

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, APRIL 1, 1985, commencing
at 4:30 p.m.

1. Confirmation of the March 18, 1985 minutes.

PUBLIC HEARINGS

A Public Hearing will be held on Monday, April 1, 1985, at 7:00 p.m.,
respecting Bylaw 2672/E-85. p.18

2. UNFINISHED BUSINESS

- 1) City Clerk - Re: Mr. & Mrs. D.A. Baxter, 4640 - 45 St./Electrical
bills .. 1
- 2) City Assessor - Re: Avalon Homes Proposal
Lot 1, Blk. A, Plan 842-2029/Former Exhibition
Grounds .. 8

3. REPORTS

- 1) Ad-Hoc Paramedic Committee - Re: Ambulance Services Advisory Board/
Medical Director .. 14
- 2) City Clerk - Re: Disposal of Public Reserve/Delburne Highway &
Bower Place Subdivision .. 16
- 3) City Clerk - Re: Public Hearing/Bylaw 2672/E-85/Redesignate land
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- 4) Finance Committee - Re: Projected General Capital Program .. 20
- 5) Airport Commission - Re: Tender/Cropping Rights/Red Deer Industrial
Airport/Ray & Jay Ranger .. 21
- 6) Fire Chief - Re: 1984 Fire Department Annual Report .. 22
- 7) R.D.R.P.C. - Re: Multiple Family Vacancy Rate .. 23
- 8) R.D.R.P.C. - Re: Land Use Bylaw Amendments 2672/G-85 and 2672/H-85/
Oil Well Drilling in Industrial area .. 26
- 9) City Treasurer - Re: Annual Report on Inventory Position - 1984 .. 27

4. WRITTEN ENQUIRIES

5. CORRESPONDENCE

- 1) R.A. Spencer Architect Limited - Re: Driver Examination Centre/
Bylaw 2672/G-85 .. 30
- 2) Knol Investment & Management Ltd. - Re: Rezoning Request/
Lot 6, Blk. A, Plan 772-2226, 2110 Gaetz Ave./I-1 to C-4 .. 37

6. PETITIONS & DELEGATIONS

- 1) Eastview Residents - Re: Mobile Home Park/Teasdale Holdings Ltd. .. 44

7. NOTICES OF MOTION

8. BYLAWS

- 1) 2672/E-85 - Land Use Bylaw Amendment/Lots South of Holmes St., west of
Hallgren Ave. from R.2 to R.1 - 2nd & 3rd readings p.18
- 2) 2672/G-85 - Land Use Bylaw Amendment/Oilwells Discretionary Use in I1 & I2
Districts and Driver Examination Centre Discretionary Use C4 district -
1st reading p. 26 & 30
- 3) 2672/H-85 - Land Use Bylaw Amendment/Oilwell site north of 78A St. Close
between 49 Ave. and the Tracks from A1 to I2 - 1st reading p.26

COMMITTEE OF THE WHOLE

- 1) Personnel Matter.

NO. 1

March 26, 1985.

TO: City Council

FROM: City Clerk

RE: Correspondence from Mr. & Mrs. D.A. Baxter
4640 - 45 Street

The attached material appeared on the Council Agenda of February 4, 1985, however said matter was tabled at the request of Mr. Baxter since he was unable to attend the February 4th meeting.

This office has been in contact with Mr. Baxter who has now indicated he wishes the item withdrawn entirely.

C. Sevcik
City Clerk

Commissioners' Comments

The applicant has requested this item be withdrawn.

We would recommend that a letter be written to the applicant advising of the zoning requirements in that area.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Jan.15, 1985
Red Deer, Alberta

2.

City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Attention City Council.

Dear City Council;

We would like to request that the following matter be placed on the council agenda at the next council meeting.

We request that the amount of our electrical bills be reviewed and that a reasonable refund be made to us on them. The reason for this request is as follows:

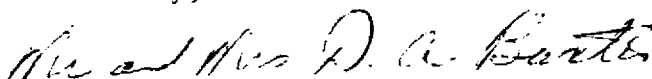
On September 1, 1981 we purchased the house at 4640-45 St. At that time we requested that the power be connected in our name at that house. Since then we have frequently complained about the outrageous cost of electricity. We were told at one point that the only way to contest this was to appeal the bills on the basis of a faulty meter. Any cost to change the meter would be borne by us if the meter was not faulty. We decided not to do this. Recently I went to the utilities dept. and asked them to change the meter and only then, after 3 years, was I informed that we were being charged on the basis of a Revenue producing House. This rate is more than double what a single family dwelling is charged but we were never even told this.

We do have a small suite in the basement which has been occupied approximately half of the time since we occupied the house. I am attaching a breakdown of the utilities and occupancy for that period so you will have a better understanding of our complaint. This is a 1000 sq. ft. house.

I do not understand why we were never told of this before and also why the cost to any self contained house like ours should be given the same treatment as any other house. We feel that this method of billing treats resident homeowners who have legal suites as Pariah dogs.

Thankyou for you consideration of this matter.

Yours truly,



MR. and Mrs. D.A. Baxter
4640-45 ST
Red Deer, Alberta
T4N 1K4

Phone 343 0079

THIS IS FOR ELECTRICITY ONLY. I DOES NOT INCLUDE
SEWER OR WATER.

MONTHS OF SUITE OCCUPANCY SHOW WITH X FOLLOWING

3.

YEAR 1981

MONTH	AMOUNT
SEPT.	7.93
OCT.	54.42
NOV.	34.19
DEC.	76.89
TOTAL =	\$173.43

1982

JAN	83.24
FEB	109.68
MAR	85.29
APRIL	29.63
MAY	55.74
JUNE	44.77
JULY	48.60
AUG	30.82
SEPT	38.49
OCT.	68.10
NOV.	52.20
DEC	157.97
TOTAL =	\$804.53

1983

MONTH	AMT.	
JAN.	100.58	X
FEB.	150.51	X
MAR.	125.81	X
APRIL	73.04	X
MAY	96.20	
JUNE	34.31	X
JULY	63.30	X
AUG.	45.96	X
SEPT.	52.79	X
OCT.	81.67	X
NOV	74.51	X
DEC	183.63	X
TOTAL	\$1082.31	

1984

MONTH	AMT.	
JAN	123.71	X
FEB	247.93	X
MAR	178.28	X
APRIL	22.09	X
MAY	95.90	
JUNE	82.82	
JULY	86.25	
AUG.	83.53	
SEPT	81.94	X
OCT	114.43	X
NOV	94.50	X
DEC.	205.83	X
TOTAL	\$1417.21	

TOTAL MONTHS

40

OCCUPIED SUITE
MONTHS

19

January 28, 1985

TO: CITY CLERK

FROM: CITY TREASURER

RE: LETTER FROM MR. & MRS. BAXTER

The letter addresses a number of concerns resulting in a request for a refund of utility charges.

The letter appears to be concerned that:

1. The power bills for their house were high due to being on a revenue producing house rate.
2. They were not advised by the Utility department that they were on a revenue producing house rate.
3. The suite in the basement was occupied for only about half the time that they were on a revenue producing house rate.
4. There is a charge for changing a meter if it is found not faulty.

Attached is a listing of the current power rates. Rate 61 is the rate charged a one family house. Rate 62 is the rate charged houses with suites or multi-family dwellings such as rooming houses.

A separate higher rate for houses with suites has existed for many years. It would appear the reason for the separate rate is that when power is used for commercial or revenue producing purposes by the user, a higher rate is charged. As an example of the difference in rates, on a recent bill the Baxters were charged \$205.83 for power. If it had been on the residential rate, it would have cost \$106.61.

In regard to not being told they were on a revenue producing house rate it is difficult to comment. This rate was used because our information is that a suite was rented. The suite had been built about 1967. The Baxters may not have inquired about the type of rate they were on or appeared to not question it so they were not told. It may have been assumed they knew. After three years it is difficult to comment.

..2

In regard to the comment that the basement was only occupied for half the time we have no way of knowing if the customer no longer has a suite. It should be realized, however, that if the suite was not rented for sixteen months until 1983, the suite has been rented illegally since the beginning of 1983.

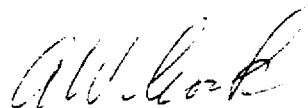
The reason the suite is illegal is that in 1980 the Baxter's area was zoned R1A which is single family dwelling, duplex discretionary. If any suites existed at the time of rezoning, then they could continue. If, however, the suite was vacant for six or more months after 1980, it would then no longer become legal and should not be rented out again. As the suite was not rented for at least a sixteen month period in 1981 and 1982, it became an illegal suite. The suite was then rented illegally in 1983 and 1984. As this has now been brought to our attention, the Development Officer should advise the Baxters the suite is illegal and should be vacated.

In respect to the cost of changing a meter this is necessary to ensure that requests to change meters are justified. Many customers blame the meter because the power costs are high. If there was no charge, then there would be many requests to change meters. If a meter is found to be operating incorrectly, the customer is not charged. Experience has shown that only two meters have been found to be incorrect in the last five years. It should also be noted that meters are tested every 12 years to very rigid specifications under the jurisdiction of the Federal Department of Consumer and Corporate Affairs. The meter was last changed in April, 1979.

In conclusion, if the Baxters did not rent the suite for fourteen months as indicated, then Council could consider a refund if they thought it justified. The City has no evidence of this other than the Baxter's letter. If, however, a refund is given it would definitely make the suite illegal because it was vacant for more than six months.

If Council did decide to give a refund, then it could set a dangerous precedent. We could have many customers coming to us saying "I didn't rent the suite for this month so I want a refund". Or we could have customers wanting to get off the revenue rate because the suite is not being rented. The problem is how could we determine when it became rented again so it would go back on the proper rate?

It would be recommendation that no refund be given because of the concerns I have outlined.



A. Wilcock, B. Comm., C.A.
City Treasurer

SCHEDULE A/84-1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

GENERAL

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Superintendent for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established demand, the dispute shall be referred to the Council of The City of Red Deer whose decision shall be final and conclusive.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

When service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. DOMESTIC RATE:

Applies to one family, dwelling units having a separate meter:

0 to 25 KWH per month	\$ 6.70
Next 125 KWH per month	8.95¢ per KWH
All over 150 KWH per month	4.14¢ per KWH

Minimum charge \$6.70 per month.

Discount 10% for bills paid within ten days of issue.

62. REVENUE PRODUCING HOUSE RATE:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

2085/C-84	0 to 25 KWH per month	\$ 6.70
	All over 25 KWH per month	8.78¢ per KWH

Minimum charge \$6.70 per month.

Discount 10% for bills paid within ten days of issue.

7.

JANUARY 29, 1985

TO: CITY CLERK

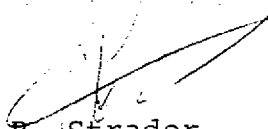
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: MR. AND MRS. D.A. BAXTER
4640 - 45 STREET

The house in question is located in the Parkvale area which is designated as R1A in the City Land Use Bylaw. R1A zoning does not permit basement suites as permitted nor discretionary uses. Our records do not indicate when the suite was installed in the house, however we assume it was quite some time before the present bylaw was approved.

Under the provisions of the Planning Act the suite is termed a "non conforming but not illegal use" which means it can continue to be used providing it is not vacant for a period exceeding six (6) months. From Mrs. Baxter's letter it appears the suite is not used on a permanent basis and therefore its use should cease.

The residents of the Parkvale area were responsible for having the zoning changed to R1A in order to retain the residential character of the community. The residents did not want apartments, triplexes, etc. in Parkvale. Therefore we recommend that, unless Mr. Baxter can confirm that the suite has not been vacant for more than six (6) months, the suite be removed by taking out locks, doors, etc.



R. Strader
Development Officer/
Building Inspector

RS/dm

Commissioners' Comments

It would appear from the information presented by the applicant that the suite was unoccupied for a longer period than permitted under the Planning Act and Land Use Bylaw, and accordingly is now illegal.

If this turns out not to be the case, i.e. illegal, than we could not recommend a reduction or any change in the electrical rate applicable to this kind of use. Mr. Baxter will be invited to attend the Council meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

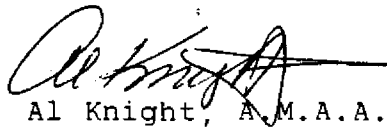
NO. 2

1985 03 26

TO: City Treasurer
FROM: City Assessor

RE: Proposed by Avalon Homes
North Portion of
Lot 1, Block A, Plan 842-2029
Located in the Former Exhibition Grounds

Attached is a report from Mr. Lees, Land Supervisor,
with which I concur, that responds to Council's concerns as
stated in their resolution regarding the above noted proposal.



Al Knight, A.M.A.A.

AK/bt
att'd.

1985 03 26

TO: City Assessor
FROM: Land Supervisor

RE: Proposal by Avalon Homes
North Portion of
Lot 1, Block A, Plan 842-2029
Located in the Former Exhibition Grounds

On March 18, 1985, City Council approved in principle the proposal by Avalon Homes to develop a town housing fee simple subdivision within the former Exhibition Grounds, subject to the following.

1. Negotiations being undertaken with the applicant to place the development on Lots 1, 2 or 3 or some combination thereof.
2. The applicant meeting with administration to overcome all other areas of concern as outlined in the various reports from the administration.
3. A further report being brought back to Council for consideration.

On March 25, 1985, a meeting was held with representatives of Avalon Homes and City administration to discuss the concerns of City Council.

The administration was in agreement that Lots 2 or 3 would not be satisfactory for development as a town house fee simple subdivision.

Lots 2 & 3

The reasons why these parcels are not suitable for a design that yields a density for an economically viable development are:

1. Configuration of parcels - density approximately 15 lots for each of these parcels which are 1.95 to 2.02 acres in area.
2. Sixty six foot right of way situated throughout most easterly portion of these lands.
3. Access to the individual lots is a factor that also cuts into the density and is difficult to overcome due to the configuration and location of the parcels in relation to 46A Avenue.

1985 03 26
Page 2

Lot 1 - North 2.2 acres

Because of the above it was agreed that the proposal as submitted by Avalon Homes to City Council on March 18, 1985, would be best suited to Lot 1.

This is based on:


1. The configuration of the parcel lends itself to a design that yields a density of 28 lots in 2.2 acres.
2. Ease of access to each unit.
3. Subdivision design can be accomplished in harmony with development of remaining lands to the south.

We therefore recommend that the Avalon Homes proposal be approved for the northerly 2.2 acres of Lot 1, Block A, Plan 842-2029, subject to:

1. Total sale price of \$396,000.00 for 2.2 acres (\$180,000/acre). All servicing inclusive to property line of existing parcel.
2. Final subdivision design to the satisfaction of the City Engineer and Planning Commission.
3. All internal servicing to each proposed lot and unit of the proposal as well as legal survey fees, and legal fees to be the responsibility of the developer and are not included in the sale price.
4. Location of fire hydrants to the satisfaction of the Fire Chief.
5. Developer to be responsible for the cost of paving the lane through the proposal.
6. Developer to enter into a servicing agreement with the Electric Light and Power Department.
7. Amendment to the area development plan if required, and as indicated by the Red Deer Regional Planning Commission.
8. All standard land sale policies to apply and conditions as outlined in the call for submissions.

1985 03 26
Page 3

9. Agreement satisfactory to the City Solicitor.


W. F. Lees

WFL/bt



AVALON HOMES

12.

March 25, 1985

City of Red Deer
City Hall
Red Deer, Alta

Attn: Mr Al Knight: A.M.A.A.

Dear Sir:

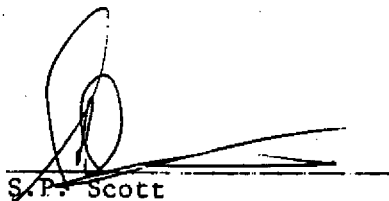
Re: Avalon Homes Proposal
Lot 1, Block A, Plan 842-2029

In response to our meeting of Monday, March the 25th 1985, regarding our townhome proposal for the "Old Exhibition Site", placement of our project on lots numbered 2 and 3 was considered as per City Councils resolution of March the 18th, 1985. Neither of these sites was found to be satisfactory for our proposal and it was agreed that lot number 1 was the best possible site.

The other problems as outlined in the reports from the administration were also dicussed and it is our opinion that these problems can be worked out to the satisfaction of both parties.

Thank you for your assistance in this matter.

Yours truly


S.P. Scott

SP:as



Commissioners' Comments

We would concur with the attached recommendations and the conditions outlined with the following clarification to Council and the applicant that point One be revised to indicate that servicing is adjacent to the property line and the applicant is responsible for the service connections.

Following the Council meeting of March 18, we contacted our M.L.A. to arrange a meeting with the appropriate Ministers to attempt to ascertain the Provincial interest in Lot 1 regarding a multi level Sr. Care Facility. To this date, we have not heard back from the Province regarding our request.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

REPORTS

14.

NO. 1

March 21, 1985.

TO: City Council

FROM: Ad Hoc Paramedic Committee

RE: 1) Ambulance Services Advisory Board
2) Medical Director

On January 7, 1985, Council of the City of Red Deer approved a series of recommendations from the Ad-Hoc Paramedic Committee in regard to an advanced life support service for the City of Red Deer. Included among the recommendations were the establishment of an Ambulance Services Advisory Board and the hiring of a medical director.

In brief, the Ambulance Services Advisory Board would be a reporting body to Council of the City of Red Deer and would make recommendations ensuring appropriate health services in pre-hospital care. The Medical Director employed would ensure medical continuity and audit in the area of definitive patient care in the field. He would deal directly with the Deputy Chief in Charge of Advanced Life Support Services, or the Fire Chief, and a reporting mechanism would be established through the Ambulance Services Advisory Board to keep para-professional and political parties current on matters affecting pre-hospital delivery systems. Funding for this appointment is available in the 1985 Paramedic Operations Budget.

The Ad-Hoc Paramedic Committee at a meeting held on Wednesday, March 20, 1985, agreed to recommend to Council as follows with regard to the two matters above noted:

1. Re Ambulance Services Advisory Board

- that the Board be comprised of the following members

A) Voting Members

One Hospital Board Designee
One Alderman and an Alternate
Three Citizens-at-large

B) Technical Advisory Members

Fire Chief
Medical Director/Emergency Medical Physician
Chief Paramedic
EMT Firefighter
Nurse

- that the Board, with direction from Council, designate any other persons deemed appropriate to be voting members.

2. Re: Medical Director

- that the City advertise for a Medical Director on the basis of a one year contract and for a salary of \$20,000.
- that the contract be reviewed annually by the Ambulance Services Advisory Board with recommendations to City Council.

The above recommendations are submitted to Council for ratification.

Respectfully submitted,

Alderman J. Oldring
Chairman, Ad-Hoc Paramedic
Committee.

NO. 2

March 26th, 1985

TO: CITY COUNCIL

FROM: CITY CLERK

Re: DISPOSAL OF PUBLIC RESERVE

Council of the City of Red Deer, at its meeting of March 4th, 1985, passed a resolution indicating its intention to dispose of a small portion of public reserve adjacent the Delburne highway and southern part of the Bower Place Subdivision, and as outlined in the attached plan. The land so affected will be used for future road widening and alignment.

The proposed disposal has been properly advertised and posted in accordance with the provisions of the Planning Act, R.S.A. 1980.

The deadline for receipt of objections was Monday, March 25th, 1985. As of the date of the preparation of this agenda, no objections had been received, and accordingly we will proceed without further notice in accordance with the Planning Act.

This item is submitted for the information of Council only.

Respectfully submitted,

C.S. SEVCIK
City Clerk

HWY. 2A

LOT A

SEC. 32

Δ 5

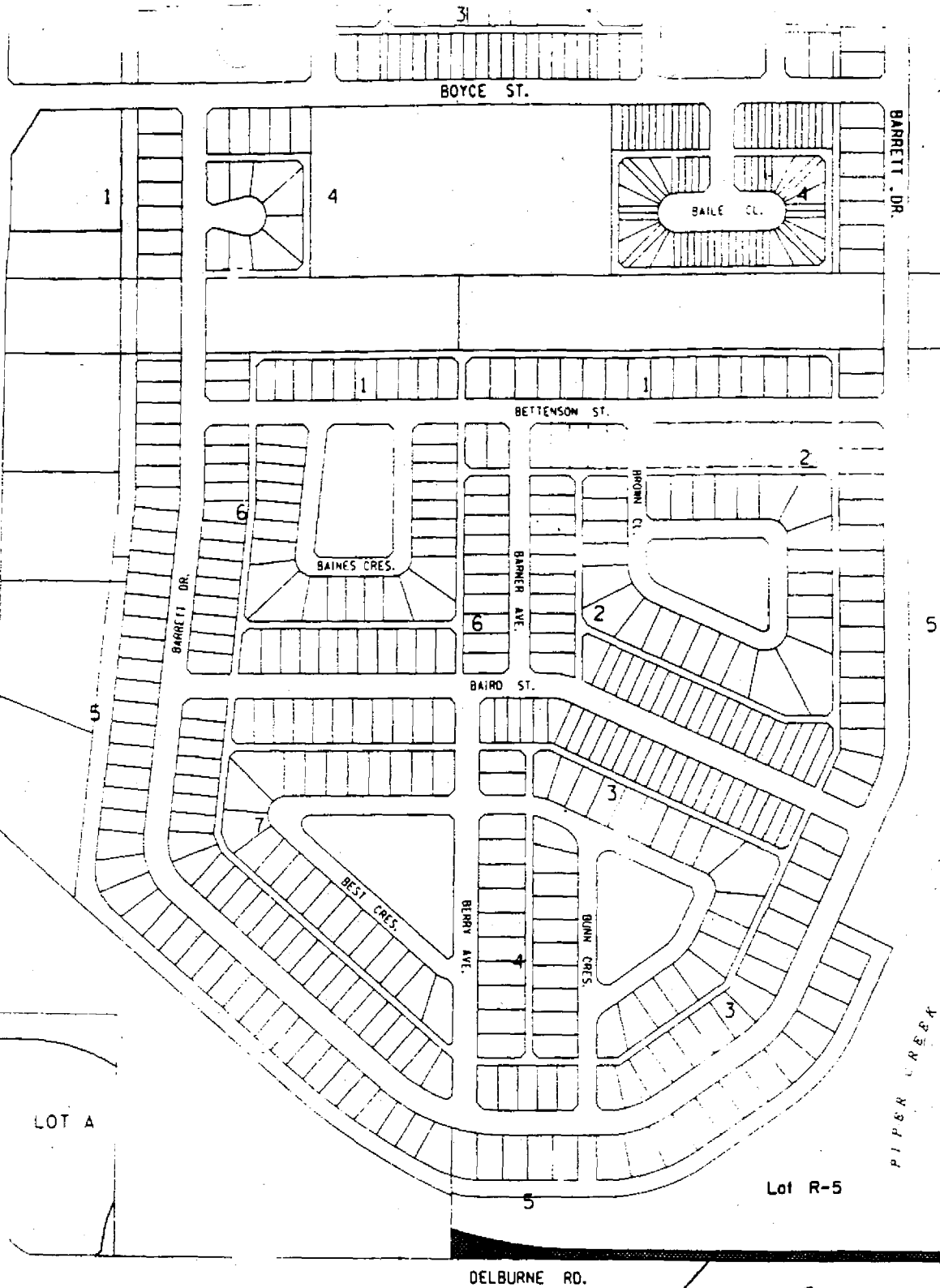
Δ 9

Disposition of Municipal Reserve

WESTERNER

EXPOSITION

GROUNDS



BOYCE ST.

BARRETT DR.

BAILE CL.

BETTENSON ST.

BAINES CRES.

BARNER AVE.

BAIRD ST.

BEST CRES.

BERRY AVE.

QUINN CRES.

BROWN CL.

PIPER CREEK

DELBURNE RD.

Lot R-5

March 25th, 1985.

NO. 3

TO: CITY COUNCIL

FROM: CITY CLERK

Re: PUBLIC HEARING

A public hearing has been scheduled for Monday, April 1st, 1985, commencing at 7:00 p.m. in respect of the following Land Use Bylaw Amendment:

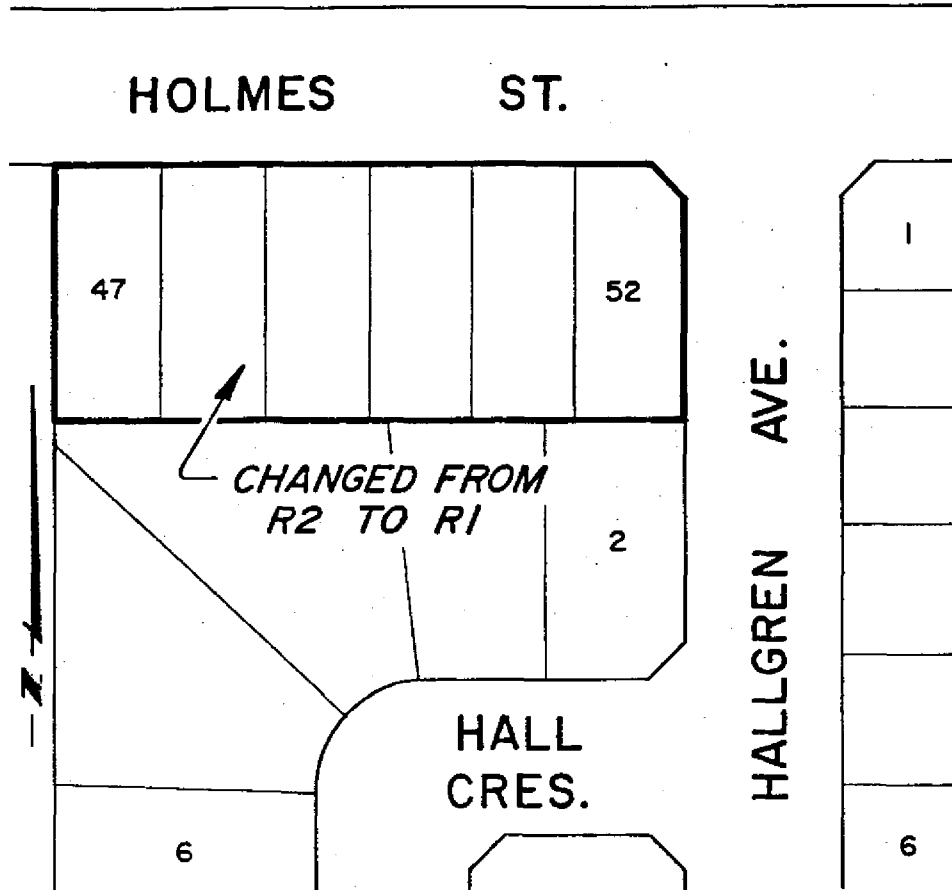
- 1) BYLAW 2672/E-85: To redesignate land situated at the south east corner of Holmes Street & Hallgren Avenue (Highlan Green Subdivision) from R.2 = Residential (General) District to R.1 = Residential (Low Density) District in order to create six (6) single family lots, as per the attached plan.

As of preparation of the agenda, no written objections had been received in connection with the above described Bylaw amendment.

Therefore, Council may proceed with second and third readings of the aforesaid Bylaw following the public hearing.

Respectfully submitted,

C. SEVCIK
City Clerk



R1 = RESIDENTIAL (LOW DENSITY) DISTRICT
R2 = RESIDENTIAL (GENERAL) DISTRICT

MAP NO. 4/85
(BY-LAW NO. 2672/E-85)

NO. 4

March 25, 1985.

TO: Council
FROM: Finance Committee

RE: Projected General Capital Program

At the March 25, 1985, meeting of the Finance Committee, the following motion was passed.

"RESOLVED that in view of the fact that The City of Red Deer has a surplus of arterial road funding from the Provincial Government and in view of the fact that the Provincial Government is desirous that said funds be allocated for employment creating projects, the Red Deer Finance Committee hereby recommend to the Council of the City of Red Deer that work be advanced on the following projects:

1. Widening of 32 Street at the Railway Crossing to 4 lanes of traffic
2. Construction of the road subgrade for the 67 St. Bridge, due to the potential availability of fill from the Urban Parks Project.
3. Computerization of traffic lights along Gaetz Ave."

The preceding is submitted for Council's information and consideration.

K. Kloss
Asst. City Clerk

Commissioners' Comments

As Council is aware, we have been carrying forward arterial road funding in the amount of approximately \$6.5 million which under the terms of the agreement should have been used by December 31, 1984. The Province has allowed us to carry forward these funds but is anxious that they be spent as soon as possible to improve our transportation network and to generate economic activity in the community and accordingly, we would endorse this recommendation that these projects be advanced to start in 1985.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

February 22, 1985.

TO: Council
FROM: Airport Commission


RE: Tender - Cropping Rights, 55 acres, Red Deer Industrial Airport -
N.W. 13-37-28-4

At the February 19, 1985, meeting of the Airport Commission, tenders for the above said item were presented and the following motion was subsequently passed:

"RESOLVED that the Red Deer Industrial Airport Commission recommend to the Council of The City of Red Deer that the Council accept the tender of Raymond and Jay Ranger in the amount of \$2,550.00 per acre for the years 1985 and 1986 for the cropping rights on approximately 55 acres of certain lands at the Red Deer Industrial Airport."

For Council's information, the preceding recommendation indicates award of the said rights to the highest bidder.

This is submitted for Council's consideration.



K. Kloss
Asst. City Clerk

Commissioners' Comments

We would concur with the recommendations of the Airport Commission.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

22.



NO. 6

P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

OFFICE OF THE FIRE CHIEF

Telephone 346-5511

March 22, 1985

To: City Clerk

From: Fire Chief

Re: 1984 Fire Department Annual Report

The 1984 Annual Report for the Fire Department is forwarded for Council's information.

Could this be included with the April 1, 1985 Council agenda please. I will be available to answer questions from Council on the report.

R. Oscroft, FIRE CHIEF

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

March 22, 1985.

Your File No.

Our File No.

NO. 7

Mr. C. Sevcik,
City Clerk,
City Hall,
Red Deer, Alberta

Dear Sir:

Re: Multiple Family Vacancy Rate

At the last City Council meeting it was asked what the City apartment vacancy rate was. The following information is submitted for the City Council's information.

Central Mortgage and Housing Corporation (C.M.H.C.) conducts a survey of all types of rental multiple family housing twice a year in April and October. The latest figure indicates the vacancy rate of 5% for the City as of October 1984.

The following table indicates the vacancy rate for all types of multiple family units in the City for the past three years based on the C.M.H.C. survey.

Yours truly,



D. Rouhi, MCIP
Senior Planner,
City Planning Section

DR/t

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

<u>Date</u>	<u>Per cent</u>
April 1982	10.3
Oct. 1982	9.4
April 1983	10.6
Oct. 1983	6.9
April 1984	9.8
Oct. 1984	5.0

Last April the City census figure indicates a vacancy rate of 15.93% for apartment units in the City.

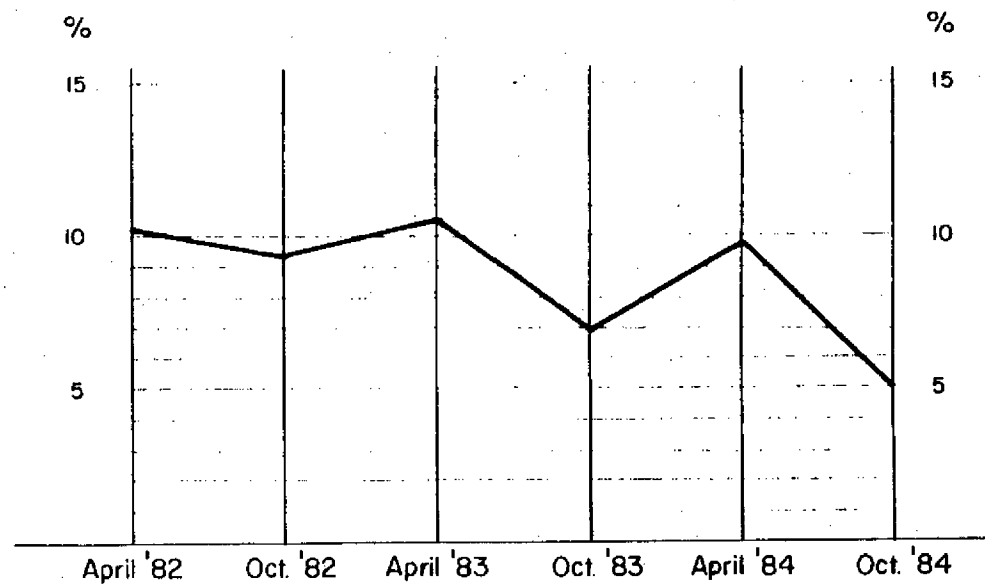
Commissioners' Comments

The above report is submitted for the information of Council only.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Percentage of Vacancies (total no. of units)



Source : C.H.M.C.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: NO. 8
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

March 20, 1985

Your File No.

Our File No.

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

Dear Sir:

Re: Proposed Land Use Amendments
Bylaw 2672/G-85 & H-85

Following the City Council permitting the drilling of oil wells in the industrial area, we have to introduce this use and other related uses into the City industrial area of I and I-2 as discretionary uses.

It also requires the extension of I2 District to include the proposed site allocated for oil drilling.

The required Land Use Amendments are attached.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURO—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

NO. 9

March 26, 1985

TO: CITY CLERK

FROM: CITY TREASURER

RE: ANNUAL REPORT ON INVENTORY POSITION - 1984

On April 8, 1968 Council required that a report be submitted annually on the stores inventory position. In compliance with Council's request, the 1984 year end inventory, on hand or ordered and comparative data on previous years is as follows:

Inventory Type	1984	% Change	1983	% Change
General	\$ 151,001	88	\$ 80,220	(26)
E.L. & P.	3,673,081	(11)	4,132,023	(19)
Water & Sewer	120,744	(10)	133,445	(8)
Auto & Transit	197,891	3	192,977	35
Total	<u>4,142,717</u>	(9)	<u>4,538,665</u>	(17)

Inventory Type	1982	% Change	1981	% Change
General	\$ 109,073	28	\$ 85,310	(8)
E.L. & P.	5,074,383	16	4,357,860	(1)
Water & Sewer	144,863	0	144,029	4
Auto & Transit	143,151	37	104,479	(2)
Total	<u>5,471,470</u>	5	<u>4,691,678</u>	(1)

Inventory Type	1980	% Change	1979	% Change
General	\$ 92,736	62	\$ 57,086	46
E.L. & P.	4,404,979	7	4,123,281	87
Water & Sewer	139,105	4	134,380	31
Auto & Transit	106,463	28	83,071	6
Total	<u>4,743,283</u>	8	<u>4,397,818</u>	82

..2

The first column represents the amount of inventory of each type held in general stores at the year end. The second column indicates the percentage change from the previous year end.

A significant increase in the "General" inventory occurred mainly because of \$55,000 of Waskasoo park equipment (picnic tables, benches and garbage containers) as well as a \$12,000 increase in cleaning supplies and paper products.

The total stores inventory reduced by 9% reflecting a continuing attempt to reduce the Electric Light and Power and Water and Sewer inventory. These inventories were built up during the years of high construction activity because of the short lead times allowed by customers for service installations and the long delivery times experienced in obtaining material from suppliers.

Of the inventory held for Electric Light and Power and Water and Sewer, approximately 25% by value of specific items of stock experienced no issues in 1984. This is reflected in the following inventory turnover ratios (Stock issues ÷ Inventory):

	1984 Turnover
General	1.08
E.L. & P.	.25
Water & Sewer	.86
Auto/Transit	.86
Average All Inventory	.32

An inventory turnover ratio of 1.00 would indicate an average inventory of one year's supply is kept on hand. A ratio of .25 for E.L. & P. means that only 25% of the inventory held is being issued each year. This is still a very poor ratio and the E.L. & P. department will continue trying to reduce it further.

It would be difficult to average an inventory ratio of 1.00 or better because of the need to maintain a certain portion of the inventory as replacement parts or meet immediate customer needs. This portion of the inventory for replacement purposes may be used very infrequently or perhaps never. If, however, a replacement part is required it is usually required immediately. Also, parts may not be easily obtained for equipment that is old.

To control the ordering of stock by E.L. & P., carrying charges on E.L. & P. inventory are charged to the E.L. & P. Utility.

..3

..3

In addition to the Stores inventory, there are three other inventories:

<u>Description</u>	<u>1984 Turnover</u>	<u>1984 Inventory</u>	<u>1983 Inventory</u>	<u>% Change</u>
Stationery	1.32	\$ 40,041	\$ 53,816	
Sand & Gravel	.77	353,008	381,126	
E.L. & P. (Other)	--	55,120	55,120	-

Except for the stationery inventory, a poor turnover ratio was experienced. The departments will continue to try and reduce these inventory balances.

In summary, it is recognized the present inventory levels are too high relative to the current level of construction activity. The inventory levels are being reduced, when possible, as evidenced by the \$1.3 million reduction that has occurred since 1982.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jl

cc: E.L. & P. Supt.
City Engineer



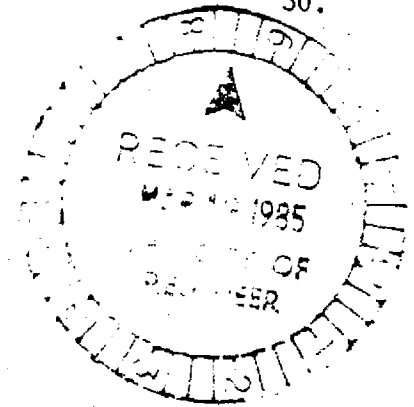
R. A. SPENCER ARCHITECT LIMITED

A.R.I.B.A., M.R.A.I.C., M.R.T.P.I., M.C.I.P.

NO.1

1985 03 15

#8513



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

Ladies and Gentlemen:

RE: Driver Examination Centre - Red Deer

On behalf of my clients, Alberta Public Works Supply and Services, I wish to advise you of their intention to construct a new Driver Examination Centre within the City of Red Deer.

A number of sites have been examined and their potential for development discussed with the Red Deer Regional Planning Commission. The presently preferred site is Lot 1, Block 2, Plan 782 1439, SE 32-38-27-W4, located at 77 Street and 53 Avenue. This site is in the C4 Commercial (Major Arterial) District.

The "General Purpose" of the C4 District as described in the Land Use Bylaw is as follows: "To provide sufficient land for commercial, industrial, and other services for the people using major arterial transportation routes; and to provide sites for those services that require locations on major routes, i.e. that require a high degree of visibility and accessibility".

The nature of the proposed Driver Examination Centre is entirely consistent with this purpose; however, it is not specifically listed as a permitted use or a discretionary use in the Bylaw.

In order to facilitate expedient processing of the forthcoming development permit application for the Driver Examination Centre on the intended site, I request on behalf of my clients, that the specific category of "Driver Examination Centre" be added to the list of discretionary uses in the C4 district. Alternatively if this very specific designation is considered to be too restrictive, a more general clause may serve better.

Page Two

The following amendment of Clause 6.2.4.3(5) is suggested for your consideration: "Sales and administration uses ancillary to or **complementary** to a permitted or discretionary use".

In my opinion, the Drivers Examination Centre could be interpreted as an administration use **complementary** to discretionary use 6.2.4.3(4):

"Sale of:

- (1) automobiles, motorcycles, recreation vehicles, industrial and agricultural machinery".

My client is most anxious to proceed with site acquisition and construction of this new facility and would appreciate your early consideration of the intent of this request. Should Council in its wisdom be able to identify a more expedient means of adjusting the C4 district to accommodate the Drivers Examination Centre other than the two possibilities described above, we would, of course, be delighted.

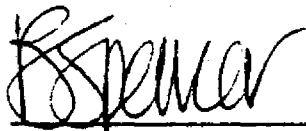
Enclosed with this letter is a brief description of the activities and functions of the proposed Driver Examination Centre, plus copies of correspondence received from the Red Deer Regional Planning Commission, including the comments of concerned City departments contacted by them.

A plan showing the location and boundaries of the site is also provided.

I will be pleased to attend a meeting of Council and answer any questions relating to this request.

Yours truly,

R. A. SPENCER ARCHITECT LIMITED



R. A. Spencer

RAS/sb

Encl.

pc: J. Londry, Project Manager, A.P.W.S.S.

D. Rouhi, Senior Planner, City Planning Section, R.D.R.P.C.

c.c. - R. Strader, Dev. Officer
- B. Jeffers, City Engineer

- A. Knight, City Assessor
- A. Scott, Dir. Economic Dev.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 32.

DIRECTOR:

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

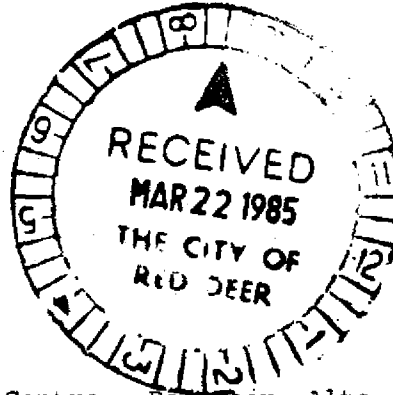
TELEPHONE: (403) 343-3394

Your File No.

Our File No.

March 21, 1985

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



Dear Sir:

Re: Driver Examination Centre - Red Deer, Alta.

The site in question is registered as Lot 1, Block 2, Plan 782 1439 located north of 77th Street, between 52 Street and Kentwood Drive, behind Totem Building Supply.

The site is designated as C4 or Highway Commercial District and it is our opinion that an addition to the C4 Use Table is necessary to permit the proposed use.

The Alberta Public Works Supply and Services is planning to build a motor vehicle testing centre for testing of all types of vehicles including large trucks, tandem trailers and similar vehicles.

The site has good vehicular access to 77 Street and Gaetz Avenue and is large enough, 3.03 ha (7.5 acres) to accommodate the centre and its future expansion.

To clarify the situation we recommend that City Council add the use "Drivers Examination Centre" to the discretionary uses in the C4 District, to permit the development of the centre at the above noted site.

In order to expedite the matter, as requested by the applicant, the required land use amendment is attached for the consideration of City Council.

Yours truly,

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

MUNICIPALITIES WITHIN COMMISSION AREA

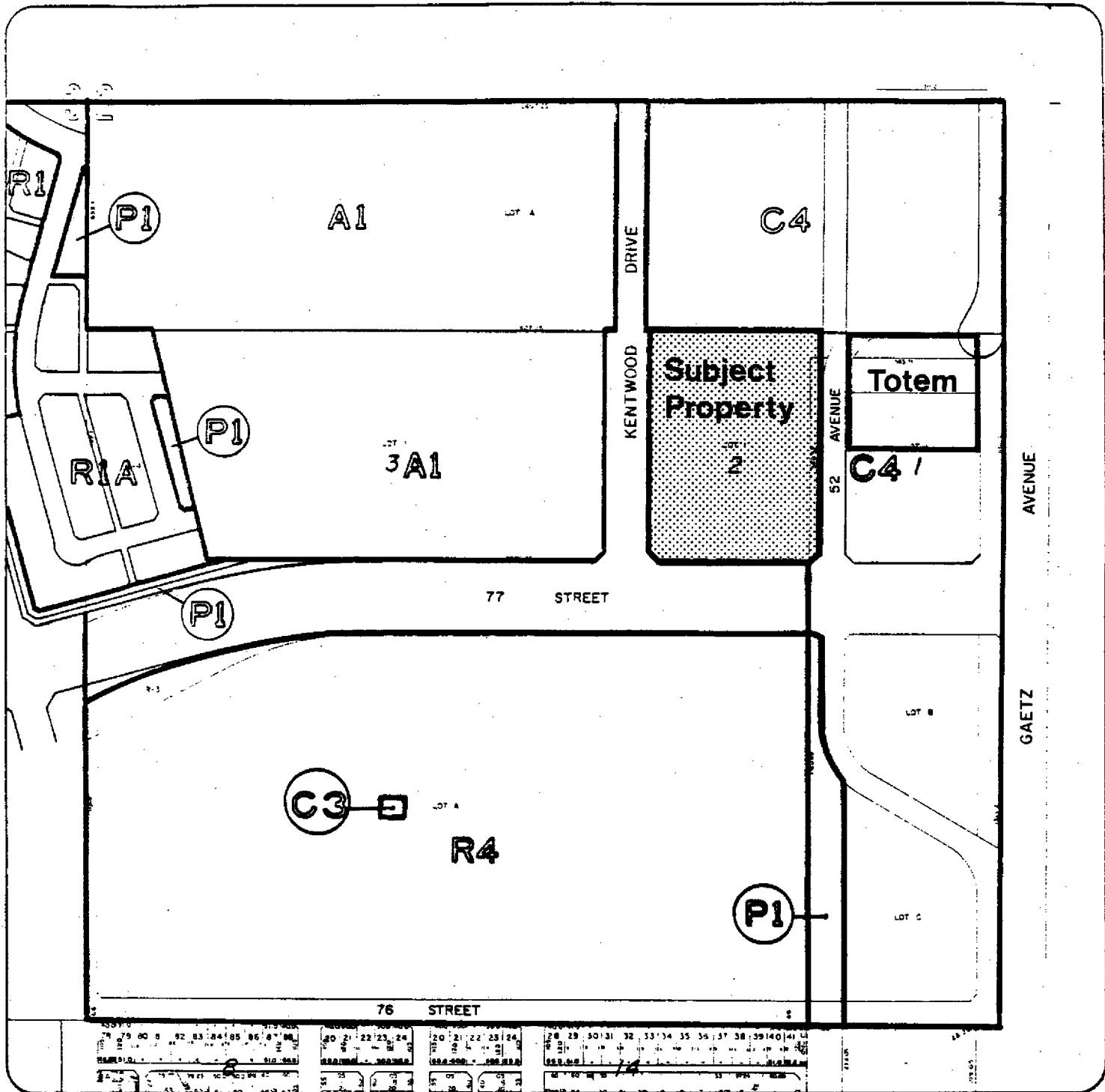
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
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SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTWATER No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

City of Red Deer --- Land Use Bvlaw

Land Use Districts

F14

33.



Revisions :

2672/DD-81 (21/12/81)

2672/A-82 (15/3/82)

M E M O

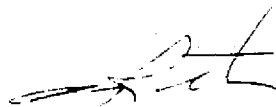
TO: City Clerk

DATE: 22 03 1985

FROM: E. L. & P. Supt.

Re: Driver Examination Centre

The only comment we have is with respect to electrical servicing. The servicing has to be extended west from Gaetz Avenue and the customer must enter into a servicing agreement with E. L. & P. Based on the information supplied a cost can not be provided at this time.



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

AR/jjd

March 25, 1985

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: DRIVER EXAMINATION CENTRE

In response to your memo on the above subject, we have the following comments for Councils consideration.

The proposed site is designated C4 in which the indicated use is neither permitted nor discretionary. Therefore the Land Use Bylaw must be amended to accommodate the application. As outlined in the application the use will require; a site with access to the surrounding highways, be accessible for larger vehicles, have large parking areas and be easily located. In our opinion this site is suitable for the use and the use is one that could not be easily accommodated in other districts.

If the Bylaw is amended to allow the use to be a permitted use, then after third reading of the Bylaw no further approvals are needed. Under the discretionary table Municipal Planning Commission approval and advertising would be required. This department does not have any concerns as to whether the use becomes permitted or discretionary.

R. Strader
Development Officer/
Building Inspector

RS/le

1985 03 25

TO: City Treasurer

FROM: City Assessor

RE: Driver Examination Centre - Red Deer

This Department has no objections to this site development as indicated, subject to all other departments' concerns regarding servicing, development, etc.

The zoning issue should be dealt with by the Planning Commission and Development Officer in whatever terms they deem appropriate.



Al Knight, A.M.A.A.


AK/bt

March 25, 1985

TO: CITY CLERK
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: DRIVER EXAMINATION CENTRE

I would have no objection to the request to the request to add Driver Examination Centres to the C.4 Use Table. I feel that the location chosen will be satisfactory for the use intended. Large vehicles will have easy access to the site without having to travel through busy sections of the City.

The Economic Development Department would be pleased to assist in any way possible in advancing the development of this facility.



ALAN SCOTT, Ec. D.
Director
Economic Development

AVS/gr

Commissioners' Comments

We would concur with the recommendations subject to satisfactory resolution of the concerns of the administration and recommend that Council support the bylaw amendment.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

KNOL INVESTMENT & MANAGEMENT LTD.

15310 - RIO TERRACE DRIVE
EDMONTON, ALBERTA, CANADA
T5R 5M5

TELEPHONES
BUS: (403) 481-2663
RES: (403) 487-1541

37.

NO. 2

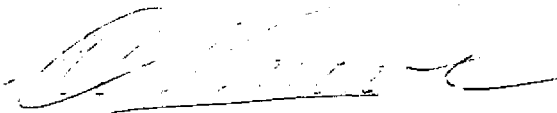
Feb. 28, 1985
Edmonton, Alta.

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

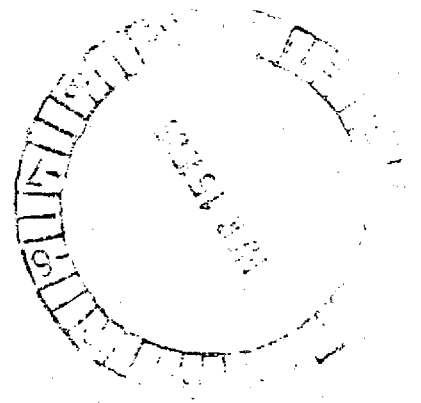
Dear Sir/Madam

This letter is in regards to the property owned by Knol Investments with the legal description of **Lot 6, Block A, Plan #772 2226, 2110 Gaetz Avenue, Red Deer, Alta.** Knol Investments hereby requests that the afore-mentioned property be re-districted from its present zoning of I-1 to C-4. Thank-you very much for your time and consideration.

Yours truly,



Mr. Hank Knol
President,
Knol Investments & Managements, Ltd.



March 15, 1985

TO: CITY CLERK, C. SEVCIK

FROM: ECONOMIC DEVELOPMENT DIRECTOR, A. SCOTT

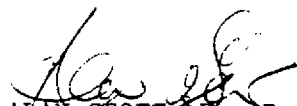
RE: APPLICATION BY KNOL INVESTMENT & MANAGEMENT LTD.
FOR REZONING LOT 6, BLOCK A, PLAN 772-2226

In view of developments which have recently occurred near the above property, it would make sense to favorably consider an application for rezoning of the site to C-4. However, the C-4 Use Table is sufficiently restricted, to make it very difficult for a developer to successfully lease out a project of the size necessary to make the best use of this site. With approximately 8 acres available for development, as much as 120,000 square feet of space could be developed within the restrictions of the existing bylaw. This much C-4 space would be difficult to lease out, given the restrictions on the permitted and conditional uses within the bylaw.

The existing I-1 zoning on the other hand, probably does not make the best use of the Gaetz Avenue frontage land, given the types of developments that are proceeding nearby.

I would therefore recommend that Council give some consideration to a form of rezoning, which would allow C-4 usages on the front portion of the property (say the first 300 feet of depth), and retaining I-1 uses of a compatible type on the remainder of the site. The result could be a well integrated development, offering services to the travelling public and the other uses which are permitted or conditional within the C-4 bylaw, while allowing the developer to integrate some light industrial uses into the rear portion of the property. This would give the developer considerably more latitude in his dealing with potential clients, and result in a more attractive development from the point of view of the City, without exerting the pressures which invariably appear when developers have difficulty in filling existing space.

Respectfully submitted,


ALAN SCOTT, Ec. D.
Director
Economic Development

AVS/gr

MARCH 15, 1985

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

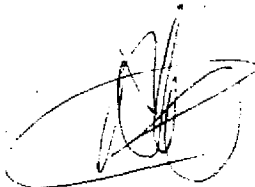
RE: KNOL INVESTMENTS - 2110 - Gaetz Avenue

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

The above site was the subject of a rezoning request which was heard by Council November 13, 1984. At the time the request included additional uses to those found in the C4 use table and the application was denied by Council.

This site and adjacent ones are the only I1 sites adjacent to Gaetz Ave. All other sites fronting onto Gaetz Avenue are zoned C4. It would seem logical to have this site zoned C4 as it is fronting Gaetz Avenue. The concern we do have is that a site of this size, if fully developed in one stage, the developer may experience problems in finding tenants to fill all the space and stay within the confines of the Land Use Bylaw. If this happens Council could be faced with further applications concerning this site.

However, in regards to the principal question of rezoning the site we recommend the application be approved.



R. Strader
Development Officer/
Building Inspector

RS/dm

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

TELEPHONE: (403) 343-3394

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

Your File No.

March 25, 1985

Our File No.

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

Dear Sir:

Re: Request for Redesignation - Knol Investment and Management Ltd.
Lot 6, Block A, Plan #772-2226

The site under consideration is located north of the Rocky Mountain Breweries across from the Canadian Tire Store on Gaetz Avenue. The site was created out of the former Uncle Ben's Brewery parcel of land and it has rather an irregular shape at the back, close to the railway track. The site has a frontage of 90 metres (294.8 ft.) with an area of 3.33 hectares (8.23 acres). The area is designated as I.1 or industrial (Business Service) district.

Knol Investment and Management Ltd. are requesting the redesignation of the above property from I-1 to C-4. As City Council will recall, a similar request was considered on November 13, 1984. At that time the applicant indicated they were proposing the development of a mall and specifically requested Council to allow them to include a number of uses in addition to those provided in the C-4 District. The uses they requested then included, hair stylist, suntan salon, dry cleaner, and real estate office. Their agent indicated that they were not interested in pursuing the development unless they could include some types of retail uses. On this basis, their request was denied as Council did not want to encourage retail uses within the C-4 District nor the development of a shopping mall.

This time the applicant does not indicate what they intend to develop but only that they would like to redesignate the site to a C-4 District. The City Planning Section has no objection to redesignating the site to C-4 but would caution Council to clearly indicate to the applicant that any proposed development would be limited to C-4 uses only. If the applicant has reconsidered and is proposing a development that complies with the requirements and intent of the C4 district then redesignation would be appropriate. On the other hand, if following redesignation the applicant intends to proceed with the original proposal, then Council could inherit future requests for an expanded range of uses.

MUNICIPALITIES WITHIN COMMISSION AREA

/2

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
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SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

Mr. C. Sevcik, City Clerk

Re: Request for redesignation - Lot 6, Blk. A. Plan #772-2226

It is recommended that Council ascertain what is proposed and, if convinced that the development will comply with the intent of the C-4 District, then approve the request for redesignation to C-4.

Yours truly,



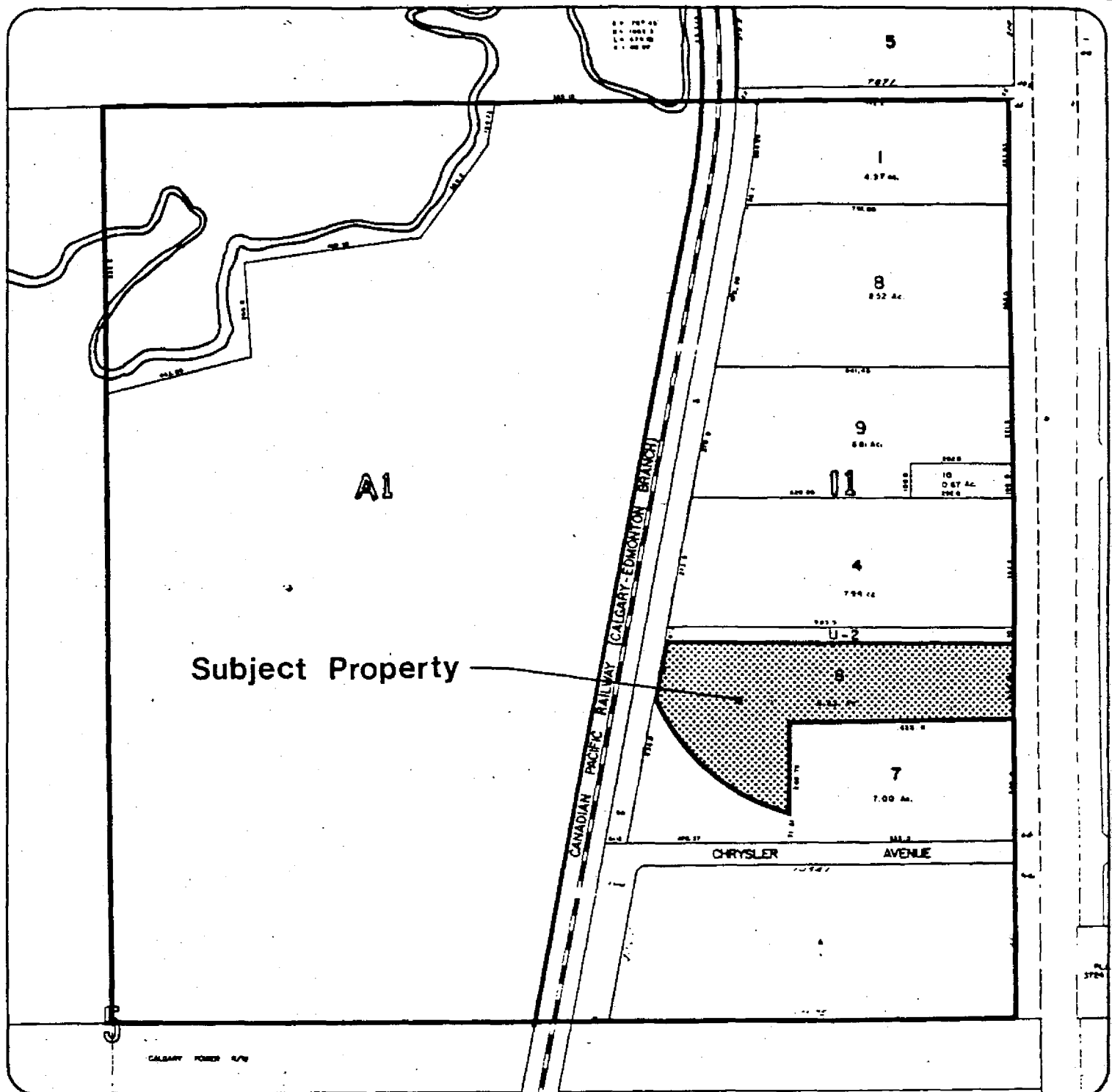
Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION
VP/cc

City of Red Deer --- Land Use Bylaw

Land Use Districts

F5

42.



scale in metres

Revisions :

1985 03 19

TO: City Treasurer
FROM: City Assessor

RE: Re-zoning Application
Lot 6, Block A, Plan 772-2226

With reference to the attached, please be advised that this Department has no objection to this rezoning application at this time.



Al Knight, A.M.A.A.

AK/bt

Commissioners' Comments

We would recommend Council give first reading only at this time. We do have some concerns with regard to the nature of the development intended for this site. A previous application for C4 zoning plus a number of C.1 and C.2 uses was denied by Council. Subsequent to this denial an application was made to M.P.C. for a development permit for a building which had been clearly designed as a retail mall, with this intention clearly indicated by the applicant, and which application was likewise denied by M.P.C.

We would therefore recommend that second and third reading of the proposed bylaw amendment be withheld until Council has had an opportunity to review the nature of the proposed development.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

44.

RECEIVED
MAR 18 1985
THE CITY OF
RED DEER

development profile

We the undersigned residents object to the proposed development of a mobile home park (rental) consisting of 68 units, 26 single wide and 42 double wide by TEASDALE HOLDINGS LTD. which is to be located on 3.481 hectares (8.6 acres) of land located in Eastview Estates Subdivision south of Ross Street and west of Erickson Drive.

347-2195 (K) PRINT NAME	SIGNATURE	ADDRESS
VICTOR MOISAN	Victor Moisan	96 EASTMAN CRESCENT
CRISTINA MOISAN	Cristina Moisan	96 EASTMAN CRESCENT
SHERYL WARNER	Sheryl Warner	100 EASTMAN CRESCENT
PERRY WARNER	Perry Warner	100 EASTMAN CRESCENT
ANDRE AUGER	Andre Auger	85 EASTMAN CRESCENT
ERNEST BOECHLER	Ernest Boechler	84 EASTMAN CRESCENT
LILLIAN BOECHLER	Lillian Boechler	84 EASTMAN CRESCENT
ERICKA ACCE	Ericka Acce	80 EASTMAN CRESCENT
CINDY ACCE	Cindy Acce	80 EASTMAN CRESCENT
DAVID COLWELL	David Colwell	76 EASTMAN CRESCENT
NANCY KENNER COLWELL	Nancy Kenner Colwell	76 EASTMAN CRESCENT
TRENT EDAN	Trent Edan	45 EASTMAN CRESCENT
KUD KENNEDY	Kud Kennedy	41 EASTMAN CRESCENT
JAN BRIDGES	Jan Bridges	" " "
GORDON BRIDGES	Gordon Bridges	42 EASTMAN CRESCENT
DAVE TYCHY	Dave Tychy	36 EASTMAN CRESCENT
GAIL TYCHY	Gail Tychy	" " "
MARIE STERN	Marie Stern	32 EASTMAN CRESCENT
JANE STERN	Jane Stern	32 EASTMAN CRESCENT
JOE STERN	Joe Stern	32 EASTMAN CRESCENT
JOE BAKER	Joe Baker	26 EASTMAN CRESCENT
GERRI BAKER	Gerri Baker	26 EASTMAN CRESCENT
GARY CORNELL	Gary Cornell	9 EVERETT CIRCLE RD.
JUDY CORNELL	Judy Cornell	9 EVERETT CIRCLE RD.
DAVID HILLS	David Hills	11 ELKIN CLOSE
MICHAEL HILLS	Michael Hills	11 ELKIN CLOSE
DOUG THOMPSON	Doug Thompson	9 ELKIN CLOSE
TRUDY THOMPSON	Trudy Thompson	9 ELKIN CLOSE
DOUG SAWYER	Doug Sawyer	17 ELKIN CLOSE
SHAROLA SAWYER	Sharola Sawyer	17 ELKIN CLOSE
KEVIN SAWYER	Kevin Sawyer	25 ELKIN CLOSE
JOHN MURRAY	John Murray	31 ELKIN CLOSE
MAUREEN MURRAY	Maureen Murray	31 ELKIN CLOSE
SHAROLA SAWYER	Sharola Sawyer	73 EVERETT CIRCLE
MARIE CLAYTON	Marie Clayton	81 EVERETT CIRCLE
MURRAY CLAYTON	Murray Clayton	81 EVERETT CIRCLE
JOE KELLY	Joe Kelly	92 EASTMAN CRESCENT
JUDY KELLY	Judy Kelly	92 EASTMAN CRESCENT
LISA LUDWIG	Lisa Ludwig	89 EVERETT CIRCLE
MARK WATKINS	Mark Watkins	29 EVERETT CIRCLE
LORNE BAICH	Lorne Baich	29 EVERETT CIRCLE

To: Mayor and City Council
City of Red Deer

We the undersigned residents object to the proposed development of a mobile home park (rental) consisting of 68 units, 26 single wide and 42 double wide by TEASDALE HOLDINGS LTD. which is to be located on 3.481 hectares (8.6 acres) of land located in Eastview Estates Subdivision south of Ross Street and west of Erickson Drive.

PRINT NAME	SIGNATURE	ADDRESS
JANICE BLAIR	[Signature]	37 Edge Close
Donna M. H. Hec	[Signature]	25 Edge Close
MICHELLE VARGA	[Signature]	21 Edge Close
DORRA VARGA	[Signature]	21 Edge Close
BOB BEAUDOIN	[Signature]	21 Edge Close
MIKE LATIMER	[Signature]	17 Edge Close
MURRAY LINTAK	[Signature]	13 Edge Close
ROSE RICHARD	[Signature]	5 Edge Close
BRETT RICHARD	[Signature]	5 Edge Close
HARVEY RASNER	[Signature]	145 EASTMAN CRES
KEN RASNER	[Signature]	145 EASTMAN CRES
JANICE GUNNILL	[Signature]	141 EASTMAN CRES
DALE GUNNILL	[Signature]	141 EASTMAN CRES
ANDREW RASNER	[Signature]	137 EASTMAN CRES
CURT RICHARD	[Signature]	95 EVERITT CRES
NOEL EL	[Signature]	125 EASTMAN CR.
WENDY COOPER	[Signature]	125 EASTMAN CR.
Dave Quachuk	[Signature]	101 EASTMAN CR.
JANICE CAUCHUK	[Signature]	101 EASTMAN CR.
Brian Fein	[Signature]	97 EASTMAN CR.
RUTH PERD	[Signature]	77 EASTMAN CRES
HUMPHREY HUMPHREY	[Signature]	89 EASTMAN CRES
TERRY HUMPHREY	[Signature]	77 EASTMAN CR.
LEE HUMPHREY	[Signature]	55 EASTMAN CR.
LEBBY CORBETT	[Signature]	61 EASTMAN CR.
DORRA HICKS	[Signature]	52 EASTMAN CR.
BABBE HICKS	[Signature]	44 EASTMAN CR.
Edna A. Coates	[Signature]	#5 - EVERITT CR.
DEAN SNEY	[Signature]	17 EVERITT CR.
Wendy McNamara	[Signature]	5 ELKIN CLOSE
ALAN BATHUR	[Signature]	59 ELKIN CLOSE
Les Vandenburg	[Signature]	69 EVERITT CR.
R. Coateshoff	[Signature]	66 EVERITT CRES
C. Coateshoff	[Signature]	66 EVERITT CRES
T. Coateshoff	[Signature]	62 EVERITT CRES
R. NITHELL	[Signature]	54 EVERITT CRES
Phyllis Foster	[Signature]	53 ERICKSON DR.
Gray Foster	[Signature]	53 ERICKSON DR.
Donna Bisset	[Signature]	73 ERICKSON DR.

February 21, 1985

46.

To: Mayor and City Council
City of Red Deer

We the undersigned residents object to the proposed development of a mobile home park (rental) consisting of 68 units, 26 single wide and 42 double wide by TEASDALE HOLDINGS LTD. which is to be located on 3.481 hectares (8.6 acres) of land located in Eastview Estates Subdivision south of Ross Street and west of Erickson Drive.

PRINT NAME	SIGNATURE	ADDRESS
WILLIE BREWSTER	[Signature]	13 ELKIN CR.
WINNIE BREWSTER	[Signature]	13 ELKIN CR.
[Name]	[Signature]	22 EVERITT CR.
HARLEY HAY	[Signature]	74 EVERITT CR.
John Lalymor	[Signature]	72 Everitt Cr.
DEBBIE Lalymor	[Signature]	72 Everitt Cr.
ED WOLFGEMUTH	[Signature]	58 Everitt Cr.
Evlyn N. Kuschak	[Signature]	38 EVERITT CR.
[Name]	[Signature]	31 EVERITT CR.
James Butler	[Signature]	26 EVERITT CR.
[Name]	[Signature]	26 EVERITT CR.
HELEN MCDONNELL	[Signature]	32 EVERITT CR.
CAROL TISDALE	[Signature]	18 EVERITT CR.
LEN TISDALE	[Signature]	18 EVERITT CR.
[Name]	[Signature]	14 EVERITT CR.
Pat [Name]	[Signature]	14 EVERITT CR.
TELL [Name]	[Signature]	10 EVERITT CR.
Kathy Jackson	[Signature]	10 EASTMAN CR.
ALBY BELLS	[Signature]	21 ERICKSON DR.
[Name]	[Signature]	21 ERICKSON DR.
Diane Murray	[Signature]	35 ERICKSON DR.
[Name]	[Signature]	1 ERICKSON DR.
[Name]	[Signature]	33 ERICKSON DR.
Jim STEWART	[Signature]	37 ERICKSON DR.
[Name]	[Signature]	49 ERICKSON DR.
[Name]	[Signature]	49 ERICKSON DR.
[Name]	[Signature]	15 ERICKSON DR.
GARET BURNS	[Signature]	61 ERICKSON DR.
JANE BURNS	[Signature]	61 ERICKSON DR.
BILL BURNS	[Signature]	117 ERICKSON DR.
[Name]	[Signature]	65 ERICKSON DR.
[Name]	[Signature]	81 ERICKSON DR.
MIKE DIBBELL	[Signature]	89 ERICKSON DR.
[Name]	[Signature]	89 ERICKSON DR.
[Name]	[Signature]	112 EASTMAN CR.
PAULINE HURF	[Signature]	118 EASTMAN CR.
[Name]	[Signature]	114 EASTMAN CR.
MYRAA GLITSCHER	[Signature]	114 EASTMAN CR.
Michael F. Hutzman	[Signature]	115 EASTMAN CR.
ROBERT WILKINS	[Signature]	136 EASTMAN CR.
[Name]	[Signature]	136 EASTMAN CR.

47.

We the undersigned residents object to the proposed development of a mobile home park (rental) consisting of 68 units, 26 single wide and 42 double wide by TRASDALE HOLDINGS LTD. which is to be located on 3.481 hectares (8.6 acres) of land located in Eastview Estates Subdivision south of Ross Street and west of Erickson Drive.

PRINT NAME	SIGNATURE	ADDRESS
2 Members	Tina NECKHEV	117 ERICKSON DR.
W. SCOTT BURRIS	117 ERICKSON DR. RD	117 ERICKSON DR. RD
R. WATSON	R. Watson	113 ERICKSON DR.
Maryna Watson	Maryna L. Watson	113 ERICKSON DR.
Bart Hanson	Bart Hanson	109 ERICKSON DR.
Diane Cingel	D. Cingel	41 Edge Close
Larry Cingel	L. Cingel	41 Edge Close
RANDY SCOTT	Randy Scott	33 Edge Close
VICKI SCOTT	Vicki Scott	33 Edge Close
STUART TURNER	Stuart Turner	129 EASTMAN CRES
Joyce Turner	METT Turner	129 EASTMAN CRES
MARINA PRATT	Oril Pratt	133 EASTMAN CRES
HOWARD PRATT	Howard Pratt	133 EASTMAN CRES
Mrs. Peggy Cook	M. COCK	121 EASTMAN CRES
GRANT COOK	GRANT COOK	121 EASTMAN CRES
JOHN COOK	John Cook	121 EASTMAN CRES
ERIC ALSON	Eric Alson	109 EASTMAN CRES
R. E. THOMPSON	R. E. Thompson	85 EASTMAN CRES
A. S. BOTTUS	A. S. Bottus	85 EASTMAN CRES
Joni Germain	Joni Germain	73 EASTMAN CRES
K. Kise	K. Kise	69 EASTMAN CRES
MARION MASON	Marion Mason	711 MASON
LYNN MASON	Lynn Mason	711 MASON
JOHN MASON	John Mason	711 MASON
Jim R. Smith	Jim R. Smith	711 MASON
LESLIE THORNTON	Leslie Thornton	711 MASON
DOROTHY THORNTON	Dorothy Thornton	711 MASON
MIKE P. PINE	Mike P. Pine	711 MASON
Cam Scharlar	Cam Scharlar	711 MASON
Collette Scharlar	Collette Scharlar	711 MASON

Commissioners' Comments

As Council will recall an application was received and considered at the Council meeting of February 4, 1985, pertaining to a proposed mobile home park in the N.W. corner of the Eastview Extension. At that meeting, Council referred the matter to the administration to resolve a number of concerns with the applicant, following which the matter was to be brought back to Council. We have now received the attached petition in regards to the proposal. All we can recommend at this time is that a copy of the petition be sent to the applicant for his information.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2672/G-85

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

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

- (1) Section 6.3.1.3 is amended by adding the following use:
 - (15) Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
- (2) Section 6.3.2.3
 - (5) Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
- (3) The addition of the following to Section 6.3.2.2(1)"and extraction from the ground of petroleum, minerals, sand and gravel, peat moss and top soil."
- (4) Section 6.2.4.3
 - (18) Drivers Examination Centre
- (5) This Bylaw shall come into force upon the final passing hereof:

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1985

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1985

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1985.

MAYOR

CITY CLERK

BYLAW NO. 2672/H-85

Being a Bylaw to amend Bylaw No. 2672/H-85, being the
Land Use Bylaw of The City of Red Deer.

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

1. The "Use District Map", as referred to in Section 1.4 is hereby
amended in accordance with the Use District Map No. 5/85 attached
hereto and forming part of this Bylaw.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1985.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1985.

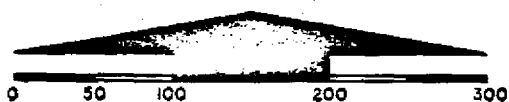
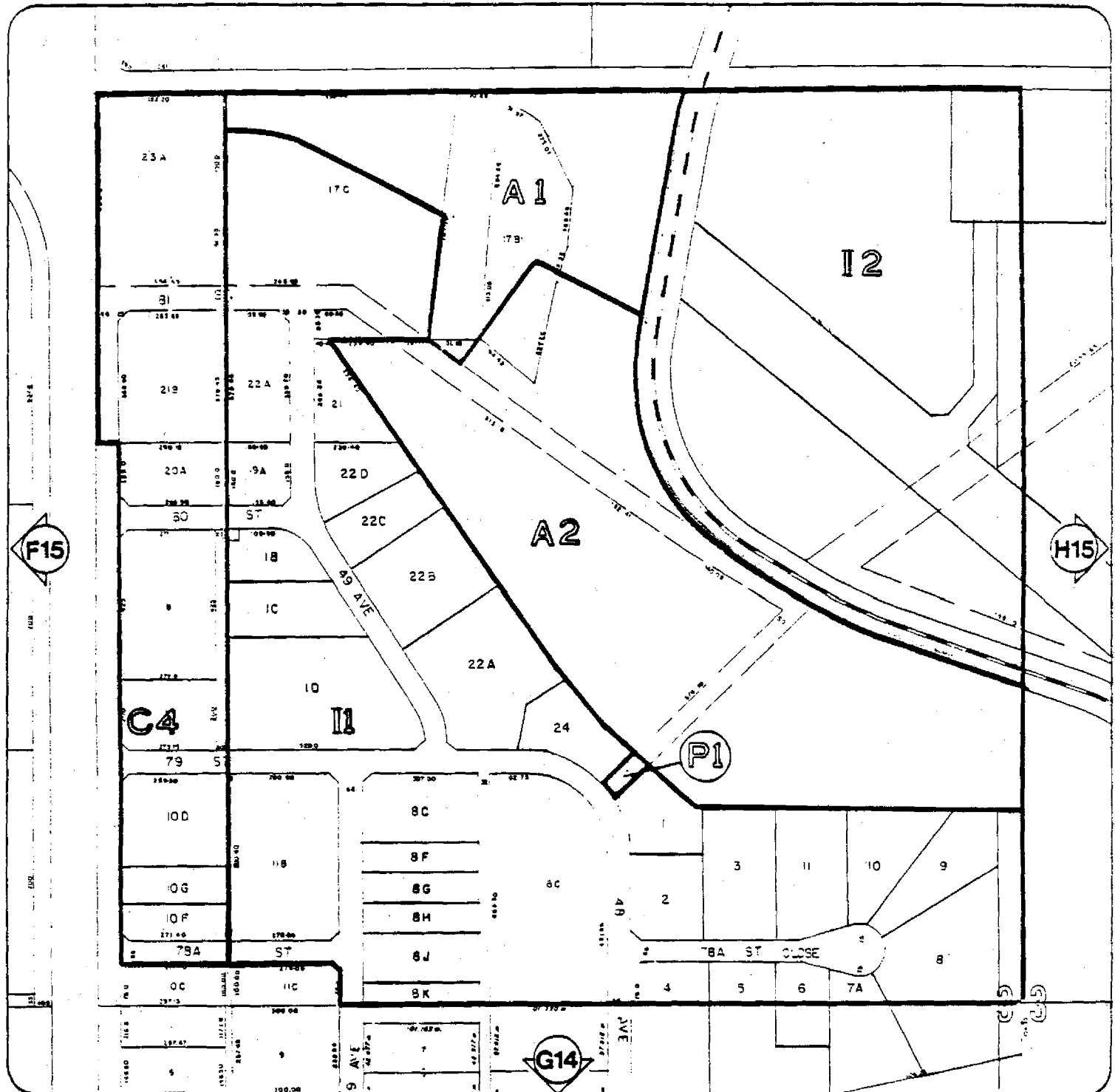
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1985.

MAYOR

CITY CLERK

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

G15



scale in metres

Revisions :

MAP No. 5/85
BY-LAW No. 2672/H-85

Change from A1 to I 2