

A G E N D A

FOR THE SPECIAL MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, JULY 24 1995,

COMMENCING AT 5:00 P.M.

- 1 Land & Economic Development Manager - re:
Call For Proposals/Downtown Site - Proposed
Direct Control District Commercial Recreation
and/or Entertainment Facility

... 1

DATE: July 19, 1995

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **DOWNTOWN SITE - PROPOSED DIRECT CONTROL DISTRICT
COMMERCIAL RECREATION AND/OR ENTERTAINMENT FACILITY**

It has been determined that the City of Red Deer Land Sales Policies, adopted in 1994, should apply to the above parcel of land. Specifically, the steps that would apply to the sale of this parcel would be as follows:

- a) rezoning
- b) public neighbourhood meeting
- c) advertise site for sale and request proposals
- d) Land Bank Committee reviews proposals and makes recommendations to Council
- e) City Council makes decision with respect to the sale of property

First reading of the bylaw to rezone the site to Direct Control (7) was held on July 4. The public hearing on the bylaw is scheduled for July 31.

Assuming Council decides to proceed with advertising the site and a call for proposals for its development, we would recommend the following schedule:

1. The site should be advertised in the local media on July 28, 1995, with a request that all submissions be made to City Hall no later than August 25, 1995. This allows four weeks, which is our normal time frame on proposals of this nature.
2. The proposals would then be evaluated by the Land Bank Committee. If it was seen as being necessary, the proposals could also be reviewed by the effected neighbourhood.
3. Recommendations could then be prepared and submitted for Council's final decision on September 11, 1995.

Because of the uniqueness of this particular site, and the need for quality and compatible development, we are recommending the following specific conditions be incorporated into the tender call:

1. A comprehensive traffic study addressing the flow of traffic in the area, to be completed as part of the submission by each applicant.

City Clerk
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July 19, 1995

2. The site to be elevated to a level necessary for flood proofing, at the expense of the developer.
3. The development of additional parking north of the site, be undertaken on a joint 50/50 basis with the City of Red Deer. An agreement for joint use and long term maintenance to be negotiated with the developer.
4. The developer would be required to provide a high standard of landscaping and development compatible with other public buildings in the area.

In order for the proposed schedule to be maintained, Council's decision with respect to the marketing of the site is required this evening.

Respectfully submitted,



Alan V. Scott

AVS/mm

DATE: July 17, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **LAND SALE POLICIES**

At the July 4, 1995 meeting of City Council, we agreed to contact other cities in Alberta, and obtain information on existing policies for the sale of newly zoned, re-zoned, or remnant parcels of land. We have contacted the cities of Calgary, Edmonton, Lethbridge and Medicine Hat, and can provide Council with the following information:

Calgary

Because of the magnitude of Calgary's land operation, one person is responsible for conducting an ongoing review of land inventory. Once the parcel is identified as being surplus, a description of the property is circulated internally. If it is a parcel that can be sold, it is put out to tender and sold to the highest bidder. Generally, although there is no written policy, the land is re-zoned before sale.

Edmonton

Edmonton has an extensive policy dealing with virtually all types of land sales. In parcels that are referred to as high quality and of extreme interest by a number of developers, the City of Edmonton follows a policy of calling for proposals. The proposed use is often times given greater weight for evaluation than the ultimate price offered for the property. Examples of proposal calls held for City owned lands would include the Millwoods town centre, the Strathcona bus barns, River Valley multi-family sites, and the south side post office. Each proposal call is developed in accordance with particular corporate desires but, in general, the characteristics of a proposal call would involve advertising in the local media, with a period of approximately 60 days allowed for submission of proposals.

Lethbridge

There is no policy in effect in Lethbridge. Should a perspective purchaser express an interest in a specific parcel of land, he is directed to prepare a proposal which, in turn, is taken before Council for consideration.

Medicine Hat

Generally, the City of Medicine Hat sells land on a first come - first served basis. No written policy exists for handling special parcels of land. If a change in use is required, it would go before the Planning Department for comments, and then onto to Council for final approval.

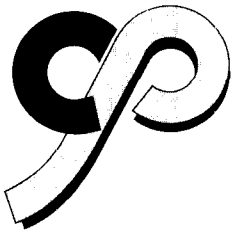
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It would appear that procedures in other Alberta cities for the sale of special parcels of land are handled in most cases without a hard and fast policy. The Land and Economic Development Department supports the existing policy as it applies to the sale of specific parcels of land which are made available and are scheduled for re-zoning. Without such a policy, our dealings with perspective developers can become somewhat complicated - especially in cases where they are encouraged to proceed with a proposal, only to find that in the end, their application is rejected. With a policy to fall back on, our dealings with perspective developers are clearly understood and the procedure as outlined, can be followed through to the conclusion of the transaction.



Alan V. Scott

AVS/mm



TO: K. Kloss, City Clerk **DATE:** July 20, 1995

FROM: Paul Meyette, Principal Planner
Frank Wong, Planning Assistant

RE: Proposed Rezoning Next to the Curling Rink

On July 4, Council gave first reading to a land use bylaw which would change the zoning on the triangular parcel next to the curling rink (see attached map) from P1 (Parks and Recreation District) to the Direct Control District. The Direct Control District would permit a commercial entertainment facility or a commercial recreational facility to locate on the site. At the direction of Council, Parkland Community Planning Services hosted a public meeting on July 18 to gauge public reaction to the proposal. If City Council authorizes the sale of this site, it will be advertised for proposals consistent with the zoning. These proposals would be evaluated and a selection may be made.

Information Provided at the Public Meeting

A copy of the agenda of the meeting is attached. The meeting featured presentations by Parkland Community Planning Services, the Director of Community Services and the Director of Development Services. These presentations were followed by a question period.

Comments Received Regarding the Rezoning Proposal

Approximately 75 people were in attendance at the meeting, of which 51 were area residents. Most of the attendees filled out a comment sheet. These comment sheets and the attendance list are attached. A summary of the comment sheets is provided below:

General Comments

- 6 comments- support for the installation of traffic lights (traffic is already heavy)
- 3 comments- Council should listen to people's comments if the intention is to seek input

Positive Comments

- 6 comments- support to develop north site as a parking lot and staging area
- 1 comment- this is good planning; the site has always been a recreation/entertainment space dating back to the exhibition days. It complements the other uses in the area
- 1 comment- like the idea of having two unsightly sites improved by one development, but not convinced that area can accommodate enough parking for a 1200 seat theatre
- 1 comment- like idea of keeping recreational facilities in one given area

Negative Comments

- 26 comments- concerned about major traffic problems
- 21 comments- the site should be kept as parkland
- 12 comments- parking will be a major problem
- 8 comments- consider other sites (Taylor drive, Gelmon, north Red Deer)
- 6 comments- concerned about increased traffic noise
- 5 comments- the area is not an appropriate site for a theatre
- 4 comments- increase garbage and pollution of creek
- 4 comments- site not considered as downtown; would not add to downtown revitalization
- 3 comments- consider other uses (gym, tennis dome, skate board or roller rink)
- 3 comments- concerned about traffic and pedestrian safety
- 3 comments- theatre would attract questionable clientele/increase vandalism
- 2 comments- possibility of liquor sale could have destructive and/or deadly effects
- 2 comments- what would the future use be if the theatre fails
- 1 comment- proposal does not blend in with surrounding activities in the area
- 1 comment- the City does not need another staging area; there is already one at Bower Ponds
- 1 comment- any development should be wholly contained on one site (smaller structure with parking on site)

Summary

The major concern in the neighbourhood relates to the potential for traffic problems (26 comments). The majority of respondents suggest that the site be maintained as parkland.(21 comments) The issue of parking remains a major concern to the neighbourhood.(12 comments).

Several of the respondents dealt specifically with the theatre proposal and indicated that this site is inappropriate(5 comments) or that other sites would be better suited (8 comments). A number of concerns were expressed related to potential negative aspects of development.

AGENDA

1. **Introductions** (Paul Meyette, Principal Planner, Parkland Community Planning)
(Explanation of Parkland Community Planning Services, introduction of Councillors and city staff).
2. **Background Information** (Paul Meyette)
(Existing zoning and land use; what triggered this bylaw-theatre proposal; what would this bylaw allow in terms of use; what building standards are required; what is the process of adoption of the land use bylaw)
3. **Parks Perspective** (Lowell Hodgson, Director of Community Services)
(How was the theatre parcel created, how has it been used over the years, why would it be sold, what is the benefit to the parks system; where would the proceeds of the sale go; context of the parcel in terms of the Community Services Master Plan; any impact on the farmers market)
4. **Traffic Implications which may result from a change of use on this parcel**
(Bryon Jeffers, Director of Development Services)
(an estimate of traffic from the theatre, an estimate of the number of parking stalls which would be available on the combined theatre/city sites, an estimate of the total parking requirements, a comment on the need for lights at the 43 Street and 48 Avenue intersection, an assessment of the frequency of occurrence of major traffic problems in the neighbourhood)
5. **Questions** (Paul Meyette)
6. **Wrap up:**

| | |
|----------|---|
| July 24- | Council will consider whether to advertise the site. |
| July 31- | Council will consider the bylaw to redesignate the site; public hearing will be held at 7PM |

All comment sheets from tonight's meeting will be presented to Council in advance of the July 24 meeting.

Comment Sheets should be filled in tonight or dropped off at PCPS tomorrow. PCPS is located at 4808 Ross Street (Professional Building) Suite 500.

COMMENTS:

We fully support the views of the community and others that we should endeavour and strive to maintain areas that are set aside for passive park. The proposed site is part of a larger active recreational area, designated as such in the City's Master Plan and allowed for under current P1 zoning. The intent for this area is to provide for active and spectator forms of recreation and the site in question has never been contemplated or used as passive green space. In fact, it has remained as unimproved overflow parking.

We appreciate the concerns expressed by the public regarding traffic and potential congestions and we believe these can be addressed. Accordingly, we recommend that Council support the recommendations of the Land and Economic Development Manager to start the process of advertising a proposal call for the site. This will not commit Council in any way as the advertisement would contain a disclaimer indicating that sale of the property would be subject to rezoning. Should Council, after hearing representations from all sides at the public hearing on July 31, 1995, elect not to proceed with the rezoning, the proposal call would be abandoned. On the other hand, should Council elect to proceed with rezoning, the initiating of the advertising now would allow the proposals to be presented to Council at their meeting of September 11, 1995.

It should be noted that we are recommending that any proposal call include a traffic study which would address concerns of the neighbourhood with respect to traffic.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

SPECIAL COUNCIL MEETING OF JULY 24, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Proposed Direct Control Site
Corner of 43 Street & 48 Avenue**

Public Comments

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

REGISTRATION (PLEASE PRINT)

| NAME | ADDRESS | POSTAL CODE | TELEPHONE NO. |
|-------------------------|------------------------|-------------|---------------|
| L. Phillips | 4319-46A AV | T4N 6T7 | 346-4048 |
| E. POHL | 4614-42 ST CR | T4N 6Y6 | 346-7314 |
| B. FOX | 4616-42 ST. CR. | T4N 6Y6 | 346-2551 |
| JEAN+BEN McBEATH | 4637-42 ST CRES. | T4N 6Y6 | 346-4461. |
| George's Evelyn Culshaw | 4642-44th | T4N 1W5 | 343-1824 |
| Jean Gillette | 22, 4240-46 Ave Cresc. | T4N 6T8 | 347-1231 |
| JIM MUZA | 4601-42 ST. CR | T4N 6Y6 | 346-7920 |
| Jim McLANE | 4612-42 ST CR | T4N 6Y6 | 346-7586 |
| RALPH BOSOMWORTH | 4299 46A AV | T4N 6T7 | 346-3123 |
| HAROLD VED | 4632-42nd ST. CR. | T4N 6Y6 | 346-2346 |
| NELLIE VED | 4632-42nd ST CR. | T4N 6Y6 | 346-2346 |
| VALERIE BOOPE | 4316-46AV. | T4N 6S8 | 343-1732 |
| Vince Rawlins | 4309-46 Ave | | 347 8293 |
| POOR OLD DAN. LAWRENCE | | | |
| Gwen Calverley | 4645-42 St Cresc. | | 346 5697 |

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

REGISTRATION (PLEASE PRINT)

NAME ADDRESS POSTAL CODE TELEPHONE NO.

Bolze, Margaret - 47-4240 - 46 A - Ave 343-1098

Ruth Miller #19 4240 46 A - Ave Cres. 347-6743

Peggy Freeman 28 Stewart St Red Deer 347-5372

WCL Blacklock 4201-46 Ave., R.D. = cl. 342-2528

Jan PRATT #18, 4240-46 A. AVE CRES 346-8303

Art Finch 58 88 - 69 ST 346-5944

Brian Laker 4604. 42. st. crs.

BESSIE SWITZER 4628 - 42 St Cres - 346-8686

Mary Bayek 4626 - 42 st " 343-2880

RUBY MARTIN 4611 - 44 St. 347-8448

Kay John Huber 4630-42 St Cres. 341-5863

Mr + Mrs. R. DODD 1330 Calgary Trail 988 0556
Edmonton

LYNN ANDERSON - 3516-43 Ave RD 74N 361 347-4035

Bruce BAYNES 4607-44 St. R.D. 74N 657 347-3559

MARGARET MEERES-ALTON 4619-45 ST. 74N 1K3 347-1350

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

REGISTRATION (PLEASE PRINT)

| NAME | ADDRESS | POSTAL CODE | TELEPHONE NO. |
|--------------------|---------------------|------------------|------------------------------|
| Angus Mc Arthur | 4601-44 St | T4N 6S7 | 347-1728 |
| Belle Mary Morgan | 41 4240 46 Ave Cres | T4N 6T9 | 346-0601 |
| E. BAKER | 4622-42 ST CR. | | 342-7348 744-6 |
| Eileen McRane | 4612-42 St Cres | T4N 6Y6 | |
| VELDA SCOTT | 4506-47 A Ave | | 346-3093 |
| Helen Mewha | 4290-46 Ave | | 340-2959 |
| HALEL M. KRESLER | 4623-46 St. | | 343-2743 |
| Sunda Kossewan | Red Deer Advocate | | 343-2400. |
| Rosemary Calverley | 4643-42 Street | | 346-4435 |
| B Ranji | 166 Metcalf Ave. | T4N 1Z6 | 341-4865 |
| W. Hufmeyer | 32 Parkside estate | | 346-6255 |
| Ralph Sissons | 27 Dunning Close | T4R 2G8 | 346-3235 |
| MARGARET TOWERS | TAMARA RANCH RR3 | Red Deer T4N 5E3 | 886-4864 |
| MARG. HICKS | 3544 SPRUCE DR. | T4N 3N9 | 343-6715 |
| Dave Travers | 5517-49a AVE | Red Deer | 347-8743 |

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REGISTRATION (PLEASE PRINT)

| NAME | ADDRESS | POSTAL CODE | TELEPHONE NO. |
|------|---------|-------------|---------------|
|------|---------|-------------|---------------|

| | | | |
|---------------|--------------|---------|----------|
| YVONNE TAYLOR | 4311-46A AVE | T4N 6T7 | 342-1701 |
|---------------|--------------|---------|----------|

| | | | |
|-------------|------------|---------|-----------|
| Diane Gavin | 4529-45ST. | T4N 1K2 | 347-6908. |
|-------------|------------|---------|-----------|

| | | | |
|------------|---------------|---------|----------|
| LARRY VOLK | 24 MULDER AVE | T4R 1R4 | 347-1516 |
|------------|---------------|---------|----------|

| | | | |
|--------------|-----------------|---------|----------|
| NAZNIN RAMJI | 103 ANQUETEL ST | T4R 2K7 | 342-0317 |
|--------------|-----------------|---------|----------|

| | | | |
|------------|-------------|--|----------|
| Ron Dubois | 4618-48 Ave | | 349-3591 |
|------------|-------------|--|----------|

| | | | |
|-------------|--------------|---------|----------|
| MONICA EAST | 5617 49A AVE | T4N 3X6 | 347-8743 |
|-------------|--------------|---------|----------|

| | | | |
|-------------|---------------|---------|-------------|
| DARR WILLIS | 104405-48 AVE | T4N 3S4 | WK 347-2274 |
|-------------|---------------|---------|-------------|

| | | | |
|-------------------------|-----------|---------|----------|
| Barrie & Vickie Schultz | 4644-45ST | T4N 1K9 | 346-6947 |
|-------------------------|-----------|---------|----------|

| | | | |
|-----------------|-----------------|---------|----------|
| Natalie Schnell | 11-Sunnyvale R. | T4N 0E8 | 347-2356 |
|-----------------|-----------------|---------|----------|

| | | | |
|-----------|------------|--|----------|
| BILL HULL | %CITY HALL | | 347-5838 |
|-----------|------------|--|----------|

| | | | |
|---------------|------|--|-----------|
| J.P. FERENSON | TEA. | | 340-8696. |
|---------------|------|--|-----------|

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PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME:

Margaret L. Hicks

ADDRESS:

3544 Spruce Drive; T4N 3N9

COMMENTS:

I think this constitutes
"good planning". The site has
always been a recreation/entertainment
space - even from the exhibition site days.
With approval of cover for the
tennis courts, the arena, the
curling club, it fits the area.

This kind of planning should
promote development of desirable
walking traffic from Parkvale,
Mountview, etc.

I believe this is good planning!

M Hicks

**PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: MARGARET MEERES-ALTON

ADDRESS: 4619-45 Street, Red Deer, T4N 1K3.

COMMENTS: I agree with Lowell Hodgson, that the site has been unsightly for far too long. I feel that looking into the use of the one piece of property, for limited use in order to have the funds to build a stage area & parking lot to accommodate 242 parking stalls certainly has some merit. I drive thru the old fair grounds regularly and I feel there is a growing need for light at 48, 45 & 43 Street even now. I am not convinced this area can accommodate enough parking for a 1200 seat theatre. I do however like the idea for keeping recreational facilities in any given area.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Natalie Schnell

ADDRESS: 11-Sunnyside Cres.

COMMENTS: _____

① I do not see this as an appropriate site for a theatre

② Leave it as "parkland"

③ Listen to all the comments presented tonight. Somehow, after watching Council last night, an under riding feeling in our City is that city council is not listening and is presenting proposals without input. What a shame — this is not conducive to an orderly development of any kind.

④ _____

**PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Red Deer Curling Club

ADDRESS: A 4309-48 Avenue,

COMMENTS: We are concerned that parking will be a major problem.

- We question why the proposed site should not be made to accommodate a facility AND adequate parking within that site. I.E. a smaller structure.

- The times of use at our facility and a major theatre are too similar. The traffic into and the out of the area will be a major problem as well as the parking.

- These comments are made with considerations for regular curling times. Major bonspiels & events would create more problems.

Lynne Anderson - Manager - 346-3777

PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: YVONNE TAYLOR

ADDRESS: 4311 - 46 A Ave R.D. T4N 6T7

COMMENTS: _____

Please leave us alone - we don't need another theater

- - - - more traffic

- - - - more traffic noise

A lot of us are retired and do appreciate peace & quiet.

I moved from Sidney B.C. - to Red Deer - because I

heard of your park system. Please don't sell us short

Why are you trying to create more problems - parking -

traffic etc. THINK! THINK! THINK!

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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Meh Bluhock - Pres. P'vale Community Assoc.

ADDRESS: 4201-46 Ave., R. Deer.

COMMENTS: THIS IS A DELICATE AREA - THERE HAS BEEN ENOUGH
DEVELOPMENT IN THE P'VALE AREA - LET'S LEAVE WELL
ENOUGH ALONE - LEAVE THE AREA AS IS!!

More TRAFFIC OF THE VOLUME OUTLINED SHOULD ALSO
BE OF CONCERN TO COUNCIL.

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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Ruth Miller

ADDRESS: #19 - H2ND 46 A - Ave Cues T&N 658

COMMENTS: I am very much against
any thing being built on the
corner of 48th & 43rd st. as
There is a shortage of parking
Now from Sep To April with Curling
& Hockey & Now The Covered Tennis Courts
It is almost impossible to
make a left turn from 43rd st
on to 48 Ave. at Rush hr.
If The City is in need of
Taxs Please Find it Some-where-
Else
This is a Senior Area & we can
live with The Rinks But No More
Heavy Traffic Business in such an
Area

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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Eileen McNamee

ADDRESS: 412-42nd St. West Red Deer T4N 1A6

COMMENTS No development, please, on
this site.

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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: J. McLANE

ADDRESS: 4612-42 ST. CR.
RED DEER T4N 6Y6

COMMENTS: _____

We cannot see the value in
this proposed theatre location
for these reasons -

- ① Congestion traffic problems
- ② Excessive noise
- ③ Children near swimming pool
- ④ Interference with present sports
programs

⑤ Parking - i.e. curling rink & arena

⑥ Would attract a questionable clientele

⑦ This property should be held in
reserve for staging area, library, ^{convention} etc.
Development by city only

⑧ should be kept in reserve

⑨ No one to control upkeep of theatre
could be a mess

⑩ NO THEATRE

PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: RALPH BOSOMWORTH

ADDRESS: 4299 46A AVE

COMMENTS: DO NOT SELL PARKS.

IT WILL BE FARMERS MARKET
TRAFFIC EVERY NIGHT. A NIGHTMARE!

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**PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Barrie J. Schultz

ADDRESS: 4644-45 St.

COMMENTS: We live right on the corner of 47 Ave + 45 St.
We strongly oppose the development of this lot. Our area is
already experiencing traffic problems with access to 48 Ave. Traffic
travelling at excessive speeds on 43 St + 47 Ave. Also there is
a real hazard for pedestrians attempting to cross 47 Ave at
the Rec Center and Golden Circle. Also since the Lodge has
closed Exice's, we have noticed a drastic drop in
vandalism to our property. We feel a Movie Theater on
this site would again increase the pedestrian traffic
of groups of youths which will probably increase our risk
of vandalism again. This is nice quite district + would
like it to stay that way. Use this parcel of land.
For overflow parking for Arena, Curling Rink +
Rotary Park.

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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: HAZEL KOLSIK R

ADDRESS: 4623 46 ST - RED DEER ALBERTA

COMMENTS: I wish to see my proposed design of the movie theatre, of all things, as well as a beautiful piece of parkland.

Because the already over-topped congestion of that mail area. Perhaps you the best need to the lanes around, but please reconsider the theatre business (and the expense that will be involved in widening 43rd St, and installation of lights, etc.). Please leave that special piece of land the way it is & use it for parking. Land is really much needed & always will be.

Also, the garbage from theatre goes & will surely contribute to further pollution of that creek that runs by there, and we certainly don't need that.

Also, if there is any possibility of liquor being sold there in the future (that will could be if the theatre does it go) we all know the destruction & some human well-being of that. Thank you for considering my request Hazel Kolsik

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OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: D. M. Pearson

ADDRESS: 4529-45 St. Red Deer
(Therese)

- COMMENTS:** This is not down-town revitalization, this would be using parkland for a business. It does not blend in with the surrounding recreational land use for park & parking.
- Traffic congestion is already a problem.
 - City is expensive - where will we find parking?
 - We have 11 ^(Bakers) theatres within 10 minute walking radius.
 - Some of the councilors act in the shade of Parkland residents.
 - There is empty downtown parcel that is crying for a tenant.
 - Other cities are crying for green space. Don't let any of Red Deer's go. Our parkland is an ^{asset} asset.

PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Ingrid J. McArthur
ADDRESS: 4601-44 St Red Deer AB T4N 6S7
347-1728

COMMENTS:

When Avalon built their Senior
center we were assured the area
would contribute to his recreation.
A second rate theatre is not
something that should be erected in
this area. Heavy traffic, children running
in all directions after dark. You're asking
for trouble.

Extend Rotary Park which is overcrowded.

PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: MRS OLIVE FOX

ADDRESS: 4616 - 42 ST SW

COMMENTS: WE DO NOT

WANT ANY THEATRE

TAKING OUR PARK

THERE IS NOT

ROOM FOR ANY

MORE PARKING

THIS IS A SENIORS

CENTRE FOR US

AND WE PAY PLENTY

OF TAXES - NOT THE

PARKING PEOPLE.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: ELSIE POHL

ADDRESS: 4614-42 ST. CR. TOWN 616

COMMENTS: _____

PLEASE LEAVE the proposed
area as it is, don't fill everything with
commercial entertainment.

There is supposed to be a quiet area for
retired seniors.

It won't just traffic it is also the noise
it creates.

Leave the north side for parking area

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME:

Ms. Jan (Jeanette) PRATT

ADDRESS:

#18, 4240-46A Ave - Cree

COMMENTS:

I feel that this area has its share of traffic with the Arenal Curling Rink, Lennis facilities along with the overflow from the Red Deer Lodge. It would just be too congested with a Discount Theatre and I'm even questioning why this valuable land was considered for such a proposal!! Please leave area as is for now.

PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

July 16/95

NAME:

ART FINCH

ADDRESS:

5868-69 ST PR Red Deer

COMMENTS:

Land owner near the proposed site

The theatre will create more
traffic and to much congestion
in the area. This would be more
suitable for a skate board or roller
rink etc. What happened to
the proposed site on Calgary
drive. This land is more suitable
for this proposal.

ART FINCH

PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Jean Billette

ADDRESS: 22, 4240 - 46 Ave Case.
Red Deer, ab. T4N 6T8 - 347-1231

COMMENTS: I object to this development -

With the skating rinks

the curling rinks

the Farmers market

the Red Deer Lodge - It would

be too congested, too noisy - most unsuitable

It is also an area adjoining residential.

Future use? Will think on it

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: J. B WILLIS

ADDRESS: 104 4405-48 AVE PADDINGTON PLACE

COMMENTS: = what the city should have done
was give this "sweetheart" deal to Ross
Keenan for the tennis dome, as it
would be better there than right
next to our condo.

This meeting is a waste of time, as we
well know we were not well listened to re the dome
I know from ^{reliable} private sources, that
this land has already been sold + the
arrangements are in the process presently.

Tonights meeting is merely a courtesy.
Within 10 months the tennis dome will be a multi purpose facility

Its election year

- Parking was one of our concerns, I am hearing
tonight parking is a very real concern

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Erlynn Cuthbert

ADDRESS: 4642 - 44 st

COMMENTS: Leave for parking upgrade the lot
so it looks nice for parking. How many
of the seniors will use the theatre. Since
it is a seniors area.

We don't need so many teenagers, garbage
people cars and other objects to come in
the area. I definitely disagree with
the theatre as well as having created mores
in the area.

Erlynn Cuthbert

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Helen Mewha

ADDRESS: 4290 - 46 Ave

COMMENTS: No rezoning
Reasons against

Traffic congestions on 48th & 43.

Increased traffic on 47th.

Parking problem - especially on week ends in winter.

Now with authorization of covered tennis court - more problem with parking
Two theatres downtown already. Red Deer will grow. Why not in the North?

The present landscape is ^{the beginning to} a scenic entrance to our Recreation-area. Just clean up that gravel area and preserve it.

If this project isn't a paying proposition we will be left with an "eye-sore".

Then what would the building used for?

Over what about bars or other things that may want to utilize

empty building. ~~to~~
Preserve the site across the road at a
minimum cost without this theatre.

Why isn't the Railway land being considered?
It appears that Gelmon(?) isn't going
to honor his option.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
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AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: I. Phillips

ADDRESS: 4319-46 A Av

COMMENTS: _____

Leave proposed areas strictly park and
No buildings for recreation or commercial
Revitalize downtown but leave this
beautiful area for Parkland

Leave parking on North side, stage
area would fit in very nicely

PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: Gwen Calverley

ADDRESS: 4645 - 42 St. Cresc.

COMMENTS: If the city is anxious to develop this site, why not a gym which can be used by seniors & youth in healthy activity - is it because of the dollars & cents sign for a theatre.

We seniors have invested our life's earnings in what we considered our final home - a quiet yet Central area.

* Red Deer Lodge has 3 accesses off and onto 48 Ave. which causes cars to dart just as the traffic clears sufficiently to proceed from 43 Ave. E. - One only access (wide) should exist immediately opposite 43 St. which can use the same stop light.

PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: VELDA SCOTT

ADDRESS: 4506 - 47 A Ave

COMMENTS: # PARKING A BIG PROBLEM - THERE IS
TOO MUCH TRAFFIC RIGHT NOW. & I CAN'T
BELIEVE THERE WILL BE ~~ANOTHER~~ enough
parking stalls.

2. This is a Park - not a commercial
area.

3. There are enough projects in
the area now.

I live across from the Recreation Rink.
& as per my notes - tennis courts etc. there
is absolutely no parking.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
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AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME:

Reggie Freeman.

ADDRESS:

28 Stewart St. Red Deer.

COMMENTS:

- ① Park/Recreation not 1/2 cm. for now
- ③ Not "Downtown" Development ② wrong place for the dev.
- ④ Suppose the business doesn't prosper - a single use bldg on
2nd run - money / video rentals do the job. rec/park
- I predict they will want a liquor license ^{one!} if allowed
Developers will go elsewhere. 2nd run money won't do it alone.
- ok by me!
- There is Park/Recreation land - we must guard it. Many
cities are paying BIG BUCKS TO buy back land they put into the
wrong use. If this business fails - what about future use of the facility
This is not Downtown & will NOT help downtown economy
Parking? Tennis is background -
Then open the door for other background
on PARKLAND/Rec.

Developers get city paid for parking under Lowells Hudson plans

Money received for land is minor - let not let
the bottom line rule on
excuse for writing.

To Recreation Dept
CITY HALL

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Why are we opposed to the construction of a discount theater west of the curling rink.

- (1) We already face a very heavy volume of traffic on 43rd Street. I am told that no traffic count has been made on this street since 1991, yet a daily manual count will show approximately 250 vehicles per hour on any given day from 8 am to 8 pm. This theater would mean an increase of at least 500 vehicles on the street, not to mention the parking problems, which is already stressed from the area, the Farmers Market and the increase on the renovation of the curling rink facilities being additional.
- (2) We of Parkvale, who have recently purchased new homes in Parkvale Place, for retirement homes were led to believe that this was a quiet area in a park like setting where one could enjoy our twilight years in peace and harmony.
- (3) An additional traffic problem the city must address would be at the junction of 43rd Street East and 48th Avenue facing the Red Deer Lodge, again at 48th Avenue and 43rd Street West adjacent to the park and children's play ground. Apparently there are some at City Hall who have not done their home-work very well

or looked beyond the long term damage.
or impact this conglomeration could and will have
upon the citizens of this city.
Surely our elected Council must consider all
consequences when entrepreneurs come calling.
Further more while this is being presently
classified as a Discount Theater what guarantees
does the city or citizens have of future costs.
Revenue for city coffers are one thing or,
Are we being "sold" for a few pieces of silver"?
it has happened before.

Harold Llew

4632 - 42nd St. CREB.

RED DEER. AB.

Dr. Theatre regarding an Parkade site:

There are blocks of houses James and

James who lives in Parkade. We are good and
our retirement home, because this area was
from residential area and many families
(who because I was class (thru) to all essential
that the aging population requires.

Look at the golden circle and all activities,

Thursdays, recreation & swimming, tennis & walking paths,
Red Deer Lodge, Safeway Store for groceries and
prescriptions, bus stop & library hospital and

the area is a very beautiful memory.

Why is it now, after this area has

settled by sick and aging people the city

want to spoil the area by allowing a

casino - like aluminum fences the tower

has not and suggesting that an entertainment

center at Theatre the heart near the walking

park and approximately 2 blocks from tower

residential homes?

James here since opening the park, tennis

and other entertainment to sit Smith, especially

when having tournament or evening in food.

Activities are parked from across, to where the

theatre is prepared presently, to south of recreation

center, that the way are best action of the street

from Red Deer Lodge to garden circle. The

same applies to when farmers market is

here on Saturday.

As far as we, there already planning

and keeping of car dealers, one stops

the other begins there no ending for

Several hours at a time.

We also have to listen to children crying because they don't care to go to farmers market, also put up with huge dogs people take to farmers market. Although all dogs are leashed while at the market, but not before the dogs are released to jump out of the car to do their usual run about on our blood.

We have traffic pollution to no end. We timed how many vehicles go past our home every 15 minutes, the count was 58 ^{to 67} on Saturday that's close to 300 cars in 1 hour.

Traffic noise begins 5 AM as people going to work and coming home from work.

There's 12 to 15 vehicles at the tennis court by 7 AM. Traffic flow begins 5 AM to 3 AM as the lounge at the Lodge is open till then. Since Spring many who go to the lounge at Red Deer Lodge, will walk home in park area & stagger home after lodge closing. Needless to say their behavior & language is unspeakable, or repeatable.

If theatre is allowed to build here (~~east~~ ^{west} of the skating rink) there's going to be even more traffic more noise as only young people will cater to the theatre and the residents will no doubt have more problems than now.

There be car stereos blaring away as young people enjoy it while aging people detest it. Kids yelling back and forth and we cannot see more vandalism

can then agree, we don't need any of
neat as we have no protection

Printed member meet Kanabos

Get these. Plus we have used all the much

needed paying for the theatre as you

the neighborhood and so in looking under

Recalling, where are they going to go?

We don't care to have our father and

West side of our road just off here

Names, including room, as many of as

There is no need to be afraid.

[Faint handwritten notes at the bottom of the page, likely bleed-through from the reverse side.]

...and the ...

[Faint handwritten notes at the bottom of the page, likely bleed-through from the reverse side.]

1. ~~_____~~ _____

Let's have a meet think together at

of the prepared theatre, or any other preparation

He expressed his excellent skill as the me

Reference, numbered 1000000 has to be prepared

Best local area parking problems & issues

Collection; Prepared $\frac{7}{10}$ this water recently,

isobolles. that he parked last miles of road

about a million of people gazing with

form, conditions & pattern, and that we can use

Park in been accidentally killed.

We hope there will be taken into con-

deckeration prior to approval to construct as

January 1900

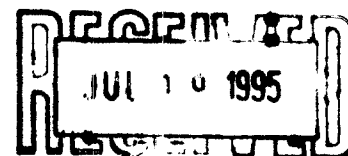
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**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE



NAME: PARKVALE ESTATES SOCIETY 1985.

ADDRESS: NO. 47. 4240 - 46 A. Avenue Crescent
RED DEER, ALBERTA. T4N 6T9

COMMENTS: To : City Council,
RED DEER.
Re; PARKVALE PUBLIC MEETING, JULY 18. 1995.

On behalf of the Residents of Parkvale Estates we would like to give you our
opinion before the sale of the vacant city land on the former Exhibition site on
the west side of the Curling Rink.

We are all opposed to a Discount Theatre . It will create a massive congestion
of people and vehicles with not enough parking space. would need to install
traffic lights on 48 Ave. and 44 Street

Littering would be another problem. Why not make a parking lot out of this
Designated Area for the Curling Rink and the Hockey Arena and Tennis Courts.

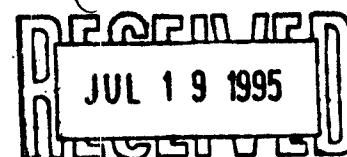
Why could it not be used for Recreational Purposes for indoor sports for Teen-Agers.

Margaret Bolze.

President;

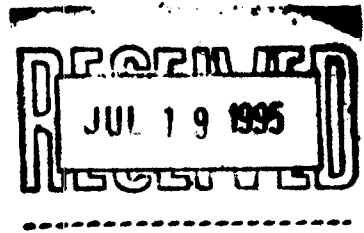
Lorraine Connelly.

Secretary;



COMMENTS: From Jim & Marg Muza

4601 - 42 St. Cr., 346-7920



REGARDING: Parkvale Public Meeting on theater re-zoning.

My wife and I along with the residents of the Parkvale area most strongly object to the proposed redesignation and sale of the land west of the curling rink for a theater or other commercial use. This has been designated for many years as park land and should remain so.

There are many concerns that we have about the proposed or possible future commercial use of this area.

TRAFFIC - A theater with 1,200 seats would greatly increase the traffic congestion and traffic loads in this area.

TRAFFIC - Two sets of traffic lights would be required
LIGHTS costing \$160-170,000.00 along with extra site servicing and road widening would eat up all the money obtained from the site. This would leave nothing for the proposed parking and other facilities planned across the street.

EXIT Traffic entering 43rd Street from the west would
PROBLEMS have to travel all the way to 49th or Ross Street to exit the area. Such traffic would be going through a heavy pedestrian area serving all the arenas and recreation facilities (swimming, tennis, etc.), as well as a regular residential area and a large seniors residential area.

EMERGENCY - Emergency vehicles such as ambulances, fire and
VEHICLES police vehicles are restricted from entering now at times. This would only be made worse. With the large number of seniors now living in the area such services will be increasingly required as they age. Ambulance calls in the area now are at least weekly if not more to the lodge.

UNSAVORY- The people now coming to the area are coming for
ACTIVITY healthy and beneficial recreational activities. People, particularly youths, going to a movie are not stimulated by the type of movie entertainment available in most theaters to leave and be encouraged to engage in healthy and beneficial activities. Vandalism and crime would more likely be the result of stimulation from today's movies.

EXISTING- The comment was made at the meeting that if the
PARKING parking on 43rd Street was already too congested.
PROBLEMS that perhaps street parking in that area be

disallowed or restricted. If this were to happen - where would the vehicles park. They now plug both sides of 46A Avenue along its full length during the Farmer's Market. This also happens when the Kinex building and arena are both in use. More parking is required for the facilities that are now in place.

ROTARY - Additional parking for Rotary park is now needed
PARK and this would be a good place for such parking.
The Rotary Park intersection is now heavily used by pedestrians and bikers who use the Park and the Trails system.

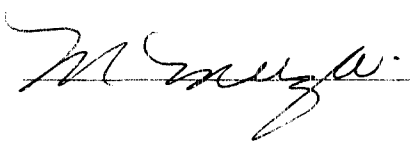

OTHER - There are other suitable areas in the city where
AREAS streets are designed for heavy traffic use and
AVAILABLE adjacent development would be compatible for such
usage. These areas may need re-zoning - but so does this area. You should be able to find such an area where the neighborhood would not object.

PRESERVE- This city has a wonderful reputation because of its
PARKLAND beautiful parks and recreational facilities. We should be preserving what we have and put such areas as this to useful purposes serving our existing facilities. Planners may feel we have too much parkland. The citizens do not. Many like us moved to Red Deer because it is such a beautiful city. We have retired here rather than B.C. because of its beauty and facilities.

We feel that not enough thought has gone into this proposal along with all the ramifications. If Council and administration were to step back and look at the proposal you would see that it would not create a good environment for the area. Too much traffic for an area not designed for it and a usage inconsistent with current activities and personal conduct.

Yours sincerely,

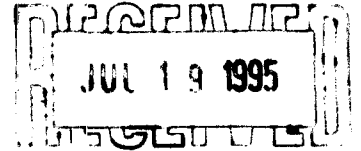
Jim & Marg Muza.



PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE



NAME: Roxmary Calverley

ADDRESS: 4643 42 street Cres. Red Deer T4R 6Y6

COMMENTS: _____

~~My house is on the corner of 43 St. and 47 Ave. I am a pedestrian and find it very dangerous and difficult to cross 43 St. (47 Ave.) from Pioneer Lodge to Heritage Park.~~

~~Could a cross walk be installed opposite Heritage Park gate to make it safe.~~

~~Cars come around the corner from 43 St to 47 very fast~~

~~Could a cross walk be installed opposite Heritage Park gate to make it safe.~~

~~Cars come around the corner from 43 St to 47 very fast~~

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

NAME: E. MARIE LAKE MAN

ADDRESS: 4604 42 St. Cres. Rd Deer
T4N 6Y6

COMMENTS: _____

I WANT IT LEFT AS IT IS.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: CECIL & BESSIE SWITZER

ADDRESS: 4628 42nd St Cres.

COMMENTS: We consider this a poor location
for a theatre. We already have too
much noise and traffic for a
residential area. Our homes were not
the lowest priced and ~~are~~ are
expensive to have them be
an asset to the community.

We urge you to reconsider the
sale of this piece of property for
this use.

**PARKVALE PUBLIC MEETING
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PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME:

Mary Pryak

ADDRESS:

4626 - 42 nd St. Pres.

COMMENTS:

*I wish to join in with
the rest of the opposing
commentators — ^{business} non development
of this area → (Subject Site)
causes traffic congestion
- serious parking problems
- too much noise
- too dangerous -*

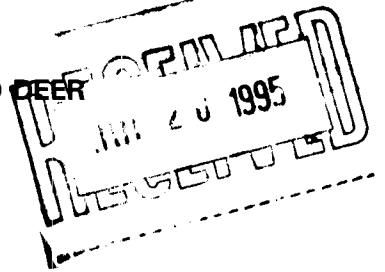
Thankyou

COMMENTS: I am against selling the land for a theatre.
There is too much traffic as it is

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**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

**PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER
JULY 18, 1995 - RED DEER LODGE**



NAME: Monica Bast
ADDRESS: 5517 49A Avenue, Red Deer, Ab T4N 3X5

COMMENTS:

1. I have grave concerns about converting Parkland for commercial use. I believe that this parcel of land should remain Parkland in order to provide a link between Rotary Park and the Recreation Centre, and thereby maintain the whole "recreational park" setting in the area. Parkland is already restricted to the fringes of downtown as it is, and to erode upon what is left is undefendable. Once this Parkland is developed, it will never be reclaimed.
2. I do not believe that a commercial development on this extreme southeast boarder of downtown will really do anything to enhance/revitalize the downtown area. Any suggestion that this will occur is a bald justification for the redesignation. If downtown revitalization was truly a primary concern in locating an appropriate site, then existing vacant sites actually located in the downtown area should have been the only alternatives provided (ie: The Bay, Zellers, Kresgee's and the area adjacent to Superstore).
3. I have grave concerns about the traffic problems which will be created if the 8 screen theatre is permitted to locate at this site. The residents of the area already complain about the traffic congestion created by the existing high density housing, curling rink, arena, Farmer's Market and overflow from the adjacent hotel nightclubs. The City has ample evidence of the congestion which only the Farmer's Market creates, and also what occurs on a night when the nightclubs, curling rink, and arena are all in action. In addition to these existing evening activities, Council has now approved the "tennis dome" which will also operate in evening hours in the area. I therefore cannot understand how it can be suggested that the area can accommodate yet another busy activity, particularly when this new activity will have peak hours of operation which will occurs during the peak times of the existing activities. In my mind, placement of an 8 screen theatre in this location will doom the Parkvale residents to Farmer's Market traffic conditions 7 days a week/365 days per year, and will put an undue strain on the patrons of the existing activities.
4. I do not understand why we need another outdoor staging area in Red Deer, when we already have the stage at Bower Ponds, and I therefore question whether this staging area proposal is just an unnecessary "carrot" and yet another justification for the project.
5. I am in support of the City actively pursuing new business for Red Deer, and I am anxious for the Discount Theatre to become a reality. However, I am very concerned that in its desire to secure this new business and make up for eliminating the originally proposed "north site", Council will compromise its normal policy, procedure and high standards, and turn a blind eye to all of the above noted concerns. While I believe that this new business opportunity would be a good thing for the residents of Red Deer, I do not believe that it should be pursued at the expense of valuable Parkland and the citizens of the Parkvale area.

**PARKVALE PUBLIC MEETING
REGARDING PROPOSED REDESIGNATION AND SALE
OF LAND WEST OF THE CURLING RINK FOR RECREATION
AND/OR ENTERTAINMENT DEVELOPMENT**

PARKLAND COMMUNITY PLANNING SERVICES/CITY OF RED DEER

JULY 18, 1995 - RED DEER LODGE

NAME: MARGARET TOWERS

ADDRESS: TAMARA RANCH RR3 Red Deer AB T4N5E3

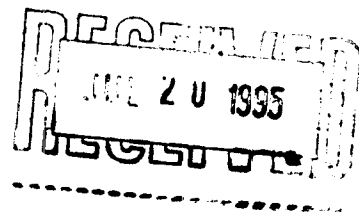
COMMENTS: The site in question does not need a high
density building such as the one being proposed.
Does not fit in with the community activities of the
area such as curling, tennis hockey etc. Area in question
could be cleaned up, more area towards the creek kept
in grass and bush to protect the riparian area and
promote good flow of run off water into the creek without
flooding. Extra paving contributes towards this, as
the rains cannot soak into the groundwaters, instead they
run off into the sewers. The area could be kept as a buffer
area or 'breathing zone' to offset the already high density
venues around that site, also to complement Rotary
Park across the road. So many parking conflicts
can be foreseen, that it is unbelievable that the
city would even consider this delicate area for
an 8 screen theatre.

P.T.O. →

It could become a very dangerous area for
Pedestrians

The idea of the Parking plaza beside the tennis
courts is an excellent one. We definitely should
keep that place as open as possible, could this
be sponsored by some group e.g. 'Rotary Plaza'
'Kinsmen Plaza' would be a real asset for the city.
Let's not let this idea die, with or without the theatre

Also all of the points, that I addressed to city council
& city Commissioners in my memo of July
4th 1995, are still valid and could please
be taken into consideration before making a decision



To Mayor Surkan
Councillors and City Commissioners

Re: Request to rezone property on 48th Ave & 43rd Street
from Parkland to Commercial.

I would like to put forward for your attention, the
following considerations:-

LOCATION: Why rezone out of Parkland when Red Deer
already has many sites covered in cement and asphalt
that could be considered. Too close to creek area.

DOWNTOWN REVITALIZATION: Does not directly address this
need. The site is on the 'fringe' of downtown and not
in or around the core area that is so badly in need
of sprucing up. The site under consideration is already
in a very vital area, in that close by is the new curling
rink, arena, kinex, tennis courts that may be covered
with a structure, seniors homes and also Recreation
Centre and Museum. All of these buildings, with the
exception of the homes, cover much of that area's parkland.

TRAFFIC FLOW & PARKING: Parking already poses a
problem during curling venues, some of which would
take place during the same hours as a movie theatre
operates. Bar patrons from across the street would
also be in the area at similar times to the screening
of a late show. Theatre patrons could be tempted to
park at the Red Deer Lodge, adding to congestion.

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AESTHETICS: How will this building blend in with close by attractive Rotary Park, flowing creek and treed Spruce Drive. The identity that we have is that of a Portland City, should we not be capitalizing upon this instead of detracting from it. It should be our responsibility as citizens and city representatives to ensure that a buffer is maintained along the City creeks and rivers, to protect the riparian areas and allow for a filtering of water from the paved areas back to the rivers. This can also prevent flooding.

Thank you for your consideration to the above points

Sincerely Margaret Towers

MARGARET TOWERS

TAMARA RANCH

RR3 Red Deer

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Although not a resident of Red Deer, I do live close by and consider Red Deer to be my city. I am very interested in its growth and development and feel it has tremendous potential. I may one day own property in the city and so have a vested interest.

MT.