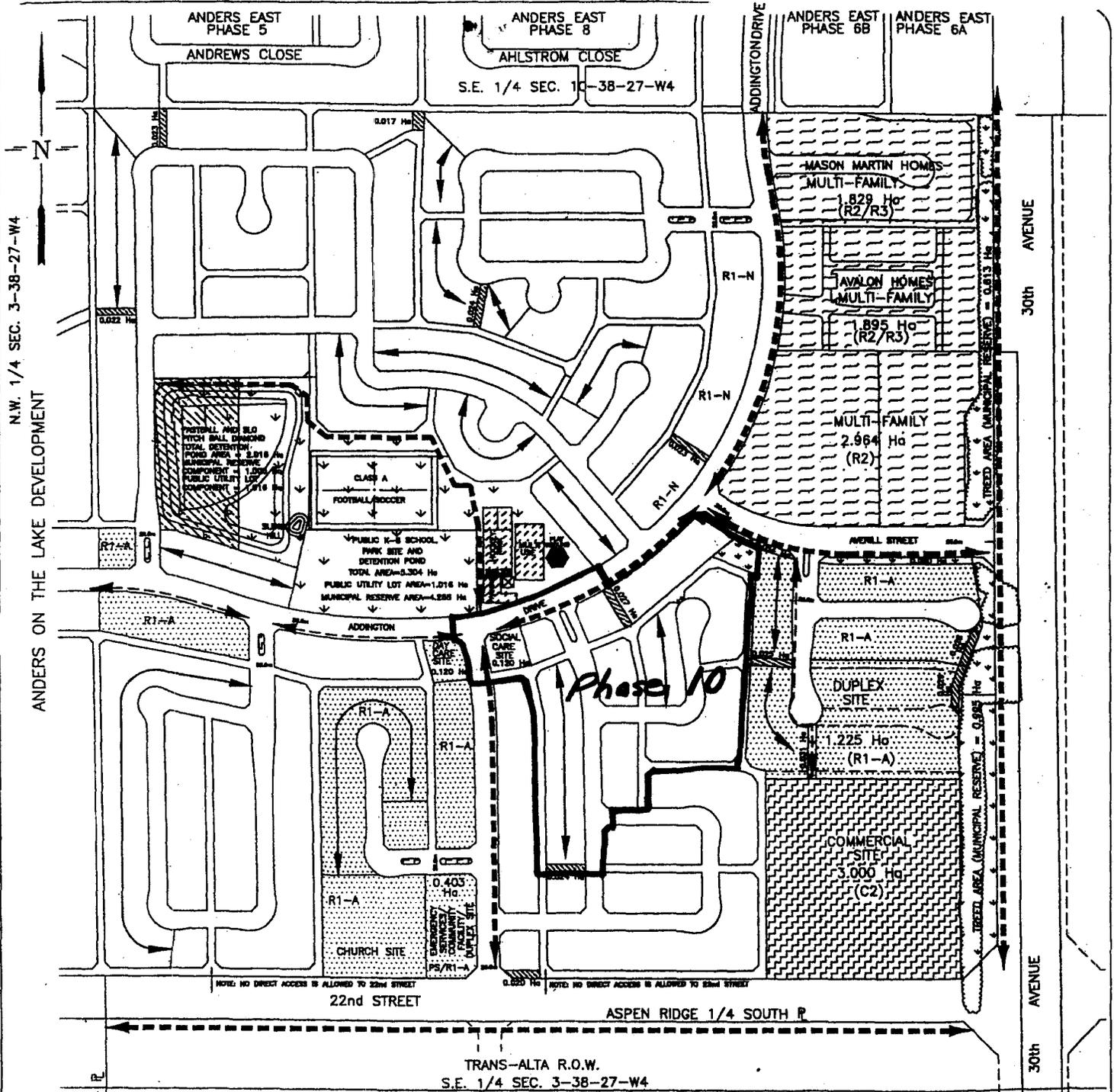
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2002.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS

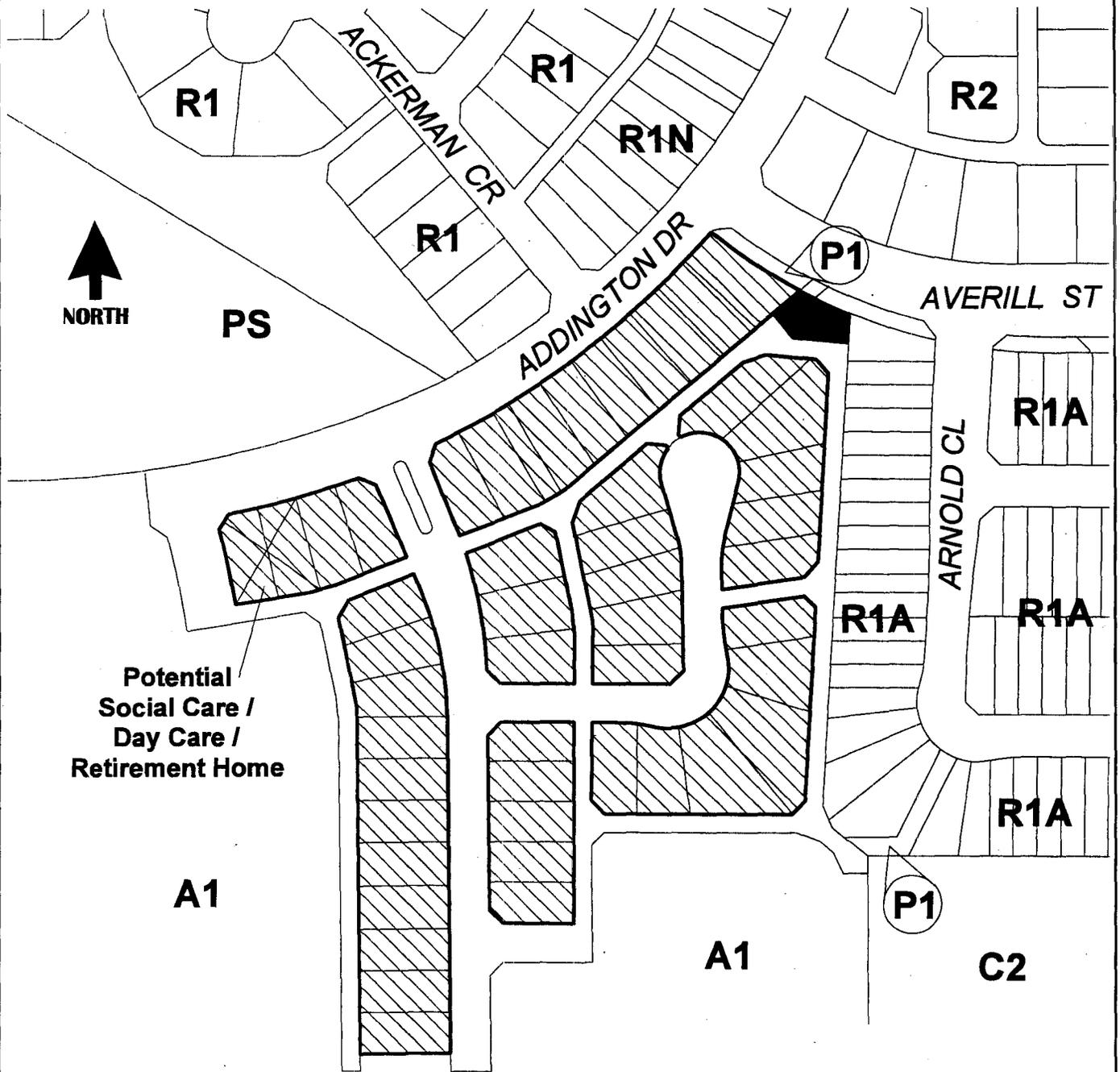
TOTAL AREA OF ORIGINAL 1/4 SECTION 84,878 Ha 180.31 Ac			
20th STREET AND 30th AVENUE WIDENING	4.827 Ha	11.43 Ac	
<b>DEVELOPABLE AREA</b>	<b>80,249 Ha</b>	<b>148.88 Ac</b>	<b>100%</b>
SINGLE FAMILY - DETACHED (R1)	22,906 Ha	56.81 Ac	37.4%
SINGLE FAMILY - NARROW (R1-N)	1,086 Ha	2.68 Ac	1.8%
MULTIPLE FAMILY (R2/R3)	3,724 Ha	9.20 Ac	8.8%
MULTIPLE FAMILY (R2)	2,865 Ha	7.33 Ac	4.9%
COMMERCIAL (C2)	3,000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/DUPLEX SITE (PS/R1-A)	0.402 Ha	0.99 Ac	0.7%
DUPLEX LOTS (R1-A)	5,382 Ha	13.30 Ac	8.9%
CHURCH SITE (R1-A)	0.811 Ha	2.00 Ac	1.3%
DAY CARE SITE (R1-A)	0.120 Ha	0.30 Ac	0.2%
SOCIAL CARE SITE (R1)	0.121 Ha	0.30 Ac	0.2%
PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (P1)	4,330 Ha	11.19 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1,809 Ha	3.98 Ac	2.7%
STORM DETENTION POND (PS)	1,018 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS (PS)	0,256 Ha	0.63 Ac	0.4%
ROADS	12,722 Ha	31.43 Ac	21.1%

FIGURE 3  
DEVELOPMENT  
CONCEPT

SCALE 1:5000  
REVISED APR 09/01



PROPOSED LAND USE BYLAW AMENDMENT



Potential Social Care / Day Care / Retirement Home

**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 25 / 2002  
 BYLAW No. 3156 / T- 2002

***Comments:***

I recommend that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"N. Van Wyk"  
City Manager

**Council Decision – Monday May 6, 2002**

**DATE:** May 7, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/T-2002  
Portion of NE ¼ Sec. 3-38-27-4  
Anders Southeast (Aspen Ridge) – Phase 10  
Melcor Developments Ltd.

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**Reference Report:**

Parkland Community Planning Services, dated April 29, 2002

**Bylaw Readings:**

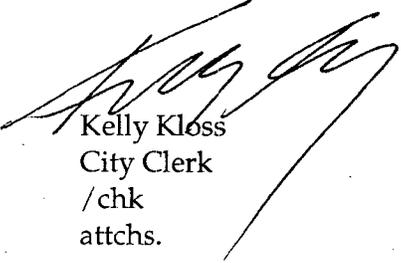
Land Use Bylaw Amendment 3156/T-2002 was given first reading. A copy of the bylaw is attached.

**Report Back to Council: Yes**

A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan. Melcor Developments Ltd. will be responsible for the advertising costs.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Community Services Director  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/T-2002**

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

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

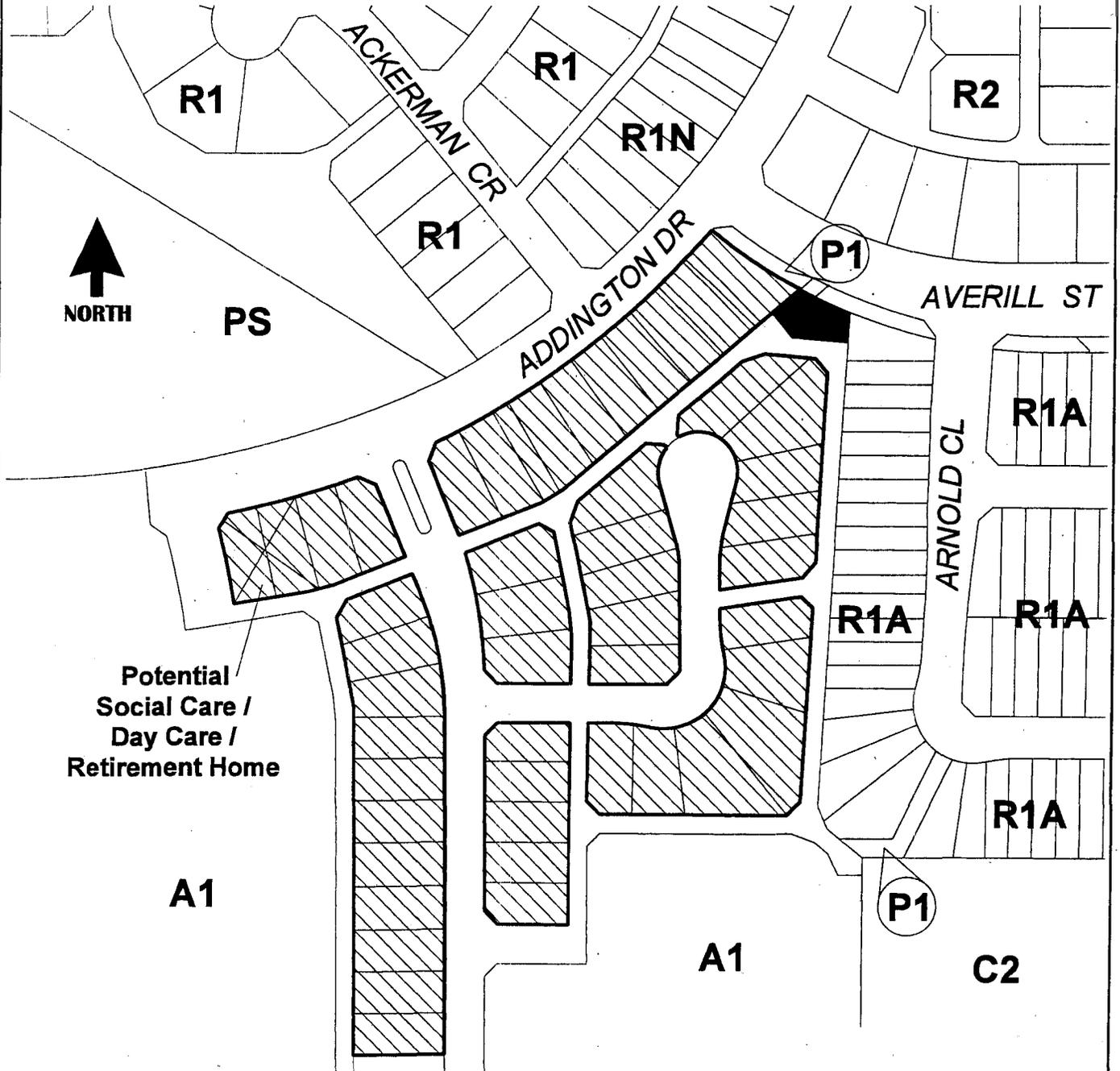
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



Potential  
Social Care /  
Day Care /  
Retirement Home

**AFFECTED DISTRICTS:**  
A1 - Future Urban Development  
R1 - Residential (Low Density)  
P1 - Parks and Recreation

Change from :  
A1 to R1   
A1 to P1 

MAP No. 25 / 2002  
BYLAW No. 3156 / T-2002



Office of the City Clerk

May 7, 2002

**FILE**

Fax: 343-7510

Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/T-2002  
Portion of NE ¼ Sec. 3-38-27-4  
Anders Southeast (Aspen Ridge) -- Phase 10  
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, May 6, 2002, first reading was given to Land Use Bylaw Amendment 3156/T-2002. A copy of the bylaw is attached for your information.

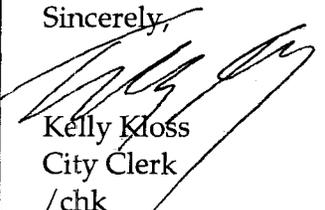
Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk  
/chk

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

**BYLAW NO. 3156/T-2002**

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

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

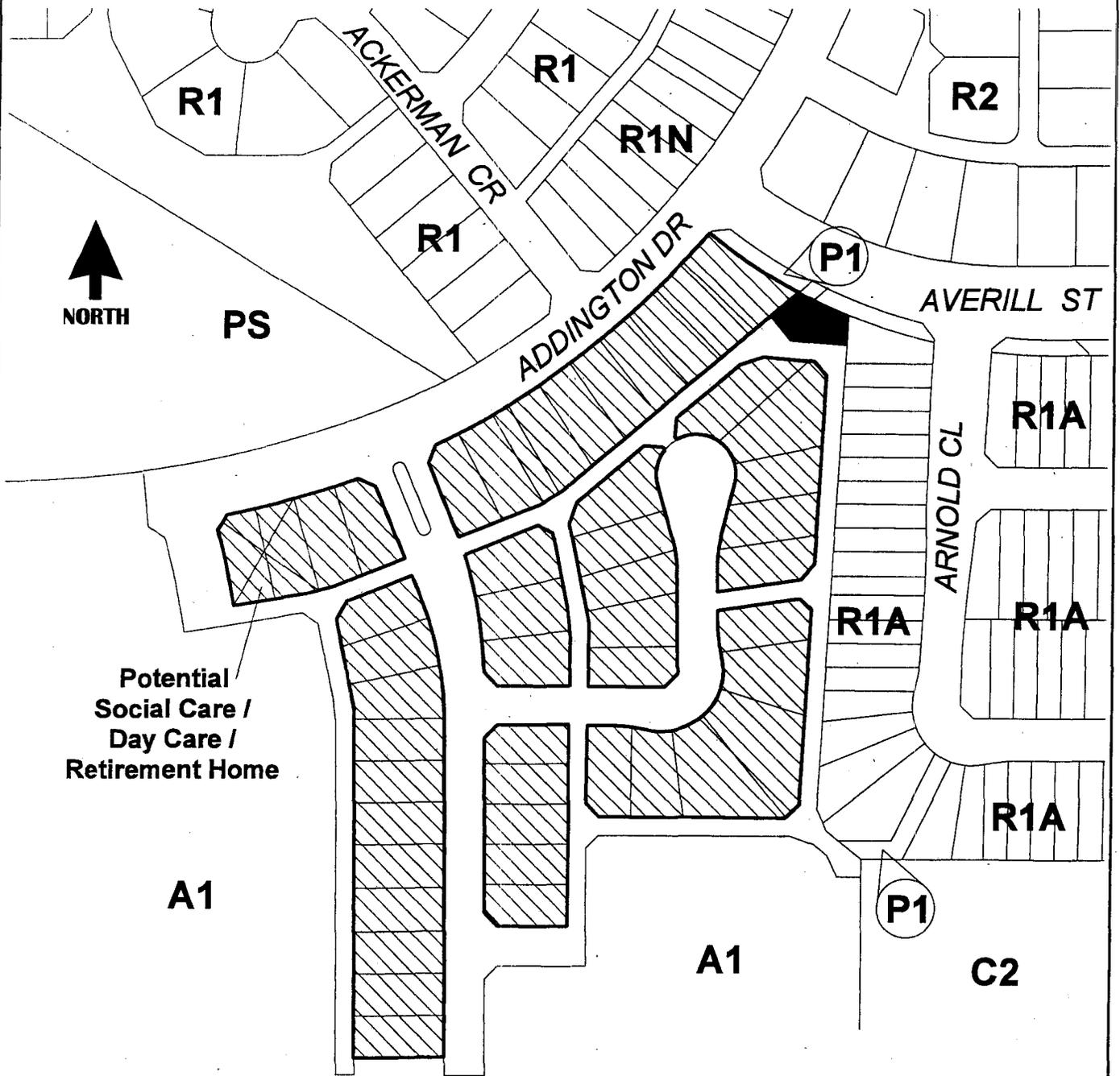
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



Potential  
Social Care /  
Day Care /  
Retirement Home

**AFFECTED DISTRICTS:**  
A1 - Future Urban Development  
R1 - Residential (Low Density)  
P1 - Parks and Recreation

Change from :  
A1 to R1   
A1 to P1 

MAP No. 25 / 2002  
BYLAW No. 3156 / T- 2002

**FILE**

DATE: May 7, 2002  
TO: City Council  
FROM: City Clerk  
RE: Land Use Bylaw Amendment 3156/T-2002  
Portion of NE ¼ Sec. 3-38-27-4  
Anders Southeast (Aspen Ridge) – Phase 10  
Melcor Developments Ltd.

---

*History*

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/T-2002 was given first reading.

Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk

Item No. 10

# MEMO

**DATE:** April 9, 2002

**TO:** KELLY KLOSS, City Clerk

**FROM:** GREG SCOTT, Inspections & Licensing Manager  
CAROL BURT, Licensing Inspector

**RE:** PROPOSED TAXI BUSINESS BYLAW AMENDMENT

In 1992, when the current Taxi Business Bylaw was approved, Council requested that an annual review be conducted by the Taxi Commission/Policing Committee to hear concerns from the taxi industry and to make recommendations for fare changes at regular intervals. After the usual request for submissions in February, the Taxi Commission/Policing Committee held the 2002 annual taxi bylaw review on March 19<sup>th</sup>.

For the second year in a row, there were no submissions from the industry. Our department recommended two changes:

- 1) a change to taxi fares based on the cost of living adjustment using the attached formula as previously adopted by Council, and
- 2) deletion of a duplicate clause.

The above items were presented at the annual review for consideration. Also in attendance at the review were members of the taxi industry, who were given equal opportunity to present their viewpoint on each issue. Following discussions, the Taxi Commission/Policing Committee passed the following resolution:

“Resolved that the Policing Committee hereby agrees to forward the following recommended changes to Council regarding the Taxi Business Bylaw:

- 1 That subsections (b) and (c) of Schedule “B”, Section 1, be deleted and replaced with the following new subsections:
  - “1 (b) \$0.10 for each additional 78 metres or portion thereof;
  - (c) waiting time – no charge for the first three minutes; thereafter, \$31.40 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.46 seconds.”

**Proposed Taxi Amendment  
Memo to City Clerk  
Page 2**

---

2. That Section 34 be deleted as it is a duplicate of Section 33 and the following sections renumbered accordingly.
3. That these amendments take effect October 1, 2002 as per the formula previously adopted by City Council."

**Recommendation:**

That Council approve the taxi fare increase and amendment as outlined in the Policing Committee resolution.



GREG SCOTT  
MANAGER  
INSPECTIONS & LICENSING DEPT.



CAROL BURT  
LICENSING INSPECTOR  
INSPECTIONS & LICENSING DEPT.

/kb

cc Bryon Jeffers, Director of Development Services

DATE: March 25, 2002  
 TO: Greg Scott, Inspections & Licensing Manager  
 FROM: Red Deer Policing Committee / Taxi Commission  
 RE: Amendments to Taxi Business Bylaw 3282/2001

---

At the March 19, 2002 meeting of the Red Deer Policing Committee/Taxi Commission, the attached report from the Inspections & Licensing Manager and Licensing Inspector, dated March 5, 2002, re: Annual Taxi Bylaw Review Recommendations, was reviewed.

The following resolution was passed:

***Resolved that*** the Policing Committee hereby agrees to forward the following recommended changes to Council regarding the Taxi Business Bylaw:

1. That subsections (b) and (c) of Schedule "B", Section 1, be deleted and replaced with the following new subsections:

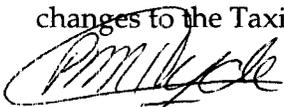
"1 (b) \$0.10 for each additional 78 metres or portion thereof;

(c) waiting time – no charge for the first three minutes; thereafter, \$31.40 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.46 seconds."

2. That Section 34 be deleted as it is a duplicate of Section 33 and the following Sections renumbered accordingly.
3. That these amendments take effect October 1, 2002 as per the formula previously adopted by City Council."

***Recommendation***

That the Inspections & Licensing Department forward a recommendation to Council, on behalf of the Red Deer Policing Committee / Taxi Commission, to consider the above recommended changes to the Taxi Business Bylaw 3282/2001 to be effective October 1, 2002.



Phil Hyde  
 Chairman  
 Red Deer Policing Committee

/attach.

c

License Inspector

# MEMO

---

**DATE:** March 5, 2002

**TO:** TAXI COMMISSION

**FROM:** GREG SCOTT, Inspections & Licensing Manager  
CAROL BURT, Licensing Inspector

**RE:** ANNUAL TAXI BYLAW REVIEW RECOMMENDATIONS

---

For the second year in a row, there were no submissions received from the taxi industry for the taxi bylaw review.

Our department is recommending the following two changes:

1. Taxi fare rate change – a proposed increase of 2.4% in accordance with the Consumer Price Index and the formula adopted by City Council. Included in the attachments for your review is:
  - i) a summary of taxi fare increases since 1995,
  - ii) the Consumer Price Index for January,
  - iii) the adopted formula to be used for rate reviews during 2000 to 2004, and
  - iv) an explanation of the 2002 fare calculation.
2. Delete Section 34 - a housekeeping item to remove a duplicate clause and renumber the bylaw accordingly.

Submitted for your consideration.



Greg Scott  
Inspections & Licensing Manager



Carol Burt  
Licensing Inspector

**Summary of taxi fare increases  
Based on formulae adopted by City Council  
Based on an average trip being 3 km**

Year	Formula used 1995-1999		
	Drop 37% (add .05/yr)	Distance 48% (must be .10 increments)	Wait Time 15% (131 sec. X hr rate / 3600)
1995	2.25	2.90	.95 = \$6.10
1996	2.30	3.00	1.00 = \$6.30
1997	2.60* special \$.25 additional to drop rate in excess of formula	3.10	1.00 = \$6.70
1998	2.65	3.20	1.00 = \$6.85
1999	NO RATE INCREASE FOR 1999 BECAUSE THE CPI IS LESS THAN 1% AND ACCORDING TO THE FORMULA, NO INCREASE IS INDICATED.		

**Formula to be used 2000-2004**

For consistency, deduct drop rate from the average trip cost, then 76% of the remainder of the average price of trip is distance & 24% is time. Planned review of drop rate in 2001.

Cost breakdown  
of av 3 km trip

Year	Drop +	Distance +	Time
2000	2.65	3.50	1.10 = \$7.25
Council agreed to a special concession – extra .20 over the formula to be added to time & distance factors to allow for fuel spike in view there was no rate increase last year, leaving drop rate as is. Council also agreed to implement the rate change in May instead of October.			
2001	2.65	3.70	1.15 = \$ 7.50
There was a rate review which resulted in no increase to the drop. The CPI was 3.4% (January 2001 Alberta 12 month average).			

**Proposed increase for 2002 based on CPI of 2.4%**

2002	2.65	3.80	1.20 = \$7.65
------	------	------	---------------

*Erratum*

Reference Month: January 2002	Consumer Price Index Fax Service								Mois de référence: Janvier 2002	
Service de télécopie de l'indice des prix à la consommation										
	Index			% Change		12 Month Average (1)		2001 Annual Average (2)		
	Indice			Taux de variation		Moyenne sur 12 mois (1)		Moyenne annuelle 2001 (2)		
	January 2002 Janvier	December 2001 Décembre	January 2001 Janvier	December 2001 Décembre	January 2001 Janvier	Index Indice	% Change Taux de variation	Index Indice	% Change Taux de variation	
<b>Canada, All-items, 1992=100</b>	116.2	115.9	114.7	0.3	1.3	116.5	2.4	116.4	2.6	<b>Canada, Ensemble, 1992 = 100</b>
<b>Provinces, All-items, 1992=100</b>										<b>Provinces, Ensemble, 1992=100</b>
Newfoundland	113.8	113.4	114.0	0.4	-0.2	114.5	0.9	114.5	1.1	Terre-Neuve
Prince Edward Island	113.4	113.8	114.1	-0.4	-0.6	114.6	2.2	114.6	2.6	Île-du-Prince-Édouard
Nova Scotia	115.8	115.7	115.3	0.1	0.4	116.3	1.7	116.3	1.8	Nouvelle-Écosse
New Brunswick	114.7	114.3	113.4	0.3	1.1	114.8	1.6	114.7	1.7	Nouvelle-Brunswick
Quebec	113.3	113.1	111.7	0.2	1.4	113.4	2.2	113.2	2.4	Québec
Ontario	117.3	117.3	115.9	0.0	1.2	117.8	2.9	117.7	3.1	Ontario
Manitoba	120.6	120.1	119.1	0.4	1.3	121.3	2.6	121.2	2.6	Manitoba
Saskatchewan	120.9	120.3	118.3	0.5	2.2	120.5	3.0	120.3	3.1	Saskatchewan
Alberta	120.1	118.5	116.0	1.4	3.5	120.3	2.4	120.1	2.3	Alberta
British Columbia	115.4	114.8	114.5	0.5	0.8	115.2	1.5	115.2	1.7	Colombie-Britannique
Whitehorse	115.2	115.2	115.9	0.0	-0.6	116.8	1.6	116.9	2.0	Whitehorse
Yellowknife	113.8	113.1	112.1	0.6	1.5	113.1	1.5	113.0	1.6	Yellowknife
<b>Cities, All-items, 1992=100</b>										<b>Les Villes, Ensemble, 1992=100</b>
St. John's (NF)	114.0	113.6	113.9	0.4	0.1	114.6	1.0	114.5	1.1	St. John's (T.N.)
Charlottetown/Summerside	113.2	113.5	113.5	-0.3	-0.3	114.2	2.1	114.2	2.5	Charlottetown/Summerside
Halifax	115.3	115.2	114.3	0.1	0.9	115.6	1.8	115.5	2.0	Halifax
Saint John (NB)	114.4	114.1	113.2	0.3	1.1	114.6	1.7	114.5	1.8	Saint John (NB)
Quebec	113.9	113.7	112.3	0.2	1.4	114.0	2.2	113.8	2.2	Québec
Montreal	113.5	113.5	112.0	0.0	1.3	113.5	2.3	113.4	2.4	Montréal
Ottawa	118.8	118.9	117.5	-0.1	1.1	119.4	3.0	119.3	3.2	Ottawa
Thunder Bay	116.6	116.1	115.6	0.4	0.9	117.5	2.6	117.5	2.8	Thunder Bay
Toronto	117.8	118.1	116.4	-0.3	1.2	118.2	2.9	118.1	3.1	Toronto
Winnipeg	120.8	120.4	119.3	0.3	1.3	121.6	2.7	121.5	2.9	Winnipeg
Regina	121.9	121.2	119.2	0.6	2.3	121.5	3.0	121.3	3.1	Régina
Saskatoon	120.3	119.7	117.7	0.5	2.2	119.9	2.8	119.7	2.9	Saskatoon
Edmonton	118.4	117.5	113.6	0.8	4.2	118.8	2.5	118.4	2.2	Edmonton
Calgary	121.1	118.8	118.0	1.9	2.6	121.6	2.5	121.3	2.4	Calgary
Vancouver	116.3	115.8	115.3	0.4	0.9	116.1	1.6	116.0	1.8	Vancouver
Victoria	114.9	114.3	113.8	0.5	1.0	114.4	1.1	114.3	1.2	Victoria

(1) Average index for the past 12 months. Percentage change indicates the average for the past 12 months over the average for the previous 12 months.  
L'indice moyen pour les 12 derniers mois. Les variations en pourcentage démontre la moyenne sur les 12 derniers mois par rapport à la moyenne sur les 12 mois précédente.

(2) Average index for January to December, 2001. Percentage change indicates 2001 average index over 2000 average index, commonly referred to as the annual inflation rate.  
L'indice moyen de janvier à décembre 2001. Les variations en pourcentage démontre la moyenne de l'indice de l'année 2001 par rapport à la moyenne de l'indice de l'année 2000; souvent appelé taux du coût de rué.

**AD HOC TAXI FARE COMMITTEE*****Proposed formula for 2000-2004***

1. With a goal of establishing October rates for the fall meter inspection, each annual taxi review held during the spring will use the CPI as of January of the current year. For fair comparison, the figure provided in the January CPI for the 12 month Alberta average shall be used. If the CPI is below 1%, there would be no change to rate for that year. In this case, in the following year, the cumulative rate change of the 2 years shall be used to determine if a rate change occurs.
2. The current years distance metre value will then be divided by the CPI plus 100% (i.e. 90 divided by 101.2% = 89 m). This figure is the new distance metre value for the following year.
3. The drop rate, currently \$2.65, shall remain as such until January 2001 when a comparison of seven cities will be conducted to determine if the drop rate should be increased by \$.05 annually each year thereafter. As in other city business comparisons, the 7 commonly cited cities shall be: Brandon, Medicine Hat, Lethbridge, St. Albert, Kamloops, Kelowna and Nanaimo. If warranted, allow the drop rate to increase gradually by increasing the drop rate by \$.05 and adjusting the metres to compensate (i.e. \$2.65 divided by \$2.70 multiplied by the new metre value for distance with adjusted CPI).
4. To keep hourly rate increases on par with distance and drop rates, take hourly rate and multiply by the adjusted CPI (i.e. \$28.90 x 101.5% = \$29.30) .

**EXAMPLE for year 2000 using current fee schedule with proposed formula:**

Alberta annual average CPI in January 2000 is 1.2%  
 Drop rate is \$2.65 for 92 m.  
 Distance is 90 m for each additional \$.10  
 Hourly rate is \$28.10

$$100\% + 1.2\% = 101.2\%$$

for new distance: 90 m. divided by 101.2% = 89 m.

for new drop: \$2.65 (no additional increase proposed) so distance remains as is at 92 m. If the drop increased by .05, then  $\frac{2.70}{2.65} \times 89 \text{ m} = 91 \text{ m.}$  (new drop distance)

$$2.65 \times 89 \text{ m} = 91 \text{ m. (new drop distance)}$$

new hourly rate:  $\$28.10 \times 101.2\% = \$28.40$

The committee agreed that in 1999, the average taxi trip is composed of 3 km. costing \$6.85. When multiplied by the CPI, 101.2% = \$6.95 (new average trip price) composed of:  
 drop rate of \$2.65,  
 for consistency,  
 76% of remaining average price of trip is distance ( $\$4.30 \times 76\% = \$3.25$ ),  
 24% of remaining average price of trip is time ( $\$4.30 \times 24\% = \$1.05$ ).

Conditions which would necessitate a review or no rate change:

1. If CPI is below 1%, no rate change for that year. In the following year, the cumulative CPI total change in the 2 years would be considered the CPI change for that one year. (i.e. 2000, .6 % CPI increase so no rate change, 2001 has a .8% CPI change so adding the 2 together would equal 1.4% for 2001 which would necessitate an increase cumulatively).
2. If CPI is greater than 5%, a rate review should be conducted.
3. If the metres for either the drop or distance falls below 75m., a complete fare review should be conducted to create a new drop and distance value and new hourly rate.
4. If the hourly rate becomes more than \$32.00/hr, a review should be conducted.
5. The goal is to use the above formula for rate changes in 2000 to 2004.
6. A rate review should be conducted for a fare increase in 2005.

### **Calculation for Proposed Rate Increase for 2002**

Apply the adopted formula as follows:

CPI January 2002 Alberta 12 month average = 2.4%

New cost of average 3 km trip = 102.4% x \$7.50 = \$7.65

New distance calculation = 80 m. divided by 102.4% = 78 m. (for each 10 cent increment)

New drop = recommended to leave as is at \$2.65 for first 92 m.

New Hourly rate = \$30.70 x 102.4% = \$31.40/hr.

For timing purposes during meter inspections: 3600 seconds (number of seconds per hour) divided by 314 (number of .10 increments in hourly rate) = 11.46 seconds per .10 increment

If drop rate remains constant, the time and distance percentages are divided into the remainder of the fare i.e. \$7.65 - \$2.65 = \$5.00

For consistency, distance factor	= 76% of \$5.00 = \$3.80
time factor	= 24% of \$5.00 = \$1.20
drop rate	= no change = <u>\$2.65</u>

TOTAL fare for average 3 km trip in 2002                      \$ 7.65

### **Inspections & Licensing Recommendations:**

i) That schedule "B" of the Taxi Business Bylaw be amended to allow for a cost of living adjustment as follows, for implementation in October:

1 ( b ) \$0.10 for each additional 78 metres or portion thereof;

    ( c ) waiting time: \$31.40 per hour, calculated at \$0.10 per 11.46 seconds.

ii) Delete duplicate section 34 and renumber remaining clauses.

***Comments:***

I agree with the recommendations of the Policing Committee / Taxi Commission and the Inspections & Licensing Manager.

**"N. Van Wyk"**  
**City Manager**

***Council Decision – Monday May 6, 2002***

**DATE:** May 7, 2002

**TO:** Greg Scott, Inspections & Licensing Manager  
Carol Burt, Licensing Inspector

**FROM:** City Clerk

**RE:** Taxi Business Bylaw Amendment 3282/A-2002

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***Reference Report:***

Inspections & Licensing Manager & Licensing Inspector, dated April 9, 2002

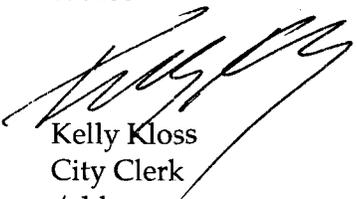
***Bylaw Readings:***

Taxi Business Bylaw Amendment 3282/A-2002 was given three readings. A copy of the bylaw is attached.

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

***Comments/Further Action:***

A revised consolidated copy of Taxi Business Bylaw 3282/2001 will be distributed by this office in due course.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Policing Committee

**BYLAW 3282/A-2002**

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

- 1 Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:  
  
"1 (b) \$0.10 for each additional 78 metres or portion thereof;  
  
(c) waiting time – no charge for the first three minutes; thereafter, \$31.40 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.46 seconds."
- 2 Deleting Section 34 and by renumbering the Sections following.
- 3 This Bylaw shall come into effect October 1, 2002.

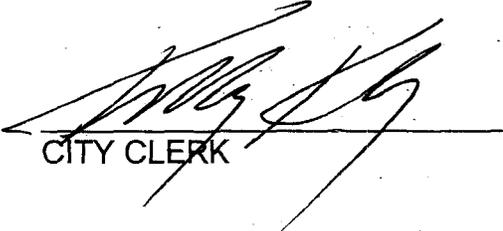
READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

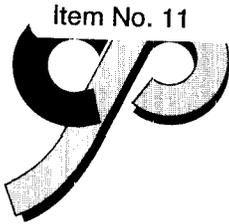
READ A SECOND TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 6<sup>th</sup> day of May 2002.

  
MAYOR

  
CITY CLERK



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: May 1, 2002

To: City Clerk

From: Paul Meyette  
City Planning Manager

RE: **Proposed Guidelines – Taylor Drive between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue**

Bearden Engineering is proposing an overall plan for the area located west of Taylor Drive, north of 67<sup>th</sup> Street and south of 65<sup>th</sup> Avenue. This plan has been reformatted into the planning and development guidelines attached to this letter.

**BACKGROUND INFORMATION**

The site is currently designated I1 Industrial (Business Service) District. The property currently consists of the former Red Deer Bottling site and the east portion of two industrial properties.

**PURPOSE OF THE OVERALL PLAN**

The purpose of the planning and development guidelines is to agree on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels. It is my understanding that the owners are in full agreement with the plan

**COMMENTS**

The guidelines which are addressed in general terms in the Bearden Engineering letter and more specifically in the attachment to this letter represent the interests of the landowners and addresses the concerns of the City.

**RECOMMENDATION**

Under direction from the City Manager, these guidelines will be used by City and Planning Staff to guide future development in this area. They are presented to Council for information only.



Paul Meyette, ACP, MCIP  
City Planning Manager

**PLANNING AND DEVELOPMENT GUIDELINES  
TAYLOR DRIVE BETWEEN 67<sup>TH</sup> STREET AND 65<sup>TH</sup> AVENUE**

MAY 1, 2002

These guidelines are intended to guide development of the area located west of Taylor Drive between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue (shown on the attached map).

**BACKGROUND INFORMATION**

The area is currently designated I1 Industrial (Business Service) District in the Land Use Bylaw. The property currently consists of the former Red Deer Bottling site and the east side of two industrial properties, Don Adams Welding and L-7 Inc.. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation Parks and Culture Board on April 29, 2002, the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

**PURPOSE OF THE OVERALL PLAN**

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these overall guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

**INVOLVEMENT**

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

**STATEMENT OF INTENT**

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards. .

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

## PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with the City of Red Deer Municipal Development Plan. The area proposed to be redesignated to commercial use is shown approximately east of the bold line on the attached map and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C4) and development will be oriented to Taylor Drive.

## ACCESS / EGRESS

### Former Red Deer Bottling site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

### Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

### L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, if the one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of the City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

## **MUNICIPAL RESERVE (MR) LANDS**

### **Red Deer Bottling site**

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on attached map) and one block of 0.054 ha.+/- (diagonal hatched on the attached map). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions are the subject of a separate agreement.

The owners of this site shall also have the ability to purchase from the City, at a future time, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the easterly property line of this site at market value, subject to City Council approval.

### **Don Adams Welding and L-7 Inc.(former Telus) sites**

The owners may make application to the city to purchase the "MR DISPOSAL" parcels, at market value (as shown in the Map attached) adjacent to their sites if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site

### **Preservation of Trees on the Municipal Reserve Land**

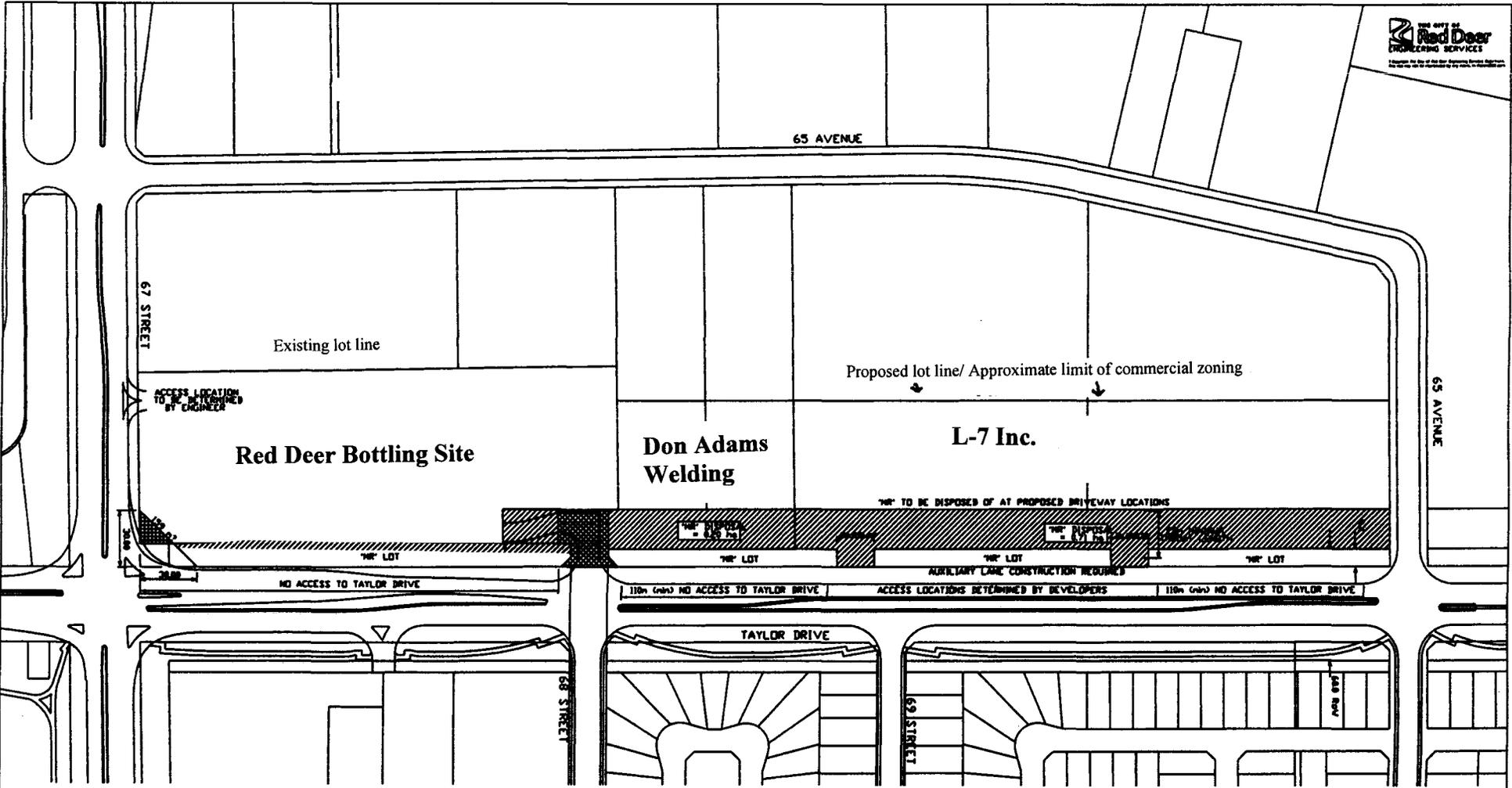
If any of the Municipal Reserve land is purchased, the developer shall endeavour to preserve existing trees. If the existing trees are removed or damaged, the City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

## **CROSS ACCESS AGREEMENT**

It is the City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation; this cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

## **PARKING**

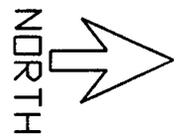
It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.



 MUNICIPAL RESERVE FOR DISPOSAL  
 LAND REQUIRED FOR JOINT ACCESS

**PROPOSED DEVELOPMENT  
 WEST OF TAYLOR DRIVE NORTH OF 67 STREET**

16 APRIL 2002 1:1000





April 29, 2002

City of Red Deer  
 City Hall  
 Box 5008  
 Red Deer, AB, T4N 3T4

**Attn: Mr. Kelly Kloss / City Clerk**

Dear Mr. Kloss:

**Re: Proposed Overall Plan / Taylor Drive between 67<sup>th</sup>. St. & 65<sup>th</sup>. Ave.  
 Proposed Re-zoning / Old Red Deer Bottling (Coca-Cola) site:  
 NW corner of 67 St. and Taylor Drive  
 Lot 1, Block 1, Plan 762-0159**

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On January 14, 2002 our firm submitted a letter and supporting materials on behalf of our client (Red Deer Bottling Ltd.) requesting the re-zoning of the above-noted property from I1 to C4. Upon review by Mr. Paul Meyette of Parkland Community Planning, a number of issues were raised and concerns identified that would need to be resolved before the City could consider the re-zoning request.

A basic requirement recommended by Mr. Meyette was to provide an "Overall Plan" (attached as Appendix "B") for the area adjacent to Taylor Drive, north of 67<sup>th</sup> Street and south of 65<sup>th</sup> Avenue including roadway access and egress, and use of the Municipal Reserve (MR) strip for all the properties along Taylor Drive from the 67 Street intersection north to 65 Avenue intersection.

We have met with the appropriate City representatives, our Client and affected property owners and believe we have now arrived at solutions to each of the concerns. The City Engineering department has prepared the Overall Plan attached hereto, which is acceptable to each of the property owners who are listed elsewhere in this letter.

**Our objective at this time is to request Council's approval of the Overall Plan for the subject area. Upon receiving such approval, it is our intention at the same meeting to then proceed to seek a re-zoning to C-4 only for the former site of the Coca Cola Bottling plant site.**

For reference purposes, we have attached the following:

- Appendix "A" - Copy of zoning By-law map indicating subject site in red outline.
- Appendix "B" - Copy of the proposed Overall Plan (Schedule "A")
- Appendix "C" - Letter from Mike Truant (Red Deer Bottling) / MR Land Agreement
- Appendix "D" - Letter from Don Adams (Don Adams Welding)

The Issues to be addressed are as follows:

### 1. **OVERALL PLAN - Development**

The attached plan is the result of a consultation process involving a number of meetings with the property owners Mike Truant (Red Deer Bottling), Red Deer Co-op (perspective buyer of the Red Deer Bottling site), Don Adams (Don Adams Welding), Toby Lampard (L-7 Inc.). Also, representatives of City Engineering, Building Inspections, Economic Development, Parks and Recreation, Parkland Community Planning, Property Solutions Corp and Bearden Engineering Consultants were involved.

A major area of concern in the overall design was traffic flow and access/egress for each site. City Engineering is satisfied that the proposed roadway design, access/egress points, common internal site access arrangements and auxiliary lane will meet the design standards for this area with respect to increased traffic flow and vehicle turning movements. It is also the intention of the Overall Plan to allow for Phasing of re-zoning. Each property owner may make application for re-zoning to C4 at such date as best suits the property owner's needs. No time limitations are to be applied for this process to occur.

### 2. **PROPERTY ORIENTATION**

The properties owned by Don Adams Welding and L-7 Inc. (Mr. Toby Lampard – Director) are proposed to be subdivided as shown by the bold line on the Plan in order to achieve the required orientation to Taylor Drive of each property for the future re-zoning of this entire strip to C4. The Red Deer Bottling site is currently oriented to Taylor Drive, and its western boundary will remain unchanged.

### 3. **ACCESS / EGRESS**

#### Former Coke plant site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

#### Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for re-zoning to C4. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the Overall Plan. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, dependent upon the number of access/egress points required, an acceleration/deceleration lane will be located and constructed to the satisfaction of City Engineering and the affected property owner at the time of application for re-zoning. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

**4. MUNICIPAL RESERVE (MR) LANDS**Red Deer Bottling site

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on Overall Plan) and one block of 0.054 ha.+/- (diagonal hatched on Overall Plan). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions for the purchase of these parcels is outlined in a separate letter from Red Deer Bottling, included herein as a part of Appendix "C".

The owners of this site shall also have the right to purchase from the City, at any time they so choose, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the Easterly property line of this site at a price to be negotiated between the two parties.

Don Adams Welding and L-7 Inc.(former Telus) sites

The City agrees to sell the " MR DISPOSAL" parcels (as shown in Appendix "B" Attached) adjacent to these sites if the owners chose at a future time when they would apply for re-zoning, and at a price to be established between the parties at that time. They would have the right to buy all, any or no portion of such lands, depending entirely on the needs of their planned development.

**5. PROPOSED WESTERLY LOT LINE**

The present or future owners of the Don Adams Welding and L-7 Inc. sites shall be permitted to have the location of the line as proposed in Appendix "B" relocated to the satisfaction of the City and the owners, upon their respective applications for rezoning.

**6. COMMON ACCESS AGREEMENT**

The owners of the affected properties acknowledge that it is the City Engineer's objective to have cross access between the sites allowing internal vehicular circulation. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

**7. PARKING**

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.

We trust that the issues noted here and the responses to them properly reflect the input of each of the parties to the discussions concerning the Overall Plan, and that they meet the requirements of the City representatives.

This rezoning is consistent with the City's Municipal Development Plan which has identified the area adjacent to Taylor Drive, north of 67<sup>th</sup>. Street and south of 65<sup>th</sup>. Avenue for commercial use.

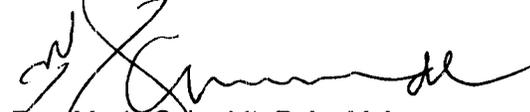
It is our hope that the Mayor and Council will see the merits of this Plan and approach to re-zoning for the further development of this prominent location in north-west Red Deer. We believe that it is generally agreed by all that this area is underdeveloped with respect to its potential and ability to serve the community more appropriately.

Our objective would be to have this matter before Council as early as possible, and look forward to your confirmation of the date we can expect to be placed on the Agenda.

If there are any concerns or questions, please do not hesitate to contact either Steve Chow, P.Eng. or in his absence, the undersigned.

Yours truly,

**BEARDEN ENGINEERING CONSULTANTS**



Per: Marty Schmidt, B.A., M.A.  
Business Development Manager

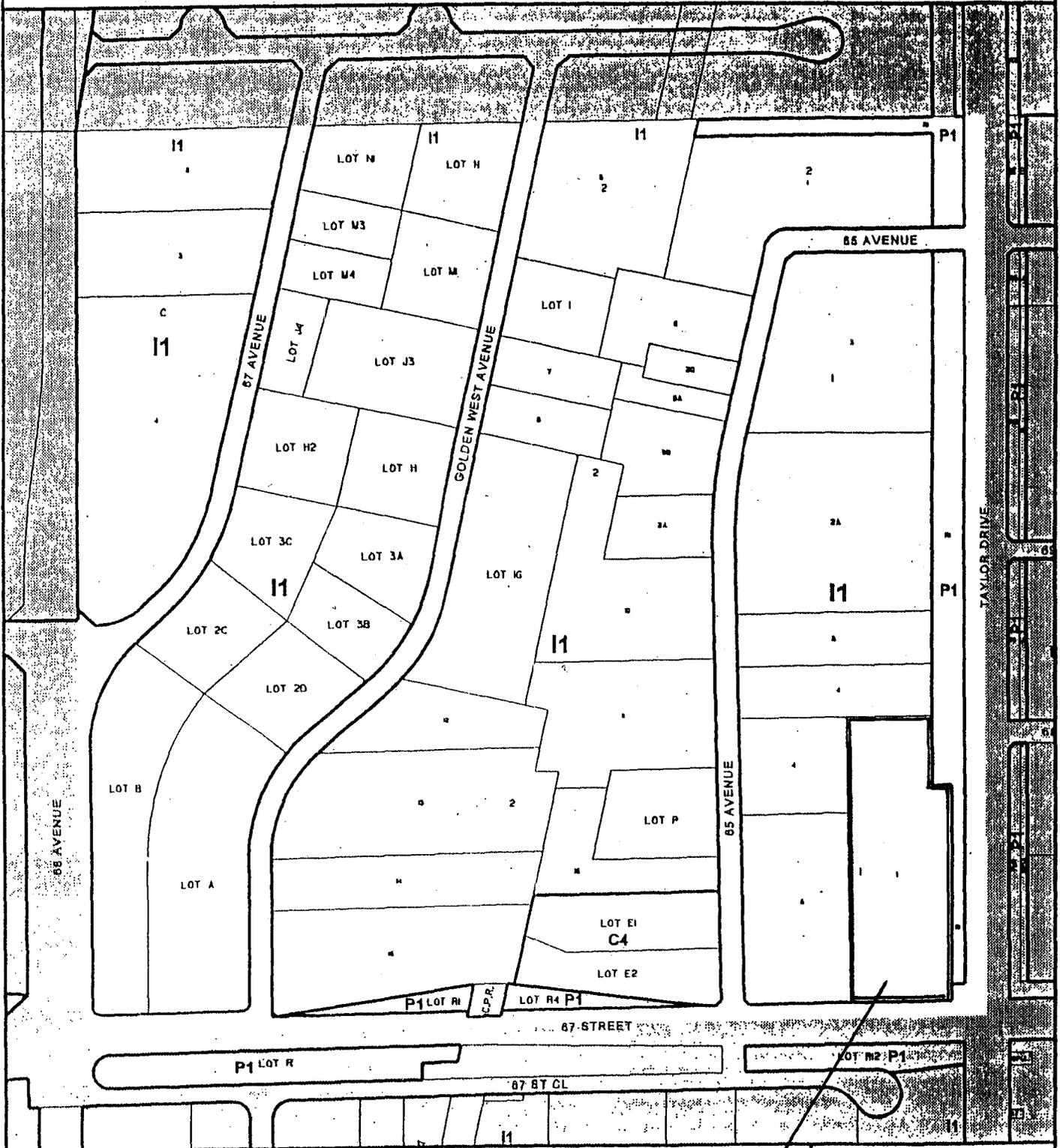
Attach.

**FOUNDING PARTNERS**

Terry Bearden, B.Sc., M.A.Sc., P.Eng. // Steve Chow, B.Sc., P.Eng.  
Members of the Alberta Association of Architects

THE CITY OF RED DEER - LAND USE BYLAW  
 LAND USE DISTRICTS

D12



BYLAW NUMBER - 3156/96

AMENDMENTS:

RED DEER BOTTLING Co. LD.

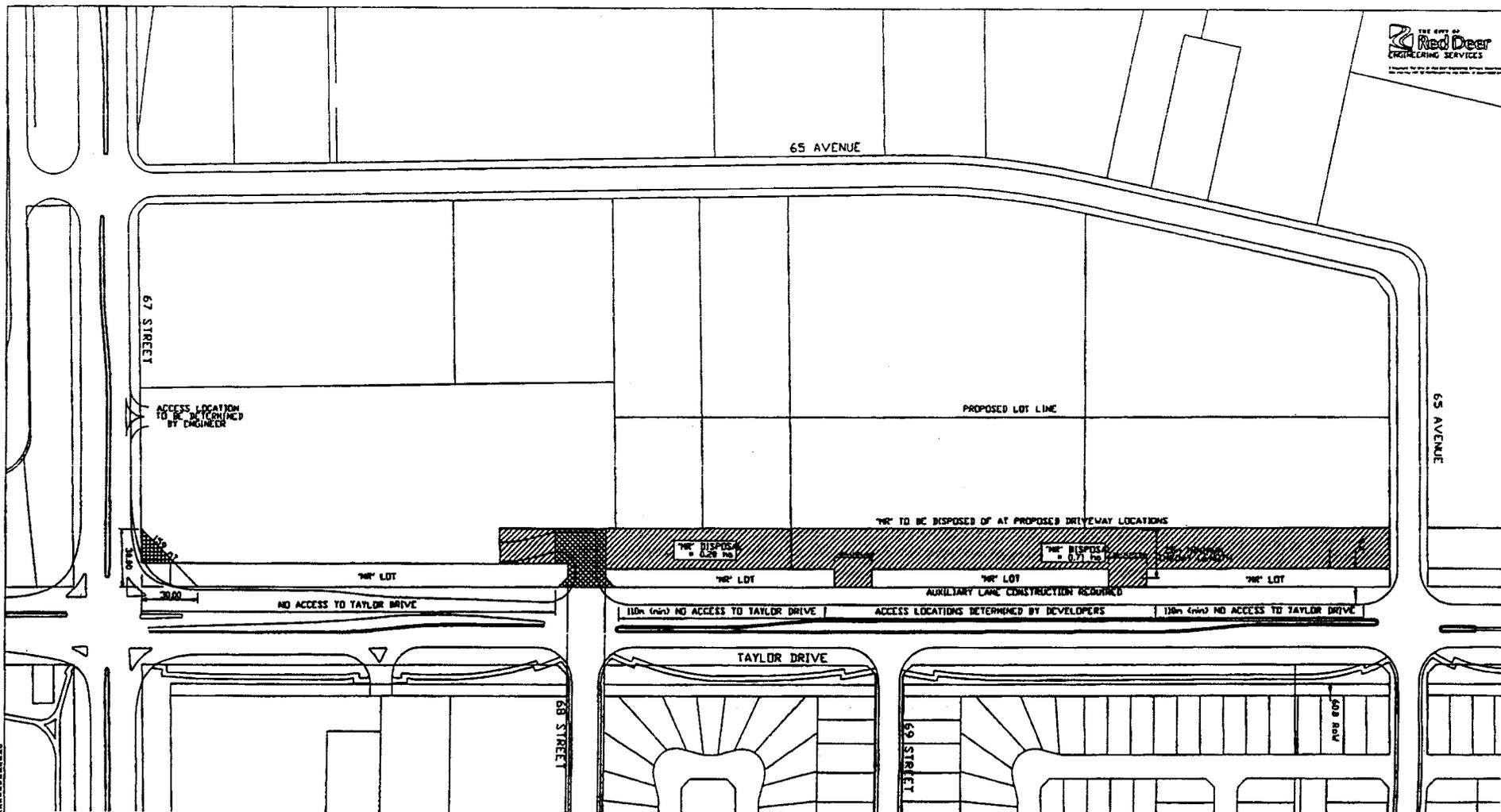
SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

C13	D13	E13
C12	D12	E12
C11	D11	E11

SCALE 1:5000  
 04-OCT-1996 13:23

S.E. 1/4 -30-38-27-4

# APPENDIX 'B'

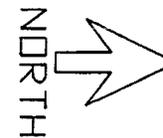


 'MR' FOR DISPOSAL  
 LAND REQUIRED FOR ROAD

## PROPOSED DEVELOPMENT WEST OF TAYLOR DRIVE NORTH OF 67 STREET

16 APRIL 2002

1:1000



April 29, 2002

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

**ATTENTION: MR. HOWARD THOMPSON  
ECONOMIC DEVELOPMENT**

Dear Mr. Thompson:

**RE: REZONING OF LOT 1, BLOCK 1, PLAN 762-0159  
FORMER RED DEER BOTTLING PROPERTY**

---

This letter confirms our acceptance to the following items in reference to the rezoning on our property:

1. Common Access;
2. Joint Internal Access;
3. Purchase of MR;
4. Sale of a Portion of Land to the City of Red Deer; and
5. Survey Costs.

The above are defined as follows:

1. **COMMON ACCESS**

- We will enter into a Common Access Agreement with the adjacent property owner to the North to use the existing entrance to our property off of 64 Avenue at such time as he redevelops and changes the zoning on the East side of his property.
- It is understood and agreed that the property owner to the North will pay us, at the time of his redevelopment, zoning change and subdivision, 50% of the costs incurred by the owner of our land, to purchase the MR land and to construct the entrance, etc. in that portion of land referred to in a Common Access Agreement.
- Our interests will be registered against title on both properties.

Page 2

---

2. **JOINT INTERNAL ACCESS:**

- We will further agree to a Joint Internal Access Agreement with the property owner to the North should he subdivide, rezone and develop and provided he has paid his portion of the common access fees to the owner of Lot 1, Block 1, Plan 762-0159.
- This will not require a dedicated roadway and will only provide for limited sized vehicles to move from one site to another.

3. **PURCHASE OF MR:**

- We agree to purchase an MR area totaling 14,015 sq.ft. (m/l) for a total purchase price of \$59,475.00.

4. **SALE OF LAND TO CITY:**

- The City of Red Deer will acquire a portion of land totaling 1,700 sq.ft. (m/l) from us at the corner of 64 Avenue and 67 Street for a purchase price of \$10,200.00.

5. **SURVEY COSTS:**

- These actual costs will be split with the City of Red Deer on a 50/50 basis.

Trusting the above meets with your approval so as we can obtain the C-4 zoning application we commenced on January 14, 2002. Thank you.

Yours truly,

706970 ALBERTA LTD.



MIKE TRUANT

April 25, 2002

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

**ATTENTION: MR. SYBREN SPYKSMA  
ENGINEERING DEPARTMENT**

Dear Mr. Spyksma:

**RE: COMMON ACCESS**

---

Being the owner of the property at 6749 – 65 Avenue, Red Deer, which adjoins the North boundary of Lot 1, Block 1, Plan 762-0159 owned by the Truants, I am prepared to enter into a Common Access Agreement, as per the City of Red Deer's request, with the owner of Lot 1, Block 1, Plan 762-0159 which I will refer to as the "Truants". The following are the terms under which the Agreement will be drawn up:

**COMMON ACCESS:**

- A common access (with the Truant property) at 68 Street will become the principal entry to my East side property should I subdivide the East side of my property from the West side.
- It is not required that this access be developed at the same time as a commercial development on the Truant site.
- It is understood and agreed that 50% of the cost incurred by the Truant land owner to purchase the MR land from the City for this access and to construct same will be paid by me to the land owner at such future date that I apply for re-zoning to C-4 or subdivide.
- I understand that this Common Access Agreement will be registered against the title of my land by the City of Red Deer.

Page 2

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**MR DISPOSAL:**

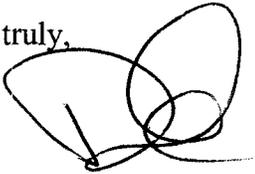
- The City will agree to sell the MR disposal parcel adjacent to the East side of my property if I choose at a future time when I would apply for re-zoning, at a price to be established between the City and I. I would have the right to buy all or only such portion required to access my site, but would not be required to buy any portion of this parcel if my development does not require it.

**JOINT INTERNAL ACCESS:**

- I understand that the City of Red Deer has asked for cross access between the Truants and my land and the property adjoining me on the North.
- It is understood that this will not require a dedicated roadway to be provided but only the ability for limited sized vehicles to move from one site to another.
- This Agreement will not be placed until such time as I receive C-4 zoning or subdivide and redevelop.

This is my approval of the above issues.

Yours truly,

A handwritten signature in black ink, consisting of several overlapping loops and a vertical line, positioned below the text "Yours truly,".

**DON ADAMS WELDING**

**Council Decision – Monday May 6, 2002**

**DATE:** May 7, 2002

**TO:** Paul Meyette, Parkland Community Planning Services  
Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**RE:** Proposed Guidelines – Taylor Drive Between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue  
Land Use Bylaw Amendment 3156/R-2002  
Lot 1, Block 1, Plan 762 0159 & Portion of Lot R-1, Block 1, Plan 762 0159  
SE ¼ Sec. 30-38-27-4 / Golden West Industrial Area  
706970 Alberta Ltd. / The City of Red Deer

---

**Reference Report:**

Parkland Community Planning Services, dated April 26, 2002 and May 1, 2002.

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/R-2002 was given first reading. A copy of the bylaw is attached.

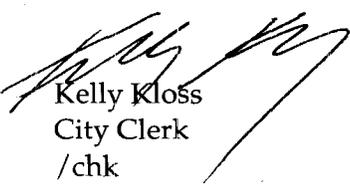
**Report Back to Council:** Yes

A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

**Comments/Further Action:**

As outlined in the City Manager's comments on the agenda, the Planning and Development Guidelines for Taylor Drive between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue will be used to guide development with respect to future access, land use, land requirements, phasing and disposition of Municipal Reserve in this area.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The City will dispose of a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. 706970 Alberta Ltd. will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Community Services Director  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/R-2002**

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

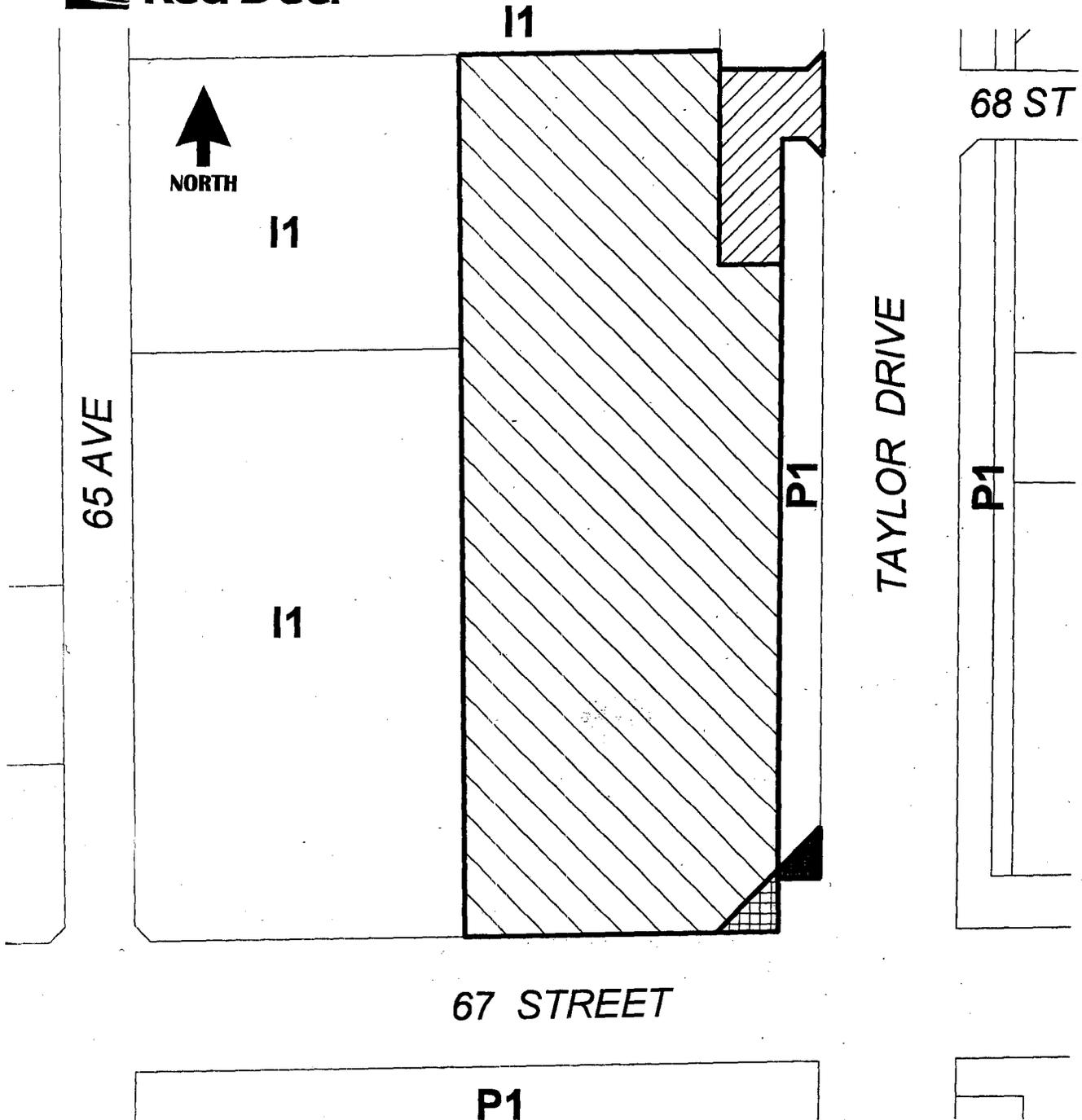
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



Change from :

P1 to C4 

P1 to Road 

I1 to C4 

I1 to Road 

**AFFECTED DISTRICTS:**

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

I1 - Industrial (Business Service)

MAP No. 24/ 2002

BYLAW No. 3156 / R - 2002

***Council Decision – Monday May 6, 2002***

DATE: May 7, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

RE: Offer to Purchase 706970 Alberta Ltd.  
Lot R-1, Block 1, Plan 762 0159 and  
Rezoning Request from I1 to C4  
Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159

---

***Reference Report:***

Land & Economic Development Manager, dated May 1, 2002.

***Resolutions:***

***Resolved*** that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:

- (a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
- (b) the disposal, rezoning from P1 to C4, and
- (c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,

subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68<sup>th</sup> Street, and registering the Agreement on the titles of both properties.
2. 706970 Alberta Ltd. agreeing to sell 159 m<sup>2</sup>, more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.
3. The purchase price to be \$6.00 per square foot plus GST for 5,810 square feet, ± (540 m<sup>2</sup>) and \$3.00 per square foot plus GST for 8,205 square feet ± (763 m<sup>2</sup>) (area encumbered by the Joint Access Agreement) with the final purchase price to be adjusted upon legal survey.

4. 706970 Alberta Ltd. consolidating the 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.
5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.
6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of \$10,266.00 from the Road Right of Way Reserve Fund.
7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

**Resolved** that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

**“Resolved** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan \_\_\_\_\_ and containing 0.13 ha (0.32 acres), more or less”

**Report Back to Council:** Yes

Public Hearings for the Disposal of Municipal Reserve and Land Use Bylaw 3156/R-2002 will be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council’s regular meeting.

**Comments/Further Action:**

706970 Alberta Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk

- c Director of Development Services
- Community Services Director
- Director of Corporate Services
- Recreation, Parks & Culture Manager
- Inspections & Licensing Manager
- Parkland Community Planning Services
- C. Adams, Administrative Assistant



Date: April 26, 2002  
To: Kelly Kloss, City Clerk  
Re: Land Use Bylaw Amendment 3156/R-2002  
Lot 1, Block 1, Plan 762 0159 and  
Portion of Lot R-1, Block 1, Plan 762 0159  
SE ¼ Sec. 30-38-27-4  
Golden West Industrial Area  
706970 Alberta Ltd./The City of Red Deer

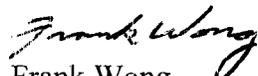
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706970 Alberta Ltd. is proposing to rezone Lot 1, Block 1, Plan 762 0159 (the former Red Deer Bottling depot) for commercial use. To accommodate the rezoning, the City is disposing a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. The rezoning will change the 2.25ha (5.57ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of the municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. An application to dispose of the portion of municipal reserve appears elsewhere in the agenda.

Recommendation

The proposal complies with the Municipal Development Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/R-2002.

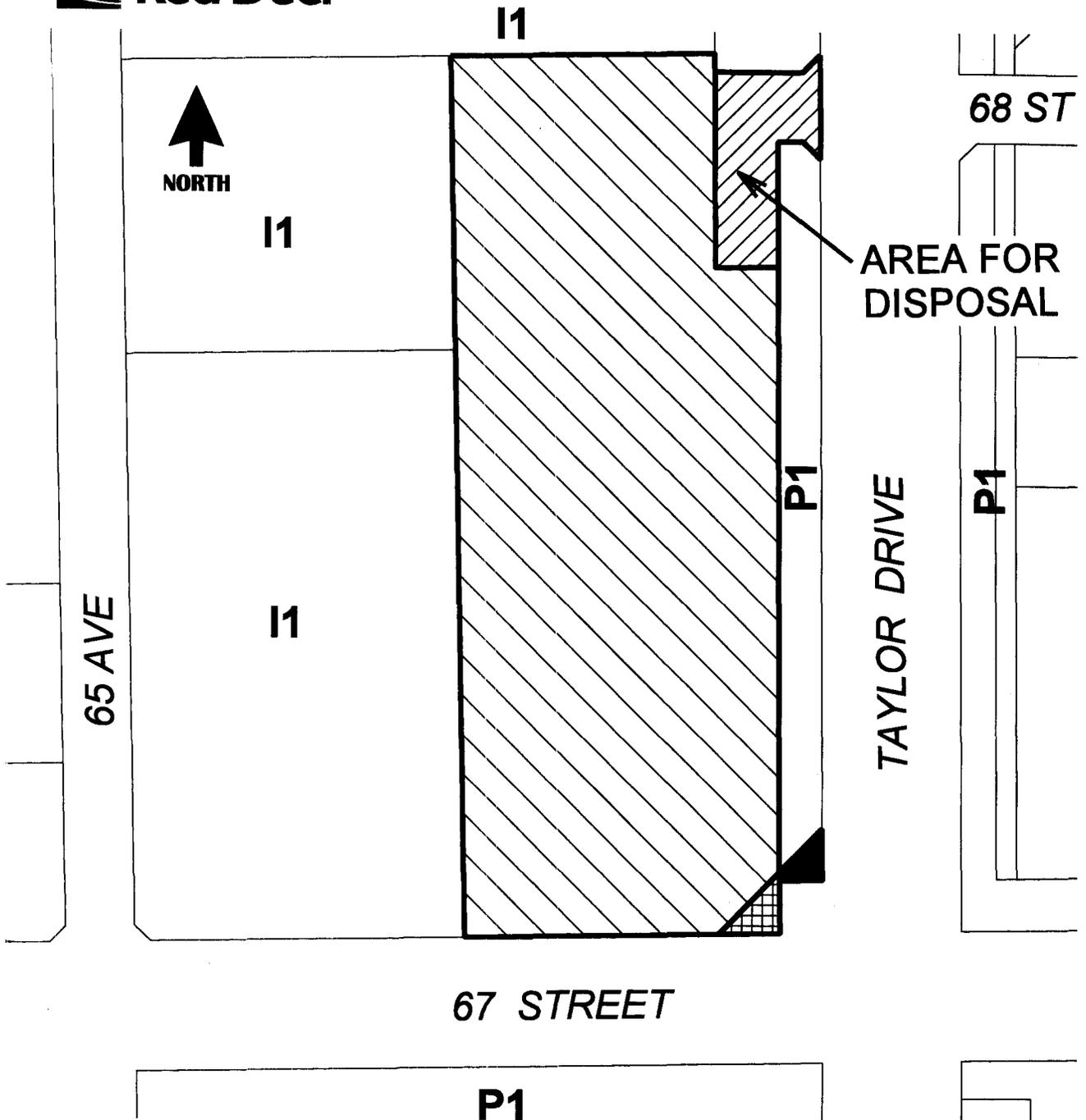
Sincerely,

  
Frank Wong,  
Planning Assistant

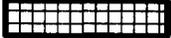
Attachment



PROPOSED LAND USE BYLAW AMENDMENT



Change from :

- P1 to C4 
- P1 to Road 
- I1 to C4 
- I1 to Road 

AFFECTED DISTRICTS:

- P1 - Parks and Recreation
- C4 - Commercial (Major Arterial)
- I1 - Industrial (Business Service)

MAP No. 24/ 2002  
BYLAW No. 3156 / R - 2002

# MEMO

121

DATE: May 1, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **OFFER TO PURCHASE 706970 ALBERTA LTD., LOT R-1, BLOCK 1,  
PLAN 762 0159 AND REZONING REQUEST FROM I1 TO C4  
FORMER RED DEER BOTTLING SITE, LOT 1, BLOCK 1, PLAN 762 0159**

---

## **Background:**

Bearden Engineering has submitted a letter on behalf of Red Deer Bottling Ltd. requesting to rezone the former Red Deer Bottling site from I1 to C4 in order to complete a pending sale of the land to Red Deer Co-op. In conjunction with this request, 706970 Alberta Ltd. (Red Deer Bottling property owner) is offering to purchase a portion of Municipal Reserve along Taylor Drive to square off the northeast corner of their site and provide a permanent all turns access to the site at 68<sup>th</sup> Street as shown on the attached plan. Currently, Red Deer Bottling has approval for a temporary access to their site over the MR. In exchange, the City requires a corner cut-off from Red Deer Bottling at the southeast corner of the site at the intersection of 67<sup>th</sup> Street and Taylor Drive to accommodate future road widening.

As indicated in Bearden's letter, City Administration have been meeting with Red Deer Bottling, Red Deer Co-op and the adjacent property owners to the north of this site, Don Adams Welding Ltd. and L-7 Inc. to develop an overall concept plan for the east half of this block. The Administration feels confident that the Guidelines for Development submitted by P.C.P.S. will address the needs of this area as the lands continue to redevelop into commercial uses in the future. Based on the Guidelines for Development, we recommend Council proceeds with rezoning the Red Deer Bottling site to C4, subject to a joint access between Red Deer Bottling and Don Adams Welding.

The Recreation, Parks and Culture Board support the Administrations recommendation to dispose and sell 0.13 hectares (14,015 sq. ft.), more or less, of MR adjacent to the former Red Deer Bottling site. As requested in the proposal, the Board supports the disposal and sale, at some in the future, of the 2.79 meter strip abutting the east property line of the former Red Deer Bottling site and the 0.91 hectares adjacent to the other two properties. Future sales would be subject to City Council, public input and compensation for several mature elm trees in the MR.

## **Financial Implications:**

Land and Economic Development have determined through an in-house appraisal that the current market value for serviced commercial land in this area to be \$6.00 per square foot for developable land and \$3.00 per square foot for the land encumbered by the Joint Access Agreement. The estimated net purchase price, after subtracting the City's purchase of the corner cut-off, is calculated as follows:

Hatched Area	5,810 sq. ft. ± (540 m <sup>2</sup> ) X \$6.00 per sq. ft. =	\$34,860.00
Crosshatched Area	8,205 sq. ft. ± (763 m <sup>2</sup> ) X \$3.00 per sq. ft. =	\$24,615.00
Total Purchase Price		<u>\$59,475.00</u> + GST
Less: Corner Cut Off	1,711 sq. ft. ± (159 m <sup>2</sup> ) X \$6.00 per sq. ft. =	< <u>\$10,266.00</u> >
Net Purchase Price (Est.)		<u>\$49,209.00</u> + GST

.../2

Kelly Kloss  
Page 2

The final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor. The total proceeds of the sale of MR, estimated to be \$59,475.00, will be credited to the Public Reserve Trust Fund, with approximately \$49,209.00 coming from the sale to 706970 Alberta Ltd. and \$10,266.00 from the Road Right of Way Reserve Fund. 706970 Alberta Ltd. and the City will split the cost of the survey 50/50, with the City's portion coming equally from Public Reserve Trust Fund and the Road Right of Way Reserve Fund.

**Recommendation:**

That City Council approve the rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4, and the disposal, rezoning from P1 to C4 and sale of 0.13 Ha., more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd., subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68<sup>th</sup> Street, and registering the Agreement on the titles of both properties.
2. 706970 Alberta Ltd. agreeing to sell 159 m<sup>2</sup>, more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.
3. The purchase price to be \$6.00 per square foot + GST for 5,810 sq. ft. ± (540 m<sup>2</sup>) and \$3.00 per square foot + GST for 8,205 sq. ft. ± (763 m<sup>2</sup>) (area encumbered by the Joint Access Agreement), with the final purchase price to be adjusted upon legal survey.
4. 706970 Alberta Ltd. consolidating the 0.13 Ha., more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.
5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.
6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of \$10,266.00 from the Road Right of Way Reserve Fund.
7. City Council approval for the Disposal of Municipal Reserve described as;  
"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan \_\_\_\_\_ and containing 0.13 ha. (0.32 acres), more or less".
8. Land Sale Agreement satisfactory to the City Solicitor.

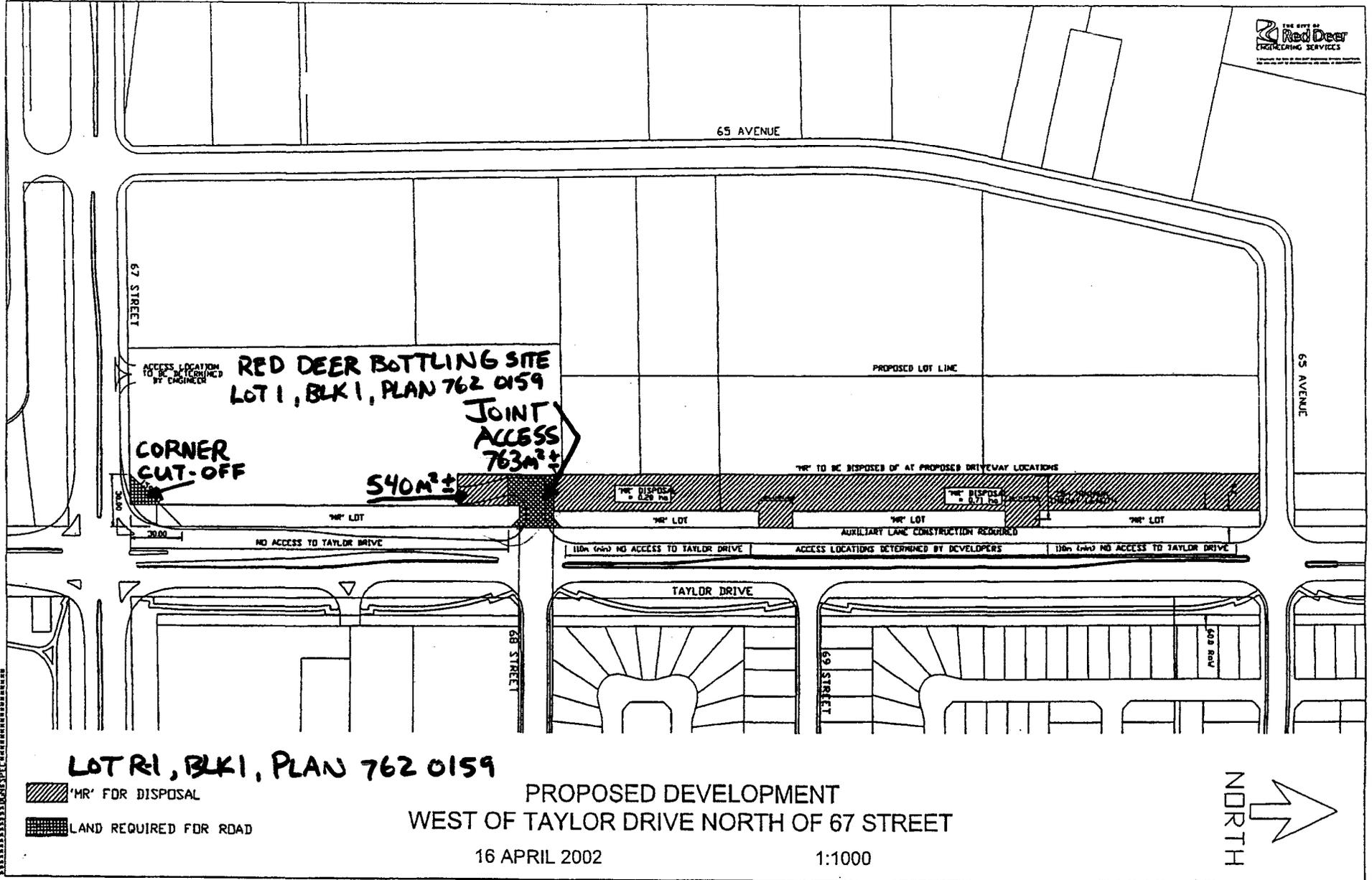


Howard Thompson

Att.

- c. Ken Haslop, Engineering Services Manger  
Harold Jeske, Parks, Recreation and Culture Manager  
Paul Meyette, Parkland Community Planning Services  
Greg Scott, Inspections & Licensing Manager

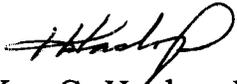
# APPENDIX 'B'



Date: April 30, 2002  
To: City Clerk  
From: Engineering Services Manager  
**Re: Proposed Overall Plan  
Taylor Drive Between 67 Street and 65 Avenue  
Proposed Rezoing - Old Red Deer Bottling (Coca Cola) Site  
NW Corner of 67 Street and Taylor Drive  
Lot 1, Block 1, Plan 762-0159**

---

Engineering Services has no further concerns relative to the Overall Plan for the subject area, including the rezoning and proposed land exchanges. We understand that a Joint Access Agreement between the landowners involved has been agreed to. Phase 1 of the Overall Plan will not require a Development Agreement.



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

KGH/emr

- c. Paul Meyette, Parkland Community Planning Services  
Land and Economic Development Manager  
Subdivision Administrator

**DATE:** April 30, 2002

**TO:** City Clerk

**FROM:** Harold Jeske, Recreation, Parks & Culture Manager

**RE:** **Proposal to Purchase Municipal Reserve  
Lot R1, Block 1, Plan 762-0159, West side of Taylor Drive  
(adjacent to former Red Deer Bottling Site)**

---

At the April 29<sup>th</sup> meeting of the Recreation, Parks & Culture Board, the following resolution was passed:

“RESOLVED that the Recreation, Parks & Culture Board supports the recommendations of administration to Council of The City of Red Deer, as follows:

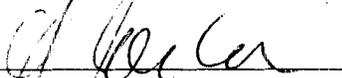
1. The sale, disposal and rezoning of a portion of MR, being part of Lot R1, Block 1, Plan 762 0159 (adjacent to the north east corner of the former Red Deer Bottling site), comprised of 0.13 ha, more or less.
2. That a 2.79 metre strip of MR, more or less, being part of Lot R1, Block 1, Plan 762 0159, on the east boundary of Lot R1, Block 1, Plan 762 0159 (former Red Deer Bottling site) from 67 Street to 68 Street be identified as surplus and available for sale and future development providing that:
  - a 9.4m MR be retained adjacent to Taylor Drive on the west side, from 67 Street to 68 Street.
3. That MR, being part of Lot R1, Block 1, Plan 762 0159, adjacent to Taylor Drive on the west side, north of 68 Street to south of 65 Avenue, be identified as surplus and available for sale and future development providing that:
  - with the exception of approved access points, a 9.4m MR be retained adjacent to Taylor Drive on the west side, north of 68 Street to south of 65 Avenue, and
  - affected trees be replaced by the developer or financial compensation provided for the replacement of the trees.

Approval of the above to be subject to:

- Notification to and feedback from the residences immediately east of the area.
- Advertising.

**Recommendation:**

That Council of The City of Red Deer consider the disposal of Municipal Reserve as outlined in the above resolution.

  
 \_\_\_\_\_  
 Harold Jeske

DM/jb

- c. Colleen Jensen, Director of Community Services  
 Howard Thompson, Land & Economic Development Officer  
 Paul Meyette, Principal Planner

*Comments:*

I concur with the recommendations and actions concerning the Red Deer Bottling site with respect to the rezoning and the disposal of the reserve for access purposes. With respect to the remaining properties in this block, Administration has worked extensively with the other two owners to develop an understanding as to how the remaining sites may be developed at some time in the future. At this point, we want to share that with Council, as contained in the attached information. It is the intent of the Administration to proceed with developing statutory amendments or other agreements for approval based on the plan attached. This will ensure that the eventual development and access issues are completed in accordance with this plan. If City Council has any concerns with this approach and the development concept as outlined, Administration would appreciate your comments.

"N. Van Wyk"  
City Manager



Office of the City Clerk

**FILE**

May 7, 2002

Fax: 347-9551

Mr. M. Truant  
706970 Alberta Ltd.  
c/o Red Deer Bottling  
6855 Edgar Industrial Drive  
Red Deer, AB T4P 3R2

Dear Mr. Truant:

**Re: Development of Land – Corner of Taylor Drive Between 67<sup>th</sup> Street and 65<sup>th</sup> Avenue**

At the City of Red Deer's Council meeting held Monday, May 6, 2002, the following directions were given relative to this development:

1. **Offer to Purchase 706970 Alberta Ltd.  
Lot R-1, Block 1, Plan 762 0159**

Council passed the following resolution concerning the sale of this land:

*Resolved* that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:

- (a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
- (b) the disposal, rezoning from P1 to C4, and
- (c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,

subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68<sup>th</sup> Street, and registering the Agreement on the titles of both properties.

...2/

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

706970 Alberta Ltd.

May 7, 2002

Page 2

2. 706970 Alberta Ltd. agreeing to sell 159 m<sup>2</sup>, more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.
3. The purchase price to be \$6.00 per square foot plus GST for 5,810 square feet, ± (540 m<sup>2</sup>) and \$3.00 per square foot plus GST for 8,205 square feet ± (763 m<sup>2</sup>) (area encumbered by the Joint Access Agreement) with the final purchase price to be adjusted upon legal survey.
4. 706970 Alberta Ltd. consolidating the 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.
5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.
6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of \$10,266.00 from the Road Right of Way Reserve Fund.
7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

**2. Rezoning Former Red Deer Bottling Site  
Land Use Bylaw Amendment 3156/R-2002  
Lot 1, Block 1, Plan 762 0159 & Portion of Lot R-1, Block 1, Plan 762 0159  
SE ¼ Sec. 30-38-27-4 / Golden West Industrial Area**

Council gave first reading to the attached Land Use Bylaw Amendment 3156/R-2002.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The Disposal of Municipal Reserve involves a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east.

...2/

706970 Alberta Ltd.

May 7, 2002

Page 3

**3. Disposal of Municipal Reserve  
Lot R-1, Block 1, Plan 762 0159**

Council passed the following resolution that begins the process to dispose of Municipal Reserve to allow for the sale of land and rezoning of the parcel.

*Resolved* that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

*“Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan \_\_\_\_\_ and containing 0.13 ha (0.32 acres), more or less”

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council’s regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

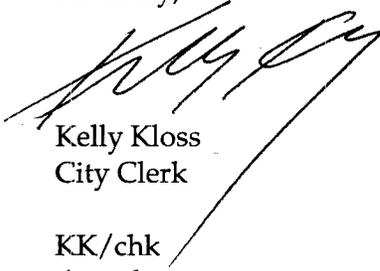
706970 Alberta Ltd.

May 7, 2002

Page 4

Please contact Howard Thompson, Land & Economic Development Manager, at 342-8364, if you have any questions or require additional information.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Land & Economic Development Manager  
Parkland Community Planning Services  
Bearden Engineering

**BYLAW NO. 3156/R-2002**

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of May 2002.

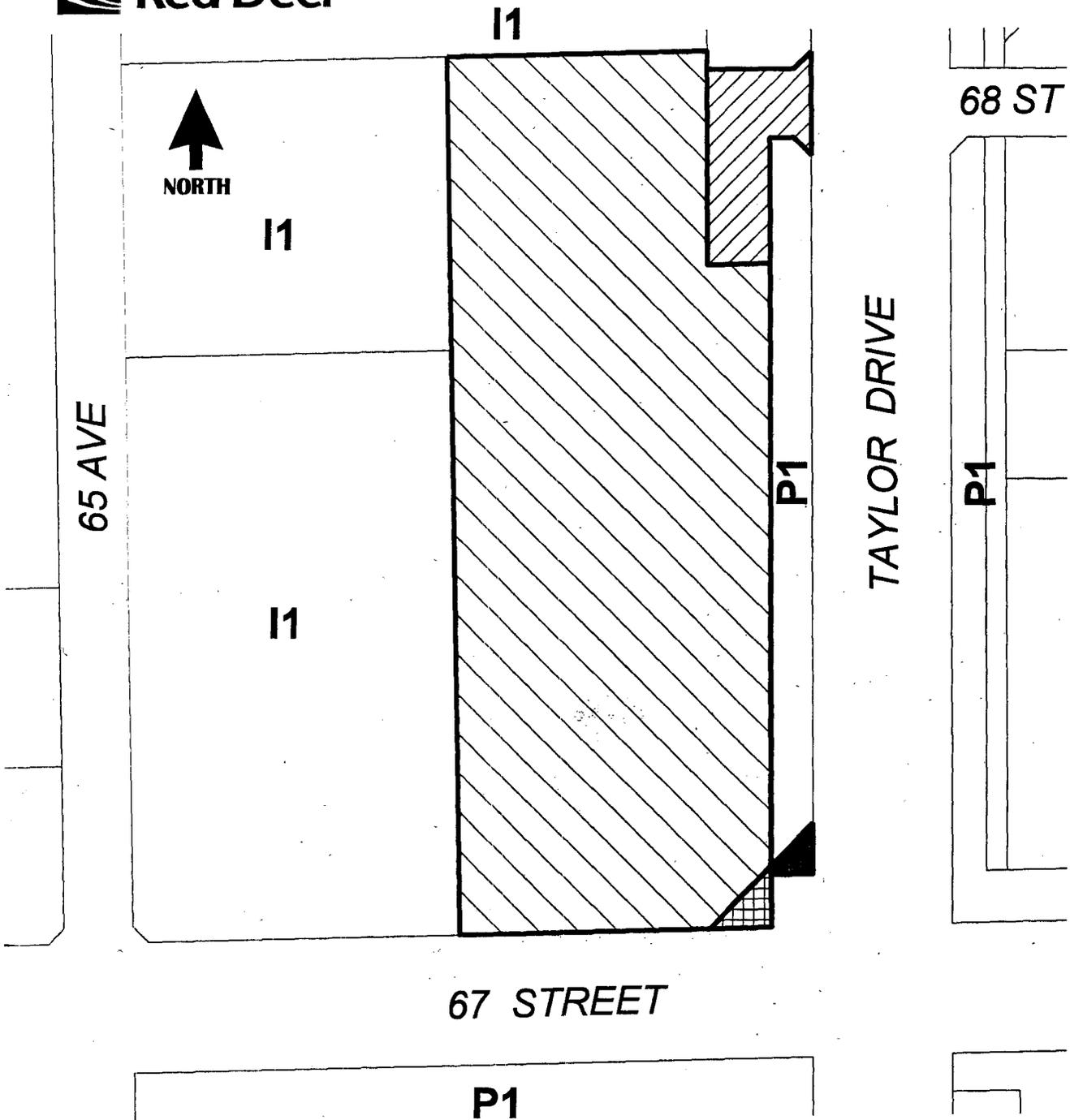
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



Change from :

P1 to C4 

P1 to Road 

I1 to C4 

I1 to Road 

**AFFECTED DISTRICTS:**

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

I1 - Industrial (Business Service)

MAP No. 24/ 2002

BYLAW No. 3156 / R - 2002

# MICHENER BOARD

c/o Michener Centre, Box 5002, Red Deer, AB T4N 5Y5 Phone: 340-5600 Fax: 340-5757

March 28, 2002

Mayor Gail Surkan and  
Red Deer City Council  
The City of Red Deer  
PO Box 5008  
4914 - 48 Avenue  
Red Deer, AB T4N 3T4

Dear Mayor Surkan:

**Re: Pedestrian Crossing Ross Street and 38 Avenue**

Please accept this as a request from the Resident Council, supported by the Michener Services Facility Board for the enhancement of cross walk markings and lighting at the intersection of Ross Street and 38 Avenue.

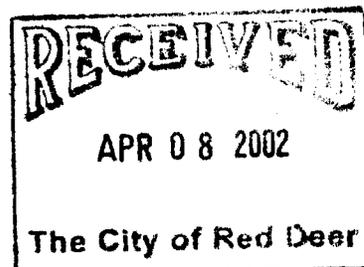
The Resident Council represents 400 people who live at Michener Services. They are very concerned for the safety of many of the people who live here and in the surrounding area who frequently use that intersection crossing primarily to access the Mac's convenience store.

Our Board supports the Resident Council's recommendation for increased intersection markings, signage and a pedestrian activated flashing yellow light, which will enhance both safety and opportunities for increased independence for many of the people supported at Michener Services.

Should you have any questions for our Board or if additional information to support this worthy request is required, please call me at 780-450-6223, ext. 235.

Sincerely

  
Blair Lundy  
Chair



Date: April 29, 2002  
To: City Clerk  
From: Engineering Services Manager  
**Re: Pedestrian Crossing at Ross Street and 38 Avenue**

---

The Engineering Services' comments in response to the March 28, 2002 letter from Mr. Blair Lundy, Chair of the Michener Board, are as follows:

1. Painted pedestrian crosswalk markings and crosswalk signs, as per the attached plan, exist at this intersection. The painted markings may be weathered due to recent winter conditions, but they will be repainted as part of the 2002 Annual Paint Program.
2. A pedestrian activated signal exists one block east at the Ross Street and 37 Avenue intersection. This signal was installed in response to a petition by the Joseph Welsh School parents and Administration. The Public School Board indicated in 2001 that 86 of 255 Joseph Welsh students cross this intersection from the west half of the Clearview Subdivision.
3. In addition to pedestrian concerns, the Ross Street and 37 Avenue intersection has been the subject of a few complaints over the years, from a vehicle access point of view as well. It is anticipated that more concerns will come forward as the traffic volume increases on Ross Street, in conjunction with continuing residential development on the east hill.
4. In view of this location and others throughout the City, Council has approved a \$40,000 Traffic Safety Study in 2002, based on 75% cost sharing with the Province. Since budget discussions with Council, the Province has rejected this project as being eligible for Provincial funding. Therefore, there is an unfunded amount of \$30,000 which is necessary to undertake this Study.
5. It was intended that both the 37 Avenue and 38 Avenue intersections be included as part of the Study. Included will be an analysis of the pedestrian activity, the traffic volumes, the nearest existing traffic signal, posted speed limits, accident history, accident potential, and the relative priority of this location to other similar locations in the City.

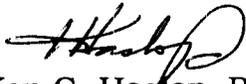
City Clerk  
Page 2  
April 29, 2002

6. It was intended that the Study recommendations be included in the 2003 Capital Budget for Council's consideration. We anticipated that the Study would be completed by September 2002.
7. Another capital project entitled the "55 Street and 43A Avenue northeast curb return improvement" in the amount of \$43,000 funded 100% from Capital Project Reserves, was approved by Council for 2002. As discussed with Council during budget presentations, based on the Public School Board's request, we recommended that \$7,000 of these funds be used in a Joint Traffic Study around the Lindsay Thurber Comprehensive High School. This Study is underway. As the Study will likely determine that more extensive roadway modifications may be required than just modifying the existing curb returns, no physical work is anticipated this year. This leaves \$35,000 of surplus Capital Project Reserve funds that could be used to fund the Provincial shortfall for the Traffic Signal Priority Study.

#### **RECOMMENDATION**

In view of the increasing concerns relative to pedestrian and vehicle activity at these two intersections, we would respectfully recommend that Council consider the transfer of the remaining Capital Project Reserve funds in the approximate amount of \$35,000 to this Traffic Study so it can proceed as originally discussed with Council.

In the interim, for a higher degree of safety, the Michener Centre residents should be encouraged to use the existing pedestrian signal at the 37 Avenue intersection, which is only one block to the east.



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

KGH/emr  
Att.

- c. Public Works Manager  
Traffic Engineer

DATE: May 7, 2002  
TO: City Council  
FROM: City Clerk  
RE: Public Hearings  
706970 Alberta Ltd. / City of Red Deer  
Former Red Deer Bottling Site  
Golden West Industrial Area

**FILE**

- (a) Land Use Bylaw Amendment 3156/R-2002  
Lot 1, Block 1, Plan 762 0159 and  
Portion of Lot R-1, Block 1, Plan 762-0159  
SE ¼ Sec. 30-38-27-4
- (b) Disposal of Municipal Reserve  
Lot R-1, Block 1, Plan 762 0159

---

*History*

Land Use Bylaw Amendment

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/R-2002 was given first reading.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road.

Disposal of Municipal Reserve

Also at the Monday, May 6, 2002 meeting of Council, Council agreed to consider the Disposal of Municipal Reserve involving a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east.

*Public Consultation Process*

Public Hearings have been advertised for the above noted bylaw and Disposal of Municipal Reserve to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

*Recommendations*

That following the Public Hearings, Council may

- 1) proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.
- 2) proceed with passage of the Disposal of Municipal Reserve resolution

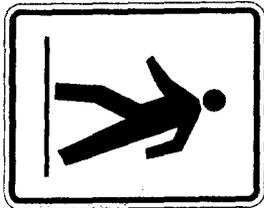
  
Kelly Kloss  
City Clerk  
/chk

ROSS STREET

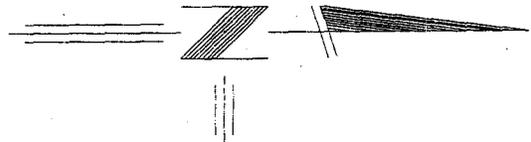
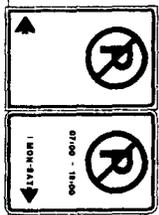
38 AVENUE



Existing



Existing



3.66

3.66

3.66

1997

3.66

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1997



Existing

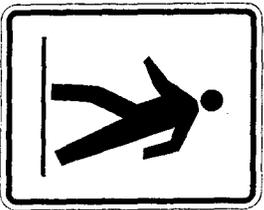


Existing

MAC'S DRIVEWAY



Existing





Path: paul/memos  
Master File: 4560-Maintenance-Street

**Public Works Department**

**Date:** April 12, 2002  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Request from Michener Services Facility Board for Pedestrian Crossing at Ross Street and 38<sup>th</sup> Avenue**

---

Costs associated with the requested improvements at this location have not been included in the Public Works 2002 budget. Funding approval should be part of Council's deliberation when considering the request.

I understand that the Engineering Department will be providing the estimated cost for these improvements, for Council consideration.

A handwritten signature in black ink, appearing to read 'Paul Goranson'.

Paul Goranson, F.Eng.  
Public Works Manager

/blm

c Director of Development Services  
Engineering Services Manager  
E.L. & P. Manager

*Comments:*

I agree with the recommendations of the Engineering Services Manager.

"N. Van Wyk"  
City Manager

Wayne Morrow  
Michener Centre  
Red Deer, Alberta

REGARDING CROSS WALK AT ROSS AND 38 AVENUE

Dear Wayne:

As to our phone conversation regarding the crosswalk application at Ross and 38 Avenue I wanted to reconfirm my support for the application.

As a 10-year resident of Michener Hill Community I truly believe another set of cross walk lights at the above location would be a welcome safety addition to the community. Also with increased development in the city along the east hill, Ross Street is only going to get busier.

With the increased awareness of safety (ie Helmet legislation for child under 16 ) if only makes sense that we continue with this trend.

Sincerely

Mike Godwin  
4026-52 Street  
Red Deer, AB  
T4N 2B9

**Council Decision – Monday May 6, 2002**

DATE: May 7, 2002  
TO: Ken Haslop, Engineering Services Manager  
FROM: City Clerk  
RE: Michener Board  
Pedestrian Crossing at Ross Street and 38 Avenue

---

**Reference Report:**

Engineering Services Manager, dated April 29, 2002.

**Resolutions:**

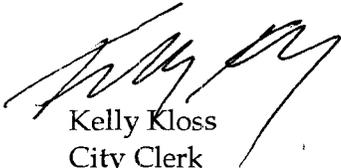
*Resolved* that Council of The City of Red Deer having considered the correspondence from the Michener Board, dated March 28, 2002 - re: Pedestrian Crossing: Ross Street and 38 Avenue, hereby agrees

- (a) to amend the 2002 City of Red Deer Budget by transferring the remaining Capital Project Reserve funds, from the 55 Street and 43 Avenue Northeast Curb Return Improvement Project, in the approximate amount of \$35,000, to a Traffic Safety Study, and
- (b) that the installation of a pedestrian signal at Ross Street and 38<sup>th</sup> Avenue not be installed at this time.
- (c) that any no parking signs in the vicinity of Ross Street and 38<sup>th</sup> Avenue which may obscure any pedestrian crossing signs be relocated immediately.

**Report Back to Council:** Yes - when the Study is complete and recommendations made.

**Comments/Further Action:**

Council asked that the painting of this crosswalk be given high priority.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Public Works Manager  
Inspections & Licensing Manager

**FILE**

Office of the City Clerk

May 7, 2002

Mr. B. Lundy, Chair  
Michener Board  
c/o Michener Centre  
Box 5002  
Red Deer, AB T4N 5Y5

Dear Mr. Lundy:

**Re: Pedestrian Crossing: Ross Street and 38 Avenue**

At the City of Red Deer's Council meeting held Monday, May 6, 2002, Council reviewed your request for a pedestrian crossing at Ross Street and 38<sup>th</sup> Avenue and passed the following resolution:

*Resolved* that Council of The City of Red Deer having considered the correspondence from the Michener Board, dated March 28, 2002 - re: Pedestrian Crossing: Ross Street and 38 Avenue, hereby agrees

- (a) to amend the 2002 City of Red Deer Budget by transferring the remaining Capital Project Reserve funds, from the 55 Street and 43 Avenue Northeast Curb Return Improvement Project, in the approximate amount of \$35,000, to a Traffic Safety Study, and
- (b) that the installation of a pedestrian signal at Ross Street and 38<sup>th</sup> Avenue not be installed at this time.
- (c) that any no parking signs in the vicinity of Ross Street and 38<sup>th</sup> Avenue which may obscure any pedestrian crossing signs be relocated immediately.

The City wide Traffic Safety Study will include the 37<sup>th</sup> Avenue and 38<sup>th</sup> Avenue intersections, and an analysis of the pedestrian activity, traffic volumes, nearest existing traffic signal, posted speed limits, accident history, and accident potential. It is estimated that the Traffic Safety Study would be completed by September, 2002.

...2/



Box 5008  
Red Deer, Alberta  
T4N 3T4

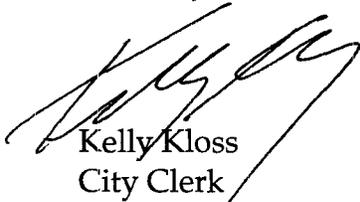
*The City of Red Deer*

Michener Board  
May 7, 2002  
Page 2

In the meantime, Michener Centre residents are encouraged to use the existing pedestrian signal at the 37<sup>th</sup> Avenue intersection, which is only one block to the east. The City will be, however, giving the painting of the crosswalk at Ross Street and 38<sup>th</sup> Avenue high priority.

On behalf of Council, thanks to all your delegation for expressing your concerns at the meeting. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk

c     Engineering Services Manager  
       Public Works Manager

**BYLAW NO. 3156/G-2002**

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

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

That the Density District in Part 7 Special Districts is hereby amended as follows:

- 1 The existing heading "DENSITY (PERSONS PER HECTARE) DISTRICT" is deleted in its entirety.
- 2 The new heading "DENSITY DISTRICT" is reinstated.
- 3 Sections 210 and 211 are deleted in its entirety.
- 4 Sections 210 and 211 are reinstated as follows:

"210 General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

211 Method of Application

- (1) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in a district map. The following is an example for illustration purposes only:

R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.

- (2) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

Site Area expressed in hectares x Density Restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.

- (3) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district."

That the R3 Residential (Multiple Family) District in Part 6 is hereby amended as follows:

5 Sections 199(1) and 199(2) are deleted in their entirety.

6 Sections 199(1) and 199(2) are reinstated as follows:

“199(1) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

199(2) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).”

7 The Land Use District Maps D13, E10, E13, F7, F10, F11, F14, G5, G6, G8, H6, J6, K7 and L6 contained in “Schedule B” of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map Numbers 3/2002 through to 15/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this            day of            , A.D. 2002.

READ A SECOND TIME IN OPEN COUNCIL this            day of            , A.D. 2002.

READ A THIRD TIME IN OPEN COUNCIL this            day of            , A.D. 2002.

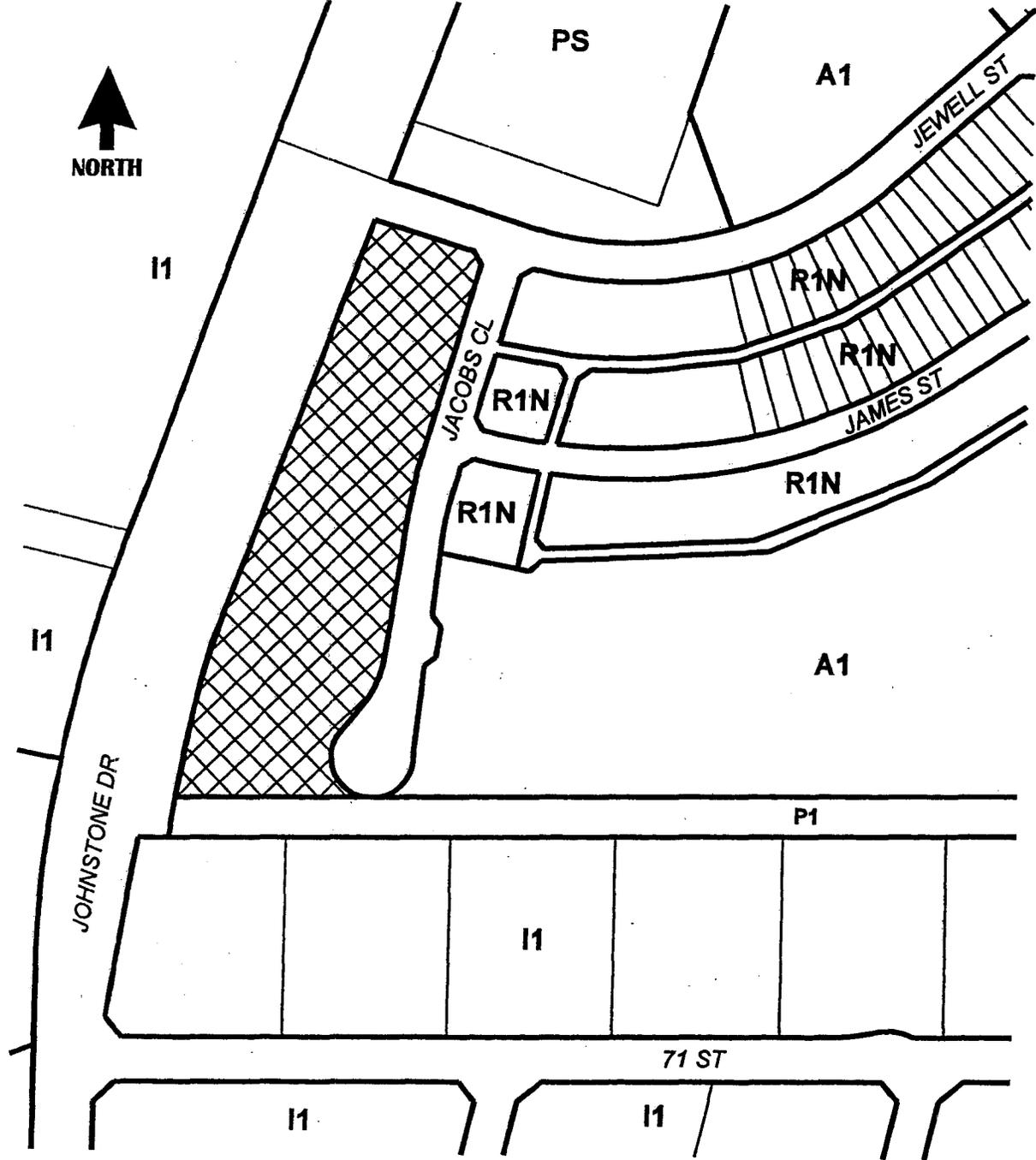
AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            , A.D. 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :  
 R3-D155 to R3- D55 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

R3-D155 - Residential (Multiple Family) with a  
 Density of 155 persons per hectare

MAP No. 3 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare) 

R3-D145 to R3- D43 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

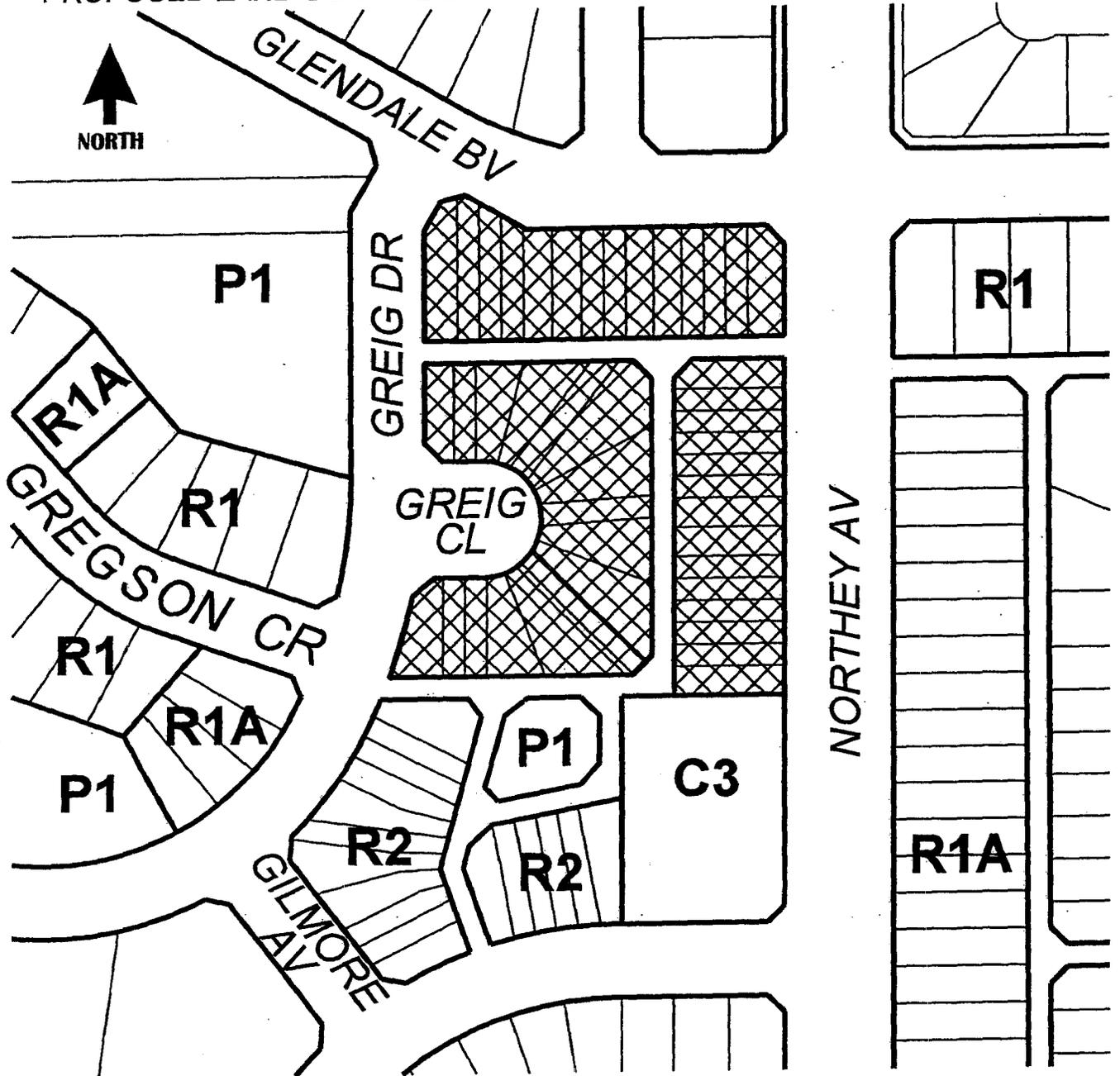
R3-D145 - Residential (Multiple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D34 (Dwelling units/hectare) 

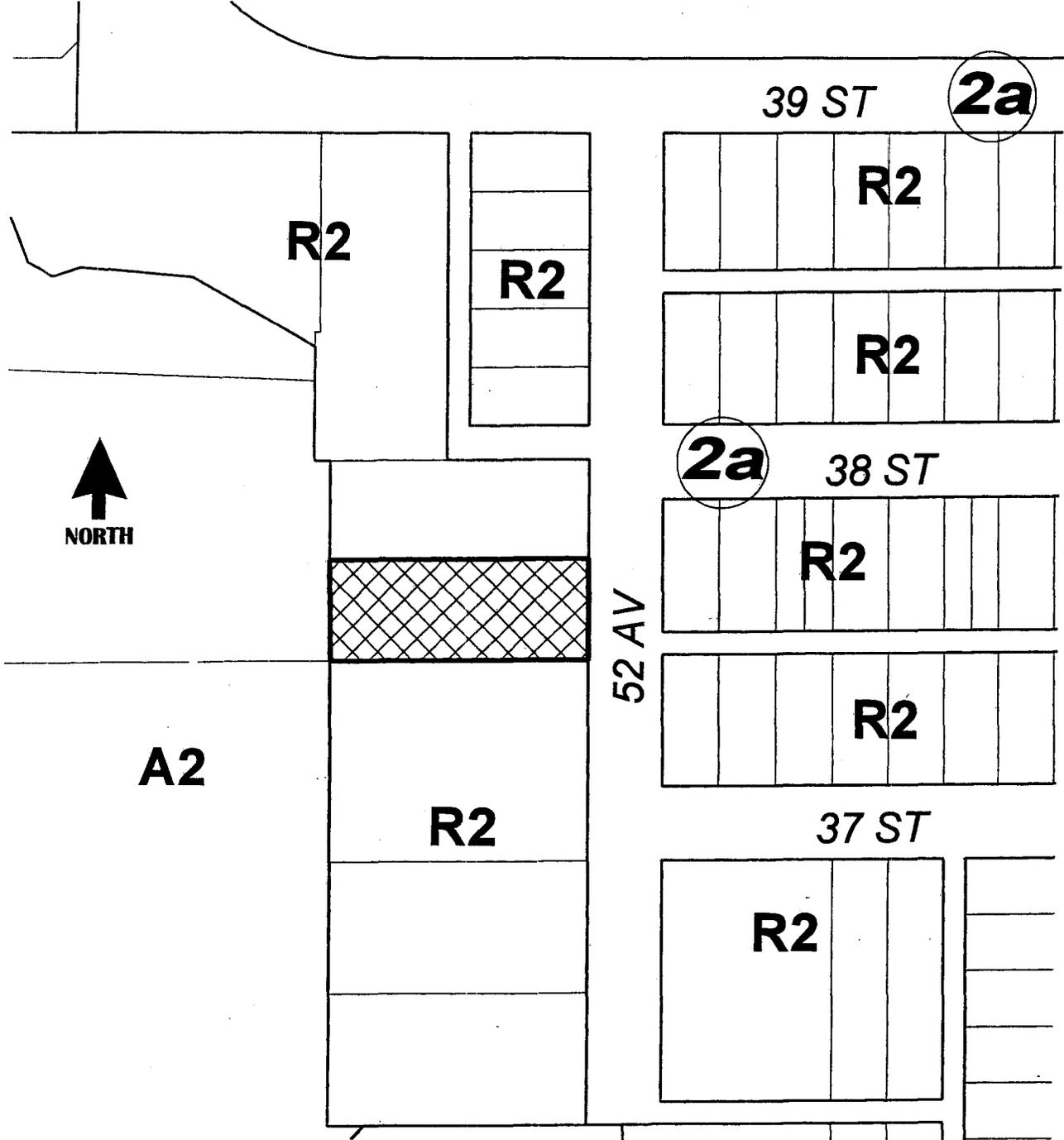
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a  
Density of 216 persons per hectare

MAP No. 5 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare) 

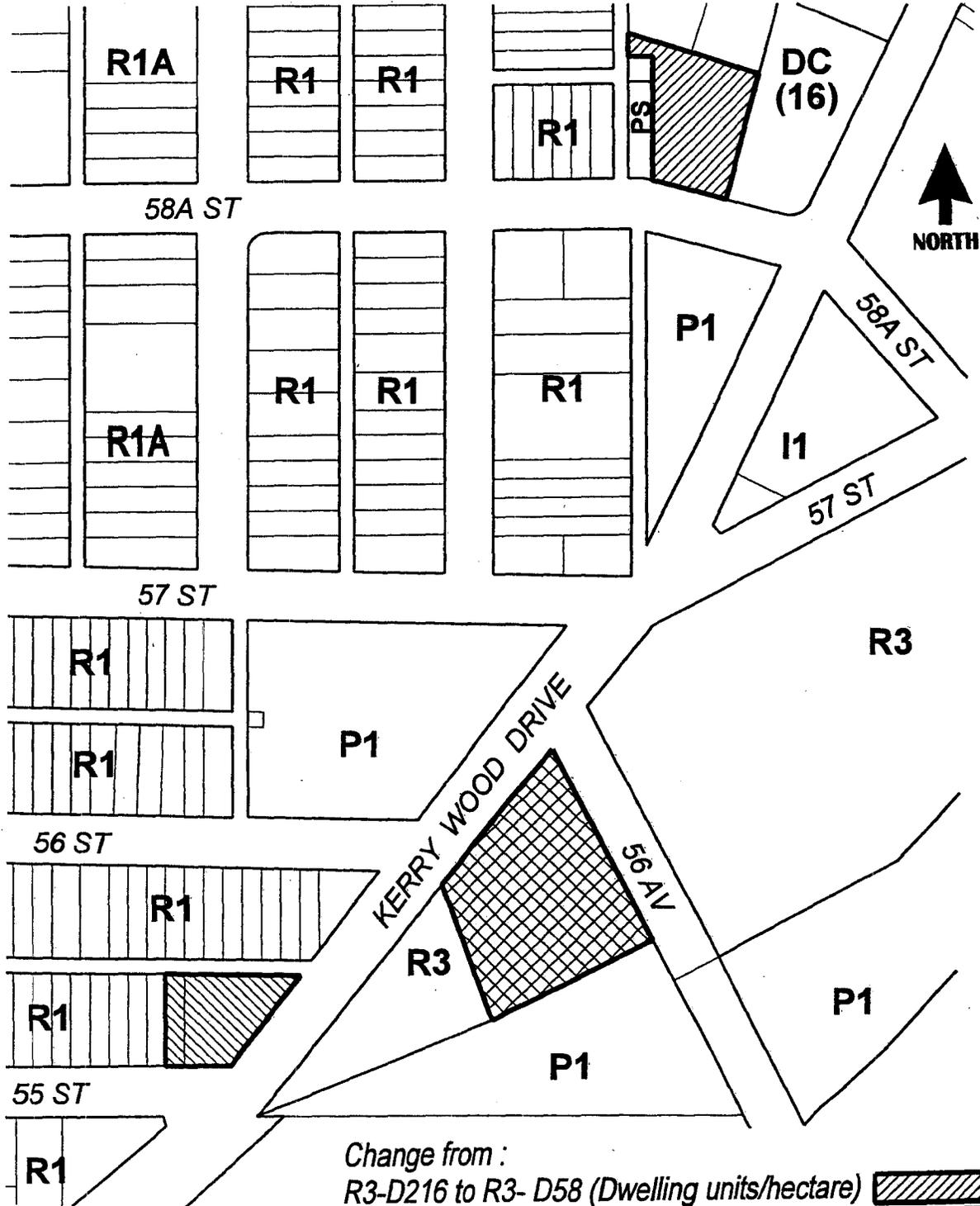
### AFFECTED DISTRICTS:

R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D58 (Dwelling units/hectare) 

R3-D216 to R3- D80 (Dwelling units/hectare) 

R3-D216 to R3- D69 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

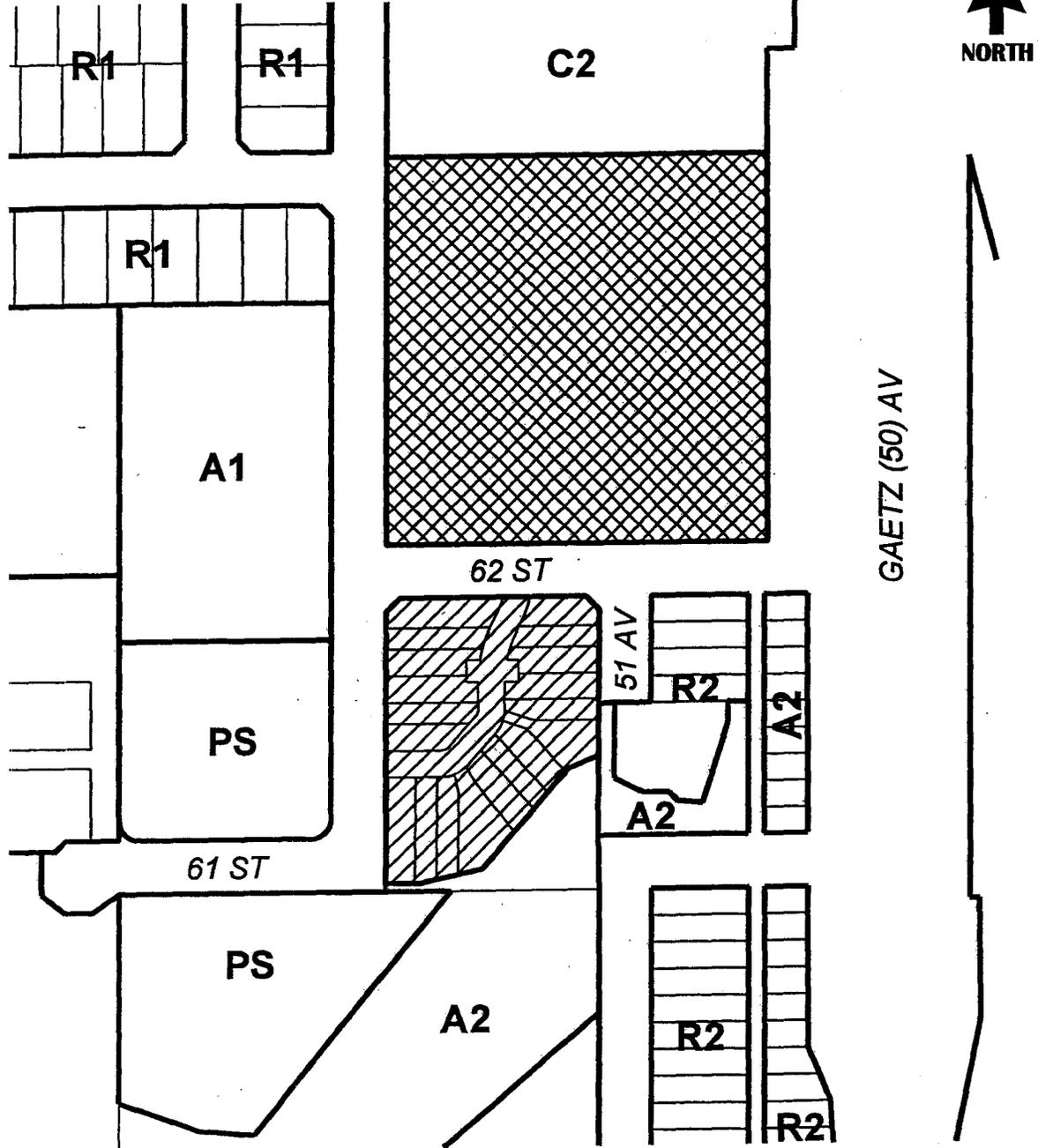
R3-D216 - Residential (Multiple Family) with a  
Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

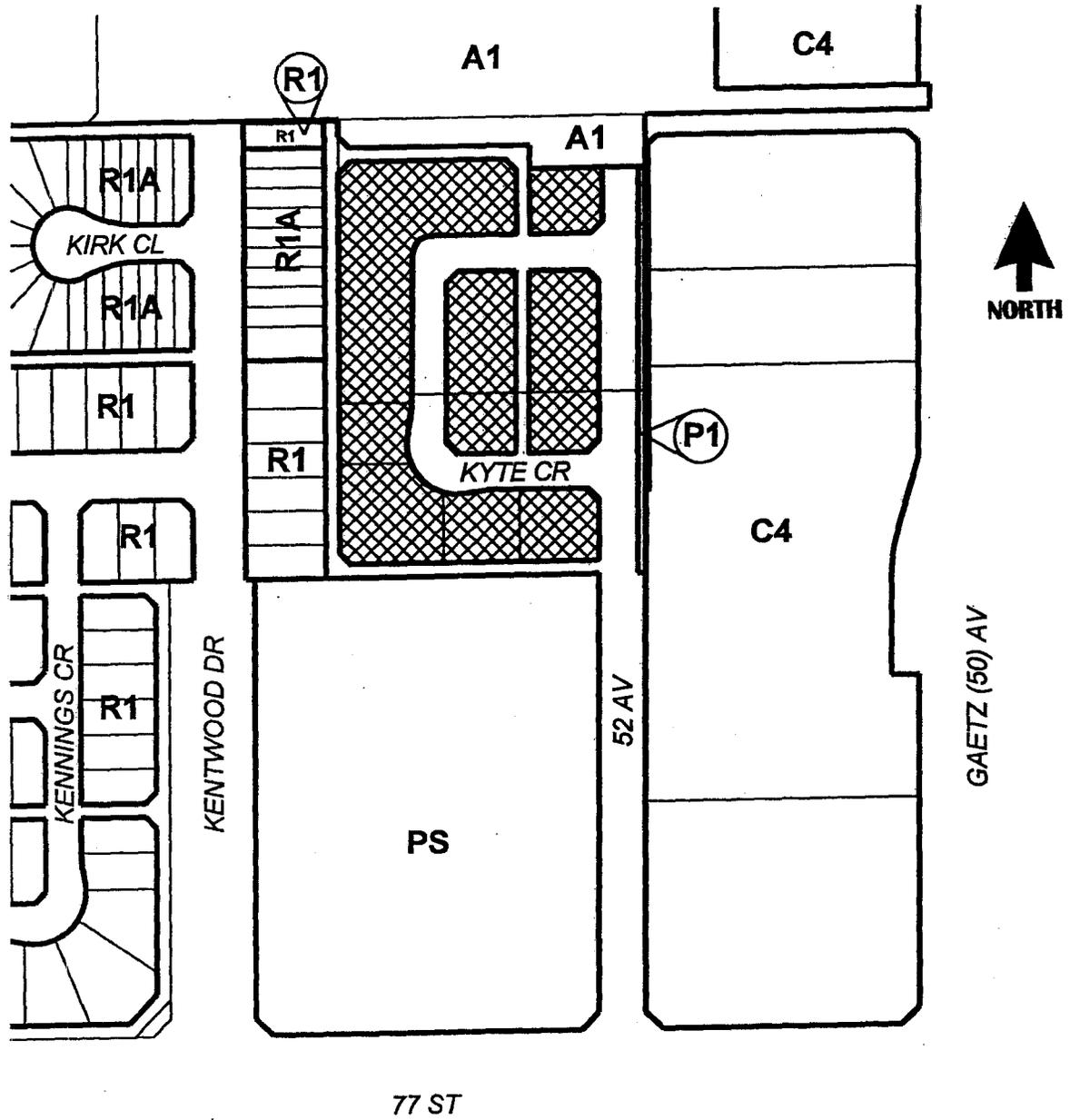
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D70 to R2- D19 (Dwelling units/hectare)



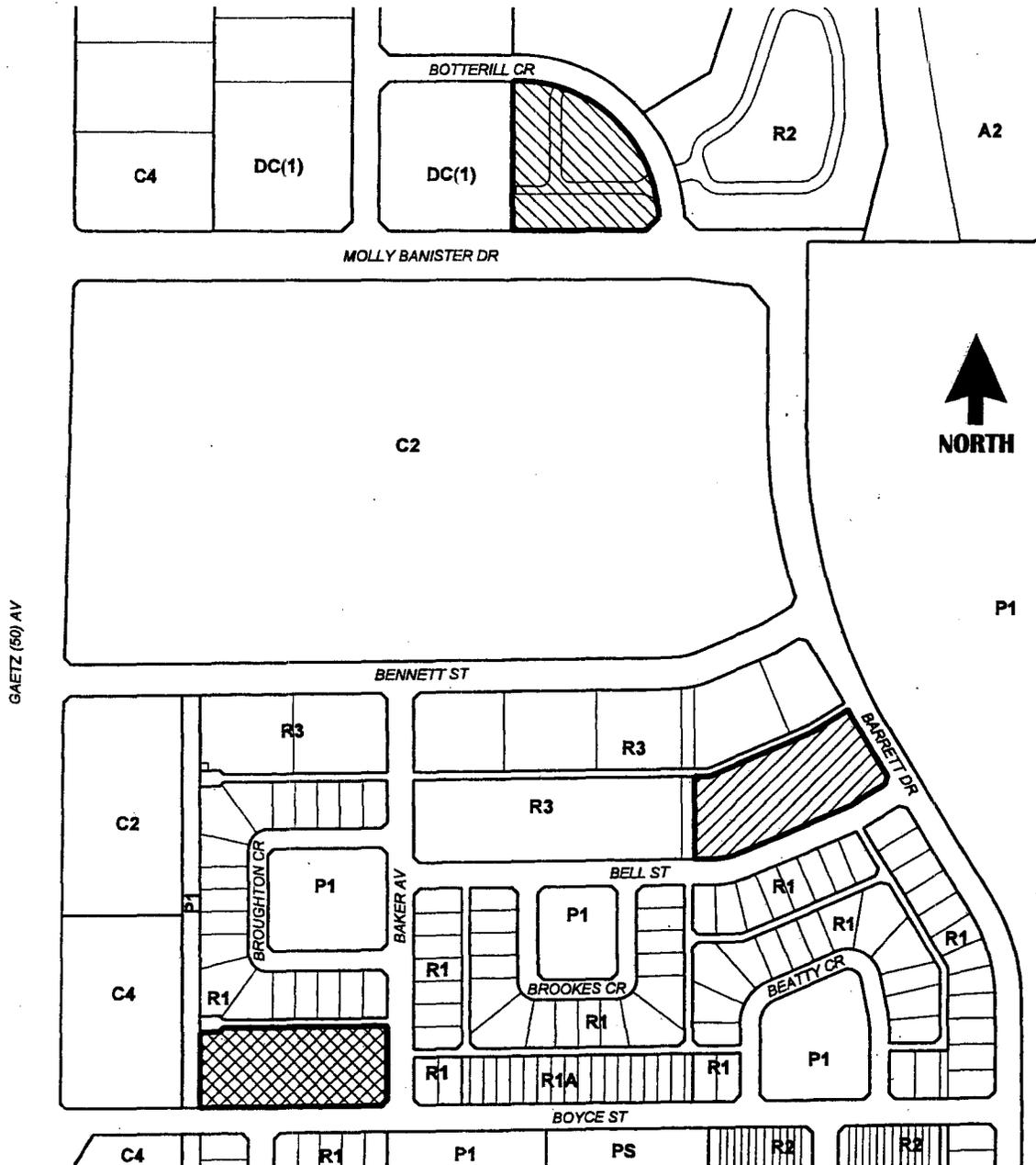
### AFFECTED DISTRICTS:

R2-D70 - Residential (Medium Density) with a Density of 70 persons per hectare

MAP No. 9 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

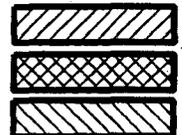


Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

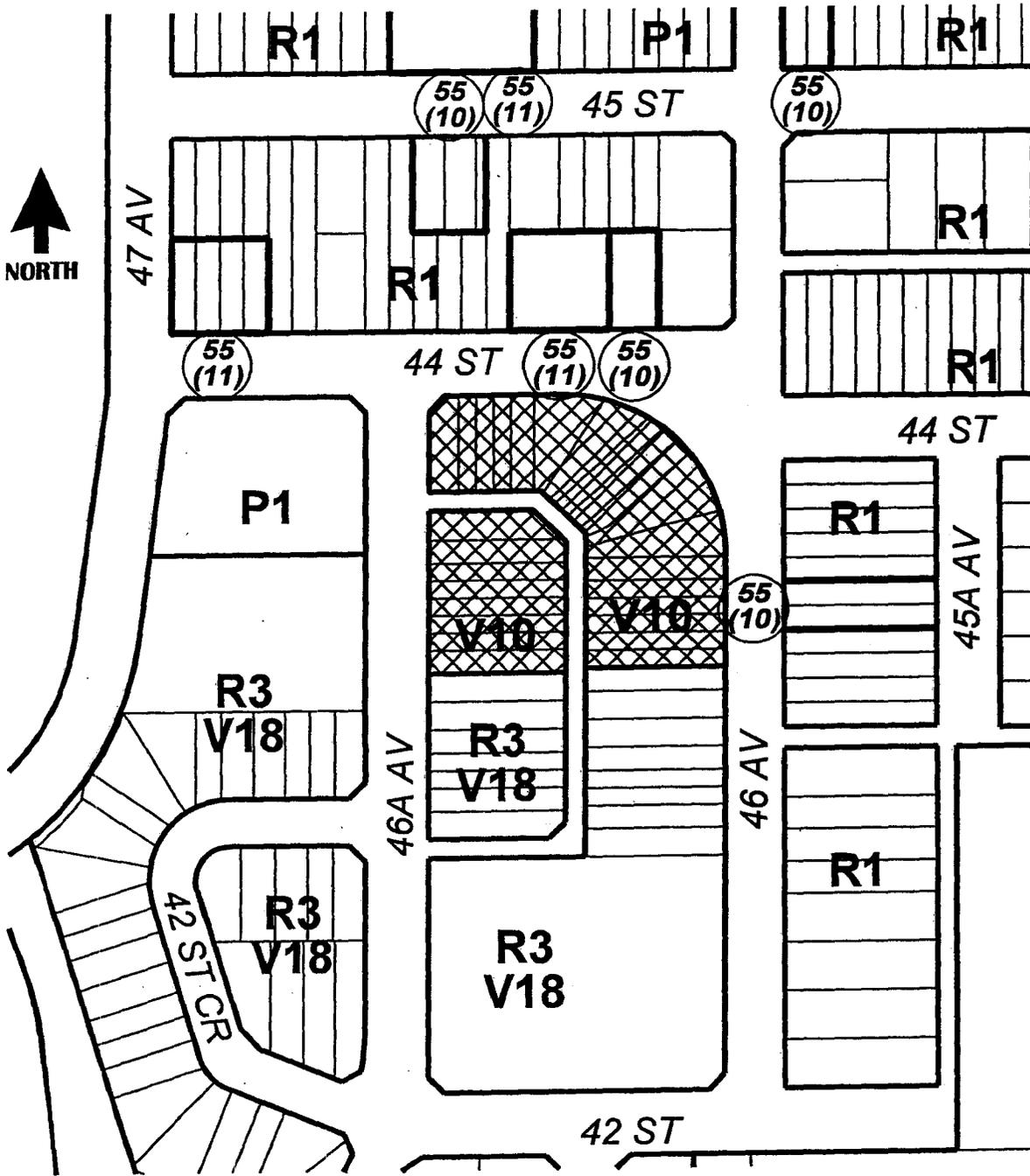
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D32 (Dwelling units/hectare)



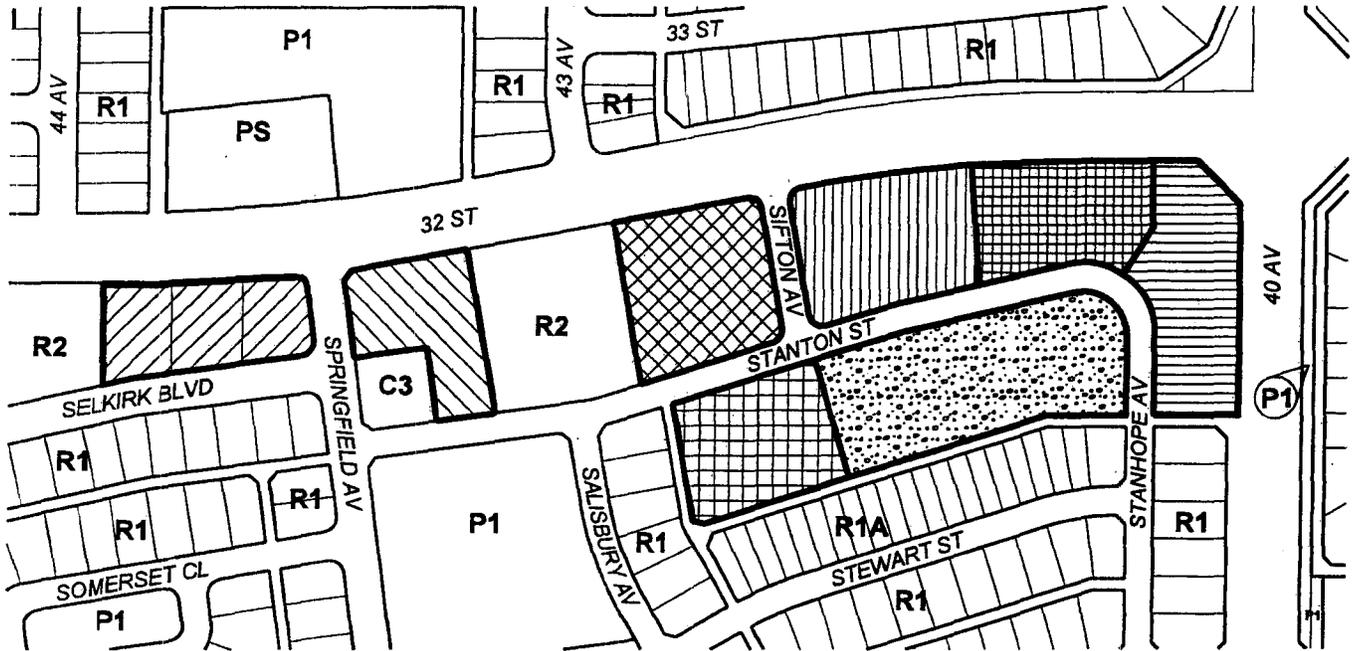
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

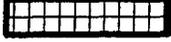
MAP No. 11 / 2002  
BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**Change from :**

- R3-D160 to R3- D46 (Dwelling units/hectare) 
- R3-D160 to R3- D54 (Dwelling units/hectare) 
- R3-D220 to R3- D76 (Dwelling units/hectare) 
- R3-D200 to R3- D61 (Dwelling units/hectare) 
- R3-D200 to R3- D67 (Dwelling units/hectare) 
- R3-D200 to R3- D59 (Dwelling units/hectare) 
- R3-D100 to R3- D31 (Dwelling units/hectare) 
- R3-D100 to R3- D29 (Dwelling units/hectare) 

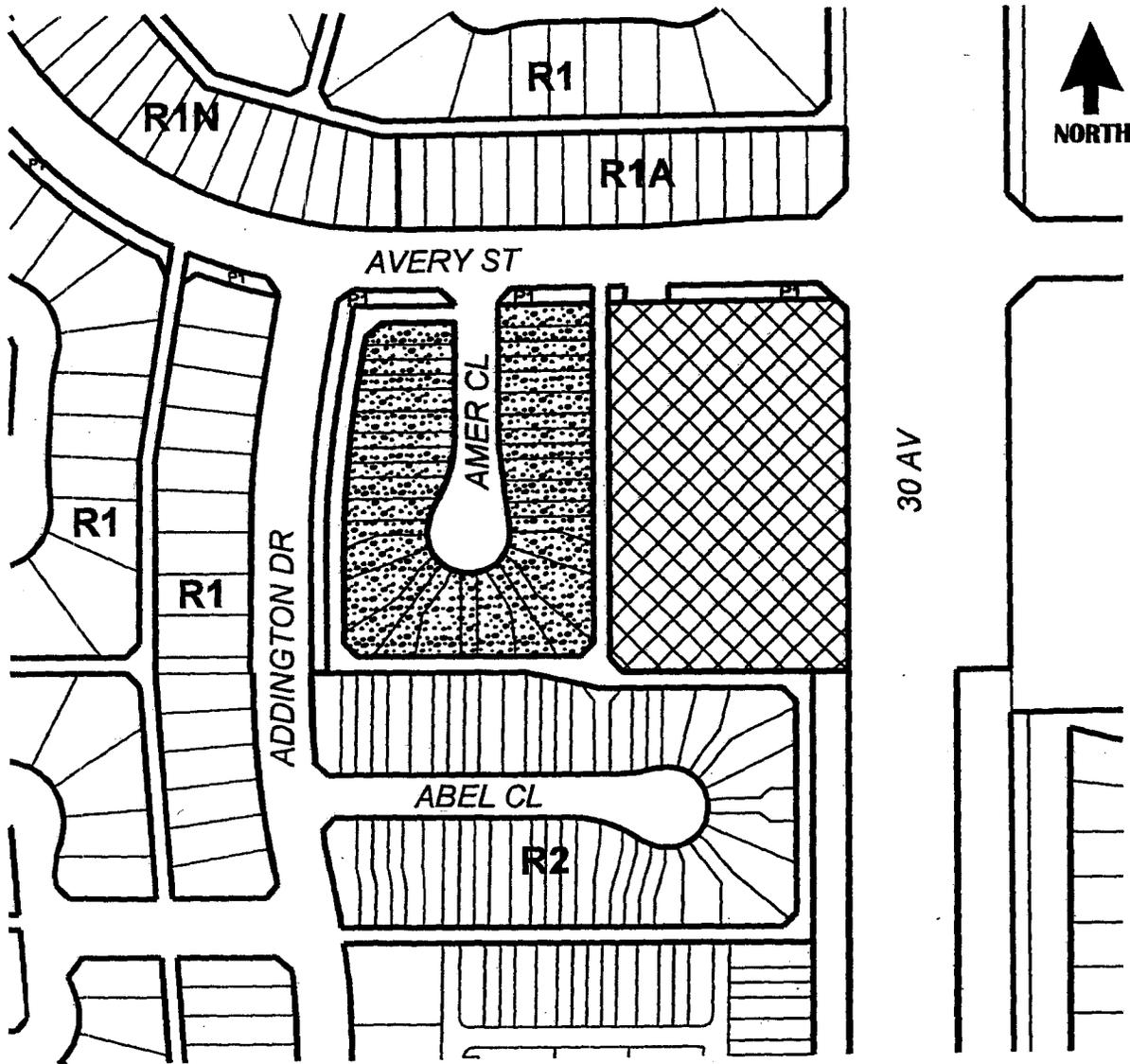
**AFFECTED DISTRICTS:**

- R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
- R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
- R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
- R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D120 to R3- D26 (Dwelling units/hectare)

R3-D216 to R3- D95 (Dwelling units/hectare)



### AFFECTED DISTRICTS:

R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare

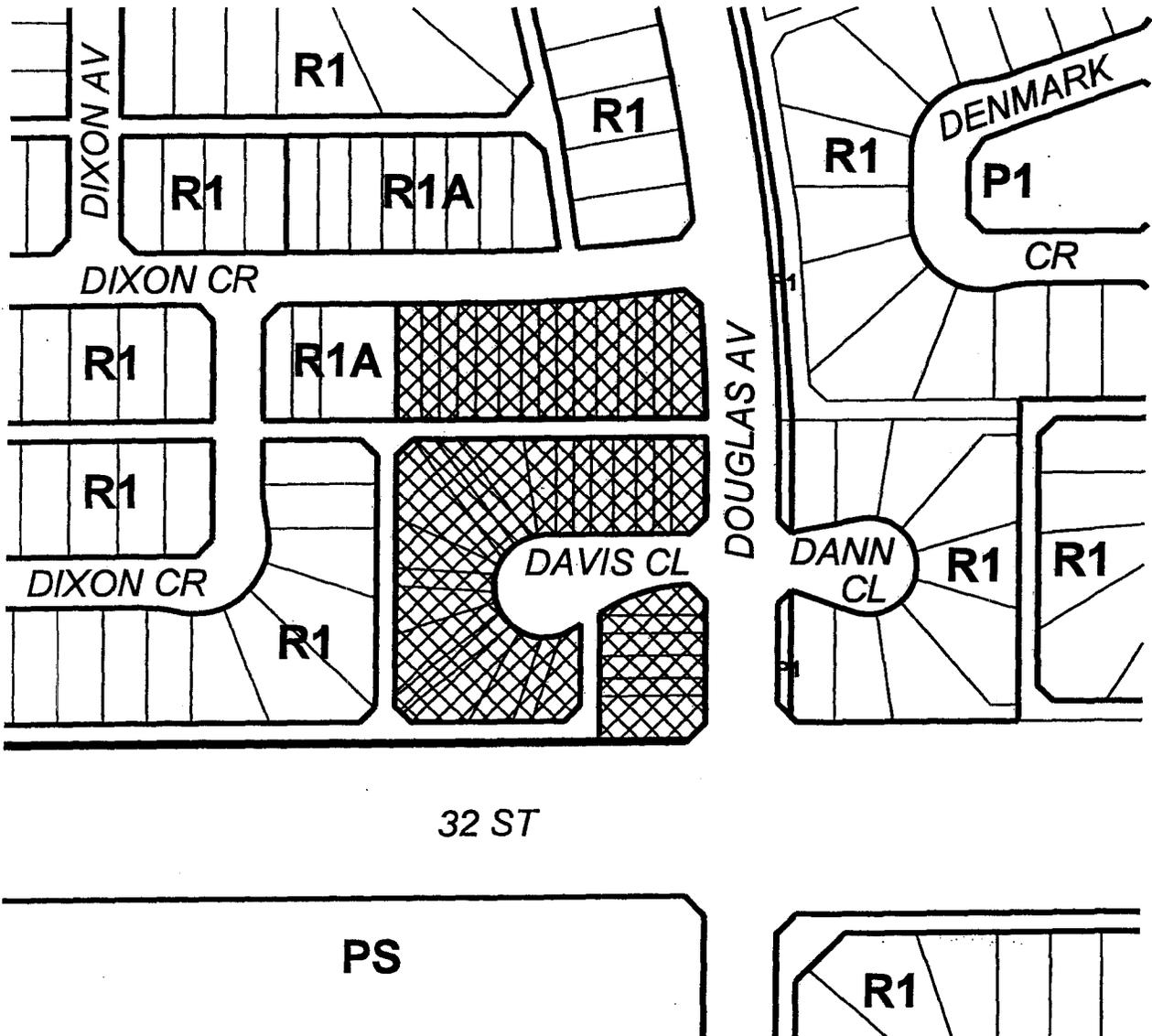
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002

BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :  
 R3-D216 to R3- D32 (Dwelling units/hectare) 

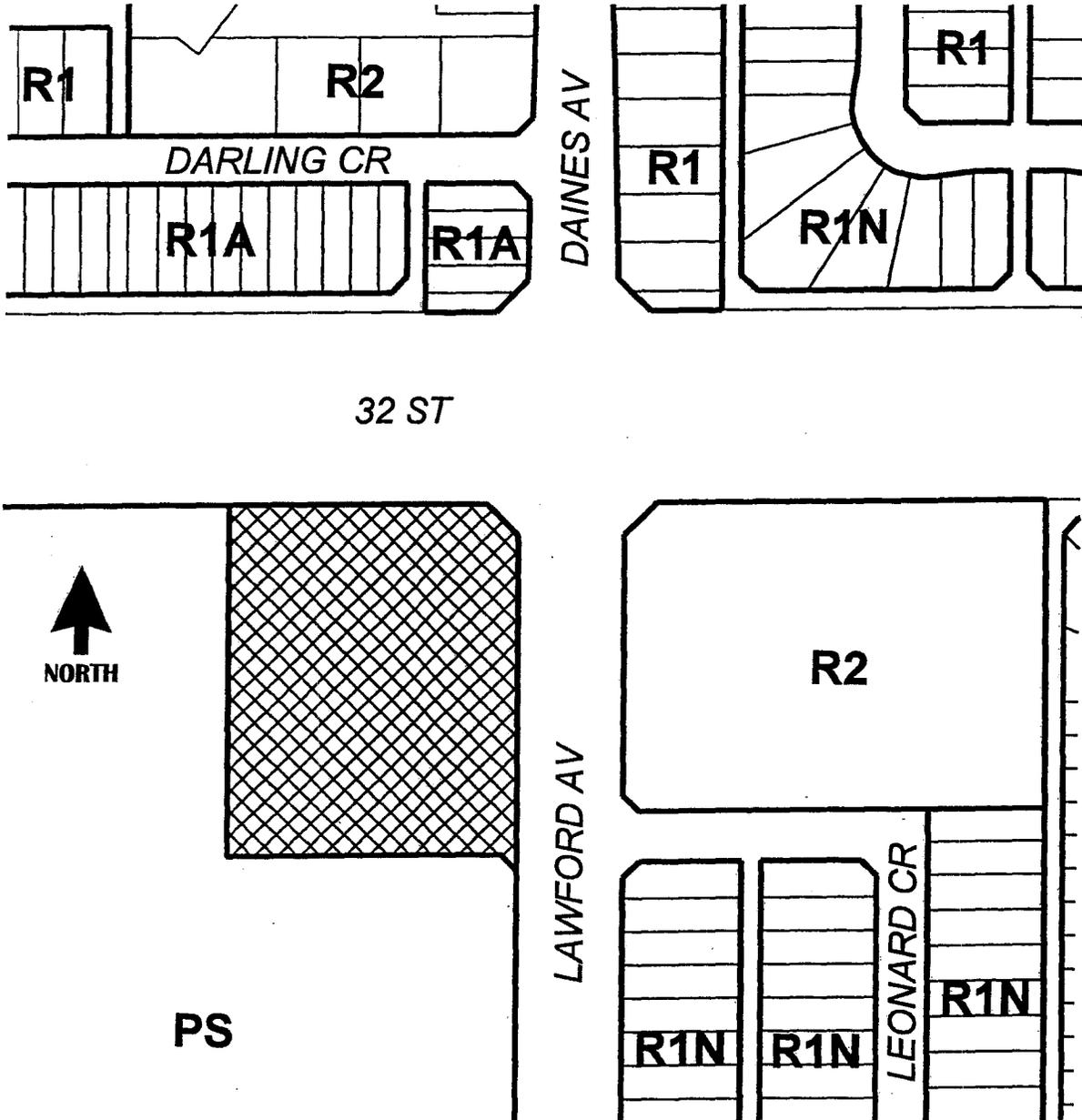
### AFFECTED DISTRICTS:

R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002  
 BYLAW No. 3156 / G - 2002

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :  
 R3-D240 to R3- D80 (Dwelling units/hectare) 

### AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002  
 BYLAW No. 3156 / G - 2002

Item No. 2

**BYLAW NO. 3156/M-2002**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 19/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

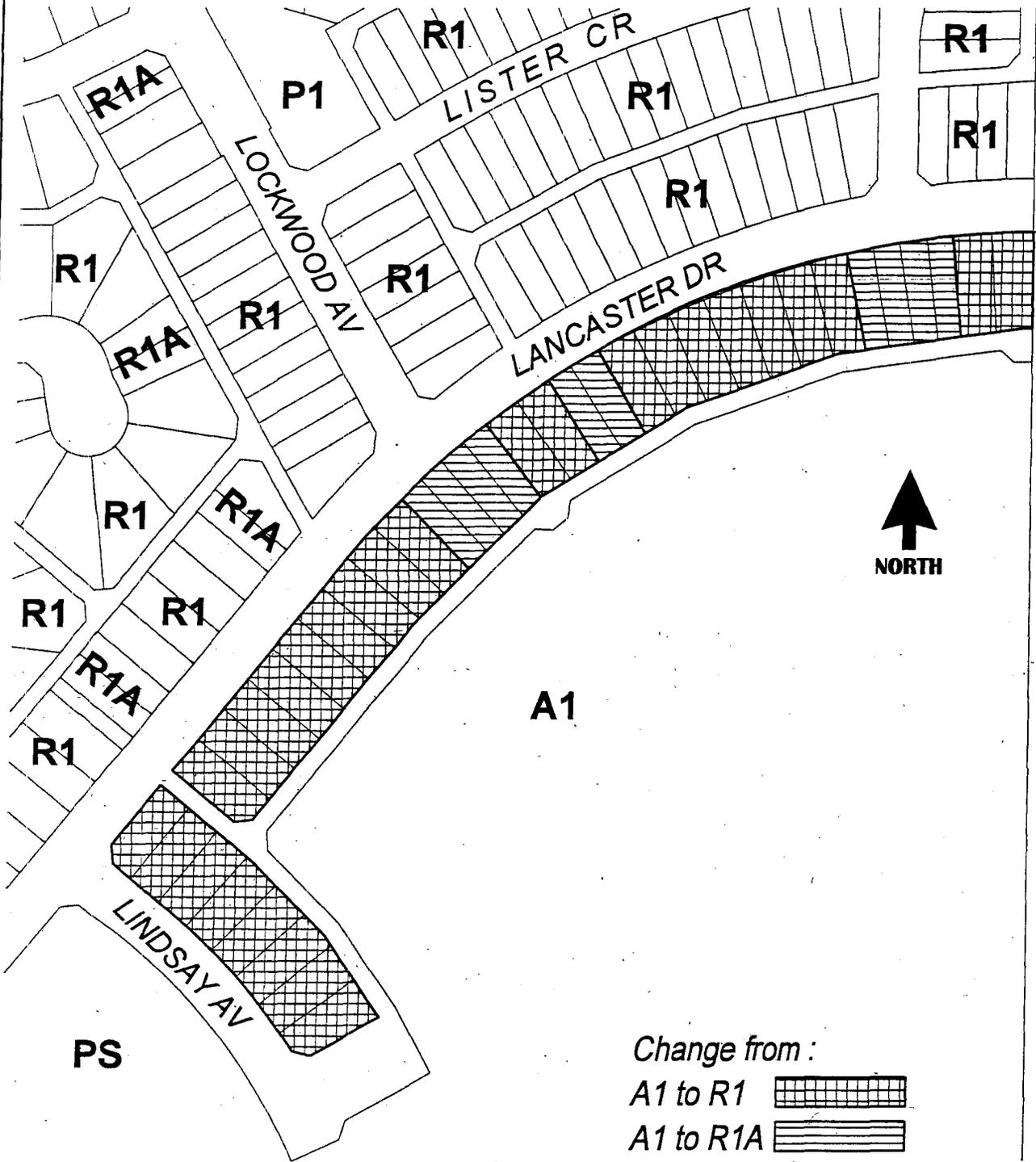
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

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



PROPOSED LAND USE BYLAW AMENDMENT



- AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1A - Residential (Semi-Detached Dwelling)

Change from :  
 A1 to R1 [Grid Pattern]  
 A1 to R1A [Horizontal Lines]

MAP No. 19 / 2002  
 BYLAW No. 3156 / M - 2002

Item No. 3

**BYLAW NO. 3156/Q-2002**

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

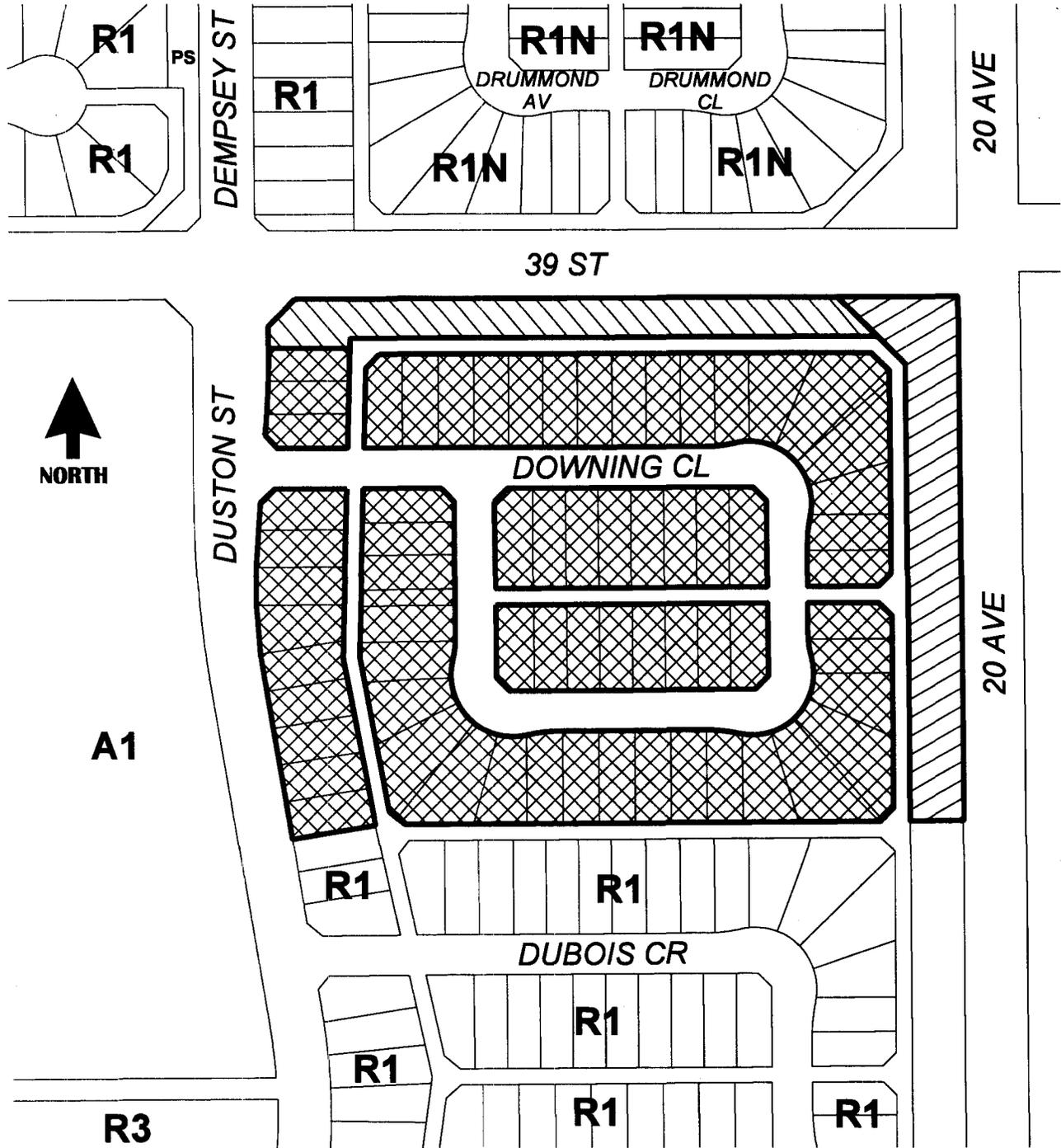
AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

\_\_\_\_\_  
MAYOR

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



PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential Low Density  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1   
 A1 to Road 

MAP No. 23 / 2002  
 BYLAW No. 3156 / Q - 2002

**BYLAW NO. 3156/R-2002**

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

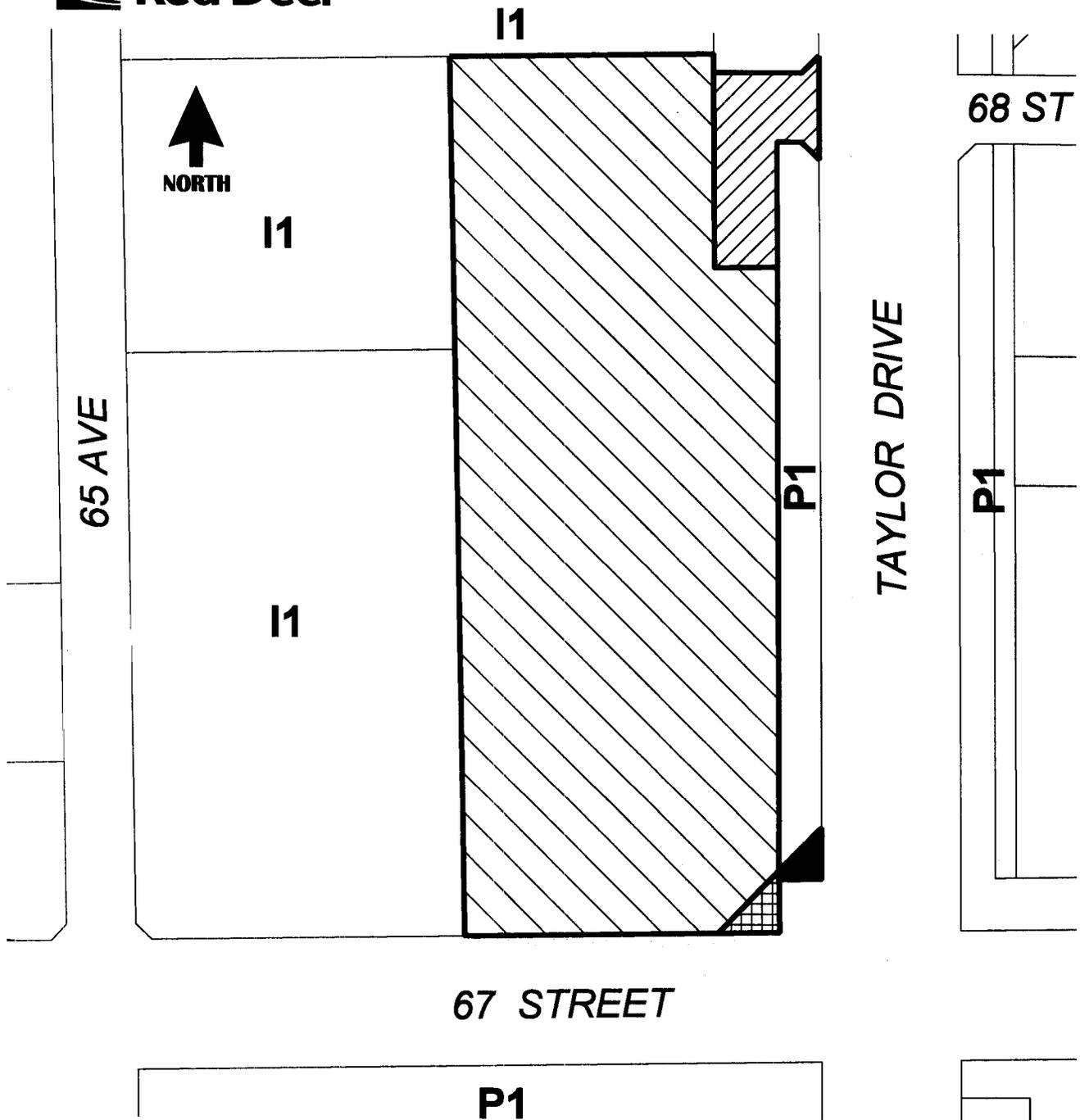
AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

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MAYOR

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



PROPOSED LAND USE BYLAW AMENDMENT



Change from :

- P1 to C4 
- P1 to Road 
- I1 to C4 
- I1 to Road 

AFFECTED DISTRICTS:

- P1 - Parks and Recreation
- C4 - Commercial (Major Arterial)
- I1 - Industrial (Business Service)

MAP No. 24/ 2002  
BYLAW No. 3156 / R - 2002

**BYLAW NO. 3156/S-2002**

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

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

- 1 In the C1A Commercial (City Centre West) District, Section 103(1), 103(4), 103(7), 103(8) and 103(9) are hereby deleted and the section renumbered consecutively.
- 2 Following renumbering, the following permitted use is added to Section 103:  
  - “103(5) Merchandise Sales and/or Rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 square metres (16146 sq ft.)”
- 3. The following discretionary uses are added to Section 104:  
  - “104 (13) Merchandise Sales and/or Rental
  - 104 (14) Service and Repair of any Articles
  - 104 (15) Warehouse in the Existing Structure
  - 104 (16) Commercial Recreation Facility
  - 104 (17) Institutional Service Facility”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

\_\_\_\_\_  
MAYOR

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

Item No. 6

**BYLAW NO. 3156/T-2002**

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

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

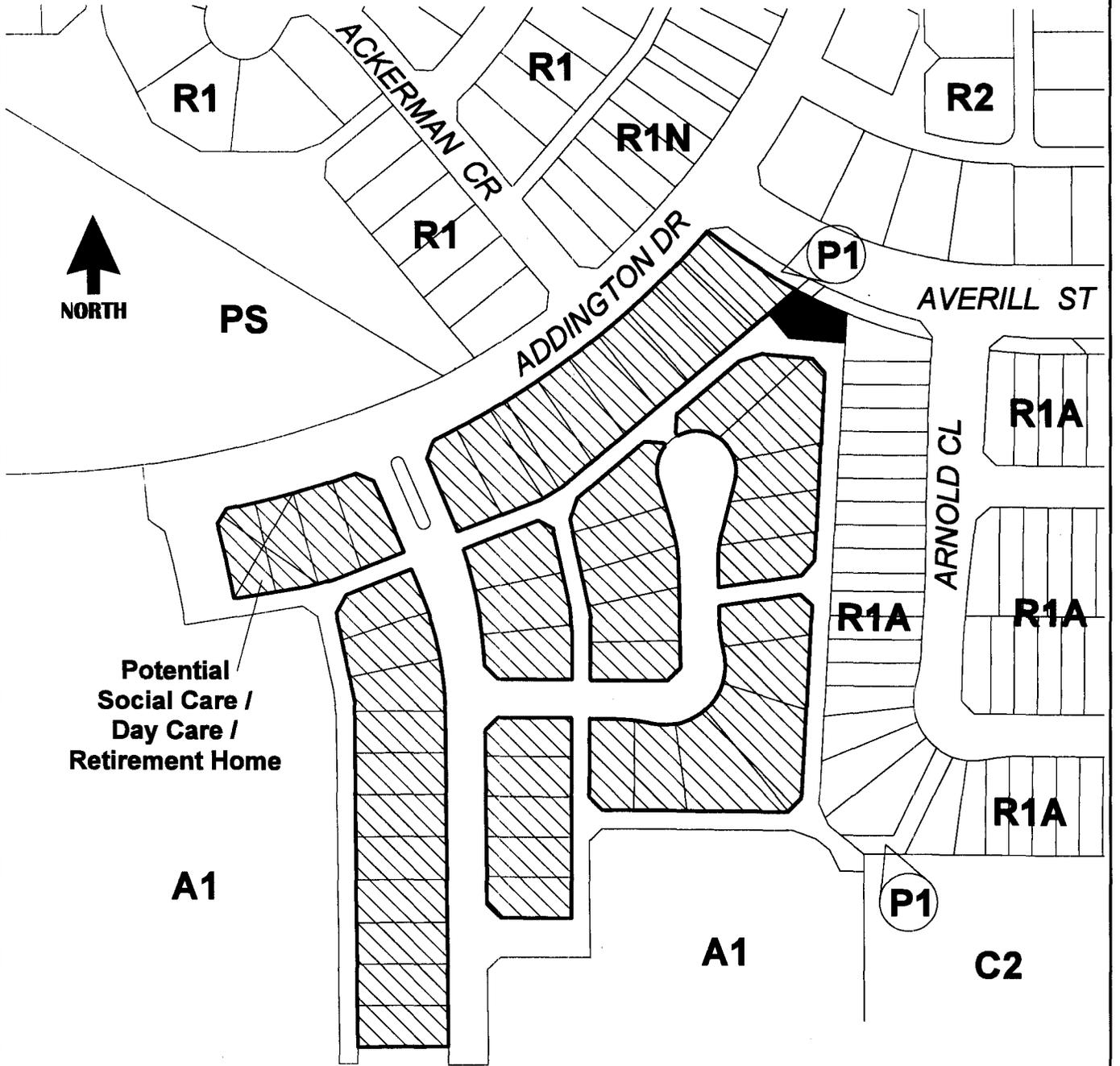
AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

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MAYOR

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



PROPOSED LAND USE BYLAW AMENDMENT



Potential Social Care / Day Care / Retirement Home

**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 25 / 2002  
 BYLAW No. 3156 / T- 2002



Item No. 8

**BYLAW 3282/A-2002**

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

- 1            Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:
  - "1        (b)    \$0.10 for each additional 78 metres or portion thereof;
  - (c)    waiting time – no charge for the first three minutes; thereafter, \$31.40 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.46 seconds."
  
- 2            Deleting Section 34 and by renumbering the Sections following.
  
- 3            This Bylaw shall come into effect October 1, 2002.

READ A FIRST TIME IN OPEN COUNCIL this            day of            2002.

READ A SECOND TIME IN OPEN COUNCIL this            day of            2002.

READ A THIRD TIME IN OPEN COUNCIL this            day of            2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            2002.

\_\_\_\_\_  
MAYOR

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CITY CLERK