



A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, July 14, 2008

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday June 16, 2008.
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/H-2008 Timberstone Park Neighbourhood Area Structure Plan Related minor land use bylaw amendments – Condominiums in R1, R1N and deletion of Constraints Map Q16* ..1
(Consideration of 2nd and 3rd Readings of the Bylaw)

2. Land & Appraisal Coordinator and Land and Economic Development Manager and Parkland Community Planning Services – *Re:*
 - a) *Road Closure Bylaw (Service Road) in Queens Business Park 3410/2008*
(Consideration of 2nd & 3rd Readings of the Bylaw) ..7
 - b) *Land Use Bylaw Amendment 3357/R-2008 Closed Portion of Road Plan 872 1700 Queens Business Park City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) ..10
 3. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment No 3357/S-2008 Clearview North Neighbourhood – Phase 3 Melcor Developments Ltd.* ..14
(Consideration of 2nd and 3rd Readings of the Bylaw)
 4. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/T-2008 Sunnybrook South Neighbourhood – Phase 3 Melcor Developments Ltd.* ..17
(Consideration of 2nd and 3rd Readings of the Bylaw)
- (4) **REPORTS**
1. Director of Development Services – *Re: Agreement on Fire Protection Services for Michener Centre* ..20
 2. Major Projects Planner – City of Red Deer and Director of Planning and Development Services – Red Deer County – *Re: First Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)* ..24
 3. Social Planning Department – *Re: Provincial and Federal Homelessness Funding June 2008* ..31

4.	Bylaw Research Coordinator and Inspections & Licensing Manager – <i>Re: Firearms Bylaw – No. 3409/2008</i> (Consideration of 3 Readings of the Bylaw)	..36
5.	Engineering Services Manager – <i>Re: 40th Avenue / 77 Street Widening and Reconstruction</i>	..39
6.	Engineering Services Manager – <i>Re: Gaetz Avenue and 32 Street Intersection Improvements</i>	..44
(5)	CORRESPONDENCE	
(6)	PETITIONS AND DELEGATIONS	
(7)	NOTICES OF MOTION	
(8)	ADMINISTRATIVE INQUIRIES	
(9)	BYLAWS	
1.	3357/H-2008 – Land Use Bylaw Amendment – Timberstone Park NASP related minor land use bylaw amendments – Condominiums in R1, R1N and deletion of Constraints Map Q16 (2 nd & 3 rd Readings)	..1 ..49
2.	3410/2008 - Road Closure Bylaw - Subject road plan presently accommodates a service road which provided access to the parcels fronting Highway QE2, as outlined in the IASP this road plan is to be closed when further subdivision of the IASP proceeds (2 nd & 3 rd Readings)	..7 ..51

Agenda - Regular Meeting of Red Deer City Council

Monday July 14, 2008

Page 4

3. **3357/R-2008** – Land Use Bylaw Amendment – City of Red Deer is rezoning a closed portion of road plan to A1 Future Urban Development District in accordance with the West QE2 Major Area Structure Plan and Queens Business Park Industrial Area Structure Plan (IASP) ..10
 (2nd & 3rd Readings) ..52
4. **3357/S-2008** – Land Use Bylaw Amendment – Clearview North Neighbourhood – Phase 3 – proposed rezoning of approximately 15.8 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Narrow Lot Residential District, R1A Semi-Detached Residential District, and P1 Parks and Recreation District in order to create 151 detached residential lots, 5 public utility lots and 1 municipal reserve lot. ..14
 (2nd & 3rd Readings) ..54
5. **3357/T-2008** – Land Use Bylaw Amendment – Sunnybrook South Neighbourhood – Phase 3 – proposed rezoning of approximately 8.74 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 113 detached residential lots, 3 public utility lots and 1 municipal reserve lot. ..17
 (2nd & 3rd Readings) ..56
6. **3409/2008** – Firearms Bylaw – Enactment of Bylaw to allow for firearm usage in agricultural operations and to empower the Inspections & Licensing Manager to issue firearms permits. ..36
 (3 Readings) ..58

Public Hearings Item No 1



Legislative & Administrative Services

DATE: July 7, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment No 3357/H-2008
Timberstone Park NASP related minor land use bylaw amendments
Condominiums in R1, R1N and deletion of Constraints Map Q16

History:

At the Monday, June 16, 2008 meeting of Council, Land Use Bylaw Amendment 3357/H-2008 received first reading.

Public Consultation Process:

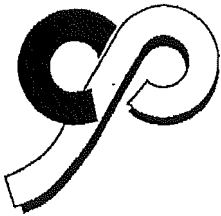
A Public Hearing has been advertised for the above noted bylaw to be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/H-2008.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
June 16, 2008

DATE: June 4, 2008
TO: Kelly Kloss, Manager Legislative and Administrative Services
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/ H-2008,
Timberstone Park NASP related minor land use bylaw amendments -
Condominiums in R1, R1N and deletion of Constraints Map Q16

The following land use bylaw amendment is derived from City Department comments received through processing of the Timberstone Park Neighbourhood Area Structure Plan.

Land Use Bylaw Amendment 3357/H-2008 – Condominiums in R1 & R1N

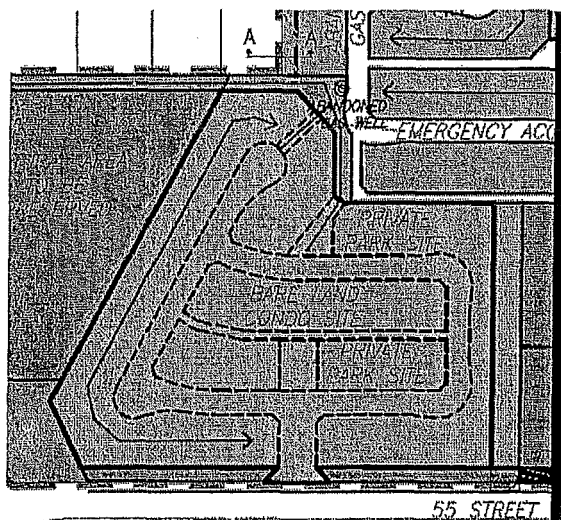
The first part of Land Use Bylaw Amendment 3357/H-2008 is proposing to include regulations, within R1 Residential (Low Density) Districts and R1N Residential (Narrow Lot) Districts, to ensure single family dwellings within bareland condominium, or other similar developments, proposed within the City of Red Deer on R1 or R1N Districts are subject to the same regulations as single family dwellings on R1 or R1N single family lots.

Currently the land use bylaw regulations regarding R1 and R1N single family dwellings on residential lots are based on evaluating the site plan and development with respect to the lot dimensions where the single family dwelling would be placed. Bareland condominium developments of single family detached dwellings would contain more than one dwelling on a single lot.

Currently the R1 & R1N regulations can not be applied to single family dwelling on bare land condominium developments. The City solicitor and Inspections and Licensing have expressed a desire, following the review of the Timberstone Park Neighbourhood Area Structure Plan containing an 82 unit single family condominium development, to have the ability to regulate single family condominium developments throughout the city.

The proposed amendment will allow single family dwelling regulations to be applied to condominium single family dwellings, and evaluate the proposed condominium development site plan. A new site plan development definition is being added to the Land Use Bylaw definitions to clarify the development items which may be required to be submitted for review by the Development Authority.

Within the city of Red Deer, an example of an existing single family detached condominium development exists north of Kerry Wood Drive and the Red Deer Golf and Country Club. The Timberstone Park Neighbourhood Area Structure Plan has proposed an R1, single family detached bareland condominium development.



Timberstone Park Condominium Site

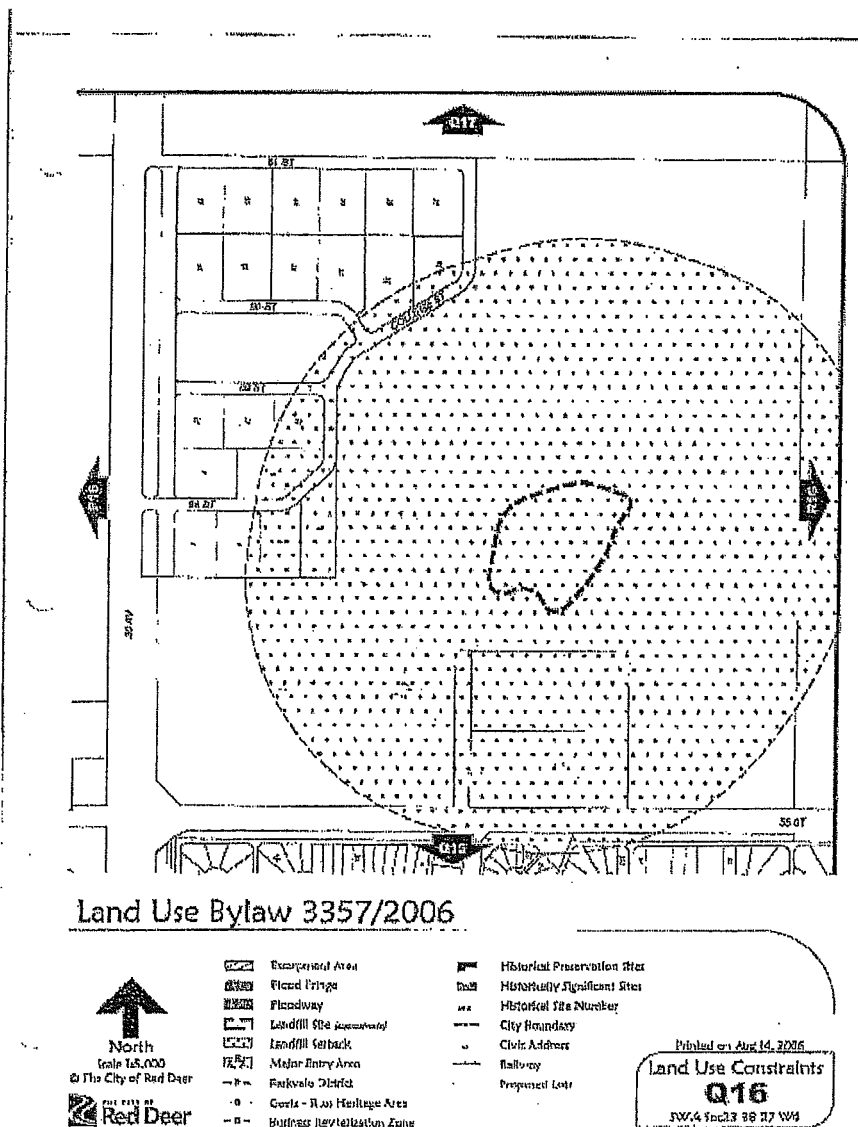


Existing Single Family Condominium Site

Land Use Bylaw Amendment 3357/H-2008 – Eliminate Hazard Site

The second part of Land Use Bylaw Amendment 3357/H-2008 has been requested by Stantec Consulting Ltd. on behalf of Laebon Developments Ltd. with regards to the future development of lands within Timberstone Park Neighbourhood Area Structure Plan.

The City of Red Deer identifies potential hazards and constraints in areas throughout the city on Land Use Bylaw constraints maps in Schedule "A". A possible landfill site was identified on Land Use Bylaw constraints Map Q16 (Timberstone Park NASP location) as a potential hazard and development setback.



The applicant is requesting Land Use Bylaw constraints Map Q16 be removed from the Land Use Bylaw due to the Environmental Impact Assessment for Timberstone Park NASP identifying the site as construction debris with no organic matter and a letter from Alberta Environment stating that the site is not a landfill site and does not require any development setback.

Environmental Services has reviewed the land use bylaw amendment request and supports the proposed amendment to remove Land Use Bylaw constraints Map Q16 from the Land Use Bylaw.

By removing the constraints map, the developer will be able to subdivide and develop the lands in accordance with the approved Timberstone Park NASP.

Planning Analysis

Both aspects of the proposed Land Use Bylaw Amendment have originated through processing of the Timberstone Park Neighbourhood Area Structure Plan.

Land Use Bylaw Amendment 3357/H-2008 part one, condominium development in R1 and R1N, will allow Inspections and Licensing to evaluate single family condominium developments with the same regulations as they currently review single family dwelling placed on subdivided single residential lots. This will ensure all single family dwellings, whether condominium or single lots, are under the same set of residential regulations.

Land Use Bylaw Amendment 3357/H-2008 part two will remove an unnecessary development constraint on lands within the Timberstone Park NASP and allow the developer to plan for development in accordance with the NASP.

Recommendation

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw amendment 3357/H-2008.

Emily Damberger
Planner

Tony Lindhout
City Planning Manager

cc: Joyce Boon, Paul Meyette, Colleen Jensen, Don Simpson

Public Hearings Item No 2



Legislative & Administrative Services

DATE: July 7, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Land Use Bylaw Amendment 3357/R-2008
Closed portion of Road Plan 872 1700 – Queens Business Park
City of Red Deer and;
Road Closure Bylaw (Service Road)
in Queens Business Park Bylaw 3410/2008

History:

At the Monday, June 16, 2008 meeting of Council, Land Use Bylaw Amendment 3357/R-2008 and Bylaw 3410/2008 received first readings.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaws to be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/R-2008 and Bylaw 3410/2008.

A handwritten signature in black ink, appearing to be 'KKloss', written over a horizontal line.

Kelly Kloss
Manager

Memo

Originally Submitted to Council
June 16, 2008

Date: May 28, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: Road Closure Bylaw (Service Road) in Queens Business Park

Background:

Land and Economic Development Department is moving forward with servicing and subdividing industrial land in Queens Business Park. Land currently occupied by the service road shown on the attached sketch is designated by the Queens Business Park Industrial Area Structure Plan (QBP IASP) to be used for a Public Utility Lot (storm pond) and development purposes. In order to proceed with subdivision, a road closure bylaw is required. Alternate access to all properties exists through the Burnt Lake Subdivision and a temporary access road will be provided within Phase 1 of the Queens Business Park prior to the actual physical closure of the service road so that full north south access between highways 11 and 11A is maintained at all times until permanent roads are constructed as outlined in the QBP IASP.

A report regarding the rezoning of the affected land appears elsewhere on this agenda.

Recommendation:

That City Council approves first reading of a bylaw having the effect of closing;

"All that portion of Road Plan 872 1700 lying within the limits of Subdivision Plan

Excepting thereout all mines and minerals "



Russell Crook
Land and Appraisal Coordinator



Howard Thompson
Land & Economic Development Manager

Attach.

c. Tom Warder, Engineering Services Manager

Highway No. 11A

Correction Line Road Allowance

Service Road
Plan 882 2057

Road Plan 872 1700

ROAD PLAN 3274 JY

Addition to Service Road

Road Plan
2082 LZ5
1
6 PUL

4

1

7

2

3

PART OF ROAD PLAN 872 1700
TO BE CLOSED

1 PUL

Road Plan
872 1700

Allowance

2**No.****Highway**

Road Plan 2082 LZ

Road

4**3**

2

1

1 PUL

C. of T.

36

38-28-4

R/W PLAN 074 0183

PLAN SHOWING

PROPOSED

ROAD CLOSURE

OF PART OF

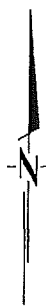
ROAD PLAN 872 1700

WITHIN THE

N.E. 1/4 Sec. 38-38-28-4

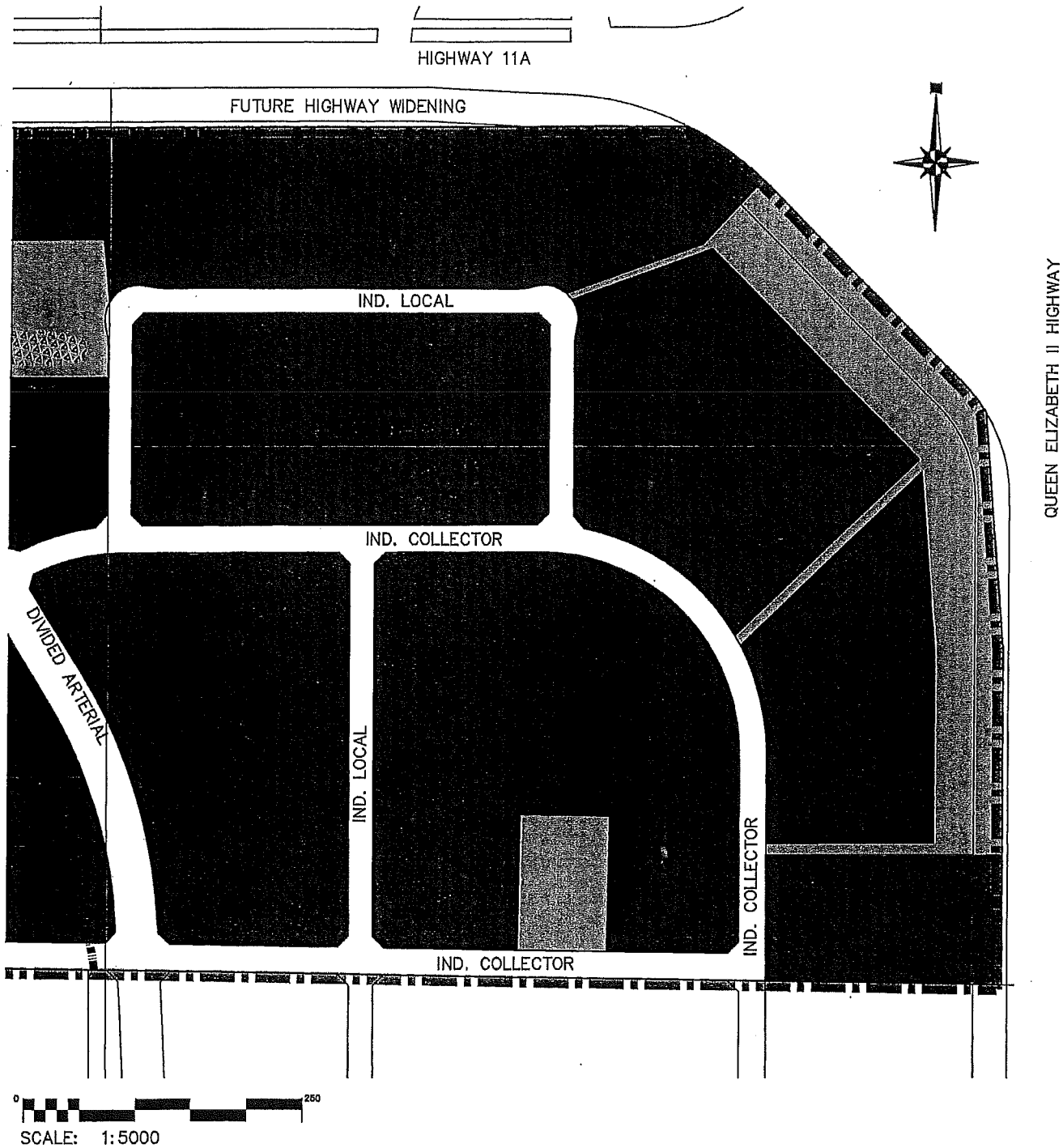
RED DEER, ALBERTA

SCALE = 1:5000

NOTES:-Area dealt with is bounded thus 

REV	DATE	DESCRIPTION
FILE No: S-103A05 Road Closure		

**BEMOCO LAND
SURVEYING LTD**
#100, 6040-47th AVENUE
RED DEER, ALTA. PH: 342 2611



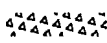
LEGEND

IASP BOUNDARY

PAVED TRAIL

PUBLIC UTILITY LOT

NATURAL FEATURES
TO BE PRESERVED



INDUSTRIAL (I1)

COMMERCIAL (C3/C4)



CLIENT

CITY OF RED DEER

PROJECT

QUEENS BUSINESS PARK
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 3B

FIGURE TITLE

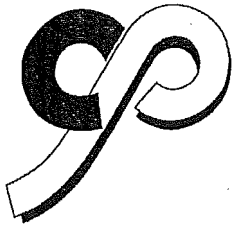
DEVELOPMENT CONCEPT
NE 36-38-28-W4

EXH PROJECT NO

4105063

DATE

DECEMBER 2007



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
June 16, 2008

DATE: June 2, 2008

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/R-2008
Closed Portion of Road Plan 872 1700 - Queens Business Park
City of Red Deer

Proposal

Further to Land & Economics Development's applicable road closure bylaw report, The City of Red Deer is seeking to rezone that closed portion of road plan to A1 Future Urban Development District. In accordance with the West QE2 Major Area Structure Plan and Queens Business Park Industrial Area Structure Plan (IASP), the subject lands would later be rezoned in order to accommodate any further development.

The subject road plan presently accommodates a service road which provides physical access to the parcels fronting Highway QE2. As outlined in the IASP, this road plan is to be closed when further subdivision of the IASP area proceeds. This further subdivision would propose an alternate road layout which would allow for the existing parcels currently fronting Highway QE2 to be provided with a new access to their westerly boundaries via a new adjacent road. The existing physical road would remain in use until the completion of the new road.

Staff Recommendation

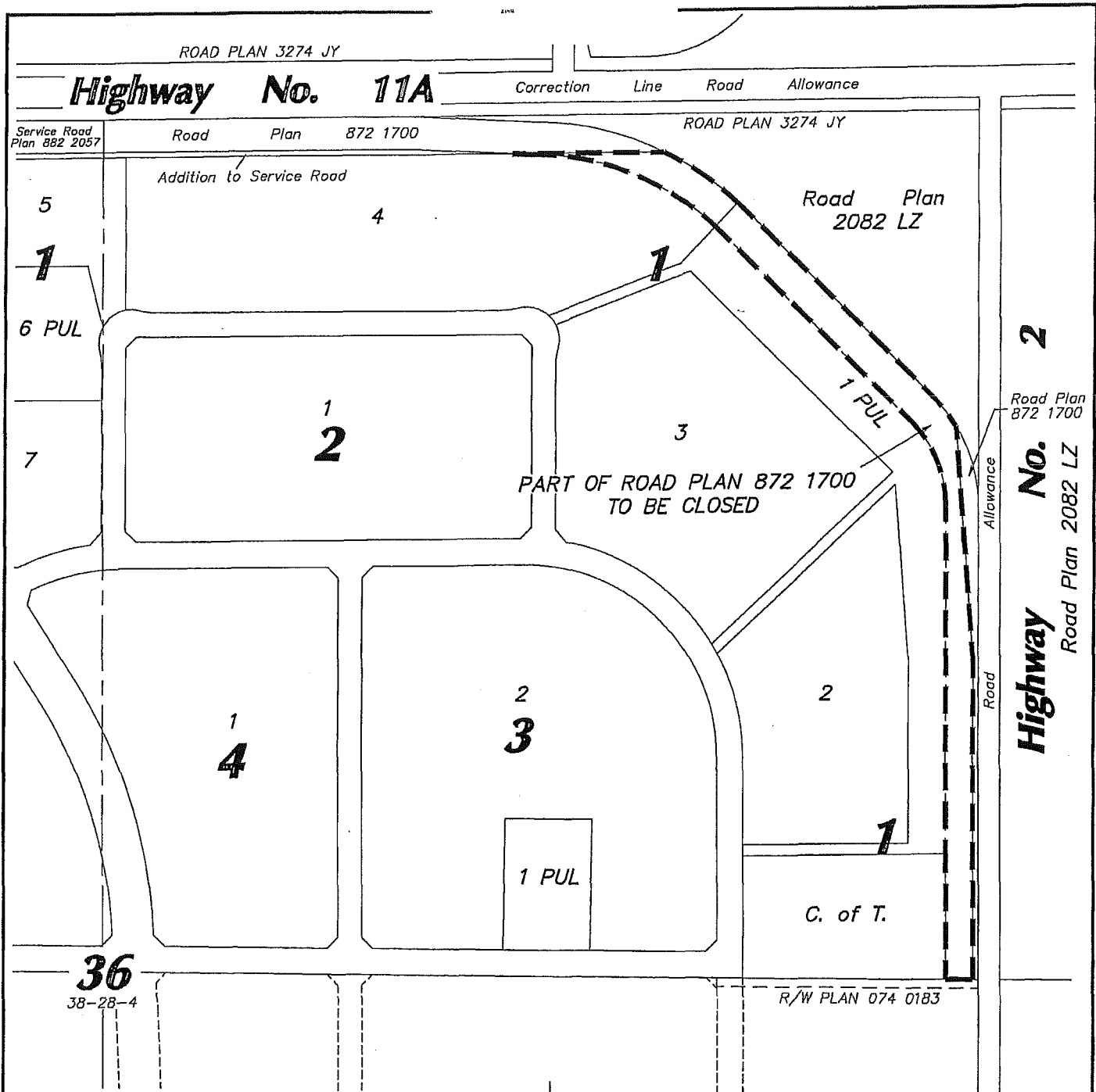
That City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/R -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

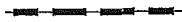
Proposed Road Closure



PLAN SHOWING
PROPOSED
ROAD CLOSURE
OF PART OF
ROAD PLAN 872 1700
WITHIN THE
N.E. 1/4 Sec. 38-38-28-4
RED DEER, ALBERTA

SCALE = 1:5000

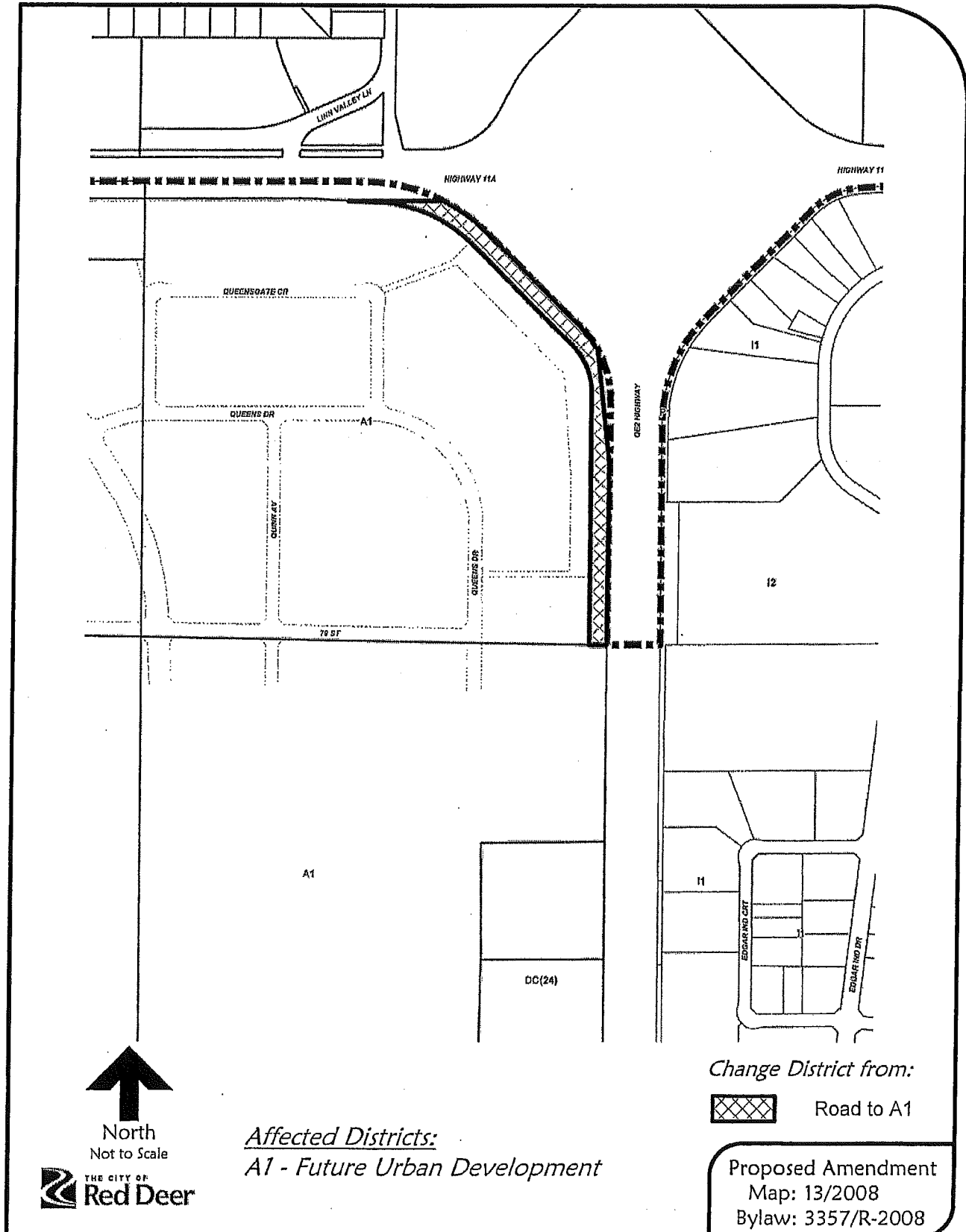
NOTES:

-Area dealt with is bounded thus 

REV	DATE	DESCRIPTION
FILE No: S-103A05 Road Closure		

BEMOCO LAND
SURVEYING LTD
#100, 6040-47th AVENUE
RED DEER, ALTA. PH: 342 2611

Proposed Amendment to Land Use Bylaw 3357/2006



Public Hearings Item No 3



Legislative & Administrative Services

DATE: July 7, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/S-2008
Clearview North Neighbourhood – Phase 3
Melcor Developments Ltd.

History:

At the Monday, June 16, 2008 meeting of Council, Land Use Bylaw Amendment 3357/S-2008 received first reading.

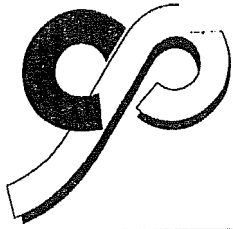
Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/S-2008.

Kelly Kloss
Manager



**FAIRLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
June 16, 2008

DATE: June 2, 2008

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

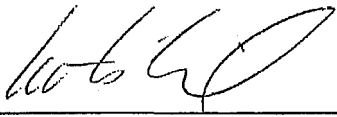
RE: Land Use Bylaw Amendment No. 3357/S-2008
Clearview North Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

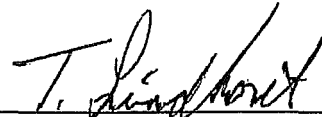
Melcor Developments Ltd. is proposing to develop Phase 3 of the Clearview North neighbourhood. Rezoning is being sought for approximately 15.8 ha (39.0 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Narrow Lot Residential District, R1A Semi-Detached Residential District, and P1 Parks and Recreation District in order to create 151 detached residential lots, 5 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/S-2008 conform with the Clearview North Neighbourhood Area Structure Plan.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/S -2008.



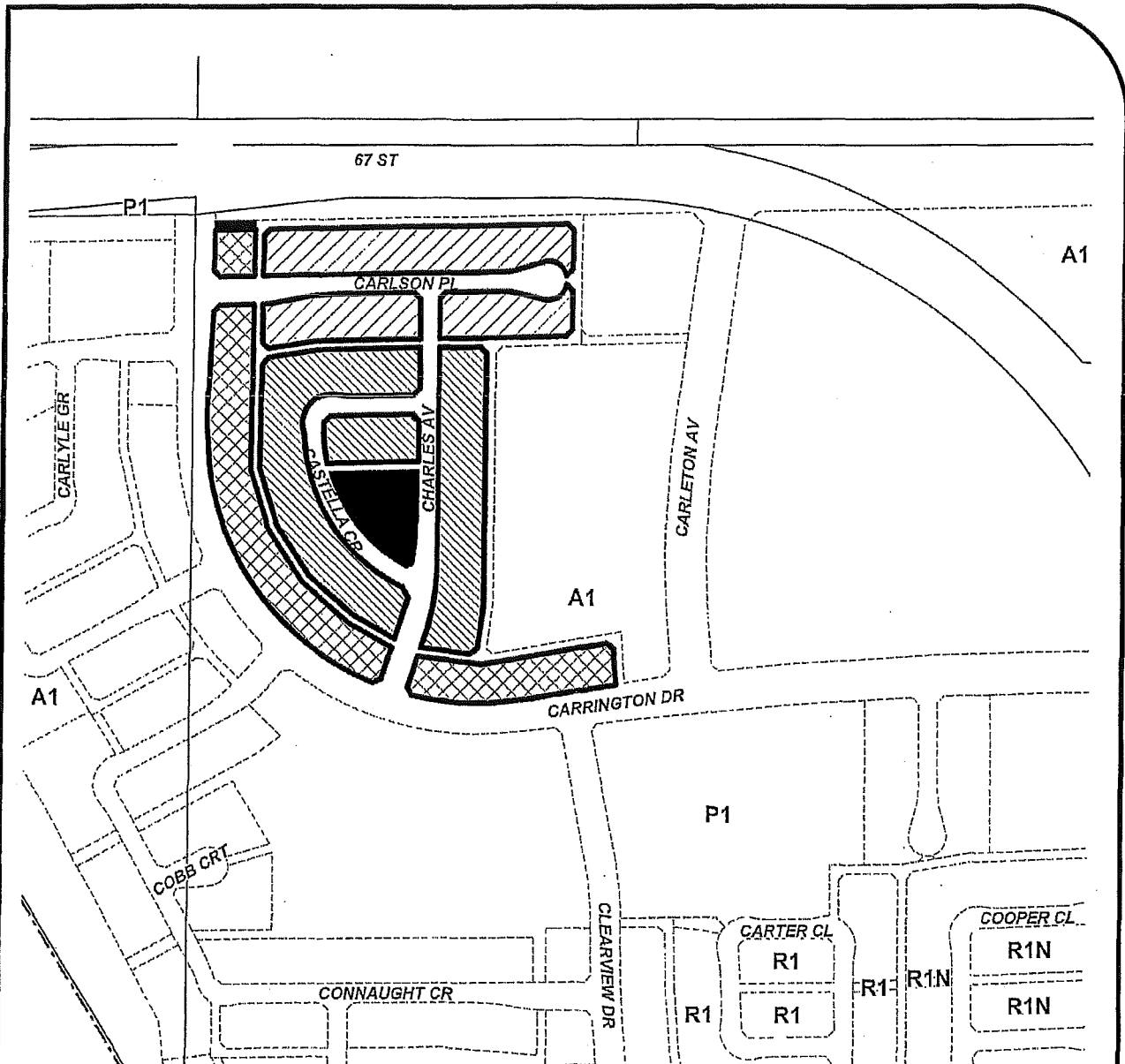
Martin Kvapil
PLANNING ASSISTANT







Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

	<i>A1 to P1</i>
	<i>A1 to R1</i>
	<i>A1 to R1A</i>
	<i>A1 to R1N</i>

Affected Districts:

- A1 - Future Urban Development*
- P1 - Parks and Recreation*
- R1 - Residential (Low Density)*
- R1A - Residential (Semi-Detached Dwelling)*
- R1N - Residential (Narrow Lot)*



Proposed Amendment
Map: 14/2008
Bylaw: 3357/S-2008

Public Hearings Item No 4



Legislative & Administrative Services

DATE: July 7, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/T-2008
Sunnybrook South Neighbourhood – Phase 3
Melcor Developments Ltd.

History:

At the Monday, June 16, 2008 meeting of Council, Land Use Bylaw Amendment 3357/T-2008 received first reading.

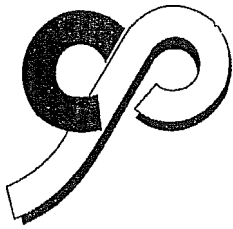
Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/T-2008.

Kelly Kloss
Manager



**LAND AND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
June 16, 2008

DATE: June 5, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/T-2008
Sunnybrook South Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 3 of the Sunnybrook South neighbourhood. Rezoning is being sought for approximately 8.74 ha (23.55 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 113 detached residential lots, 3 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/T-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Staff Recommendation

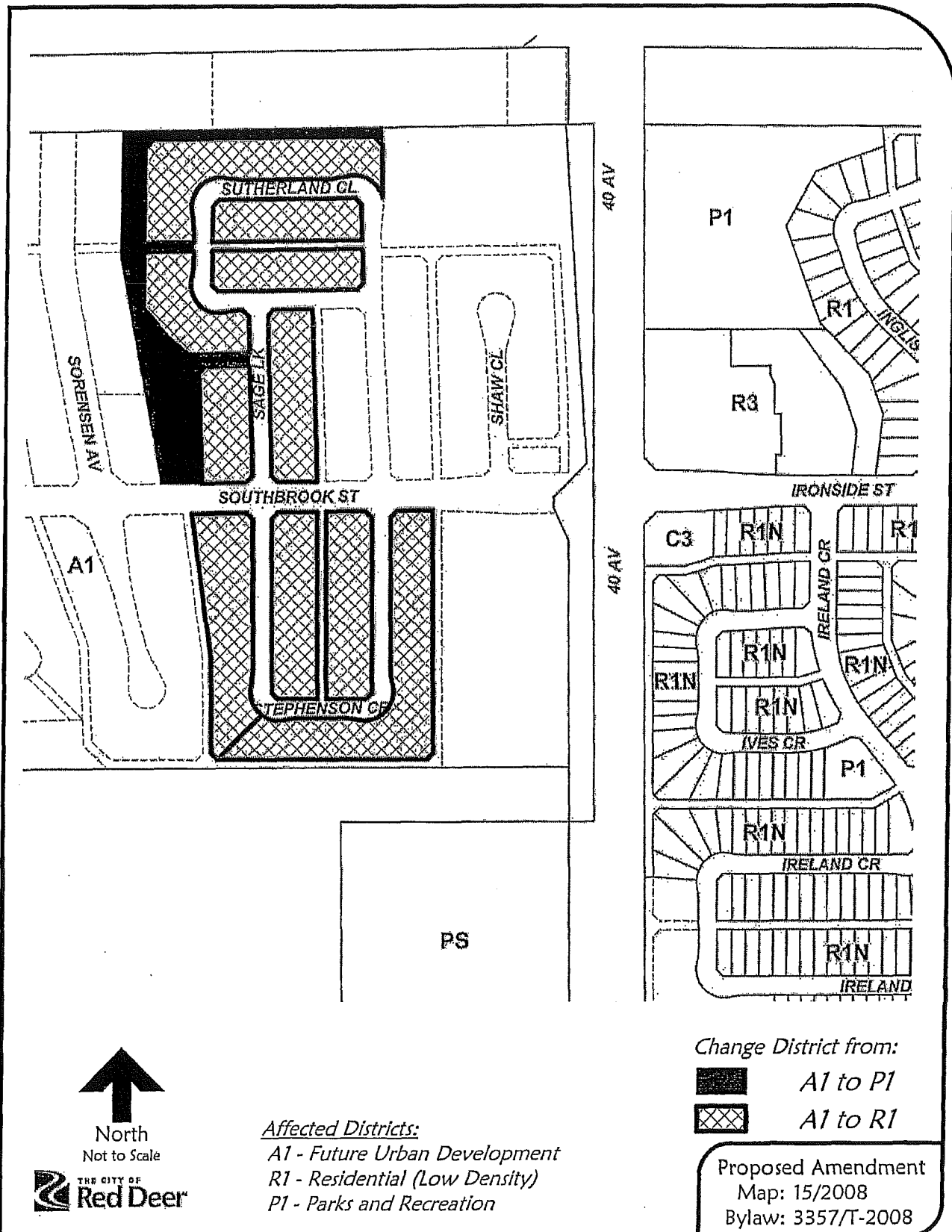
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/T -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Reports Item No.1



Date: June 23, 2008

To: Legislative & Administrative Services

From: Director of Development Services

Re: Agreement on Fire Protection Services for Michener Centre

Attached is the proposed letter agreement between The City of Red Deer (The City) and the Province dated May 5, 2008.

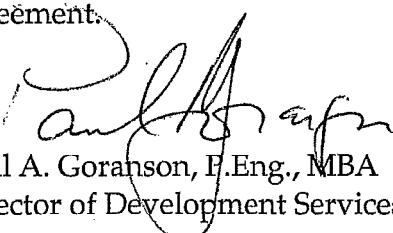
This agreement has resulted from a lengthy negotiation process that has led to a satisfactory solution that addresses the interests of both The City and the Province.

The agreement essentially establishes the transition terms for the transfer of fire protection services from the Province to The City for the Michener Centre area.

It is important for Council to understand that acceptance of this Agreement will extend The City service provision with the associated costs into this area. At this time, it is expected that the additional cost of service would be offset by the proposed increase in "grant in place of taxes" as outlined in the letter.

Recommendation:

It is respectfully recommended that Council authorize the City Manager to execute this agreement.


Paul A. Goranson, P.Eng., MBA
Director of Development Services

PAG/ldr
Attach.

c. Director of Corporate Services
Emergency Services Manager



Properties Division
Office of the
Assistant Deputy Minister

3rd Floor, 6950 - 113 Street
Edmonton, Alberta
T6H 5V7

Telephone 780/427-3875
Fax 780/422-1389

AR35028

May 5, 2008

Mr. Craig Curtis
City Manager
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Mr. Curtis:

This letter is intended to summarize the agreement in principle reached at our meeting on April 25, 2008, which included the City of Red Deer's management team and representatives from Alberta Seniors and Community Development, Persons with Developmental Disabilities Central Board (PDD), Alberta Municipal Affairs and Alberta Infrastructure (the "Province"). It is acknowledged Michener Centre is in transition and portions of the site will no longer be used for institutional use. In summary, the City of Red Deer (the "City") and the Province agreed:


- The City will immediately commence to implement its proposed Action Plan, which is intended to result in "automatic" fire response service being provided to all facilities at Michener Centre by September 12, 2008. The Action Plan is based on Scenario 3 (copy attached to this letter) that the City provided at the meeting. Infrastructure is responsible for the costs outlined in Scenario 3 for fire inspections, fire personnel orientation, etc., estimated by the City at a total cost for this work of \$59,774.04.
- As part of the Action Plan, the City will rename streets on the Michener Centre site in accordance with the City's street naming convention. Infrastructure is responsible for the costs of the new street signs, which will be manufactured by the City. The City agreed to liaise with PDD on street names to ensure a seamless transfer.
- Municipal Affairs committed, as part of this overall agreement, to provide a grant in place of tax based on an Assessment Summary provided at the meeting (copy attached). The commitment is to pay a grant in place of tax based on excess land and buildings that are vacant or have substantial vacancy where there is no intent to place the vacant space back into PDD institutional program use. As discussed at the meeting, Meadowview Apartment (MF203) will continue to be used for several years as swing space where residents are relocated to, while their apartment buildings are being renovated, and as such is considered to still be in program use. Subject to confirmation of the decommissioned areas by the Province, and the City's 2008 mill rate, the 2008 grant in place of tax for Michener Centre facilities is estimated at \$326,000, which includes approximately \$237,800 in municipal taxes. The Province agrees to notify the City immediately of any change in use especially in the vacant buildings to enable the fire department to update its records as part of its due diligence.

Mr. Craig Curtis
Page 2
May 5, 2008

- The City continues to provide fire service during the transition period on a "mutual aid" basis and will respond with full fire suppression response as provided in the past.
- PDD agreed (and the PDD Central Board has formally approved) during the transition period expected to end September 12, 2008, or sooner if all City Action Plan work is completed) to respond to all fire calls at Michener Centre, with its fire response crew including with the fire truck; and will continue to provide the level of fire response that has been in place in the past few years.
- PDD will not be responsible for providing first response fire protection to the David Thompson Health Authority construction sites on the Michener Centre site.

I trust this fully represents the discussion and agreement in principle reached at our April 25, 2008 meeting. We appreciate the cooperation extended to put an appropriate plan in place to move the Michener Centre site to "automatic" fire response. I would appreciate the City confirming its agreement by countersigning this letter and returning a copy to me. We look forward to working closely with City fire response personnel to ensure implementation of this agreement.

Sincerely,



Robert C. Smith
Assistant Deputy Minister

Attachments

The City of Red Deer

Date

cc: Dave Arsenault
Lorne McEwen
Janice Romanyshyn
Don Franks

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

Red Deer County

Reports Item No.2



Date: June 24, 2008

To: Legislative & Administrative Services Manager

From: Angus Schaffenburg, ACP, MCIP, Major Projects Planner
Harry Harker, ACP MCIP, Director of Planning and Development Services

Subject: First Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)

Purpose: This report is the annual review of the IDP, adopted July 5, 2007, as called for in Policy 3.9.3 (2) that states: "Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment."

Discussion: Attachment A provides an update on various initiatives that are mandated by the IDP. The entire document is attached separately for reference. This first year has seen the initiation of four major studies: Joint Planning Initiative, the Density Review, the Entranceway Guidelines, and the River Valley and Tributaries Park Space Concept Plan, which are specifically mandated by the IDP. Other discussions on a variety of topics such as recreation, public transit, transfer of development authority, annexation, sour oil and gas, municipal water and sewer services have been held by the two municipalities at both the administration and Council levels. All of these initiatives are based on the principles of trust, respect, understanding, equity, cooperation, collaboration, coordination, and communications, which are part of the IDP.

Summary: The Administrations have reviewed each of the policies and Map 1 in the IDP, with a view to determining if any amendments should be considered at this time. No amendments are recommended as a result of this annual review. The four major planning initiatives may result in amendments at the 2009 review.

Recommendation:

That in response to this first annual IDP review, the Councils direct that no amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, are required at this time

Harry Harker, ACP MCIP
Director, Planning & Development,
Red Deer County

Angus Schaffenburg, ACP MCIP
Major Projects Planner, City of Red Deer

/Attachments

Attachment A: Review of Selected Plan Policies

<p>Policy 3.2.3 (3)(a) Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River.</p>	<p>The City awarded, in later May, a contract for a consulting company to prepare the River Valley and Tributaries Park Space Concept Plan. This study will look at River Valleys (Red Deer River and Blindman River) and Tributaries (Waskasoo Creek, Piper Creek, Sylvan Creek and any other major tributaries) within the City of Red Deer and Red Deer County Intermunicipal Plan Boundaries. It is expected to be completed in late November 2008. The Steering Committee includes members from the administration of Red Deer County, The City of Red Deer and Lacombe Counties.</p>
<p>Policy 3.3.3 (1) Review the Highways 2/2A Corridor Study as part of the major area structure plan process referred to in this Plan with the intent of identifying any need for improvements that would help meet the objective of a positive and welcoming appearance.</p>	<p>UMA Engineering Ltd. has been contracted to lead this joint County and City cost-shared project. Under the direction of a Steering Committee, they will prepare entranceway design guidelines, including landscaping and signage elements.</p>
<p>Policy 3.4.1 (1) The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary.</p>	<p>The more detailed planning within this growth framework is being undertaken with the Springbrook-Gasoline Alley Major Area Structure Plan and the County and City Joint Planning Initiative (JPI). UMA Engineering Ltd. has been contracted to lead the joint JPI, which will help plan the City Growth Area and the Collaborative Planning Area. There has been some informal contact with a member of the public who would like to amend the boundary in the area of Gasoline Alley. No formal request has been received.</p>
<p>Policy 3.4.1 (2) It is imperative for the orderly and sustainable development of both municipal jurisdictions that the lands within the Intermunicipal Development Plan Boundary are comprehensively and jointly planned by both municipalities in the form of major area structure plans, the boundaries of which could extend beyond the Intermunicipal Development Plan Boundary. The purpose of these plans is to provide a long range planning framework for the development of City and County Growth Areas, and to collaboratively determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas</p>	<p>The County growth area is being planned through the Springbrook-Gasoline Alley Major Area Structure Plan. The first Open House for the JP, held on March 15, presented the concept of the JPI Project and had a presentation from Randall Arendt with an estimated attendance of 360 people. Those persons who indicated, on March 15, that they wanted to participate further have been invited to workshops on Tuesday June 17 or Wednesday June 18. A general open house is scheduled for the morning of June 21, 2008.</p>

<p>Policy 3.4.3 (a) (II) Place a priority on achieving higher densities within both The County's and The City's Growth Areas.</p>	<p>County and City planning staff are working on a background paper before determining the next stage in the process. This work is being done separately from the Joint Planning Initiative.</p>
<p>Policy 3.5.1 (1) Coordination of County and City infrastructure and services is required in order to ensure efficiency. Infrastructure includes, for example, roads, trails and utilities, the latter which includes sewer, water, storm water management, electrical, gas, and telecommunication such as phone, digital cable and fiber optics. Services includes, for example, community services and amenities, recreation services and amenities, transit, emergency services and waste management facilities.</p>	<p>Senior administration have been meeting on a regular basis to discuss various infrastructure issues such as the Central Alberta Regional Wastewater System, domestic water services to Gasoline Alley and Springbrook, transit services, and joint recreational options.</p>
<p>Policy 3.5.1 (2) Coordination requires that the two municipalities inform each other, on a regular basis, of infrastructure and services requirements within the Intermunicipal Development Plan Boundary and recognize the need to protect the proposed location of these systems from development that may hinder their implementation.</p>	<p>See comments immediately above.</p>
<p>Policy 3.5.1(3) The Red Deer Regional Airport is a strategic facility of common interest and its continued operation and unhindered expansion must be protected</p>	<p>Both Councils and the Red Deer Chamber of Commerce have agreed to support the Red Deer Regional Airport Functional Study.</p>
<p>Policy 3.5.3 (9) The County shall provide The City with all application information received from Provincial agencies related to oil and gas wells and infrastructure within the Intermunicipal Development Plan Boundary and within any additional area as the two municipalities may agree upon from time to time. The County will include The City's comments in the response back to the applicable Provincial agency, and shall provide a copy of these comments to The City. The two municipalities will establish a joint administrative protocol to deal with this process.</p>	<p>These applications are being provided to The City. The City is in the process of establishing an Oil and Gas Specialist position through contract with Parkland Community Planning Services.</p>

<p>Policy 3.6.3 (1) The City and County agree that it would be desirable to have Annexation of the City Growth Area completed during the ten years of this Plan. The City and County also agree that it is desirable for any Annexation applications to be for large areas of land and for the next¹ Annexation application to occur within 3 years of the date of adoption of this Plan.</p>	<p>The Phase I application for approximately 47 quarter sections, considered at the June 10 County Council, will be filed with the Municipal Government Board shortly. City administration is formulating the scale of the next annexation. This matter will be discussed with the two Councils.</p>
<p>Policy 3.6.3 (2) The City shall endeavor to annex all lands within the City Growth Area within ten years of the date of adoption of this Plan subject to Agreement with the County on Compensation, the financial capability of The City and the ability of The City to meet all Statutory and Municipal Government Board requirements for Annexation.</p>	<p>City administration is formulating the scale of the next annexation. This matter will be discussed with the two Councils. The compensation study is nearing completion.</p> <p>Both municipalities are jointly exploring, in a preliminary way, the advantages and disadvantages of asking for specialized municipality status.</p>
<p>Policy 3.6.3 (3) The County shall support land purchases by The City within The City of Red Deer Growth Area.</p>	<p>The County has supported land purchases, for example for two quarters in the industrial annexation area in May 2007 and working right of way in land in SE 36-38-28-4 in October 2007.</p>
<p>Policy 3.6.3 (7) The City and the County shall negotiate a formula for the determination of compensation on annexation, whereupon such formula shall be added as an Appendix to this Plan by way of Plan amendment. Prior to agreement on a formula for compensation, the parties shall negotiate compensation for each annexation, and failing agreement, The County shall be entitled to dispute the amount of compensation proposed by the City, notwithstanding the County's support for the annexation, and the amount of compensation shall be determined by the Municipal Government Board.</p>	<p>A draft Compensation Analysis has been prepared by Applications Management Consulting Ltd. for the County and The City. This draft Report is presently being reviewed by both administrations. An amendment of the IDP will be made when the compensation formula has been agreed upon.</p>
<p>Policy 3.7.3.1 Review of Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision or Development Permit Applications</p>	<p>The County/City Application Review group has been operating since June 2007 and has held 12 meetings. All matters have been resolved at this administrative level and no matters have had to be sent forward to the County or City Managers for resolution.</p>

¹ 'Next' refers to any annexation application that follows the industrial annexation application being considered by the Municipal Government Board prior to the adoption of this Plan and the residential annexation application which is being initiated in 2007 for lands north and east of The City's May 31, 2007 municipal boundary, including Riverview Park and Heritage Ranch.

<ol style="list-style-type: none"> 1. The County and The City administrations shall jointly review all area structure plan, concept plan or outline plan proposals or amendments and redesignation, subdivision or development permit applications: <ol style="list-style-type: none"> a) within The City's Growth Area prior to annexation; and b) within the Collaborative Planning Areas and Agriculture or Open Space Area until a Major Area Structure Plan has been adopted. 2. An area structure plan, concept plan or outline plan proposal or amendment and a redesignation, subdivision or development permit application that is inconsistent with an adopted major area structure plan shall be refused or not considered further. 	
<p>Policy 3.7.3.3 Resolution of Disagreements on the Interpretation of this Plan and Other Matters of Disagreement</p> <ol style="list-style-type: none"> 1. If there are any disagreements as to interpretation or implication of this Plan (excluding the matters referred to in Section 3.7.3.2), the following resolution process shall be used: <ol style="list-style-type: none"> a) When the municipalities disagree either party may by written notice identify the disagreement and initiate this disagreement resolution process. b) No further action shall be taken on the matter in disagreement until resolution of the disagreement has been determined. c) A mutually agreed upon registered professional planner shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of 	<p>There have been no matters of disagreement.</p>

<p>the disagreement being identified.</p> <p>d) If the disagreement is resolved, the municipalities shall proceed to take appropriate further action in accordance with the resolution.</p> <p>e) automatically and immediately referred to the Intermunicipal Disagreement Resolution Board on the thirty first day.</p>	
<p>Policy 3.8.3 (1) The Councils of Red Deer County and The City of Red Deer shall, by Bylaw pursuant to the Municipal Government Act, jointly appoint an Intermunicipal Subdivision and Development Appeal Board to hear appeals in accordance with the Municipal Government Act, relevant to subdivision or development permit applications within The City's Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area until a Major Area Structure Plan has been adopted.</p>	<p>The Intermunicipal Subdivision and Development Appeal Board Bylaws were approved May 5 by City Council on May 5 and County Council on May 6, 2008.</p>
<p>Policy 3.8.3 (2) The Intermunicipal Subdivision and Development Appeal Board shall be composed of seven members, consisting of three residents of each municipality, of which not more than one may be a member of each Council, and a chair mutually agreed upon by both Councils. If the two Councils cannot agree on a Chair, the two Councils shall submit their nominations to a judge at the Court of Queen's Bench of Alberta, whose decision shall be final.</p>	<p>Joint newspaper ads have been placed in the local papers requesting expressions of interest for a Chairperson for this Board, with a closing date of June 27, 2008. Both Councils will jointly agree on the appointment of the Chair.</p>
<p>Policy 3.9.3 (2) Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment. Within one month after the anniversary of the adoption of this Plan the results of this review shall be presented to an intermunicipal meeting of the two Councils. The Councils shall direct which amendments, if any, are to be proceeded with, and the municipal administrations shall commence a public plan amendment process immediately.</p>	<p>The first annual review is being conducted in June 2008, with this report as the basis for the review.</p>

Comments:

We support the recommendation of Administration. Red Deer County is considering the same report on their July 9, 2008 agenda. The report follows a joint workshop discussion between members of Red Deer County and the City of Red Deer Councils and Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

The Intermunicipal Development Plan is submitted as Attachment 'A' to the open agenda.



Reports Item No. 3

Social Planning Department

DATE: July 7, 2008

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Pam Ralston
Social Planning Department

SUBJECT: Provincial and Federal Homelessness Funding June 2008

Introduction

This memo is a result of the Community Advisory Board (Housing) proposal review of June 18, 2008, for the Homelessness Initiative funding administered by the City of Red Deer, Social Planning Department. Following is a brief background of the Homelessness Initiative, a table of the funding available for the most recent Request for Proposals, and Community Advisory Board (Housing) recommendations to Council.

Background

On November 6, 2000, City Council agreed that the City of Red Deer would be the Fund Administrator for the Community Housing Plan, subject to funding agreements being in place with the Government of Canada and Province of Alberta and the City receiving reasonable compensation for being the administrator. Agreements have been signed with both orders of government and an administration fee negotiated for the project.

City Council then appointed an ad hoc community advisory committee to review and recommend proposals based on established processes. These processes included attention to community planning documents, terms and conditions of funding, and generally recognized best practices for eliminating homelessness. Today, the Community Advisory Board (Housing) (CAB) is comprised of nine positions, with two of the seats reserved for Aboriginal community representatives. The current Chair of the Board is Dustin Quirk, Instructor at Red Deer College. In 2000, the Aboriginal members of the former CAB were instrumental in having a consensus decision-making model adopted, a process which is outlined in detail in a memo to Council in August, 2007. Although most committees of Council would strive to have all members on side for decisions, this committee works to achieve this on every decision.

In April 2007, the Government of Canada entered into a new two year term of funding and, in 2008, the Government of Alberta announced another one year term of funding to designated cities, to reduce homelessness across the country and province. The Government of Canada approved Red Deer for a total of \$843,056 over the two-year period, April 1, 2007-March 31, 2009. This funding is comprised of \$599,152 Homelessness Partnering Strategy - Designated and \$243,904 from Homelessness Partnering Strategy - Aboriginal. The Government of Alberta approved \$200,000 for the current fiscal year, with an additional \$100,000 carried forward from a late approval from the province in the final quarter of 2007/2008 for the Homelessness Initiative. A second stream of funding, Provincial Innovative Pilot funds, is now in its second year of a 2 year term with \$155,120 available.

Four streams of funding are available in the current project recommendations: two within the provincial Homelessness Initiative funding and two within the federal Homelessness Initiative. A further call for proposals for remaining funding is in process for review in September by CAB (Housing).

As both terms of funding end March 31, 2009, CAB was cautious in their recommendations, recommending projects that are short term and have the most immediate impact on moving individuals and families toward stability of housing, increasing housing availability, and increasing capacity of staff working in areas of case management and homelessness.

The Community Advisory Board (Housing) met on June 17 & 18, 2008 to consider proposals submitted in response to a Request for Proposals advertised in the local media, by emails to housing and Aboriginal committees, and on the City website.

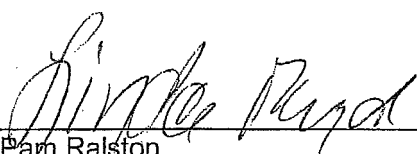
The project descriptions of the recommendations from the Board to Council are attached in Appendix A. We are very appreciative of the time and thoughtfulness that the CAB Members commit to these deliberations and their resulting recommendations, in addition to their very busy professional and personal schedules.

Funds available 2008 / 2009 for June 2008 "Request for Proposals"	
Homelessness Partnering Strategy (Gov't of Can.)	\$10,685
Provincial Homelessness Initiatives (Gov't of AB)	\$455,120
Total available:	\$465,805

RECOMMENDATION

That Council approves the projects presented for funding, from the June 2008 Request for Proposals through the Community Advisory Board (Housing), as follows:

PROJECT	REQUESTED	RECOMMENDED
City of Red Deer: Administration Fee	\$22,960	\$22,960
Canadian Mental Health Association: Multi agency Staff Training	\$10,685	\$10,685
Central Alberta Women's Outreach Society: Identification Clinics	\$9,150	\$9,150
Red Deer Housing Authority: Transitional Housing purchase	\$650,000	\$215,000
Safe Harbour for Health & Housing Society: 1) Transition House mortgage - final payment 2) Operations	1) \$71,500 2) \$256,524	1) \$71,500 2) \$0
Central Alberta AIDS Network: Communication & Awareness	\$40,100	\$0
Parkland Youth Homes Youth Emergency Shelter	\$315,988	Application withdrawn by agency
TOTAL REQUESTED	Requested: \$1,376,907	
TOTAL AVAILABLE / RECOMMENDED:	Available: \$465,805	Recommended: \$329,295
BALANCE (remaining for future funding calls):		Balance: \$136,510

Per 
Pam Ralston
Community Facilitator II


Wendy Klassen
Acting Social Planning Manager

attch.

cc Irene Greer, Service Canada
Norma Chitrena, Alberta Housing and Urban Affairs
Colleen Jensen, Community Services Director, City of Red Deer



Appendix A

Project Descriptions Recommended for approval:

1. Canadian Mental Health Association – Staff Training in Concurrent Disorders: up to \$10,685

Ten experienced staff in Red Deer will receive extensive training in Concurrent Disorder Facilitation (mental illness and addictions). Following training, staff will be available to work in partnership providing 3-4 orientation sessions annually for any interested agencies with staff working in this area of expertise. There is a possibility that this funding may be provided through another agency in Red Deer and with further confirmation of that funding, this \$10,685 may not be fully required for this project. If that is the case, any remaining funds will be freed up for the September proposal review by CAB.

2. Central Alberta Women's Outreach Society - Identification Clinics: \$9,150

Due to high need identified throughout the province and experienced in Red Deer by several organizations, the lack of identification stands as a high barrier to people who are homeless in accessing employment, banking services, utility hookups etc. The Coordinated Outreach Team will host two clinics a month to assist individuals in accessing and paying for a variety of identification needs. The Clinics will be held at Red Deer Native Friendship Services.

3. Red Deer Housing Authority - Transitional Housing purchase: \$215,000

One family townhouse will be purchased to be rented at an affordable rate not to exceed \$750 per month as transitional housing. The Red Deer Housing Authority will own the home and, with no need for financing, will be able to retain the rent at an affordable rate. The need for family housing has been a part of the Community Housing Plan as an identified need since 2000 and with additional homes of 3+ bedrooms, this need is at early stages of being addressed.

4. Safe Harbour for Health & Housing Society - Transition House mortgage final payment: \$71,500

Five transitional housing units were funded since 2000 and are owned and operated by Safe Harbour. All but one was fully funded for the full purchase price in order to allow the organization to rent at affordable rates to meet the need in Red Deer for deep rent reductions. The last home funded was for a portion of the purchase price but the organization will be in a more positive financial situation to operate the entire stock of owned homes, without the burden of continuing financing obligations with this funding to pay out the remaining mortgage.

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

Reports Item No. 4



DATE: July 7, 2008

TO: Kelly Kloss – Legislative & Administrative Services Manager

FROM: Jennifer Smith – Bylaw Research Coordinator
Paul Meyette – Inspections & Licensing Manager

RE: Firearms Bylaw – No. 3409/2008

The Firearms Bylaw was first implemented in the City of Red Deer in 1963 to restrict the possession and use of firearms in our community. Since then, the bylaw has grown with the City, reflecting the need to accommodate legitimate uses of firearms within City limits.

Recent land annexation has changed the face of our City yet again. As we look to the future and the growth we expect, we see a key issue that will require a careful review of several bylaws: the large scale annexation of agricultural lands.

The Firearms Bylaw is one such bylaw that requires review. Currently, the Firearms Bylaw allows law enforcement professionals to carry and use firearms within the City in the course of their work. Those training for a biathlon, as well as archers using the range at Three Mile Bend, are also exempt from the bylaw. The new proposed bylaw will now specifically exempt schools and other indoor training facilities that teach the use of firearms.

Agricultural producers often use firearms in their day-to-day operation; the humane euthanasia of a sick or injured animals is a prime example of this. Given that this is a generally accepted agricultural practice that currently poses little risk of harm to Red Deer citizens, the new proposed Firearms Bylaw allows for the use of a firearm as part of an agricultural operation.

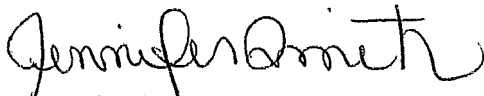
The new proposed bylaw also streamlines the issuance of firearms permits. Historically, Red Deer's City Manager has been charged with evaluating firearms permit applications and issuing these permits. This has been an effective process; however, centralizing the issuance of permits would benefit both the City and its citizens. As one who leads a department where permits are issued daily, the Inspections and Licensing Manager is the natural choice to take on the task of issuing firearms permits. The bylaw has been updated to reflect this.

While we may not know how our cityscape will continue to change, one thing is certain: proactively updating bylaws like this now will help to shape Red Deer for the future.

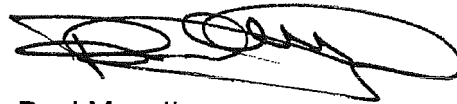
Recommendation

The Inspections and Licensing Department recommends that the Firearms Bylaw be enacted as attached to allow for firearm usage in agricultural operations and to empower the Inspections and Licensing Manager to issue firearms permits.

Respectfully,



Jennifer Smith
Bylaw Research Coordinator



Paul Meyette
Inspections and Licensing Manager

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

Reports Item No. 5



Engineering Services

Date: July 7, 2008
To: Legislative & Administrative Services Manager
From: Engineering Services Manager
Re: 40th Avenue / 77th Street Widening and Reconstruction

We have completed the detailed design and tendering for the 40 Avenue / 77th Street Widening and Reconstruction Project. Prior to awarding the contract, an update to the project budget must be considered as the anticipated project expenditures are beyond what was approved in the 2008 Major Capital Budget.

A. Background

The 2008 Major Capital Budgets included the following amounts for this work:

1. Civic Yards / Olymel / 3 Mile Bend Access and Road Widening	\$1,745,000
2. 77 th Street / 40 th Avenue Intersection and Road Widening	\$1,555,000
3. New Signals at 40 th Avenue and 77 th Street Intersection	<u>\$ 145,000</u>
Total Budget	\$3,445,000

Multiple funding sources exist for this project. With the exception of \$35,000 approved in 2006 and funded by the Capital Projects Reserve, Item 1 is funded solely by Customer Contribution; the customers in this case are the Civic Yards Project and Olymel. Item 2 is funded 50% by Roads Off-Site Levy Fund and 50% by Customer Contribution (the Civic Yards Project). The funding source for Item 3 is the Roads Off-Site Levy Fund.

The tender closed for the above project on June 24, 2008. One bid was received from Border Paving Ltd.

B. Budget Update

The following table provides the revised estimates of costs for the 40th Avenue / 77th Street Widening and Reconstruction Project.

	Civic Yards / 3 Mile Bend/ Olymel Intersection	40 Ave/77 St Intersection	40 Ave / 77 St Traffic Signals	Total
Approved Budget	1,745,000	1,555,000	145,000	3,445,000
Proposed Budget:				
Engineering	168,400	187,000		
Construction Contract	1,652,000	1,874,000	88,200	
Legal Survey and Land Acquisition	2,500	106,300		
EL&P	185,000	52,500	126,000	
City Forces	16,200	12,600		
Project Contingency	81,900	88,000	4,400	
TOTAL	2,106,000	2,320,400	218,600	4,645,000
VARIANCE	(361,000)	(765,400)	(73,600)	(1,200,000)

C. Project Variance

Some of the main causes for variance between the original and revised budget amounts are due to the following.

Civic Yards / 3 Mile Bend / Olymel Intersection

1. Traffic accommodation was bid at \$125,800 higher than originally budgeted. Although traffic accommodation is difficult and complex for this project, it is likely that the tenderer has included some of their 'general conditions' costs (e.g. bonding, insurance) in this unit price.
2. The tendered cost of ducting and foundations is approximately double the amount estimated for traffic signal installations. This, in addition to some unanticipated EL&P costs, has resulted in an increase of approximately \$58,000 above the originally budgeted amount for signalization of the intersection.
3. The original estimate was based on a conceptual design developed during the West Yards Relocation Traffic Impact Assessment Study, and had only considered a small amount of cost associated with landscaping. Through detailed design the cost of landscaping has increased by an additional \$94,000.

4. Detailed design has resulted in an increase in quantity of concrete required for this project. This coupled with an increase in unit prices has resulted in an increase of \$66,000 associated with concrete work.
5. Although a 3 metre wide asphalt trail was included in the original budget, detailed design has resulted in an increase in trail construction quantities. This coupled with an increase in unit prices has resulted in an increase of \$11,200 for trail construction.

40 Avenue / 77 Street Intersection

6. Traffic accommodation was bid at \$125,400 higher than originally budgeted. Although traffic accommodation is difficult and complex for this project, it is likely that the tenderer has included some of their 'general conditions' costs (e.g. bonding, insurance) in this unit price.
7. Additional road area (for example within the Civic Yards Main Gate access area and under five bus bays) was identified through detailed design which was not considered within the original estimate. This in combination with 35% higher than anticipated unit rates has resulted in a \$225,000 cost increase for gravel base.
8. During the course of the geotechnical investigation, it was recommended that the standard asphalt concrete pavement structure be increased in depth to support the future traffic levels predicted. This in conjunction with increased paving area related to detailed design changes and 30% higher than anticipated unit prices has resulted in a \$221,000 cost increase for asphaltic concrete pavement.
9. An additional \$68,000 is due to construction of a 3 metre wide asphalt trail which was not considered in the original budget.
10. The original estimate was based on a conceptual design developed during the West Yards Relocation Traffic Impact Assessment Study, and had only considered a small amount of cost associated with landscaping. Through detailed design the cost of landscaping has increased by an additional \$94,000.
11. An additional \$15,000 has been identified through the detailed design process as a requirement to relocate existing Telus and Atco Gas utilities as a result of this project.

40 Avenue / 77 Street Traffic Signals

12. The tendered cost of ducting and foundations is approximately double the amount estimated for traffic signal installations. This in addition to some

unanticipated EL&P costs has resulted in an increase of approximately \$73,600 above the originally budgeted amount for signalization of the intersection.

D. Recommendation

40th Avenue will form an important link to the future Northland Drive Expressway which is anticipated to be completed in late 2011. In addition, the new Civic Yards development will require access onto 40th Avenue to be operational by the end of this year. Therefore, the construction of the 40th Avenue / 77th Street Widening and Reconstruction is required.

We respectfully recommend that Council approve the revised budgets of as follows:

• Civic Yards / Olymel / 3 Mile Bend Access and Road Widening	\$2,106,000
• 77 th Street / 40 th Avenue Intersection and Road Widening	\$2,320,400
• New Signals at 40 th Avenue and 77 th Street Intersection	<u>\$ 218,600</u>
Total:	\$4,645,000

The net impact of this change will be an increase draw of \$456,300 from the Roads Offsite Levy Fund and an increase of \$718,900 from the Civic Yards Project. It is the Engineering Department's understanding that the increase in the Civic Yards funding component can be absorbed by existing project contingencies. The remaining \$24,800 will be recovered through the contribution from Olymel. Olymel has been made aware of this change.



Lee Birn, P.Eng.
Major Projects Engineer



Tom C. Warder, P.Eng.
Engineering Services Manager

LB/ldr

- c. Director of Development Services
Financial Services Manager
Major Projects Engineer
Engineering Accountant

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

Reports Item No. 6



Date: July 7, 2008
To: Legislative & Administrative Services Manager
From: Engineering Services Manager
Re: Gaetz Avenue and 32 Street Intersection Improvements

We have recently completed the detailed design and tendering process for the Gaetz Avenue and 32 Street Intersection Improvements Project. An increase to the project budget is required prior to award of the contract, as the anticipated project expenditures will exceed funding approved in the 2006, 2007, and 2008 Capital Budgets.

Project Background

The project consists of improvements at Gaetz Ave (30 Street to 34 Street) and 32 Street (Taylor Drive to 47 Avenue) to provide additional capacity to meet the expected vehicular and pedestrian traffic demands, while maintaining good access to landowners. The project also includes landscaping and provision of a 3.0 m asphalt trail to accommodate pedestrians and cyclists.

The overall Approved Capital Budget includes the following amounts for this project work:

• Functional and Preliminary Design (2006)	\$300,000
• Detailed Design and Construction (2007)	\$5,900,000
• Land Acquisition, Traffic Signals and Escalation (2008)	<u>\$3,850,000</u>
Total Project Budget	\$10,050,000

Current Funding Sources for this project are as follows:

• Basic Capital Grant	\$4,537,500
• Capital Project Reserve	\$1,512,500
• CAMRIF Grant	<u>\$4,000,000</u>
Total Approved Funding	\$10,050,000

Budget Update

The tender closed for this project on June 25, 2008 and only one bid was received from Border Paving Ltd.

The following table provides the revised cost estimates for the 32 Street and Gaetz Avenue intersection improvement project.

Item	Amount
Approved Budget	\$10,050,000
Proposed Budget	
Intersection Improvements (Border)	\$9,340,000
Pavement Overlay (Border) ¹	\$750,000
Private Property Improvements (Border) ²	\$940,000
Land (land sale revenue anticipated to exceed acquisition costs) ³	(\$670,000)
Engineering Services (Stantec)	\$1,090,000
Electric, Light & Power (power relocation, traffic signals)	\$1,030,000
Other Project Costs (e.g. utility relocations)	\$70,000
Project Contingencies	\$540,000
Total	\$13,090,000
Variance	\$3,040,000

Notes:

1. Pavement overlay was not included in the original budget as this is a maintenance item anticipated to be funded through the Public Works Pavement Rehabilitation budget. This item has been added to this project to gain cost and operational efficiencies and will not be completed until 2009.
2. Private property improvements were not specifically included in the original budget, but were considered a part of the net land acquisition cost.
3. Land acquisition and sale negotiations are still underway with the property owners. The anticipated net cost or revenue for this item is only an estimate at this time.

Project Budget Variance

Although only one tender was received, the total tender amount was very similar to the consultants 'pre-tender estimate'. This is an indication that the tender is providing the City with reasonable value. The tender is however considerably higher than the original budget which was estimated last summer based on functional design information. Some

of the main causes for variances between the original (approved) and revised budgets are outlined below:

1. Mobilization and Demobilization:

Tender prices for mobilization and demobilization are approximately \$390,000 more than the consultant's original estimate. While it's difficult to identify the specific cause of such an increase, we suspect the project complexity and multiple construction stages/mobilizations have contributed.

2. Traffic Accommodation:

Tender prices for this traffic accommodation are approximately \$610,000 more than the consultant's original estimate. As with item 1 above, we suspect this cost increase is related to the multiple construction stages that will be required to accommodate traffic to businesses and through the intersection throughout the two year construction period.

3. Asphalt Concrete Pavement Milling:

Tender prices for this item are approximately \$370,000 higher than the consultant's original estimate. The cost of this item seems out of character with industry experience. We will work with the contractor to seek more cost efficient means to complete this work item.

4. Power Relocation and Traffic Signals

The functional design estimate anticipated very little cost for power relocation. This is a very difficult item to predetermine until detailed design, as utility conflicts are not usually identified at the functional design stage. The contractor costs for ductwork plus EL&P costs for power relocation exceed budget expectations by approximately \$920,000.

5. Pavement Overlay

As noted earlier, the proposed pavement overlay was not included in the original budget as this is a maintenance item anticipated to be funded through the Public Works Pavement Rehabilitation budget. This \$750,000 item has been added to this project to gain cost and operational efficiencies and will not be completed until 2009.

6. Other Variances

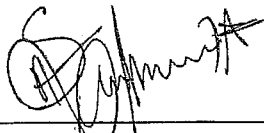
While there are a number of other items that are more or less than originally budgeted, their total effect balances out to zero.

Recommendation

We respectfully recommend that Council approve the revised budget cost for the Gaetz Avenue and 32 Street Intersection Improvements Project in the amount of 13,090,000, an increase of \$3,040,000 over the previously approved budget. Funding for the additional cost can be taken from the following sources:

- | | |
|----------------------------|-------------|
| • Basic Capital Grant | \$2,280,000 |
| • Capital Project Reserves | \$760,000 |

Note that other road improvements on 32 Street between 40 Avenue and 47 Avenue have been deferred from 2008 to 2009. Funding for this project in the amount of \$4 million originated from the same sources (i.e. 75% BCG and 25% CPR) and can be made available for the Gaetz Avenue / 32 Street project for 2008. Pavement Rehabilitation projects are also funded from the same sources.



Abdul Samad, M.Sc., EIT
Project Engineer



Tom C. Warder, P. Eng.
Engineering Services Manager

AS/TCW/ldr

- c. Director of Development Services
Financial Services Manager
Engineering Administrative Supervisor
Project Engineer
Neal Cormack, Stantec Consulting Ltd.

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Lorraine Poth"
Acting City Manager

BYLAWS ITEM NO 1

BYLAW NO. 3357/H-2008

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. New text is added to section 1.3 as follows:

"Site Plan means a plan of development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout, dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers.. In addition, in the case of a residential bare land condominium development, the term "site plan" also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units."

2. New sub-section (2)(c) is added to section 4.1 R1 Residential (Low Density) District as follows:

"(c) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

3. New sub-section (2)(n) is added to section 4.3 R1N Residential (Narrow Lot) District as follows:

"(n) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R1N, whether by bareland condominium or otherwise, shall be subject to site plan approval by the Development Authority.

4. The Land Use Constraints Map Q16 contained in Schedule A of the Land Use Bylaw is hereby deleted.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

ITEM No. 2

BYLAW NO. 3410/2008

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

All that portion of Road Plan 872 1700 lying within the limits of

Subdivision plan _____,

Excepting thereout all mines and minerals.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

ITEM No. 3

BYLAW NO. 3357/R -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map H21" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

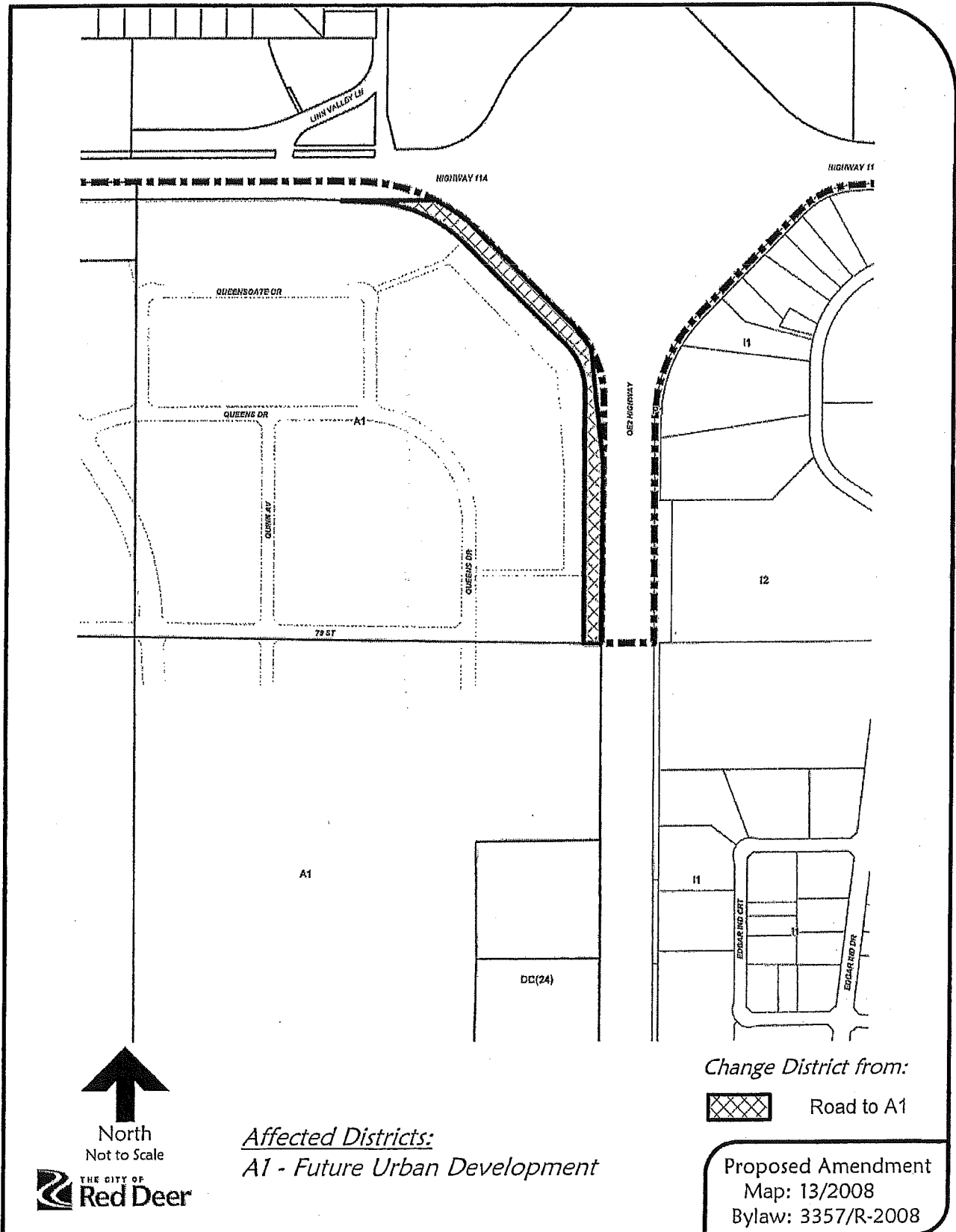
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Item No. 4

BYLAW NO. 3357/S -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

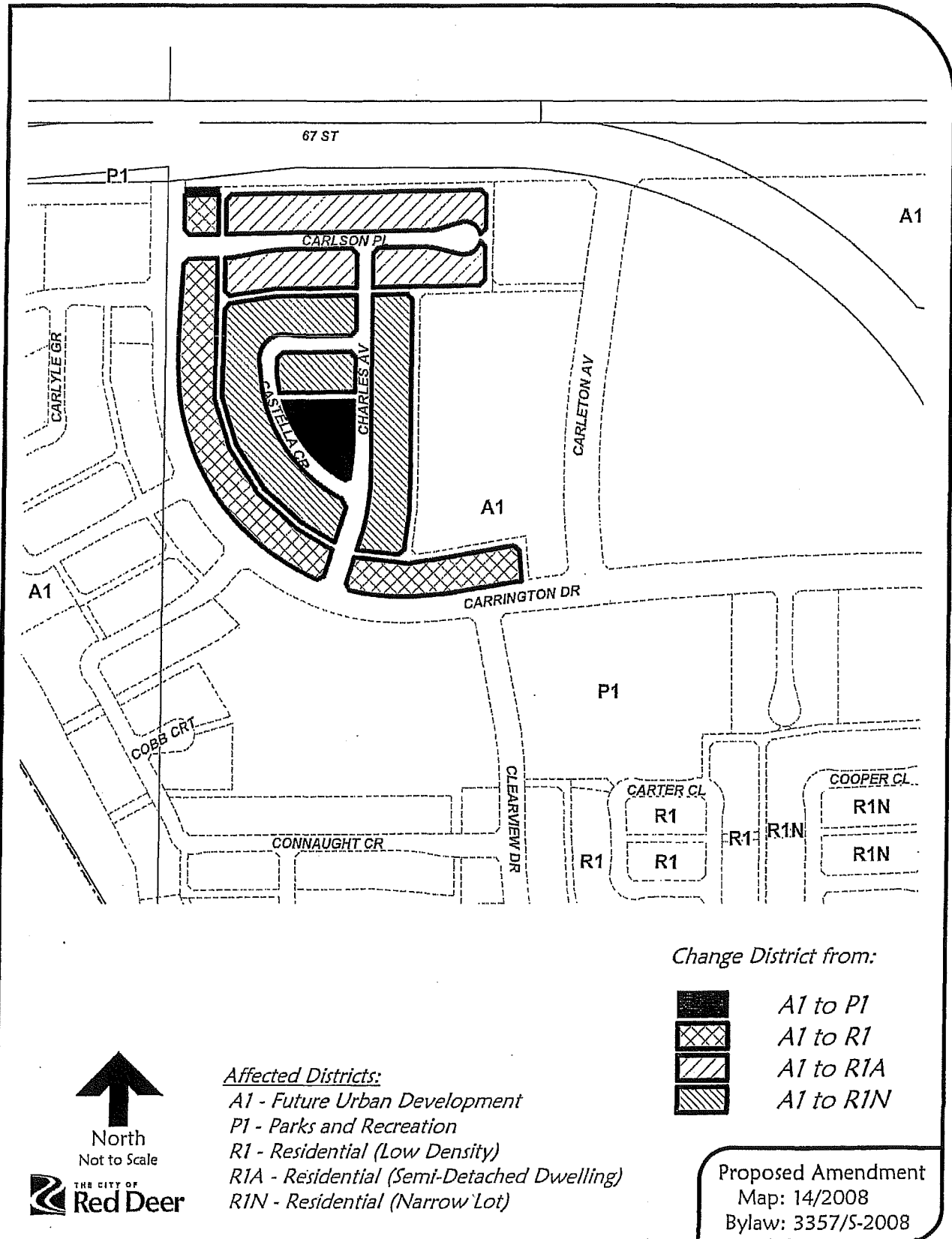
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Item No. 5

BYLAW NO. 3357/T-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

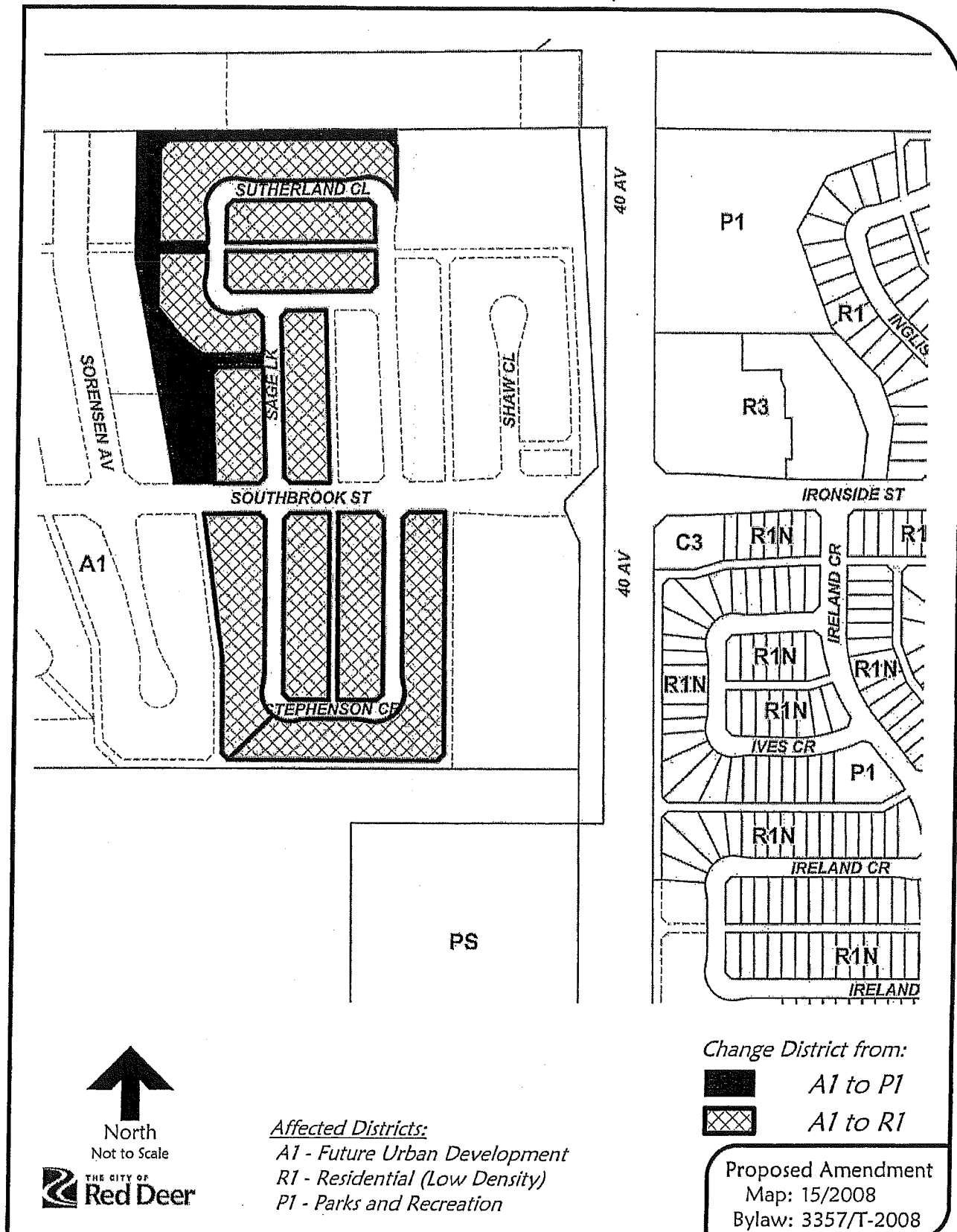
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



BYLAW NO. 3409/2008

Being a bylaw of the City of Red Deer, in the Province of Alberta, to prohibit the discharge of any firearms or weapons within the boundaries of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This Bylaw shall be called the "Firearms Bylaw".

Definitions

2. In this Bylaw, the following definitions shall apply:

"Firearms" means any weapon from which any shot, bullet or other projectile capable of causing bodily injury or death can be discharged and includes air guns, air rifles, air pistols, B.B. guns, sling shots, all types of archery equipment, and gas powered guns.

"Inspections & Licensing Manager" means the person acting in the position of Inspections & Licensing Manager for the City of Red Deer or a person designated to act on the Manager's behalf.

Use of Firearms

3. No person shall discharge any firearm within the boundaries of the City.
4. No person shall transport any loaded firearm within the boundaries of the City.

Exceptions

5. This Bylaw shall not apply to a Peace Officer or other class of persons who require the use of firearms to carry out the responsibilities of their lawful occupations.
6. Section 3 shall not apply to the following:
 - a) to persons using the Biathlon Range at River Bend while engaged in duly authorized biathlon training in accordance with the rules governing the use of the Biathlon Range;

- b) to persons using the Archery Range at Three Mile Bend;
 - c) to any person using a firearm for a generally accepted agricultural practice, as defined in the Agricultural Operation Practices Act, as part of an agricultural operation, as defined in same;
 - d) where the Inspections and Licensing Manager authorizes in writing the use of firearms for pest control, scientific research, archery and firearm practice, historic events or other similar activities, on such reasonable conditions as the Inspections and Licensing Manager deems necessary in order to ensure public safety. The Inspections and Licensing Manager shall notify the Chief of Police or his designate of any authorization given by the Inspections and Licensing Manager for the use of firearms; and
 - e) any accredited educational institution for indoor training in the use of firearms.
7. A request for authorization to discharge firearms must be made in writing to the Inspection and Licensing Department and must indicate the nature of the event, the location, dates, times and the name(s) of the group and individuals who will be using the firearms.
8. (a) The Inspections and Licensing Manager may refuse to issue a permit if, in the opinion of the Inspections and Licensing Manager, acting reasonably, insufficient provision for public safety has been made or no adequate provision for public safety can be made.
- (b) The applicant may appeal a refusal to issue a permit to the City Manager.

Penalties

9. Any person who breaches any section of this Bylaw is guilty of an offence and liable to a fine of not less than \$250.00 and not more than \$2,500.00.

Authorization to Issue Tickets

10. A Peace Officer may issue a violation ticket where there are reasonable grounds to believe that an offence under this Bylaw has been committed.

Severability

11. The invalidity of any provision of this Bylaw shall not affect the validity of the remainder.
12. Bylaw No. 3254/2000, the Firearms Bylaw is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008

READ A SECOND TIME IN OPEN COUNCIL this day of 2008

READ A THIRD TIME IN OPEN COUNCIL this day of 2008

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008

MAYOR

CITY CLERK