

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, JUNE 26, 1989,
COMMENCING AT 4:30 P.M.

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- 11) Personal Matter
- 12) Land Matter

UNFINISHED BUSINESS

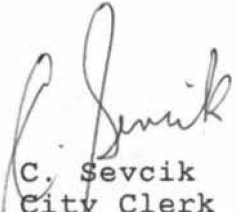
NO. 1

DATE: June 20, 1989
TO: City Council
FROM: City Clerk
RE: PLANNING PERTAINING TO SERVICE ROAD PARALLEL
49TH AVE. SOUTH OF DELBURNE ROAD

At the Council Meeting of May 15, 1989, the following motion was passed with regard to the service road referred to above.

"THAT the planning relating to the service road parallel with 49th Ave. be reviewed and the matter brought forward to Council June 26, 1989".

Enclosed hereafter is a report from the Director of Engineering Services.



C. Sevcik
City Clerk
CS/as
Encl.

285-004

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: SERVICE ROAD DESIGN - HIGHWAY NO. 2 AND 2A
SOUTH OF CITY - ADJACENT TO THE WESTERNER SITE

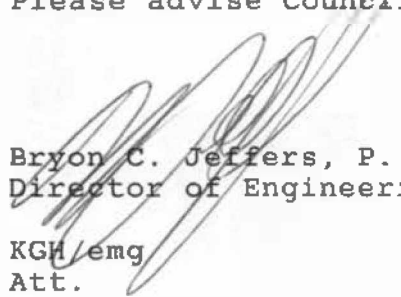
As this service road forms part of The County of Red Deer's road network and is part of an overall plan under consideration by Alberta Transportation and Utilities for interchange modifications at the intersections of Highway No. 2, Highway No. 2A (Gaetz Avenue), and the Delburne Road, we requested the Province to attend the June 26, 1989 Council meeting to present their plans and discuss their April 3, 1989 letter regarding access from the commercial sites to the service road.

As of this date, the Regional Director, Mr. Jim Bussard, has advised that the modifications to the existing plans are in progress and they would prefer a planning meeting with City Engineering staff and City Planning Department staff to finalize some issues.

Following this meeting and further work on their drawings, they would probably be in a position to present the information to City Council later in the year.

In the meantime, attached are copies of correspondence received from The County of Red Deer and Alberta Transportation and Utilities, temporarily approving direct access to the service road for the proposed Metro R.V. Sales and Services Ltd.'s purchase.

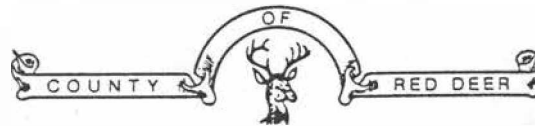
Please advise Council accordingly.


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

KGH/emg
Att.

KEN HASLOP.

BCJ³
KGH



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

4758 - 32nd Street

Phone 347-3364

JUNE 7, 1989

Mr. Alan V. Scott
Manager Economic Development
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Scott;

Your letter dated May 23, 1989 requesting the County of Red Deer give consideration to approving further access points from the Gaetz Avenue Service Road north to allow additional access points to the various lots, which may be sold in the coming year, was presented to County Council at its meeting held on June 6, 1989.

Please be advised that County Council, by resolution, have approved the request by the City to allow these, however, it must be stated that this is only a temporary measure and that the access points will have to be closed in 1990 when the City constructs the road on 49th Avenue.

Therefore, as stated above, the County will allow temporary access points to be installed as requested, subject to this approval being temporary in that the road on 49th Avenue will be constructed by the City in 1990.

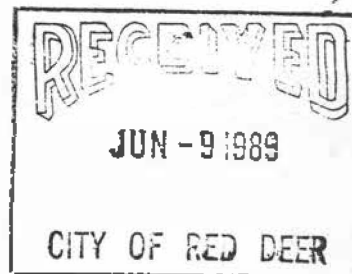
We trust the above will be satisfactory to you, and if you have any further questions on the above, please contact the undersigned.

Yours truly

COUNTY OF RED DEER NO. 23

R.J. STONEHOUSE
COUNTY COMMISSIONER

/gg





TRANSPORTATION
AND UTILITIES

Office of the District Transportation Engineer

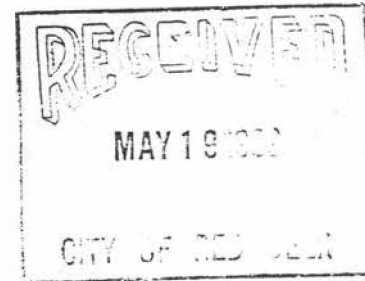
4th Floor, Provincial Building, #404, 4920 - 51 Street, Red Deer, Alberta, Canada T4N 6K8 403/340-5200

May 12, 1989

File: City of Red Deer
1564-Red Deer

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

Attention: Alan V. Scott



Dear Sir:

RE: DEVELOPMENT OF LANDS NORTH OF
EXISTING WOODY'S R.V. CENTRE
PROPOSED SALE TO METRO R.V. AND A.G.T.

Thank you for your letter of May 2, 1989 regarding the proposed sale of land as outlined above. As the City intends to construct 49 Avenue in 1990 we would have no objections to the construction of the temporary access to serve the proposed Metro R.V. Sales and Service Ltd. The approach to Metro R.V. and Woody's R.V. would be removed upon completion of 49 Avenue. Also, as this road is under the jurisdiction of the County of Red Deer you should approach them for approval.

With relation to our requirements for highway improvements, a right-of-way request has been initiated and we will be contacting you in the near future for the purchase of the lands adjacent the existing service road.

I would therefore request that your agreements with prospective purchasers indicate our requirements and that we be given the opportunity to complete our purchase with you prior to the sale to Metro R.V. or A.G.T.

.....2

- 2 -

If you have any further questions regarding this, please contact me or Lee Bowman at 340-5200.

Yours truly,



Tom Mammen, P. Eng.,
DISTRICT OPERATIONS ENGINEER

LTB/mt

C.C. D. J. Bussard
County of Red Deer

Commissioners' Comments

This is presented for Council's information and will again appear on a Council Agenda in the fall.

"R.J. MCGHEE"
Mayor

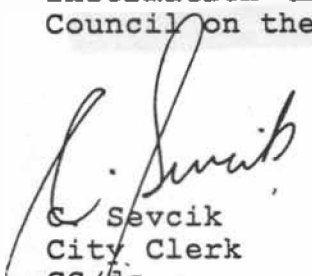
"M.C. DAY"
City Commissioner

DATE: May 18, 1989
TO: Director of Engineering Services
FROM: City Clerk
RE: ALDERMAN KOKOTAILO/NOTICE OF MOTION/PLANNING
PERTAINING TO SERVICE ROAD PARALLEL 49 AVE.

At the Council meeting of May 15, 1989, the following motion was passed with regard to the service road parallel with 49 Ave. adjacent to the commercial city lands south of the Delburne Road.

"THAT the planning relating to the service road parallel with 49 Ave. be reviewed and the matter brought forward to Council June 26."

The decision of Council in this instance is submitted for your information and we look forward to your report to go back to Council on the agenda of June 26.

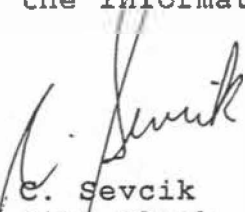


C. Sevcik
City Clerk
CS/as
c.c. Economic Development Manager
Urban Planner
City Assessor
Dir. of Financial Services

DATE: June 28, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: SERVICE ROAD DESIGN - HIGHWAY NO. 2 AND 2A SOUTH OF CITY
ADJACENT TO THE WESTERNER SITE

Your report dated June 15, 1989, pertaining to the above matter was presented on the Council Agenda of June 26, 1989, for information purposes only.

We will look forward to a further report from your office once Alberta Transportation and Utilities are in a position to present the information to Council.



C. Sevcik
City Clerk
CS/ds
c.c. Economic Development Manager
Alderman Kokotailo

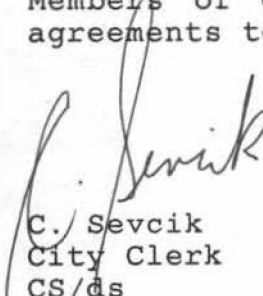
DATE: May 17, 1989
TO: City Council
FROM: City Clerk
RE: SCHOOL AGREEMENTS: COMMUNITY SERVICE FACILITIES

The attached reports pertaining to the above noted topic appeared on the Council Agenda of May 15, 1989.

In view of the significance and complexity of these agreements the following motion was passed by Council agreeing to table the matter for six weeks to allow Council sufficient time to study these agreements.

"RESOLVED that Council of The City of Red Deer hereby agrees that the matter pertaining to school agreements: community service facilities be tabled for consideration at the Council meeting of June 26."

Members of Council are reminded to bring their copies of the agreements to the meeting.



C. Sevcik
City Clerk
CS/as

c.c. Dir. of Community Services
Recreation, Parks & Culture Board
Parks Manager
Social Planning Manager
F.C.S.S. Board

DATE: May 4, 1989

TO: RECREATION, PARKS & CULTURE BOARD

FROM: CRAIG CURTIS
Director of Community Services

RE: SCHOOL AGREEMENTS:
COMMUNITY SERVICE FACILITIES

CS-2.179

1. There is, at present, an agreement between the City and the Public and Separate School Boards regarding the disposition of Municipal Reserve and the City's commitment with regard to the provision and servicing of school lands. In addition, there is an agreement between the City and the Red Deer Public School Board regarding the joint planning and use of school grounds. These agreements may be summarized as follows:

- Agreement #1 between The City of Red Deer, the Red Deer Public School Board #104 and the Red Deer Catholic Board of Education, dated September 10th, 1981 (attached).

This agreement provides for the allocation of Municipal Reserve within subdivisions between the authorities. The City's commitment with regard to the provision and servicing of school lands is outlined in the context of concept plans for the East Hill and the Northwest Sector of the city.

- Agreement #2 between The City of Red Deer and the Red Deer Public School District #104, dated November 7th, 1962, and an amendment dated December 23rd, 1969 (attached).

This agreement provides for the joint planning and use of "playgrounds" and "school grounds". In addition, a joint planning committee was established for the development of policy for the planning and use of these facilities.

2. Agreement #1 contains reference to the East Hill Concept Plan and the Northwest Sector Area Structure Plan. Both these plans have recently been revised, with input from the school boards and the Recreation, Parks & Culture Board. Consequently, it is now necessary to revise and update Agreement #1.
3. Agreement #2 is very outdated, and there is no similar agreement with the Catholic Board of Education. In 1984, two new agreements were drafted by the City Solicitor, and discussed with the school administrations. However, they were never formally ratified by City Council or the school boards.

Recreation, Parks & Culture Board
Page 2
May 4, 1989
School Agreements

The first agreement made provision for the joint planning, development and use of school grounds and playgrounds. The second agreement provided for the reciprocal use of the City's recreation facilities and the various school buildings operated by the school boards. The policies contained in these agreements are largely in existence on an informal basis.

4. Over the last year, I have convened several meetings with the Recreation & Culture, Parks and Social Planning Managers, and representatives of the school administrations. As a result of these discussions, the City Solicitor has prepared three new joint agreements to clarify the relationship between the City and the school boards, with respect to the planning, development and use of community service facilities. These new agreements are attached, and may be summarized as follows:
- Agreement "A" is an update of Agreement #1, between the City and both school boards. It provides for the allocation of Municipal Reserve within subdivisions, and outlines the City's commitment with regard to the provision and servicing of school lands. The agreement also formalizes an ad hoc committee of City and school administration personnel, which has been in existence for the last ten years.
 - Agreement "B" is a proposed new agreement, between the City and both school boards. It provides for the joint planning, development, administration and use of playgrounds and school grounds. The policies contained in this agreement are largely in existence on an informal basis.
 - Agreement "C" is a proposed new agreement, between the City and both school boards. It provides for reciprocal use of the City's community service facilities and the various school buildings operated by the school boards. This policy is already in place, although, it is not formally documented.

Recreation, Parks & Culture Board
Page 3
May 4, 1989
School Agreements

5. RECOMMENDATION

I have worked closely with the Recreation & Culture, Parks and Social Planning Managers, to finalize these agreements. It is our joint recommendation that the Recreation, Parks & Culture Board recommend to City Council that the three new agreements, marked "A", "B" and "C", be approved.



CRAIG CURTIS, Director
Community Services Division

CC:dmg

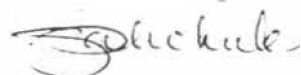
Attachments

- c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Rick Assinger, Social Planning Manager

SP-2.244

DATE: May 5, 1989
TO: RED DEER CITY COUNCIL
FROM: COLLEEN PALICHUK, Chairman
Family and Community Support Services Board
RE: SCHOOL AGREEMENTS

A report from the Director of Community Services outlining the provisions of the agreements between The City of Red Deer, the Red Deer Public School Board, and the Red Deer Catholic Board of Education was discussed at the last regular meeting of the F.C.S.S. Board on May 2, 1989. It is the view of the F.C.S.S. Board that these agreements consolidate the procedures for co-operation between the City and the School Districts, and also make provision for increased co-operation which can only be of benefit to the larger community. The F.C.S.S. Board strongly supports these agreements and urges City Council to adopt them on behalf of the City.



COLLEEN PALICHUK
Chairman, Red Deer and District
Family and Community Support Services Board

RA/jt

c.c. Craig Curtis,
Community Services Director

Commissioners' Comments

The School Agreements previously circulated with the May 15 Council Agenda are being presented to Council for their consideration and input. There are 2 agreements with respect to joint use of facilities and 1 with respect to the distribution of Municipal Reserve.

We would recommend that Council approve the agreements in principle as a basis for negotiation with the school boards subject to any input which Council may wish to direct to the Administration. Specifically with respect to the latter agreement, we would further recommend that provisions be made in this agreement for the responsibilities of each party regarding the cost of land, servicing, and offsite levies for any sites which are in excess of the 10% Public Reserve designation.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

FILE NO.: R-31440

DATE: MAY 9, 1989
TO: MAYOR & COUNCIL
FROM: JACK ENGEL, CHAIRMAN
RECREATION, PARKS & CULTURE BOARD
RE: CITY/SCHOOL BOARD AGREEMENTS

For some time now we have been attempting to update existing agreements with the School Boards. At our meeting May 8th, the Board considered a report from the Director of Community Services and after a complete review, passed the following resolution:

Moved by Jack Engel, seconded by Barry Stotts

"THAT the Recreation, Parks & Culture Board recommend to City Council that Consolidated School Agreements A, B, and C be approved and duly executed subject to the following:

Agreement 'A' - Page 4, Item 10 - clarification relative to the payment of off-site levies.

Agreement 'B' - Page 2, Item 5 - be clarified regarding the development costs of district sites which are not funded from recreation levies.

Agreement 'C' - that City Council consider excluding the Memorial Centre and Great Chief Park from this agreement as the Memorial Centre is covered in a separate agreement and Great Chief Park is unuseable except for competitions.

It was further agreed that we seek clarification in the Memorial Centre agreement, Paragraph 6(2), as to the profit intent of school use."

MOTION CARRIED

Carole McAllister

per/ JACK ENGEL

LH/cjm

c. Craig Curtis

Charlie

AGREEMENT #1

AGREEMENT

THIS AGREEMENT entered into this 10th day of Dec- A.D. 1981

B E T W E E N :

THE CITY OF RED DEER

(hereinafter called "the City")

OF THE FIRST PART

- and -

THE RED DEER PUBLIC SCHOOL BOARD NO. 104

(hereinafter called "the Public School")

' OF THE SECOND PART

- and -

THE RED DEER CATHOLIC BOARD OF EDUCATION

(hereinafter called "the Separate School")

OF THE THIRD PART

WHEREAS the Planning Act 1977 (Section 101) provides authority for the municipal and school authorities to enter into an agreement for the purpose of allocating reserve lands;

AND WHEREAS the parties hereto desire to reserve land for school purposes;

AND WHEREAS the parties to this Agreement are desirous of entering into an Agreement for the allocation of reserve lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and conditions herein contained and to be performed by the parties hereto, the parties hereto covenant and agree together as follows:

1. Except as herein provided, when reserve lands are due as a result of subdivision of land within the corporate boundaries of

the City, the title to such reserve land shall be vested in the City as municipal reserves.

2. Except as herein provided, when money is taken in lieu of reserve lands as a result of subdivision of land within the corporate boundaries of the City, the said money shall accrue to the City.

3. Upon registration of lands situate in the "East Hill" area of the City of Red Deer as outlined on the concept plan annexed hereto as Schedule "A" to this Agreement, there shall be reserved in the name of the City for the future use by the Separate School and the Public School, lands for a school site in the areas designated as reserve lands, in the said concept plan.

4. Upon registration of lands situate in the "North Hill" area of the City of Red Deer as outlined on the concept plan annexed hereto as Schedule "B" to this Agreement, there shall be reserved in the name of the City for the future use by the Separate School and the Public School, lands for a school site in the areas designated as reserve lands in the said concept plan.

5. The parties hereto acknowledge and agree that the boundaries of land reserved for future school sites as set forth on Schedules "A" and "B" hereof, are preliminary designations only, and that notwithstanding the provisions of Clause 3 and 4 and the designation of the school sites set forth in the concept plans, the plan of subdivision for the lands contained within Schedules "A" and "B", when prepared, will attempt wherever possible to designate the school sites as set forth in the concept plan, but

in any event, the subdivision plan when prepared and registered, shall govern the designation of school sites.

6. The title to the lands reserved pursuant to Clause 3 and 4 hereof for proposed school sites will be vested in the name of the City, and the title to each site will be transferred to the respective school districts without cost as recognition of need is granted by the School Building Board of the Department of Education for the construction of a school building on a particular site. The priority of school site development within the areas designated for school purposes shall be reviewed annually by representatives of each of the parties hereto and be submitted to each of the parties to this agreement in accordance with such review.

7. When the Public School, or the Separate School, having established a priority pursuant to Clause 6 hereof, requests title to the land for school purposes, the City shall pay all costs for the preparation of the transfer documents and the representative school board shall be responsible for all costs incurred in registering such transfer documents.

8. All school sites transferred by the City to the schools pursuant to the terms of this agreement shall be serviced with power, water, storm sewer, and sanitary sewer, and with all City provided local improvements and services, provided to the property line, at no cost to the public school or the separate school, subject always to the capability of the City to provide such services and utilities having regard to the logical progression and the development of the City's Service pattern.

9. Lands reserved hereunder for school sites, which are undeveloped and are not required for school purposes, will be retained by the City as municipal reserve for recreation and park use, subject to the provisions of the Planning Act related to such reserves.

10. When a school site that was transferred by the City to the Public School or the Separate School under the terms of this agreement is no longer required for school purposes, the City shall be so notified in writing, and shall have for a period of six months after receipt of such notification, an option to purchase the site and all improvements thereon on the following terms:

- (a) the purchase price of the site excluding improvements one (\$1.00) dollar, plus,
- (b) subject to the regulations and constraints established by the Department of Education in connection with the disposal of school buildings, the City will purchase from the respective School all buildings and other improvements including fencing, playground equipment, at a price determined by an independent appraisal by an appraiser selected by mutual agreement by the City and the respective School,
- (c) the land will be retained by the City for recreational and park use, as municipal reserve subject to the provisions of the Planning Act related to such reserves.

11. Should the City annex additional lands beyond the boundaries of the present limits of the City, and propose to

subdivide such lands for residential use, it is the intention of the parties hereto that a concept plan for such additional areas would be designated for each such additional area, which would make similar provisions for the allocation and use of reserve land as is contained in the within agreement related to Schedules "A" and "B" annexed hereto, subject to the same terms and conditions as contained in this Agreement.

12. The respective Schools covenant and agree that as soon as they have determined the estimated size of the school, and the estimated size of the school site necessary to meet their needs, that they shall meet with representatives of the City for the purpose of agreeing upon the size of the reserves to be allocated and transferred to the School. The City agrees that it will consult with and obtain a recommendation from the respective School prior to determining the final designation of the school site.

13. In the event the parties to this Agreement shall be unable to agree

(a) on the purchase price of the depreciated Net Cost of Municipal Improvements, and fair interest value of the Board's Improvements, or

(b) on the size of a school site,

within sixty (60) days from the date upon which such issue arises, then every such dispute shall be finally and conclusively determined by arbitration, at the request of either party, pursuant to the provisions of The Arbitration Act of Alberta, except that:-

(a) Unless the parties to this dispute shall agree within seven (7) clear days to the appointment of a single arbitrator, either of the parties may notify the other

party in writing of its desire to submit the difference to arbitration, and the notice shall contain a statement of the difference and the name of the first party's appointee to a three person arbitration team. The recipient of the notice shall, within five (5) days (exclusive of Saturdays and Sundays and other holidays) inform the other party of the name of its appointee to the arbitration team. The two appointees so selected shall within five (5) days (exclusive of Saturdays and Sundays and other holidays) of the appointment of the second of them meet to appoint a third person who shall be the Chairman.

- (b) If the recipient of the notice fails to appoint an arbitrator within the time limited under section (a), the appointment shall be made by the Minister of Labour upon the request of either party. If the two appointees fail to agree upon a chairman within the time limit the appointment shall be made by the Minister of Labour upon the request of either party.

14. Amendments to this agreement may be made only by the mutual consent of the parties to this agreement, and subject to the approval of the Minister of Education.

IN WITNESS WHEREOF the parties hereto have executed
these presents the day and year first above written.

THE CITY OF RED⁷ DEER

Per: _____

Per: _____

RED DEER PUBLIC SCHOOL BOARD

Per: _____

Per: _____

RED DEER CATHOLIC SCHOOL BOARD

Per: _____

Per: _____

THE FOREGOING IS HEREBY APPROVED.

Dated at the City of Edmonton, in the Province of
Alberta, this day of A.D. 1981

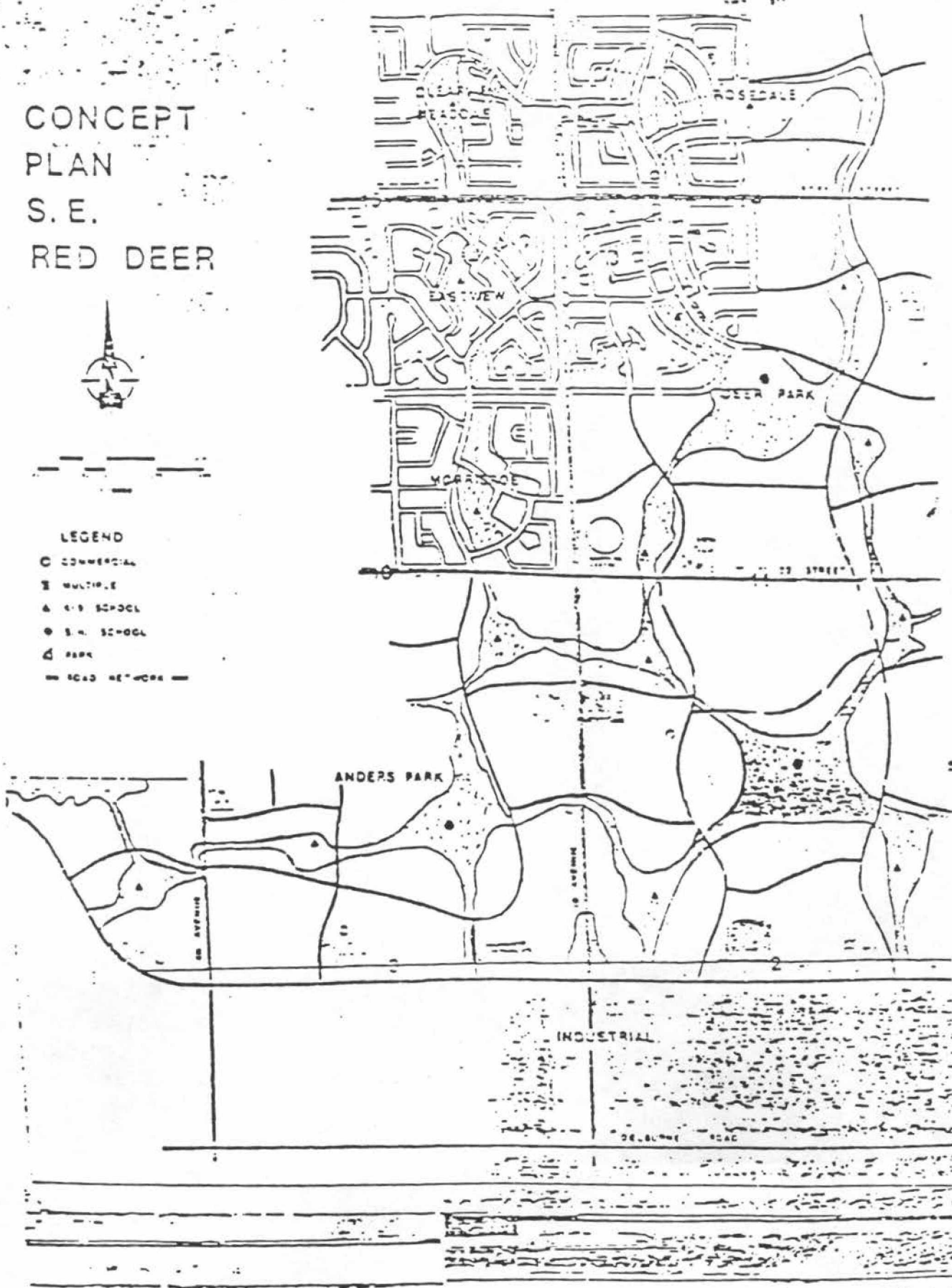
Minister of Education for the
Province of Alberta

CONCEPT PLAN S.E. RED DEER



LEGEND

- C COMMERCIAL
- E MULTIPLE
- A K-12 SCHOOL
- S.H. SCHOOL
- PARK
- ROAD NETWORK



AGREEMENT #2

THIS AGREEMENT made in quadruplicate this 7th day of

AGREEMENT

November

A.D. 19

BETWEEN:

THE CITY OF RED DEER, a
Municipal Corporation,
(hereinafter called "the City")

Of the First Part

- and -

RED DEER PUBLIC SCHOOL DISTRICT NO. 104
(hereinafter called "the school")

Of the Second Part.

WHEREAS the City owns certain lands within the City of Red Deer which are devoted to active recreational purposes and used as playgrounds.

AND WHEREAS the School owns certain lands within the City of Red Deer, parts of which are devoted to active recreational purposes and used as playgrounds.

AND WHEREAS in order to avoid duplication of playground areas with its attendant expense and to provide larger playgrounds which will permit better planning, maintenance and use by both parties, the parties hereto deem it advisable to make provision for the joint development, maintenance, administration and use of the said playgrounds throughout the City.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto covenant and agree together as follows:

1. "Playgrounds" mean existing playgrounds, listed in Section 10 of this *M.C.* agree
2. The School and the City, from the date of this agreement, shall jointly develop, maintain, administer and use existing playgrounds.
3. The City and the School shall share *m.a.p* ~~equally~~ the cost of development, maintenance, administration and use of existing playgrounds.
4. A Joint Planning Committee is hereby established which shall consist of the following:

- (a) A representative of the City, To be appointed by Council.
- (b) The Superintendent of the City Recreation Department,
- (c) The Superintendent of Schools,
- (d) A member of the School Board.

5. The duties of the Committee shall include:

- (a) Developing policy with respect to existing playgrounds.
- (b) Developing policy in the scheduling and use of existing playgrounds
- (c) Developing policy in respect of development and maintenance of existing playgrounds.
- (d) Promulgating regulations governing the use of such playgrounds.

6. That in all cases the playgrounds shall be developed to the state of completion of grading and seeding, the work details to be arranged by the Joint Planning Committee.

7. Before any construction is started or equipment installed on any playground the Joint Planning Committee shall obtain firm estimates of construction, equipment and drainage costs and shall submit the cost to the City and the School. Before construction of a building is begun or any equipment is installed on the playgrounds the City and the School must agree in writing to the proposed expenditures.

8. In the operation of the playgrounds to which this agreement applies, the following conditions shall apply:

(a) That until 6:00 o'clock p.m. of each school day the School shall have jurisdiction, control and use thereof and from 6 o'clock p.m. on each school day until 5:00 a.m. on the following day and on Saturdays and Sundays the City shall have jurisdiction, control and use of the playgrounds provided that where the School requires the use of the playgrounds after 6:00 p.m. on school days or on Saturday or Sunday or a holiday the School upon giving one weeks notice to the Joint Planning Committee shall have priority for its activities on the date and at the time mentioned in the notice.

(b) That when admission is charged for any activity on a playground the use of the playground shall be placed on a rental basis.

(c) That all revenue accruing from rental of playgrounds, operating concessions and from such other items as revenue may be derived from may be applied to the cost of maintenance of the playgrounds.

9. That where any person makes a claim for personal injury or damage to property and the injury or damage occurred on a playground then the party to this agreement which had jurisdiction, control and use of the playground at the time the injury or damage occurred shall be deemed to be the occupier of the playground.

10. This agreement shall only apply to the school grounds and City grounds listed below and not to those acquired after the date of execution of this agreement.

- (a) Joseph Welsh School and Playground
- (b) Eastview School ground
- (c) Grandview School ground
- (d) Mountview School and playground
- (e) Central School ground
- (f) South School ground
- (g) South Hill School ground
- (h) West Park school and playground
- (i) North School playground
- (j) North Hill School ground
- (k) Sunnybrook school ground
- (l) Fairview ^{M.A.P.} ~~area~~ school site and playground.

11. The use of school grounds for expansion of school buildings shall have priority over any other use.

12. Nothing in this agreement shall apply to buildings in existence at the date of execution of this agreement.

13. This agreement may be terminated by either party thereto on their giving ninety (90) days notice in writing by prepaid registered mail.

14. This agreement shall endure to the benefit of and be binding upon the parties hereto, their successors and assigns respectively.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

THE CITY OF RED DEER

Geo. Hoffmiller
Mayor
[Signature]
City Clerk

RED DEER PUBLIC SCHOOL DISTRICT NO. 104

Margaret A. Parsons

Approved as to Form John Richards
CITY SOLICITOR
Approved as to Contents [Signature]
HEAD OF DEPARTMENT
Approved as to Principle [Signature]
COMMISSIONER

THIS AGREEMENT made this

23rd

day of

Dec 1969

A.D. 1969.

BETWEEN:

THE CITY OF RED DEER, a
municipal corporation
(hereinafter called "the City")

OF THE FIRST PART

- and -

RED DEER PUBLIC SCHOOL DISTRICT NO. 104
(hereinafter called "the School")

OF THE SECOND PART

WHEREAS the parties hereto entered in an Agreement in writing dated November 7, 1962 respecting, inter alia, joint development of playgrounds;

AND WHEREAS the parties hereto are mutually desirous of amending the said Agreement as hereinafter provided.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, the parties hereto mutually covenant and agree as follows:

1. Section 10 of the said Agreement is amended by adding immediately following subsection (l) thereof the following:

- (m) Composite - Vocational site
- (n) Oriole Park Elementary School site
- (o) Annie L. Gaetz Elementary School site
- (p) West Park Jr. High School site.

2. Except as aforesaid, the said Agreement is hereby ratified and confirmed.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested to by the signatures of their authorized officers in that regard the day and year first above written.

CITY OF RED DEER

Per: R. B. B...

Mayor

[Signature]
City Clerk

RED DEER PUBLIC SCHOOL DISTRICT NO. 104

Per: [Signature]

[Signature]

THE CITY OF RED DEER



Office of:
CITY CLERK

RED DEER, ALBERTA
December 24th, 1969

Red Deer Public School District #104,
4747 - 53rd Street,
Red Deer, Alberta

ATTENTION: Mrs. L. Scott

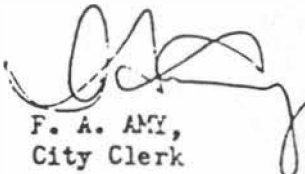
Dear Mrs. Scott:

RE: Amendment to Agreement - Joint Use
of Schoolgrounds and Playgrounds

We are enclosing herewith for your records a copy of the amendment to the 1962 agreement between the City of Red Deer and Red Deer Public School District #104 concerning joint use, maintenance and development of certain school and playgrounds.

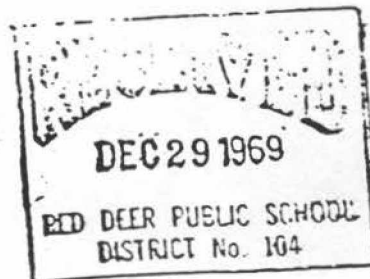
This particular agreement was approved by Red Deer City Council at meeting of December 22nd, 1969.

Yours very truly,



F. A. AMY,
City Clerk

RS/es



AGREEMENT "A"

APRIL 27, 1989

THIS AGREEMENT entered into this ____ day of _____ A.D., 1989, PROVIDING FOR THE ALLOCATION OF MUNICIPAL RESERVES.

BETWEEN:

THE CITY OF RED DEER
(hereinafter called "the City")

OF THE FIRST PART

- and -

THE RED DEER PUBLIC SCHOOL DISTRICT NO. 104
(hereinafter called "the Public Board")

OF THE SECOND PART

- and -

THE RED DEER CATHOLIC BOARD OF EDUCATION
(hereinafter called "the Catholic Board")

OF THE THIRD PART

WHEREAS the Planning Act, R.S.A. 1980 (Section 104) provides authority for a municipality and school authorities to enter into an agreement for the purpose of allocating municipal and school reserve lands;

AND WHEREAS the parties hereto desire to allocate reserve lands for school purposes and are desirous of entering into an agreement to provide for such allocation;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and conditions herein contained and to be performed by the parties hereto, the parties hereto covenant and agree together as follows:

1. Except as herein provided, when reserve lands are required to be dedicated as a result of subdivision of lands within the corporate boundaries of the City, the title to such reserve lands shall be vested in the City as municipal reserves.

2. Except as herein provided, when money is taken in lieu of reserve lands as a result of subdivision of lands within the corporate boundaries of the City, the said money shall accrue to the City, be invested in the Public Reserve Trust Fund, and be expended in accordance with the provisions of the Planning Act.

3. Upon registration of a plan of subdivision of lands situate in the "East Hill" area of the City as outlined on the concept plan annexed hereto as Schedule "A" to this Agreement, there shall be reserved in the name of the City for the future use by each of the Catholic Board and the Public Board, lands for a school site in the areas designated as reserve lands in the said concept plan.

4. Upon registration of a plan of subdivision of lands situate in the "North Hill" area of the City as outlined on the concept plan annexed hereto as Schedule "B" to this Agreement, there shall be reserved in the name of the City for the future use by each of the Catholic Board and the Public Board, lands for a school site in the areas designated as reserve lands in the said concept plan.

5. The parties hereto acknowledge and agree that the boundaries of lands reserved for future school sites as set forth on Schedule "A" and "B" hereof, are preliminary designations only, and that notwithstanding the provisions of Clauses 3 and 4 and the designation of the school sites set forth in the concept plans, the plan of subdivision for the lands contained within Schedules "A" and "B", when prepared, will attempt wherever possible to designate the school sites as set forth in the concept plan, but in any event, the subdivision plan, when prepared and registered, shall govern the designation of school sites.

6. (1) A joint planning committee (herein "the Committee") is hereby established which shall consist of the following:

- a. the Director of Community Services of the City;
- b. a representative of the Public Board;
- c. a representative of the Catholic Board;
- d. a representative from each of the Recreation & Culture, Parks, and Social Planning Departments of the City; and
- e. a representative of the staff of the Red Deer Regional Planning Commission.

(2) The duties of the Committee shall include:

- a. making recommendations to the City on the allocation of municipal reserve lands for school and park purposes on neighbourhood and district level sites;

- b. making recommendations to the Council of the City and the School Boards respecting the area of reserve lands to be allocated to a school board for the development of a school in accordance with the guidelines outlined in Schedule "C" annexed hereto;
- c. making recommendations with respect to the priority of school site development within the designated areas;
- d. making recommendations with respect to the development of playgrounds upon reserve lands in conjunction with the playground development upon the school sites;
- e. making recommendations on all proposals for school building expansion additions and all site redevelopments including playground and sports field redevelopment; and
- f. making recommendation respecting regulations governing the use and the scheduling of the use of playgrounds on reserve lands in conjunction with the school sites.

(3) The recommendations of the Committee shall not be binding on the parties hereto.

7. The title to the lands designated for proposed school sites will be vested in the name of the City, and the title to each site will be transferred to the respective School Boards without cost as recognition of need is declared and funds approved by the School Building Board of the Department of Education for the construction of a school building on a particular site. The priority of school site development within the areas designated for school purposes shall be reviewed annually by the Committee for approval.

8. The respective Boards covenant and agree that as soon as they have determined the estimated size of the school, and the estimated area of reserve lands necessary to meet their needs, they shall meet with the Committee for the purpose of agreeing upon the area of the reserve lands to be allocated and transferred to the school. The recommendation of the Committee shall be submitted to the Council of the City prior to the final designation and transfer of the school site.

9. When the Public Board or the Catholic Board requests title to the lands for school purposes, the City shall pay all costs for the preparation of the transfer documents and the respective School Board shall be responsible for all costs incurred in registering such transfer documents.

10. All school sites transferred by the City to the School Boards pursuant to the terms of this Agreement shall be serviced with power, water, storm sewer, and sanitary sewer, and with all City provided local improvements and services, provided to the property line, subject always to the capability of the City to provide such services and utilities having regard to the logical progression and the development of the City's service pattern.

11. Lands reserved hereunder for school sites, which are undeveloped and are not required for school purposes, will be retained by the City as municipal reserve for recreation and park use, subject to the provisions of the Planning Act.

12. (1) When a school site that was transferred by the City to the Public Board or the Catholic Board is no longer required for school purposes, the City shall be so notified in writing and shall have, for a period of six (6) months after receipt of such notification, an option to purchase the site and all improvements thereon at a purchase price determined as follows:

- a. the lands excluding improvements valued at one (\$1.00) dollar, plus
- b. subject to the regulations and constraints established by the Department of Education in connection with the disposal of school buildings, the value of all school buildings and related improvements situate upon the site as determined by an independent qualified appraiser selected by mutual agreement by the City and the respective Board.

(2) The purchase price will be paid in cash on exercise of the option to purchase.

(3) After transfer of title, the school site and all improvements thereon will be retained by the City for recreation and park use and as municipal reserve subject to the provisions of the Planning Act.

13. (1) In the event the parties to this Agreement shall be unable to agree:

- a. on the purchase price of the building.

*Clarified
affairs
who
prop?*

- b. fair value of the Board's improvements, or
- c. on the size of a school site,

*copy and this the
see 8 and 9*

within sixty (60) days from the date upon which such issue arises, then every such dispute shall be finally and conclusively determined by arbitration, at the request of either party, pursuant to the provisions of the Arbitration Act of Alberta.

(2) Should arbitration be required, then

- a. unless the parties to this dispute shall agree within seven (7) clear days to the appointment of a single arbitrator and the issue to be arbitrated, either of the parties may notify the other party in writing of its desire to submit the difference to arbitration, which notice shall contain a statement of the difference and the name of the first party's appointee to a three-person arbitration team. The recipient of the notice shall, within five (5) days (exclusive of Saturdays, Sundays and other holidays) inform the other party of the name of its appointee to the arbitration team. The two appointees so selected shall, within five (5) days (exclusive of Saturdays, Sundays and other holidays) of the appointment of the second of them meet to appoint a third person who shall be the Chairman;
- b. if the recipient of the notice fails to appoint an arbitrator within the time limited under subsection (a), the appointment shall be made by the Minister of Municipal Affairs upon the request of either party. If the two appointees fail to agree upon a chairman within the time limit, the appointment shall be made by the Minister of Municipal Affairs upon the request of either party.

(3) The decision of the single arbitrator, or a majority of the Arbitration Board, shall be binding upon the parties.

14. Amendments to this Agreement may be made only by the mutual consent of the parties to this Agreement.

15. This agreement shall supersede and replace the agreement between the parties dated the 10th day of December, 1981.

16. This Agreement may be terminated by either party on six (6) months' prior written notice.

17. Time is of the essence of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first above written.

THE CITY OF RED DEER

Per: _____

Per: _____

**RED DEER PUBLIC SCHOOL
DISTRICT NO. 104**

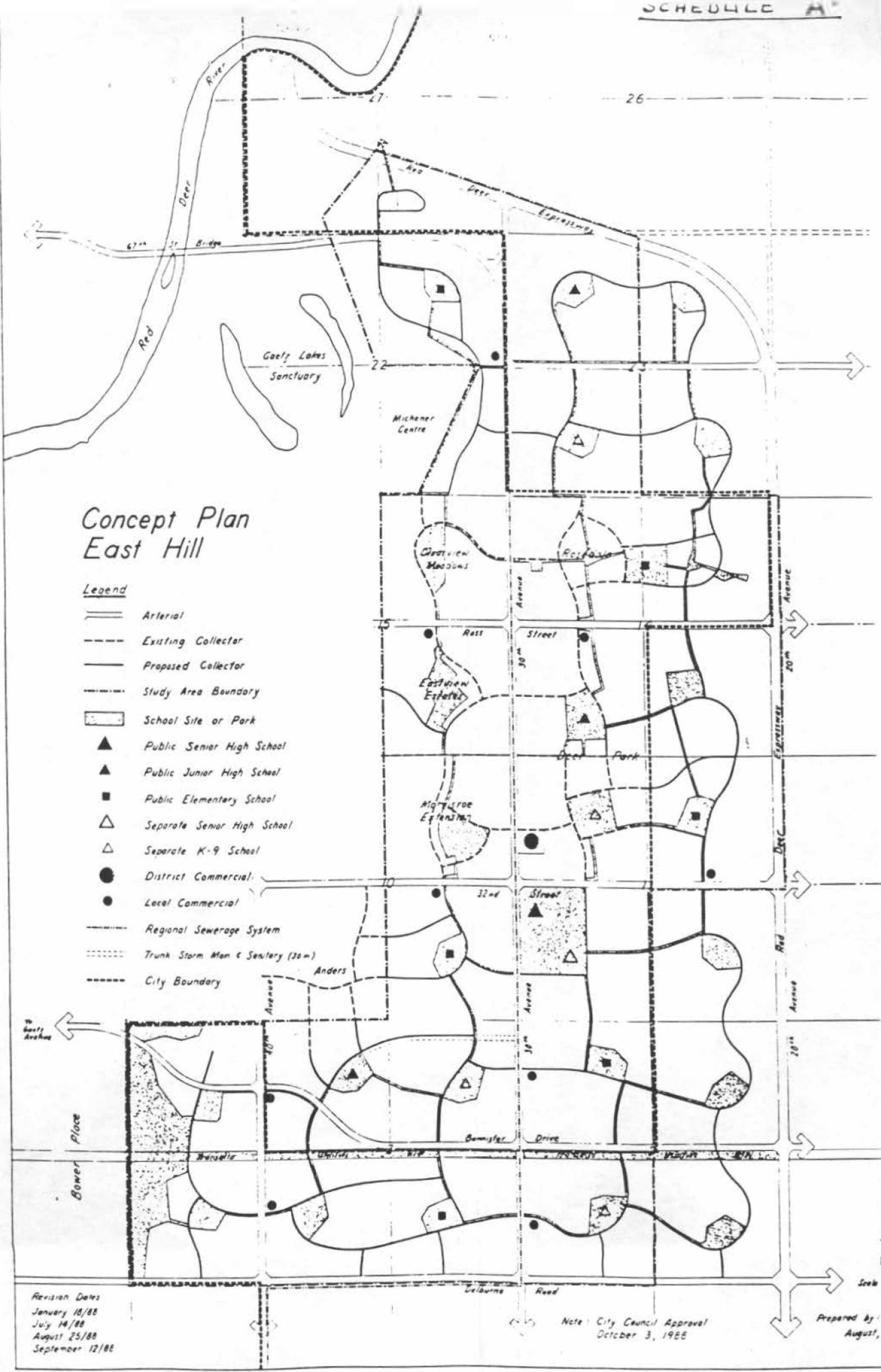
Per: _____

Per: _____

**RED DEER CATHOLIC BOARD OF
EDUCATION**

Per: _____

Per: _____



Concept Plan East Hill

Legend

- Arterial
- Existing Collector
- Proposed Collector
- Study Area Boundary
- School Site or Park
- Public Senior High School
- Public Junior High School
- Public Elementary School
- Separate Senior High School
- Separate K-9 School
- District Commercial
- Local Commercial
- Regional Sewerage System
- Trunk Storm Man & Sanitary (30m)
- City Boundary

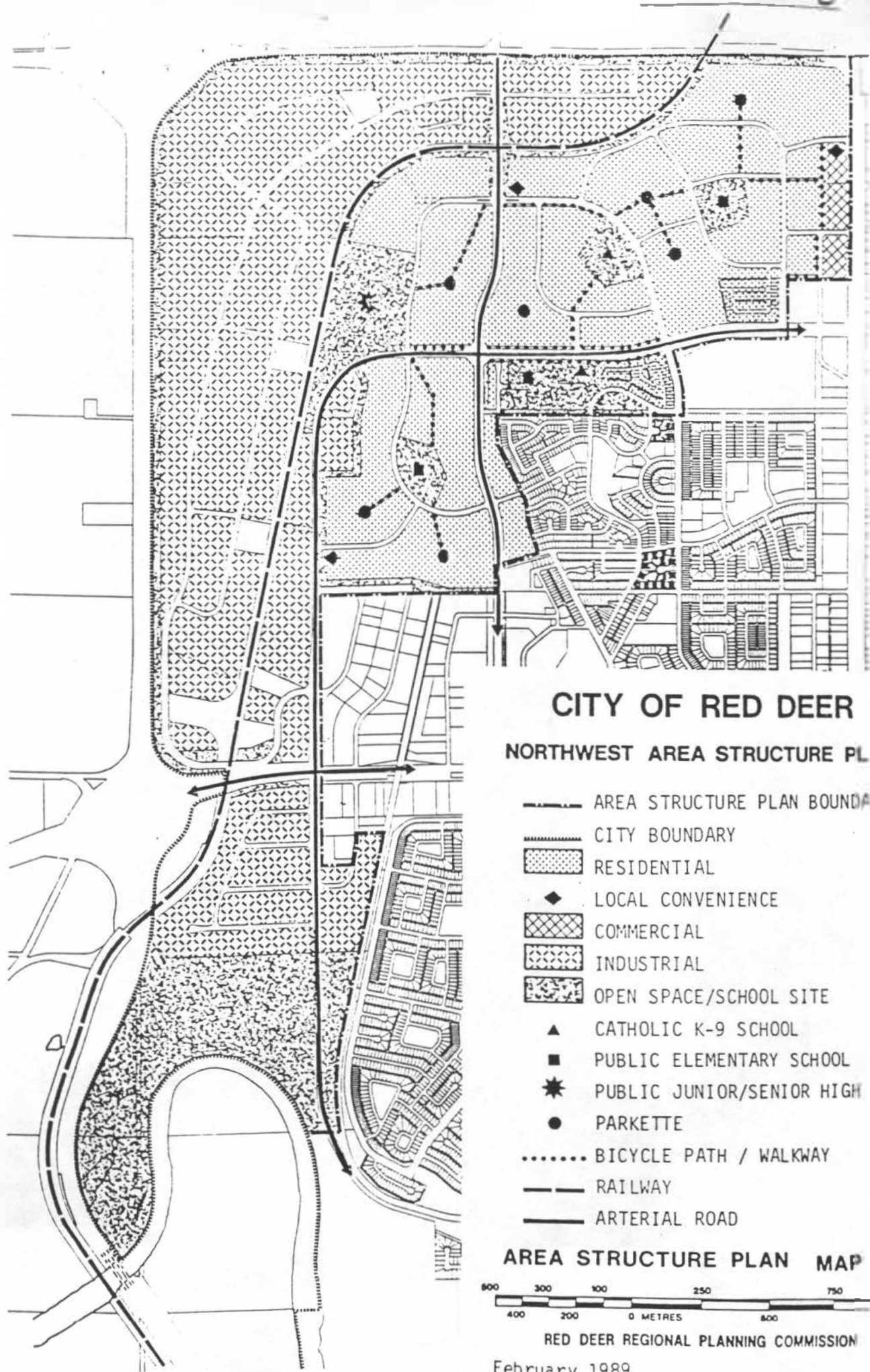
To
Bowl
Archae

Bower
Place

Revision Dates
January 18/88
July 14/88
August 25/88
September 12/88

Note: City Council Approval
October 3, 1988

Prepared by
August,



CITY OF RED DEER

NORTHWEST AREA STRUCTURE PL

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- [Stippled Box] RESIDENTIAL
- [Diamond] LOCAL CONVENIENCE
- [Cross-hatched Box] COMMERCIAL
- [Diagonal Lines Box] INDUSTRIAL
- [Dotted Box] OPEN SPACE/SCHOOL SITE
- [Triangle] CATHOLIC K-9 SCHOOL
- [Square] PUBLIC ELEMENTARY SCHOOL
- [Star] PUBLIC JUNIOR/SENIOR HIGH
- [Circle] PARKETTE
- [Dotted Line] BICYCLE PATH / WALKWAY
- [Dashed Line] RAILWAY
- [Solid Line] ARTERIAL ROAD

AREA STRUCTURE PLAN MAP



RED DEER REGIONAL PLANNING COMMISSION

February 1989

SCHEDULE "C"

Municipal Reserve Acreage Allocation Guidelines for School Purposes

NOTE: *The guidelines outlined below are in accordance with the Province of Alberta Planning Act, Red Deer Recreation, Parks & Culture Master Plan, and Policy 2.1, 2.2 and 2.3 of the Community Services Policy Manual.*

The acreage guidelines outlined below are approximate acreages which are variable, dependent on site configurations, topography, natural vegetations and special site conditions.

A.	<u>NEIGHBOURHOOD LEVEL SITES WITHOUT SCHOOLS:</u>	<u>Acres</u>	<u>Hectares</u>
(i)	Total Site - recreation, playground and sportsfield area	12.5 ====	5.06 ====
B.	<u>NEIGHBOURHOOD LEVEL SITES WITH ELEMENTARY SCHOOLS:</u>		
(i)	Elementary School building site and associated parking lot, front, rear and side yards	2.5	1.01
(ii)	Recreation, playground and sportsfield area (City)	<u>10.0</u>	<u>4.05</u>
	TOTAL SITE	12.5 ====	5.06 ====
C.	<u>NEIGHBOURHOOD LEVEL SITES WITH JUNIOR HIGH SCHOOLS:</u>		
(i)	Junior High Schools building site and associated parking lot, front, rear and side yards	3.0	1.21
(ii)	Recreation, playground and sportsfield area (City)	<u>9.5</u>	<u>3.85</u>
	TOTAL SITE	12.5 ====	5.06 ====
D.	<u>DISTRICT LEVEL SITES WITH SENIOR HIGH SCHOOLS:</u>		
(i)	Senior High School and associated parking lots, front, rear and side yards - one per school	10.0	4.05
	Senior High School grounds and play area	<u>10.0</u>	<u>4.05</u>
	Total area to be transferred to the respective School Board	<u>20.0</u>	<u>8.10</u>
(ii)	Recreation, play area and sportsfield area (City)	<u>20.0</u>	<u>8.10</u>
	TOTAL SITE	40.0 ====	16.20 =====

AGREEMENT "B"

April 27, 1989

THIS AGREEMENT entered into this ____ day of _____ A.D., 1989, PROVIDING FOR THE MUTUAL DEVELOPMENT AND USE OF CITY RECREATION LANDS AND SCHOOL GROUNDS.

BETWEEN:

THE CITY OF RED DEER

(hereinafter called "the City")

OF THE FIRST PART

- and -

THE RED DEER PUBLIC SCHOOL DISTRICT NO. 104

(hereinafter called "the Public School Authority")

OF THE SECOND PART

- and -

THE RED DEER CATHOLIC BOARD OF EDUCATION

(hereinafter called "the Separate School Authority")

OF THE THIRD PART

WHEREAS the City owns lands within the municipal boundaries of the City which are devoted to active recreational purposes and used as playgrounds (herein called "reserve lands");

AND WHEREAS each School Authority owns lands within the City (herein called "school grounds"), parts of which are devoted to active recreational purposes and used as playgrounds;

AND WHEREAS it is deemed desirable to avoid duplication of playground areas and to provide larger playgrounds which will permit better planning and more effective maintenance and use by all parties;

AND WHEREAS the parties deem it advisable to make provision for the joint planning, development, maintenance, administration and use of these areas;

NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:

1. For the purpose of this Agreement "playgrounds", without limiting the generality of the foregoing, shall mean and include all areas of reserve lands or school grounds upon which are developed sports fields and facilities for the playing of organized sports such as baseball, soccer, tennis and ice sports, and areas upon which are erected swings, slides and similar playground apparatus and equipment or which are left in their natural state, but shall not include any school building sites.

2. This Agreement applies to all existing and future school grounds and reserve lands adjoining such school grounds.

3. The parties shall prepare a joint conceptual development plan to serve as a guideline for the development of each existing and future playground based on the identification of the needs of each party. All phases of the planning process shall require the written approval of both parties. *3 parties?*

4. (1) Costs related to the preparation of a redevelopment plan and/or the detailed planning costs of the development in respect of each of the reserve lands and playground areas existing as at the date of this Agreement, shall be apportioned between the parties by mutual agreement.

(2) The cost of construction and redevelopment, in respect of reserve lands and playground areas which currently exist at the date of this Agreement, will be negotiated and agreed upon by the parties concerned. Agreements reached shall reflect the degree of benefits obtained by each party, and shall consider other funding sources.

5. All costs related to the planning, construction and development of reserve lands and playgrounds for new or re-developed residential areas subsequent to the date of this Agreement will be recovered through a recreation development levy assessed thereon or recovered by negotiation with the developer of those lands. *Costs? include must find from rec. levies*

6. The coordination of all construction work on playgrounds shall be the responsibility of the City.

7. (1) The mowing of all grass shall be paid equally by the parties.

(2) All other maintenance of playgrounds, playground apparatus and recreational structures, skating facilities and equipment upon reserve lands shall be paid and provided by the City.

8. The respective School Authority shall be responsible for the construction and maintenance of all front yard and ornamental landscaping areas as indicated on the plan of each of their school building sites.

9. Each School Authority shall have exclusive jurisdiction, control and use of playgrounds and equipment thereon on each school day from 5:00 a.m. to 5:00 p.m.

10. The City shall have exclusive jurisdiction, control and use of the playgrounds and equipment thereon from 5:00 p.m. on each school day until 5:00 a.m. on the following day and all day on Saturdays, Sundays and school holidays.

11. Notwithstanding the foregoing, should a school require use of playgrounds at a time when the same is under the exclusive control of the city, and in the event that such school provides one week's notice of its requirement to the City, then permission for such use shall not be unreasonably withheld subject to prior bookings or City programs.

12. In the event that an admission fee is charged for any activity taking place on a playground, then a rental charge will be assessed by the owner of such playground for such use and the revenue resulting from such use shall be applied to the maintenance of the playground.

13. Each party shall maintain in force such insurance policies as it may appear desirable to each of them respectively to maintain. As between the parties hereto, where an accident resulting in personal injury or death occurs on a playground, then the party that had the exclusive jurisdiction, control and use of the playground at the time of such accident, shall be responsible for any damages that may be claimed by or on behalf of any person so injured. As between the parties hereto, it is further agreed that the party who has exclusive control, jurisdiction and use in respect of a particular playground at the time of such injury or death shall be deemed to be the occupier of that playground and shall indemnify and save harmless the other parties from of and against any liability for, or damages to, any property, or to any person (including death) which may have occurred thereon.

14. All development plans shall provide for reasonable expansion of school buildings which shall have priority over any other use in respect of existing school grounds.

15. All site development and redevelopment of playgrounds shall be reviewed by the joint planning committee established by the parties pursuant to the Municipal Reserve Agreement entered into between them.

16. This Agreement may be terminated by any one of the parties on ninety (90) days notice in writing.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed the day and year first above written.

THE CITY OF RED DEER

Per: _____

Per: _____

**THE RED DEER PUBLIC SCHOOL
DISTRICT NO. 104**

Per: _____

Per: _____

**THE RED DEER CATHOLIC BOARD OF
EDUCATION**

Per: _____

Per: _____

AGREEMENT "C"

APRIL 24, 1989

THIS AGREEMENT entered into this ____ day of _____ A.D., 1989, PROVIDING FOR THE MUTUAL USE OF SCHOOL AND CITY COMMUNITY SERVICE BUILDINGS AND FACILITIES.

BETWEEN:

THE CITY OF RED DEER

(hereinafter called "the City")

OF THE FIRST PART

- and -

THE RED DEER PUBLIC SCHOOL DISTRICT NO. 104

(hereinafter called "the Public School Authority")

OF THE SECOND PART

- and -

THE RED DEER CATHOLIC BOARD OF EDUCATION

(hereinafter called "the Separate School Authority")

OF THE THIRD PART

WHEREAS the City owns a number of recreation and community service buildings and facilities (herein called the "City facilities") which are not fully utilized, particularly during the school day;

AND WHEREAS each School Authority desires access to the City facilities for educational purposes;

AND WHEREAS each School Authority is the owner of school buildings which are not fully utilized for educational purposes, particularly after school hours;

AND WHEREAS the City, on behalf of the community at large, desires access to such school buildings;

AND WHEREAS the parties hereto subscribe to the principle that the City facilities and school buildings developed at public expense should be as accessible as possible to members of the community and that there is mutual advantage to a reciprocal agreement with respect to use of the City facilities and school buildings;

NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:

1. (1) Each School Authority shall have access, without fee, to all City-operated facilities during the school day for educational purposes when those facilities are not required for community recreational programs and activities, subject to facility maintenance and bookings by third parties, provided the City's policies are respected.

(2) A joint committee of the school authorities shall be responsible for coordinating the bookings of all City-operated facilities.

2. (1) The City shall have access, without fee, to all schools when they are not required for public educational purposes, subject to facility maintenance and bookings by third parties, for all community recreation, cultural and social planning activities and programs sponsored by or endorsed by the City, provided the respective School Authorities' policies are respected.

(2) The City shall co-ordinate the booking of schools for its various programs and activities.

3. The parties hereto shall be solely responsible for the planning and design of their respective buildings and facilities, but it is agreed that they shall, wherever possible, arrange for plans in respect of the construction and design of such facilities, to be reviewed by the other parties.

4. (1) The maintenance and operation of each facility shall be the responsibility of the owner thereof.

(2) The cost of utilities, building maintenance and building administration in respect of those periods of time when the facility is being used by the party who is not the owner, shall be borne by the owner.

5. The party using any facility shall be responsible for the cost of any damage or vandalism which occurs to the building or facility while in that party's use.

6. Notwithstanding Clause 4, when a facility is used by the party who is not the owner, the user shall compensate the owner for additional staff costs incurred as a result of such use.

7. (1) A joint facility use committee (herein "the Committee") is hereby established which shall consist of an equal number of representatives of each of the parties.

(2) The duties of the Committee shall be to make recommendations to each of the parties respecting:

- a. establishing a system of reserving the use of facilities, as required from time to time;
- b. establishing the special terms and conditions for the use of any specific facilities identified by either party, from time to time;
- c. establishing terms and conditions for the sharing and use of equipment and supplies owned by each of the parties hereto and used in their respective facilities;
- d. establishing rules and policies to be followed by the respective parties regarding the use of each of the parties' facilities;
- e. to resolve any disputes or disagreements which may arise between the parties in respect of the mutual use of the facilities.

8. This agreement may be terminated upon three (3) months notice.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed the day and year first above written.

THE CITY OF RED DEER

Per: _____

Per: _____

**THE RED DEER PUBLIC SCHOOL
DISTRICT NO. 104**

Per: _____

Per: _____

**THE RED DEER CATHOLIC BOARD
OF EDUCATION**

Per: _____

Per: _____

DATE: June 28, 1989
TO: Dir. of Community Services
FROM: City Clerk
RE: SCHOOL AGREEMENTS: COMMUNITY SERVICE FACILITIES

Your report dated May 4, 1989, pertaining to the above topic was presented to Council June 26, and at which meeting Council passed the following motion.

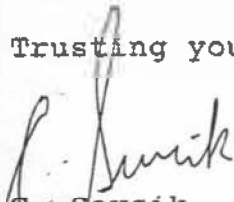
"RESOLVED that Council of The City of Red Deer hereby approves in principle the two school agreements with respect to joint use of facilities and the one agreement with respect to the distribution of municipal reserve, as a basis for negotiation with the school boards, and as presented to Council June 26, 1989.

Council further agrees that with respect to the agreement pertaining to the distribution of municipal reserve, provisions be made in this agreement for the responsibilities of each party regarding the cost of land, servicing, and offsite levies for any sites which are in excess of the 10% public reserve designation, and as recommended to Council June 26, 1989, by the Commissioners."

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

I trust that you will be in contact with both School Boards pertaining to this matter and that you will report back in due course.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Recreation & Culture Manager
Parks Manager
Social Planning Manager
Recreation, Parks & Culture Board
F.C.S.S. Board



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
Fax: (403) 346-1570

April 28, 1989

Ms. Karen Krause
Red Deer School District No. 104
4747 - 53rd Street
RED DEER, ALBERTA

Dear Madam:

Re: Booking at Glendale Junior High School

Thank you very much for your prompt confirmation of our booking of the Drama Room at the Glendale Junior High School on May 11, 1989 between 3:30 p.m. and 9:00 p.m. for use as an open house to present and discuss the proposed Northwest Area Structure Plan.

We understand the use of this room is at no cost and we will be able to inform the School prior to May 11 of our minimal needs for tables and chairs.

Thank you very much for your co-operation.

Yours truly,

W.G.A. Shaw, MCIP
Deputy Director

CC: Charlie Sevcik, City Clerk

WS/kjc

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—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—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99



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

Fax: (403) 346-1570

M E M O

TO: Mayor
Aldermen
City Commissioner
City Clerk

DATE: April 28, 1989

FROM: Bill Shaw
Deputy Director, RDRPC

RE: Public Open House for Proposed Northwest Area Structure Plan

The attached letter, being sent to significant land holders in the proposed Northwest Area Structure Plan area, is self explanatory. It announces the public open house to be held:

Location: Glendale Junior High School

Drama-Purpose Room

Date: Thursday, May 11, 1989

Time: 4:00 p.m. - 9:00 p.m.

This is for your information, but your attendance at some time during the open house, although not necessary, would be most welcome.


Deputy Director

WS/kjc

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 INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNORE—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 DONALD—VILLAGE OF ELDORA—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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99



RED DEER REGIONAL PLANNING COMMISSION

2830 BRENNER AVENUE: RED DEER, ALBERTA, CANADA T4R 1M9

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 28, 1989

Dear Sir:

Re: Proposed Northwest Area Structure Plan

Lands in the northwest segment of the City of Red Deer currently are provided general land use planning directions through the Section 19 and Northwest Area Structure Plans, which were adopted by Council in 1980 and 1981 respectively. The City Council feels it is timely to update these plans and in doing so to combine them into one overall area structure plan.

As a significant land holder in the area, we would like to inform you that a public open house will be held at the Glendale Junior High School, in the Drama Room, on Thursday May 11, 1989 between the hours of 4:00 p.m. - 9:00 p.m. This will provide you, and other interested citizens, an opportunity to drop in to discuss the proposed plan with planners as well as to ask questions and to offer suggestions. Planners will pass the information received at this meeting onto Council for its consideration during further debate on the plan.

As well, on June 26, 1989 at 7:00 p.m. Council will hold a public hearing in the City Hall Council Chambers for the purpose of hearing presentations regarding the proposed plan.

Enclosed herewith is a summary of the proposed plan's key aspects, together with a map for your information.

Sincerely,

W.G.A. Shaw, M.C.I.P.
Deputy Director

WS/kjc

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 DIOSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALD—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 NORGLINWOOD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

KEY SUMMARY

- Northwest Area Structure Plan (1981)
- Section 19 Area Structure Plan (1980)
- therefore 8-9 years old, need for review and revision

- to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

	Hectares	Acres	
• City	515.0	1,273	65%
• CP	12.3	30	2%
• Private	<u>267.7</u>	<u>662</u>	33%
Total	795.0	1,965	

- approximately 10% is currently developed.

- re-aligned railroad
- major arterials 77th Street - 67th Avenue - Kerry Wood Drive
64th Avenue
Highways 11 (67th Street) and 11A
- Edgar Industrial Drive

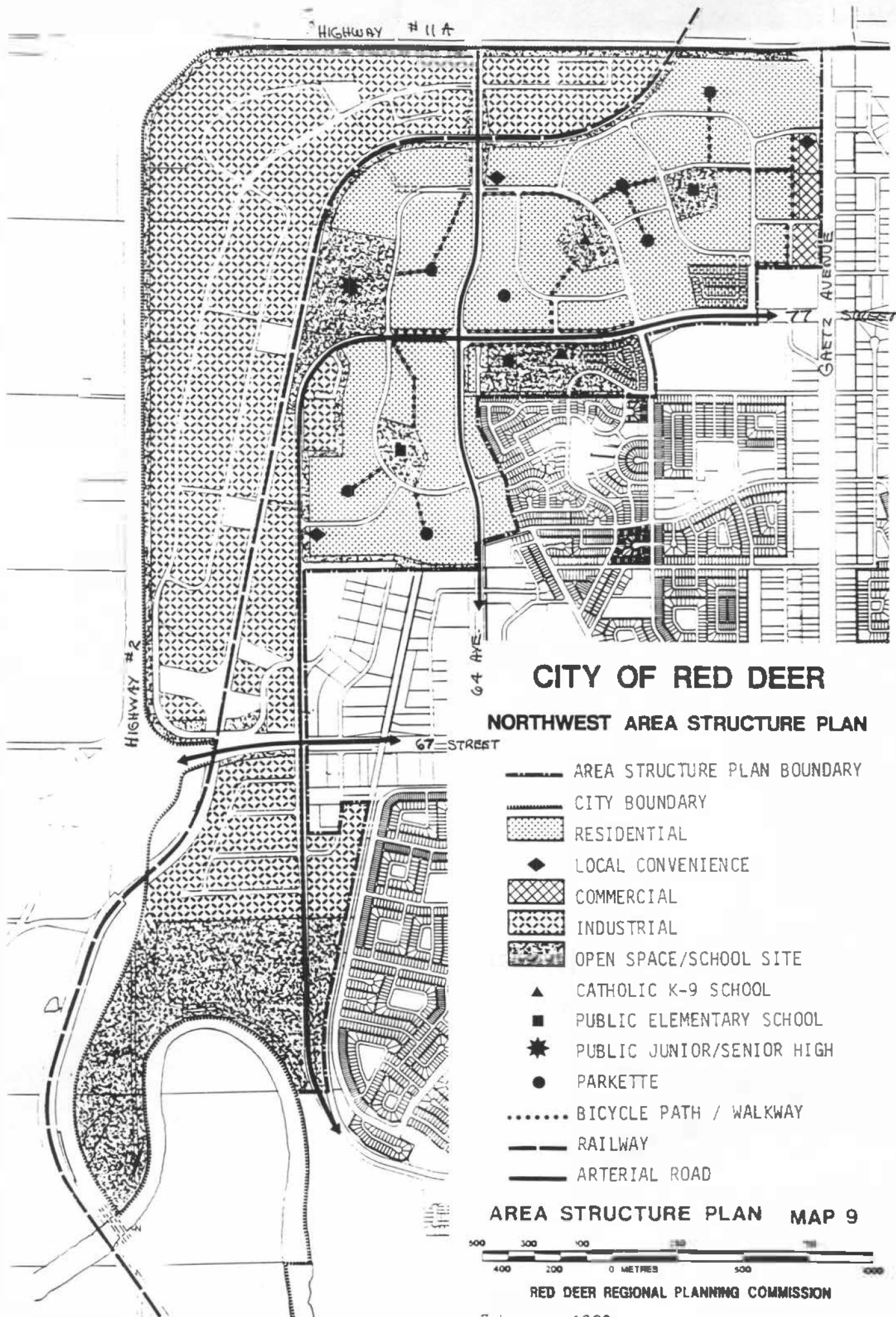
- residential: anticipated population 12,700 (was 250 in 1988)
- schools: 2 Separate K - 9, 3 Public Elementary
1 Public Junior/Senior (in district centre)
- open space: Maskepetoon Park - conserve existing natural area
Maskepetoon Athletic Park
District Centre Site and four neighbourhood sites
paths, small parks, buffers

- Commercial: Highway commercial along Gaetz
three convenience sites
- Industrial: light industrial with/without trackage

Land Use Areas	Hectares	Acres	
• Residential	270	667	34%
• Schools/Reserve	71	175	9%
• Major Open Space	75	185	10%
• Commercial	10	25	1%
• Industrial	<u>369</u>	<u>913</u>	46%
TOTAL	795	1,965	

PHASING

- residential: from Kentwood, and north Glendale will expand north-west
- industrial: from northeast will move west and south



PUBLIC HEARINGS

NO. 1

12.

DATE: June 14, 1989
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARINGS: 1) BYLAW 2672/D-89
2) BYLAW 2672/L-89
3) BYLAW 2979/89
4) BYLAW 2990/89

Public Hearings have been advertised in regard to the above noted Bylaw amendments to be held in the Council Chambers of City Hall on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/D-89 is a Land Use Bylaw Amendment which incorporates changes to the permitted and discretionary uses of the C.4 district.

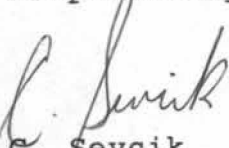
Bylaw 2672/L-89 is a Land Use Bylaw Amendment which provides for the redesignation of lands in the Glendale Subdivision north of Grant Street and West of 59 Avenue from R-3.D95 to R.1 to accommodate a proposed small lot single family subdivision (George Wimpey Canada Limited).

Bylaw 2979/89 is a bylaw to adopt an area structure plan for the Northwest Sector of the City of Red Deer.

Bylaw 2990/89 is a road closure bylaw which provides for the closure of various roads in the Riverside Light Industrial Area.

Relevant plans are enclosed hereafter for Council's assistance and information.

Respectfully submitted,


C. Sevcik
City Clerk
CS/ds
Encl.

BYLAW NO. 2672/D-89

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

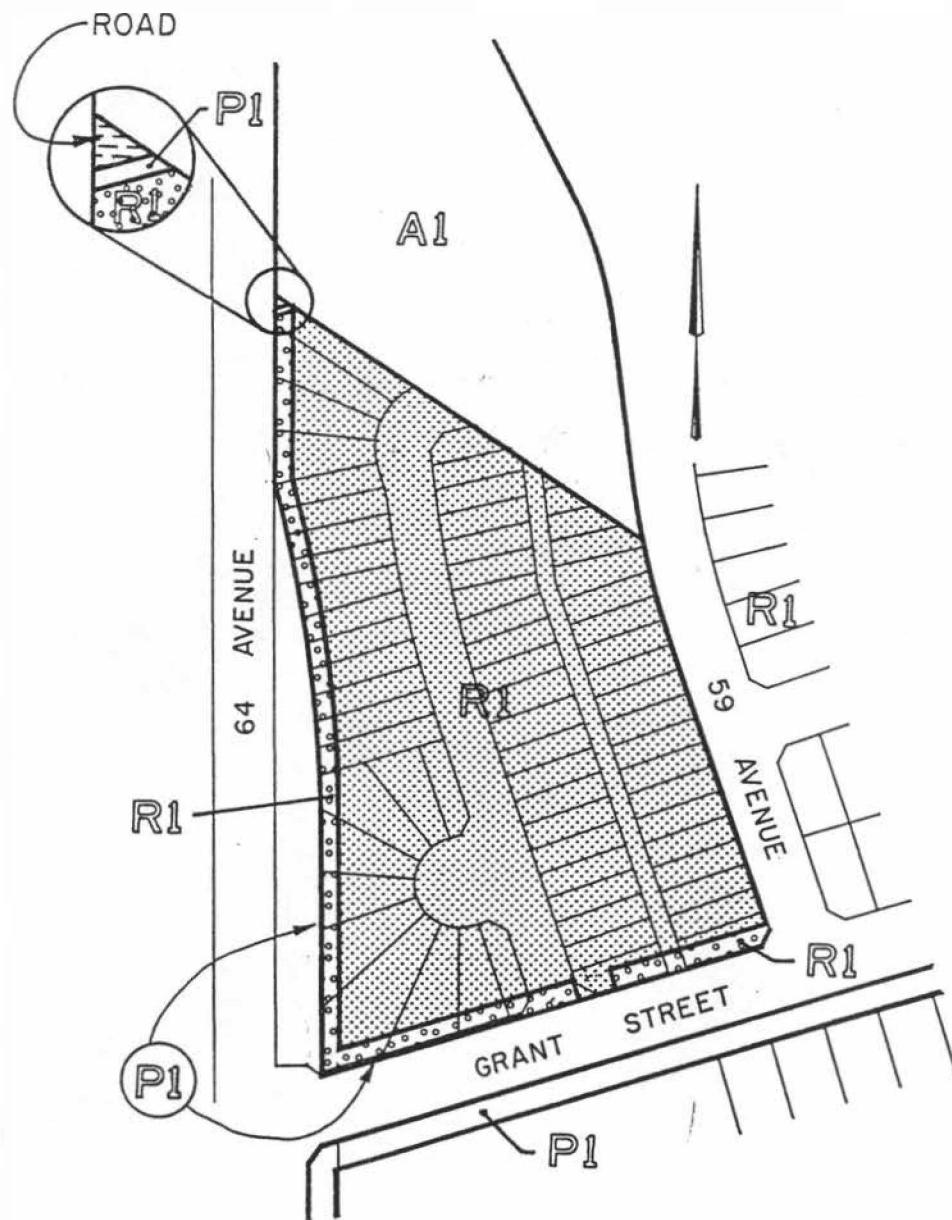
COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

(1) Section 6.2.4.2 is amended by deleting the listing of permitted uses and replacing with the following:

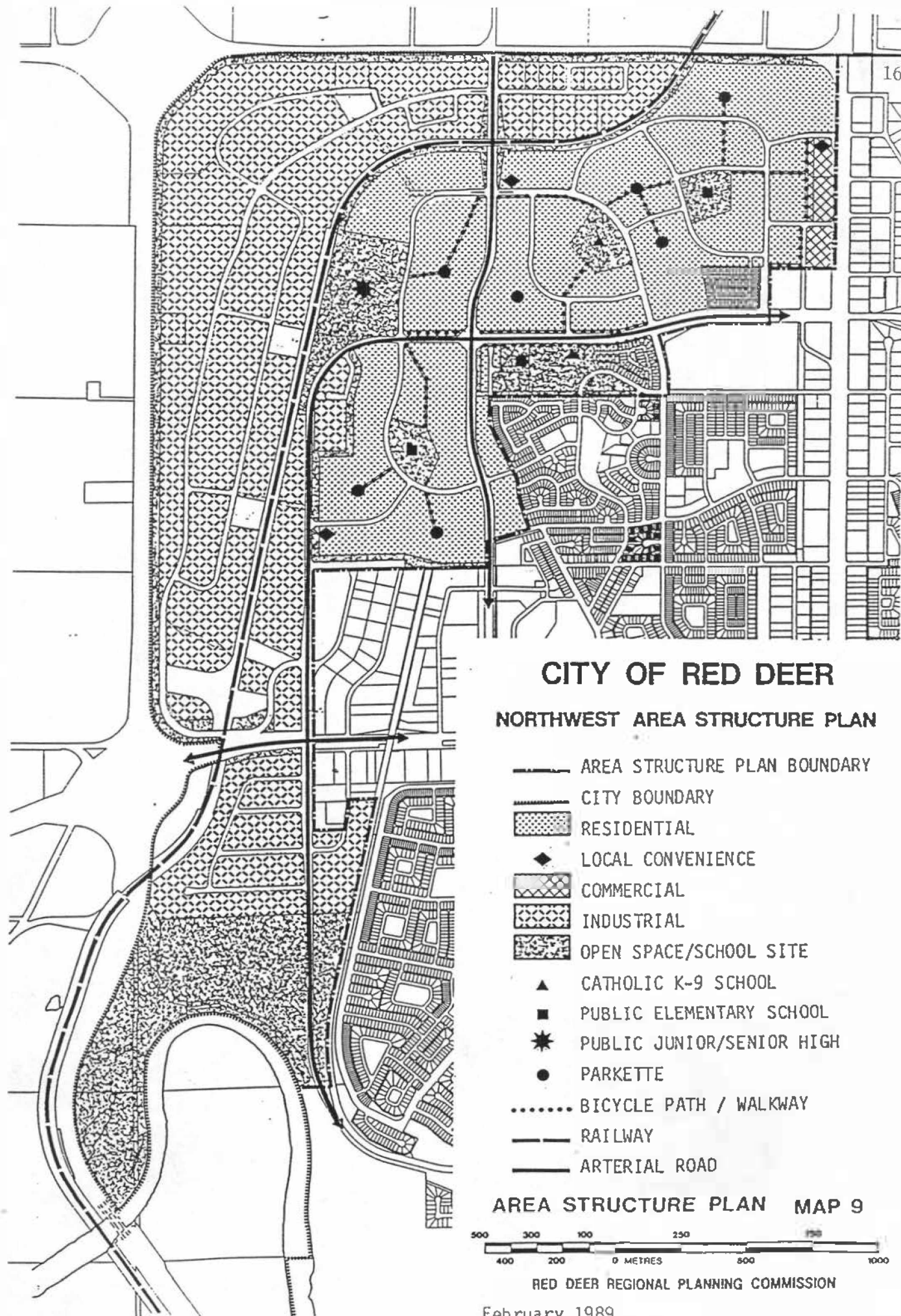
- 1) Hotels and motels
- 2) Eating and beverage establishments subject to Section 6.2.4.5
- 3) Service stations subject to Section 6.2.4.5
- 4) Signs - Identification - Class C - see Section 4.12
- Local advertising - Class C - see Section 4.12
- 5) Commercial recreational establishments
- 6) Convenience stores not exceeding 235 m² attached to a gas bar or service station.
- 7) Fabrication/sale/rental/repair and distribution of:
 - a) Motor vehicles, agricultural and industrial machinery
 - b) Tools, machinery, equipment and other products used in the building construction and janitorial trades.
 - c) Agricultural and Industrial tools and machinery or equipment used in the agricultural industry, except bulk livestock food, chemicals and fertilizers.
 - d) Recreational vehicles
 - e) Automotive tools, parts and accessories
 - f) Industrial tools, parts and accessories
- 8) Banks
- 9) Video rentals
- 10) Laundry/drycleaning facilities
- 11) Garden centres
- 12) Printing shops
- 13) Bakeries and warehousing/distribution of bakery products
- 14) Sign companies
- 15) Courier firms

- (2) Section 6.2.4.3 is amended by deleting the listing of discretionary uses and replacing with the following:

- 1) Office furniture
- 2) Sporting goods
- 3) Sales and administrative uses ancillary to a permitted or discretionary use.
- 4) Repair, rental or servicing of any article, vehicle, or commodity of which the sale, warehousing, fabrication or processing is permitted in the C4 District.
- 5) Warehousing and storage of any articles or commodity subject to Section 5.2.2.
- 6) Fabrication, processing, material testing and manufacturing establishments which meet industrial standard 1, Section 5.3.1.
- 7) Furniture and white goods store and showroom, the ground floor area of which, including storage, to be not less than 930 m² unless otherwise approved by the M.P.C. No outside storage or display is permitted.
- 8) Signs - General advertising - see Section 4.12
- Directional - see Section 4.12
- 9) Any development legally existing or legally approved prior to the passing of this Land Use Bylaw is deemed to be a discretionary use duly approved by the Municipal Planning Commission.
- 10) Day care facilities/playschools
- 11) Amusement arcades
- 12) Golf driving ranges
- 13) Drivers examination centre
- 14) Personal services
- 15) Veterinary clinics
- 16) Drapery distributors
- 17) Manufacturing, repair and ancillary sales of footwear products
- 18) Mobile homes sales and distribution
- 19) Sales, offices, service and warehousing of mobile communications equipment



Change from R3-D95 to R1  and
from P1 to R1  and ROAD .





RED DEER REGIONAL PLANNING COMMISSION

17.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

MEMORANDUM

TO: Charlie Sevcik

DATE: June 14, 1989

FROM: Bill Shaw

RE: Proposed Northwest Area Structure Plan

Enclosed herewith for Council's information is a summary of the open house regarding the proposed Northwest Area Structure Plan held on May 11 at the Glendale Junior High School.

With regards to procedures, City planners advise that the public hearing scheduled for June 26 be held, and then the plan be tabled until the July 10 meeting of Council. At that time, we will present to Council a summary report of input on the draft plan, together with any recommendations for revisions to the document in light of the public input. Presently we foresee that these revisions will be minor in nature and Council could proceed with second and third reading of the revised plan on July 10, 1989.

Yours truly,

W.G.A. Shaw, MCIP
Deputy Director

WS/kjc

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

MEMORANDUM

TO: City of Red Deer Council

DATE: June 14, 1989

FROM: City Planning Section
Red Deer Regional Planning Commission

RE: Public Open House Northwest Area Structure Plan
May 11, 1989 - Glendale Junior High School - 4:00 - 9:00 p.m.

The Public Open House held at Glendale Junior High School was attended by about 30 people. They included landowners, realtors, and nearby residents.

The comments received regarding the draft plan were generally favourable.

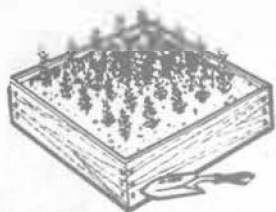
The following provides a list of the questions asked and suggestions raised:

- Railway Relocation routes, the timing of project completion.
- Type, height of the berm and fence separating railway line from residential areas.
- Location of the proposed Junior/Senior High School.
- Suitability of highway commercial in the areas close to 67th Street; interest is starting now.
- Road pattern and phasing.
- Type of housing planned for residential areas.
- Servicing pattern and phasing.
- Suggestion that area between Golden West and existing rail may be suitable for future C-4 area.
- Concern regarding truck and school traffic using 59th Avenue. School traffic will increase as 59th Avenue will be the access.
- Future servicing of Golden West - what is requirement, timing, etc., implications and costs to businesses.
- Open space links - particularly links to the railway right-of-way and use of the abandoned right-of-way as bicycle trail - grade separation at 67th Street.
- Impressed by magnitude of industrial area (900 acres).
- Timing of school development, especially public elementary school in Kentwood.

WS/kjc

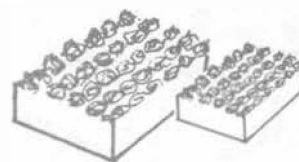
MUNICIPALITIES WITHIN COMMISSION AREA

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 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 DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELDORA—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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS RAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99



Valley Bedding Plants

BOX 906
RED DEER, ALBERTA
PHONE 347-3543



June 19, 1989

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

Re: Public Hearing, June 26, 1989 7 p.m.
on Proposed bylaw No. 2979-89
An Area Structure Plan for the
North-West Sector of the City of Red Deer

Dear Mr. Sevcik:

Please find attached a petition relating to the Area Structure Plan for the North-West Sector of the City of Red Deer.

The people who signed the petition object to dangerous rail goods being routed through residential areas and near schools and the associated level crossings, blind curve and proximity to bulk fuel and chemical storage. This represents a disaster waiting for a time to happen.

They consider that the proposed North-West Area Structure Plan fails to meet its own objective of providing a "SAFE" and "HEALTHY" environment.

Those signing the attached petition support our application for a STAY OR FREEZE on the National Transportation Relocation Order 1989 R 44. They also support our application for a NTA REVIEW & ORAL HEARING IN RED DEER on the Public Safety, Environmental Impact and Routing of the NTA Order. The Petitions were filed by FAX to Ottawa on May 15, 1989.

The following people who prepared the Petition, provided written and oral information on the topic for the petitioners -- are authorized to represent the group of petitioners opposing the plans as shown in the proposed Area Structure Plan for the North-West Sector of the City of Red Deer:

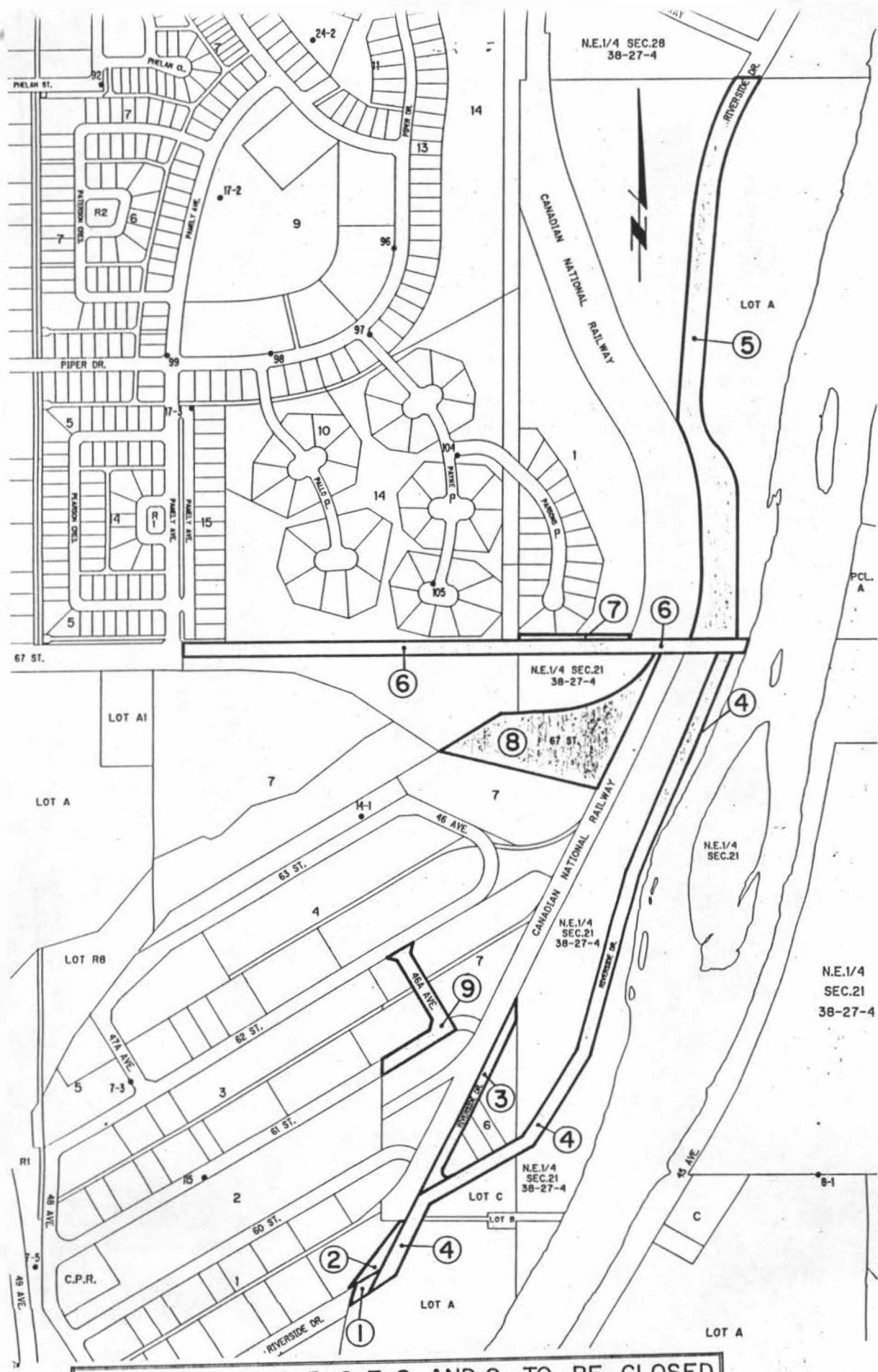
Mrs. Ann Slemko, Box 906, Red Deer, Alberta
Mr. John Slemko, Box 906, Red Deer, Alberta
Mr. Barry Anderson, 9 Martin Close, Red Deer

Thank you.

Ann Slemko

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:25 pm
DATE	89/06/19
BY	C. Sevcik



AREAS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 TO BE CLOSED

Commissioners' Comments

Attached is a letter and petition with respect to the Northwest Area Structure Plan. The letter deals both with objections to the area structure plan and an application for a stay on the relocation order for the CP Railway issued by the N.T.A.

Of concern to Council at this Public Hearing is only the former matter.

With respect to the objection stated by the petitioners, we would advise Council that the relocated main line has been designed and will be installed in accordance with the latest national safety practices and contrary to the statement of the petitioners, it will not pass through a residential area, but adjacent thereto with berms and non-residential uses acting as a buffer to the residential area.

Further, we would concur with the recommendations of the Deputy Director of the Red Deer Regional Planning Commission that Council withhold 2nd & 3rd readings pending recommendations for any revisions in the light of public input.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

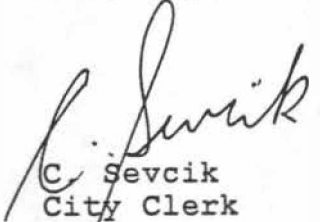
DATE: May 18, 1989
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/L-89

Council of The City of Red Deer at its meeting held on Monday, May 15, 1989, gave first reading to the above noted bylaw, a copy of which is enclosed herewith.

Bylaw 2672/L-89 provides for the redesignation of lands in the Glendale Subdivision north of Grant Street and West of 59th Ave. (George Wimpey Canada Limited) from R-3.D95 to R.1 to accommodate a proposed small lot single family subdivision.

This office will now proceed with advertising for a Public Hearing to be held on Monday June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds
Encl.

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

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6188

City Clerk's Department 342-8132

May 18, 1989

George Wimpey Canada Limited
101, 4246 - 97 Street
Edmonton, Alberta
T6E 5Z9

Attention: Mr. Douglas E. King, P.Eng., Branch Manager, Land Dev.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/L-89/GLENDALE SUBDIVISION NORTH
OF GRANT STREET AND WEST OF 59 AVENUE

I would advise that your letter of April 26, 1989, requesting Council to redesignate the lands referred to above from R.3.D95 to R.1 was presented to Council May 15, 1989.

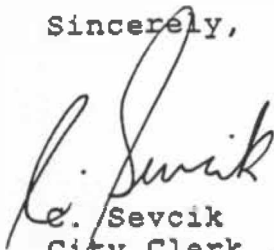
At the above noted meeting, Council gave first reading to Land Use Bylaw Amendment 2672/L-89, a copy of which is enclosed herewith for your information.

This office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, June 26, 1989, commencing at 7:00 p.m., or as soon thereafter as Council may determine. The advertising is scheduled to appear in the paper on Friday, June 2 and June 9. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising. The estimated cost in this instance is \$500.00, and we will require this deposit by no later than Tuesday, May 30 to proceed with the advertising as scheduled above. Once the actual costs are known you will be either invoiced for or refunded the balance.

page 2
George Wimpey

I trust you will find this satisfactory, however if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



E. Sevcik
City Clerk
CS/ds
Encl.

c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
City Assessor
Avalon Homes, attn. S. Scott

E.L. & P. Manager
Urban Planner
Council & Comm. Secy., Wilma
Dir. of Community Services



from

TO

Land Supervisor - Bill Kus

FROM

C. Smith
City Clerk

DEPT.

DATE

June 12 1989

RE

Robert Bighin CNR

Real Estate Officer Edmonton

MESSAGE

Called today to say that we can't close
(9) because parcel to south is a separate
parcel, separate title and if we closed (9) the
parcel would be without legal access.

Could you please have this reviewed
and advise. Public Hearing is

June 26

REPLY

DATE

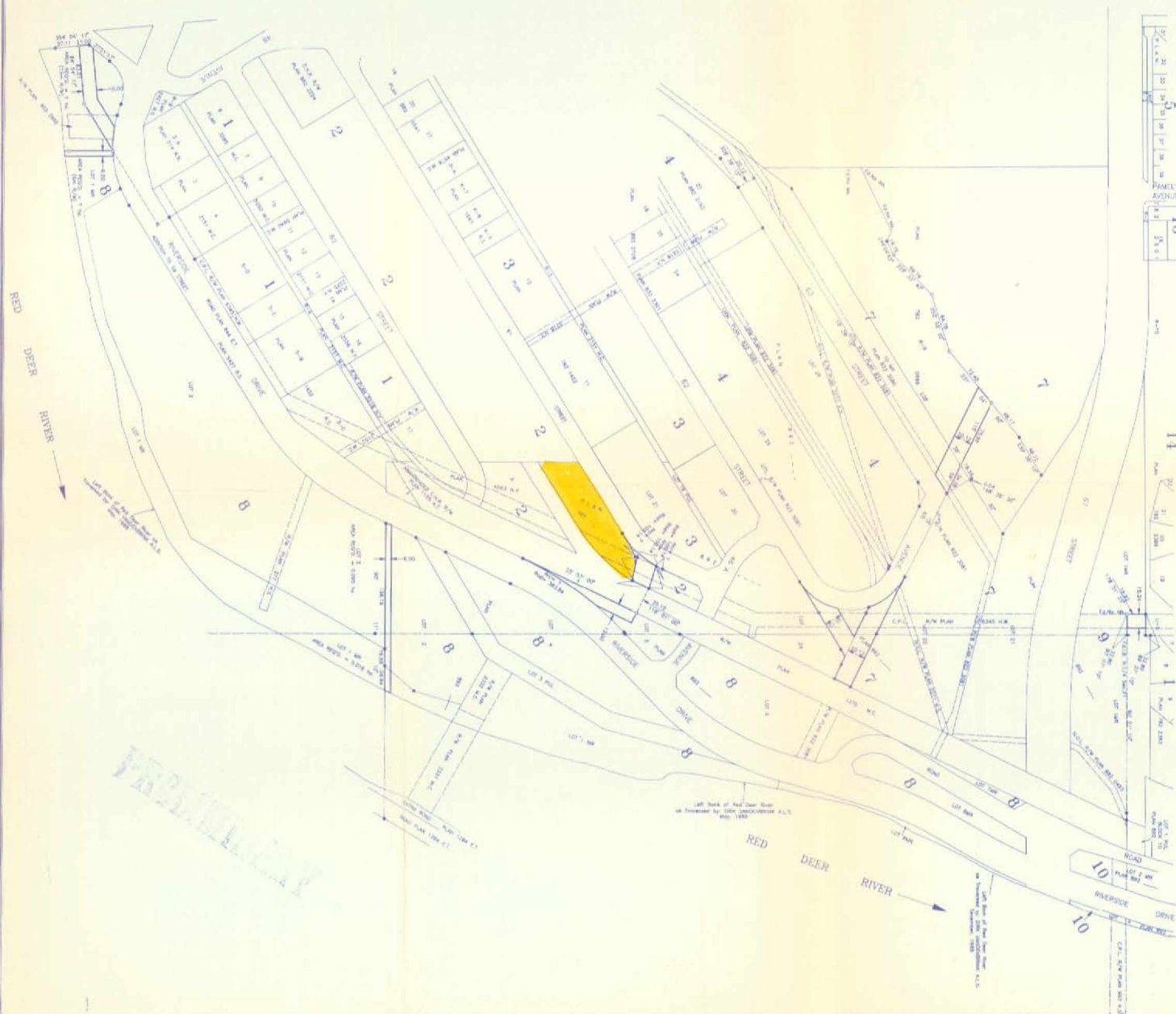
June 14

1989

Please see attached copy of unregistered plan
which indicate the new road alignment is, and
which indicate that access is provide by way of the
new road alignment.

Please advise if further information is req'd.

WTH.



RED DEER
 PLAN SHOWING A SURVEY
 OF
 UTILITY RIGHT OF WAY
 IN
 LOT R-9, BLOCK 7, PLAN 782 0689
 LOT 10 MR, BLOCK 7, PLAN 822 3080
 LOT 20, BLOCK 7, PLAN 892
 LOT 1MR, BLOCK 9, PLAN 892
 LOT 1, BLOCK 2, PLAN 892
 LOT 24, BLOCK 7, PLAN 892
 LOT 1MR, BLOCK 8, PLAN 892
 LOT 2, BLOCK 8, PLAN 892
 LOT 5, BLOCK 8, PLAN 892

SCALE = 1:2000 MAY, 1989 BY: GILLES TRUONG A.L.S.

LEGEND & NOTES
 STATUTORY MON POINTS SHOWN THIS *
 STATUTORY MON POINTS PLACED SHOWN THIS *
 PLACED MON POINTS ARE SHOWN THAT
 TEMPORARY POINT ESTABLISHED SHOWN THIS X

BOUNDRIES ARE SHOWN AND ARE REFERRED TO PLAN 892
 DISTANCES ARE IN METERS AND DECIMALS THEREOF

AREA TO BE REGISTERED IS OUTLINED THIS

SURVEYOR'S AFFIDAVIT

I, GILLES TRUONG, OF THE CITY OF RED DEER, ALBERTA, LAND SURVEYOR, MAKE DATA AND SAY:

1. THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY PERSONAL SUPERVISION;
2. THAT THE SURVEY WAS MADE IN ACCORDANCE WITH GOOD SURVEYING PRACTICES, AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT, AND;
3. THAT THE SURVEY WAS PERFORMED BETWEEN THE DATES OF JANUARY 11, 1988 & MAY 19, 1989, AND THAT THIS PLAN IS TRUE AND CORRECT, AND IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND TOLLS ACT.

SIGNED BEFORE ME AT THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, THIS 10th DAY OF

A.D.

ALBERTA LAND SURVEYOR

CONSIDERED FOR DATA IN AND FOR THE PROVINCE OF ALBERTA

NOT APPOINTMENT EXPIRES ON

APPROVED BY:
 THE CITY OF RED DEER

WATER

CITY CLERK

DATE

DRAWING #36

NORTHWEST AREA STRUCTURE AAW

JUNE 26/89

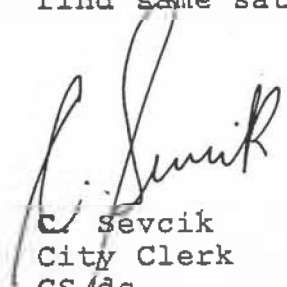
WILLIAM & JILLIAN SCOTT'S (LAWYER) LTD.
 25-1001

DATE: May 16, 1989
TO: City Assessor
FROM: City Clerk
RE: RIVERSIDE LIGHT INDUSTRIAL REPLOT/RIVERSIDE DRIVE
RIGHT OF WAY/67 STREET RIGHT OF WAY/ WEST OF RED DEER
RIVER TO PAMELY AVENUE/ROAD CLOSURE BYLAW 2990/89

Your report dated May 9, 1989, pertaining to the above noted topic was presented to Council May 15, 1989, and at which meeting Council gave first reading to Road Closure Bylaw 2990/89, a copy of which is enclosed herewith.

This office will now proceed with advertising and notices for a public hearing to be held on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

The above is submitted for your information, and I trust you will find same satisfactory.



C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Dir. of Engineering Services
Dir. of Financial Services
E.L. & P. Manager
Economic Development Manager
Urban Planner
Council & Committee Secretary, Wilma

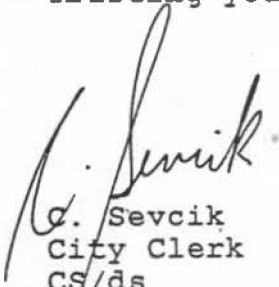
DATE: May 16, 1989
TO: Urban Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/D-89

Council of The City of Red Deer at its meeting held on Monday, May 15, 1989, gave first reading to the above noted bylaw.

Bylaw 2672/D-89 incorporates changes to the permitted and discretionary uses of the C.4 district. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a Public Hearing to be held on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
Encl.
c.c. Bylaws & Inspections Manager
City Assessor
Dir. of Engineering Services
E.L. & P. Manager
Fire Chief

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

May 16, 1989

Weddell, Mehling, Pander & Associates Realty Ltd.
202 - 4708 - 50 Ave.
Red Deer, Alberta

Attention: Mr. W. Pander

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/D-89

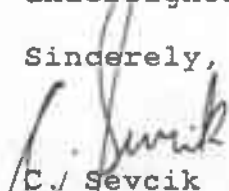
Council of The City of Red Deer at its meeting held Monday, May 15, 1989, gave first reading to Bylaw 2672/D-89, a copy of which is enclosed herewith.

Bylaw 2672/D-89 incorporates changes to the permitted and discretionary uses pertaining to the C.4 district as a result of a request submitted by the Chamber of Commerce on behalf an Ad Hoc Committee representing the real estate segment of the Red Deer business community.

This office will now proceed with advertising for a public hearing to be held on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The public hearing cannot be held earlier as the June 12 meeting of Council is cancelled due to the fact that most members of Council will be attending the Federation of Canadian Municipalities Conference.

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

Sincerely,


C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Red Deer Chamber of Commerce
Manor Management Ltd., attention: R.D. McDonnell
Towne Centre Association

DATE: April 19, 1989
TO: Deputy Director
FROM: City Clerk
RE: BYLAW 2979/89 - NORTHWEST AREA STRUCTURE PLAN

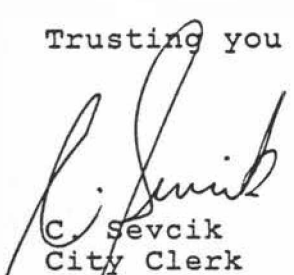
The above noted Bylaw, copy of which is enclosed herewith, was given first reading at the Council meeting of April 17, 1989. In addition, the following motion was passed at the aforesaid meeting:

"RESOLVED that Council of The City of Red Deer having considered report from the Red Deer Regional Planning Commission dated April 4, 1989, re: Northwest Area Structure Plan hereby agrees that following first reading of Bylaw No. 2979/89, same be referred to the County of Red Deer No. 23 for their comments and that the Red Deer Regional Planning Commission facilitate an open house prior to the Public Hearing of Bylaw 2979/89, and as recommended to Council by the administration April 17, 1989."

As discussed following the Council meeting, the Public Hearing will be advertised for June 26, 1989, as the Director of Community Services will not be present at the May 29 Council meeting and the June 12 meeting has been cancelled due to FCM.

The above is submitted for your information and I trust that you will proceed with an open house prior to the Public Hearing as directed by Council in the above noted resolution. This office will correspond with the County of Red Deer for their comments as required.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
c.c. City Commissioners
Directors
Department Heads
Council & Committee Secretary, Wilma

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 19, 1989

County of Red Deer No. 23
Box 920
Red Deer, Alberta
T4N 5H3

Attention: Mr. R.J. Stonehouse, County Commissioner

Dear Sir:

RE: BYLAW NO. 2979/89 - NORTHWEST AREA STRUCTURE PLAN

The above noted Bylaw, a copy of which is enclosed herewith, was given first reading by Council of The City of Red Deer at its meeting held on Monday, April 17, 1989.

In addition at the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report from the Red Deer Regional Planning Commission dated April 4, 1989, re: Northwest Area Structure Plan hereby agrees that following first reading of Bylaw No. 2979/89, same be referred to the County of Red Deer No. 23 for their comments and that the Red Deer Regional Planning Commission facilitate an open house prior to the Public Hearing of Bylaw 2979/89, and as recommended to Council by the administration April 17, 1989."

The Public Hearing will be held on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In order that your written comments might appear on the agenda, we would appreciate receipt of same by no later than Wednesday, June 14.

Trusting you will find this satisfactory and we look forward to receipt of your comments in due course.

Sincerely,

C. Sevcik
C. Sevcik
City Clerk

c.p. City Commissioners R.D.R.P.C. Deputy Dir. Reeve Stoyberg

June 20, 1989

TO: CITY COUNCIL

FROM: CITY CLERK

RE: NORTHWEST AREA STRUCTURE PLAN

The attached material and petition was received in conjunction with the letter signed by Anne Slemko, which appears on the agenda, pertaining to the above matter.

For Council's information, the petition is signed by 299 persons, 151 of which appeared to be City residents.

Due to the amount of documentation presented herewith, same is not reproduced on the agenda but is being delivered with the agenda of June 26 package.



C. SEVCIK
City Clerk

CS/gr

CERTIFICATION:

I certify that all of the attached pages signed by the
petitioners and letters included are TRUE COPIES of
the originals.

The original documents are also available.

Barry E. Anderson

Sworn before me at the City of)
Red Deer, In the Province of)
Alberta, this 19th day of)
June, A.D. 1989)

Deborah J. Shust

DEBORAH J. SHUST

COMMISSIONER FOR OATHS

MY APPOINTMENT EXPIRES
SEPT. 12, 1991

D/L 18766-816

'Safe' pipeline explodes

SAN BERNARDINO, Calif. (AP) — A gasoline pipeline exploded and killed three people days after residents were assured it had not been damaged by a runaway train that plowed through the same neighborhood two weeks ago.

"It looks like a bomb went off over Duffy Street," City Attorney James Penman said after the Thursday morning blast that sent flames about 100 metres skyward and produced heat so intense that pets and corn stalks were singed two blocks away.

Thirty-one people were injured in the explosion that also destroyed 10 homes and 18 cars. About 300 people were ordered to leave their homes for the night.

"It's like a nightmare," said Delores Jones, whose house was destroyed by the fire. "I haven't slept since the train wreck. It's come back to haunt me."

The May 12 train wreck levelled a row of houses and killed four people.

The National Transportation Safety Board is investigating the explosion, but Calnev Pipeline Co. manager Ken Seal said there was a "very good possibility" the company's 35½-cm pipeline was damaged by the train accident.

The city and a lawyer for more than 100 residents announced plans to file lawsuits against the Las Vegas company. The residents also plan to sue the city and the rail line, Southern Pacific.

"We did not feel in the first place they should have started up that railroad as quickly as they did," said residents' lawyer James Davis, who was hired after the train wreck. "And we particularly tried to get the pipeline shut down. Now look what happened."

The neighborhood was evacuated for several days after the train jumped the track because of fears the



FLAMES REACHED HEIGHT OF ABOUT 100 METRES
... fire at site of runaway train kills three and injures 31

Photo by The ASSOCIATED PRESS

pipeline might have been weakened. The city was assured the line was safe when it reopened several days ago, Penman said.

The body of a woman killed in the blast was found in a backyard, pinned to a chain-link fence. The other two fatalities, an adult and child, were found next door.

"A woman said she ran out of her house, she left behind her sister, her cousin and a six-month-old baby inside, and she looked back, and the house blew up behind her," said city Councillor Valerie

Pope-Ludlam.

Just before the blast, a fountain of gasoline spouted above ground, said Paul Alaire, a city information officer. "It was up in the air — high pressure — like a geyser," he said.

The pipeline carries gasoline, diesel and jet fuel from a tank farm in Colton, several kilometres from the blaze site, to southern Nevada, supplying the Las Vegas Valley with 90 per cent of its fuel.

It was buried about two metres deep near the spot where the train derailed.

Fire — what's the city's worst scenario?

Stories by
JIM LOZERON
of The Advocate

Every day tank cars carrying dangerous commodities pass through the core of downtown Red Deer.

The rail yards are only a stone's throw away from businesses east and west of the tracks.

In the 91 years the railway has served Red Deer, there has never been a major rail tank car incident, says CP Rail spokesman Earl Olson.

"No one could say a mishap of a serious nature can't or won't happen in a place like Red Deer but the chances of it happening are very, very small," says Mr. Olson.

Red Deer fire chief Bob Oscroft agrees there is no imminent danger, but believes the worst case firefighting scenario would be a rail disaster.

"If you had a propane tank fire down there we would have to evacuate probably half a mile around that tank car," Mr. Oscroft says.

The city's disaster services plan would go into effect, giving the mayor and council extraordinary powers to institute a mass evacuation and to seek the public's assistance if necessary to combat the blaze.

Norm Bergdal, deputy fire chief, says he's seen films of such rail disasters in the U.S. where tank car explosions have caused fires that have virtually wiped out entire towns.

The city fire department has mutual aid agreements with surrounding municipalities such as Red Deer county, and the towns of Penhold and Innisfail, meaning their forces could be called in to assist in the event of a disaster.

The ability of firefighters to deal with a fire of such major magnitude depends on many factors, including an available water supply, says Mr. Bergdal.

"But in my opinion you could level a couple of blocks all the

way around there (the yards) in a certain situation."

Mr. Olson cites the safety features built into the rail equipment and operating procedures to safeguard against a railway mishap.

The chances of a derailment that would cause a rupture of a dangerous commodity tank car are lessened by speed restrictions for trains inside city limits, Mr. Olson says.

The switching of cars in the downtown yards is done at a very low speed and the danger of a major derailment causing a puncture is very minimal, says Mr. Olson.

Most of the tank cars entering Red Deer carry liquified petroleum gases, namely butane and propane and chemicals. The cars also hold chemicals such as anhydrous ammonia. The most volatile substance is propane, says Mr. Olson.

The main built-in safety features on the trains include:

- double shelf couplers joining tank cars which in the case of a derailment prevent cars from coming into contact with each other and causing a rupture;

- head shields on the ends of tank cars to reduce the chance of a puncture.

In addition, the railway regularly inspects tank cars for any valve leaks that might occur, says Mr. Olson.

The cars are unhooked from the train and placed on sidings for repair before they're allowed back on the track, he says.

- bio Lozon
- city fire
- fires - R.D. dist.
- firefighters.
- hazardous goods
- railways - CP
- accidents - rail
- N. adv. part

CITY OF RED DEER DANGEROUS GOODS ROUTES



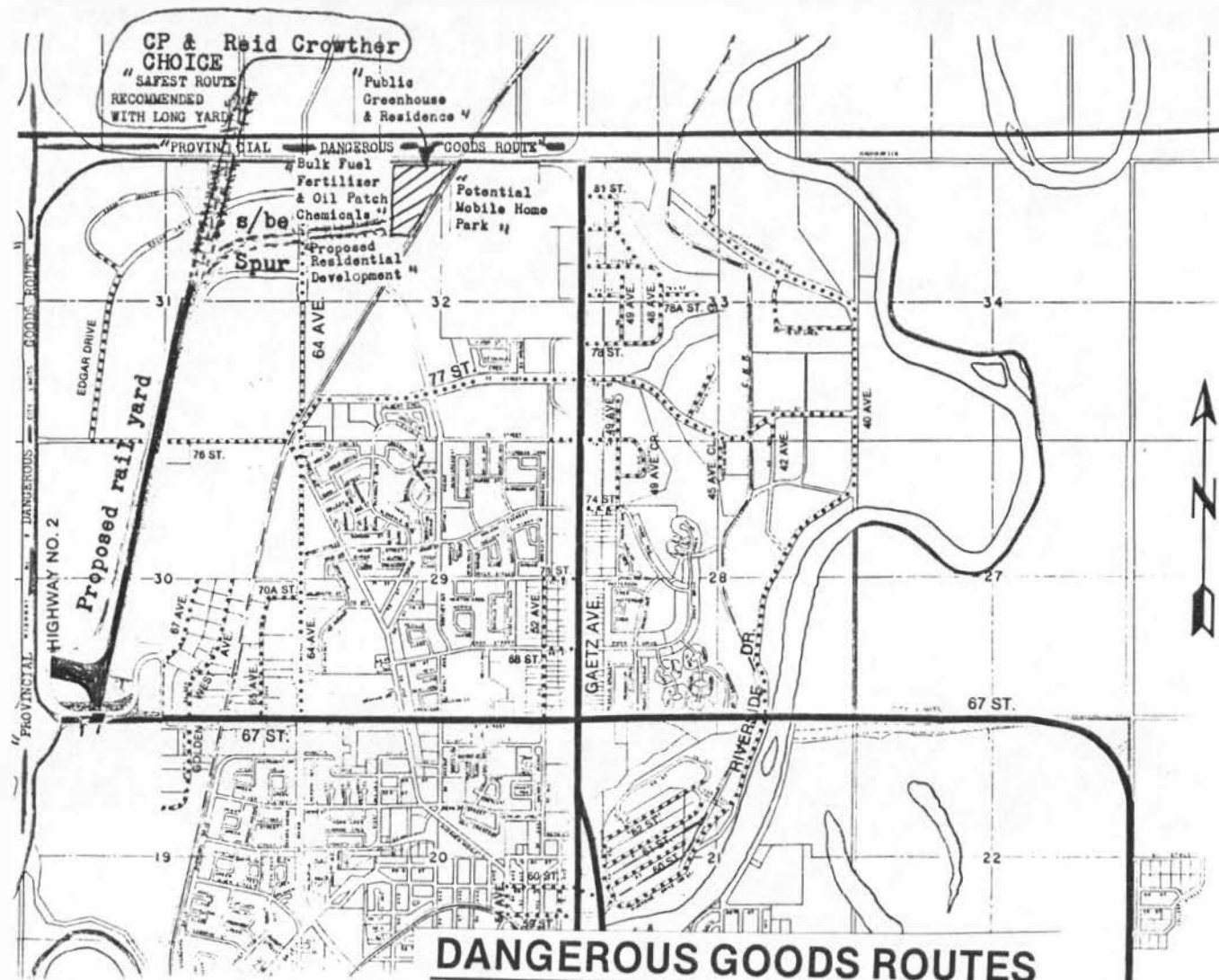
NOTICE

REGULATIONS GOVERNING THE MOVEMENT OF DANGEROUS GOODS IN THE CITY OF RED DEER

The City of Red Deer Dangerous Goods Route By-law provides for the restriction of vehicles transporting dangerous goods within the City limits.



No carrier shall transport dangerous goods in the City of Red Deer, except on a designated or supplemental route, without obtaining a Permit from the City Fire Prevention Bureau. Failure to obtain a permit may result in a fine.

Dangerous Goods means dangerous goods for which placards are required by the Transportation of Dangerous Goods Control Act and regulations made pursuant thereto.

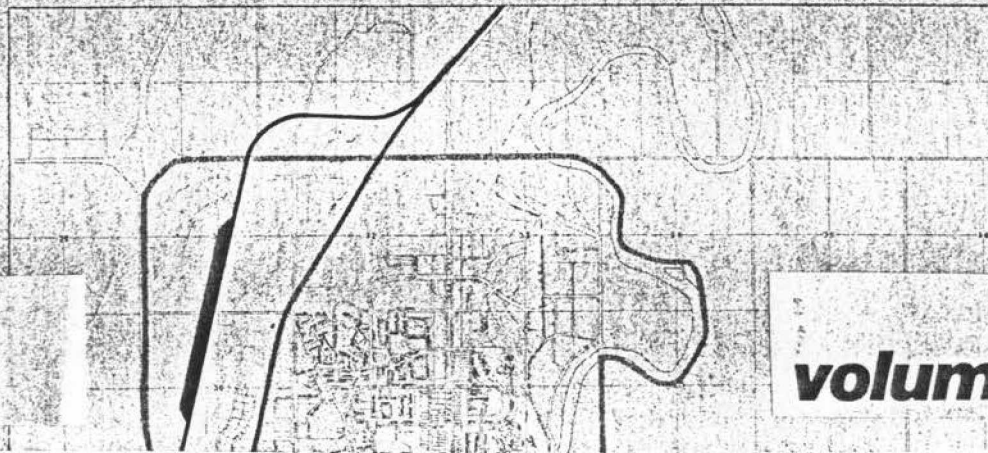


DANGEROUS GOODS ROUTES

LEGEND

-  DESIGNATED DANGEROUS ROUTES, DGR (SIGNED)
-  SUPPLEMENTAL DGR (LOCAL ACCESS ONLY)

PRELIMINARY DESIGN REPORT ON RAIL RELOCATION FOR CITY OF RED DEER



volume II, 1986

TABLE 7

FORECAST OF CARS HANDLED, TRAINS AND UNITS RUN

LEDUC SUBDIVISION

YEAR	GRAIN & AGRI PRODUCTS	SULPHUR	SAND & CEMENT	REFINED PETROLEUM	CHEM. & OTHER ACIDS	PIGGY & CONTAINERS	FERTILIZER	MISC.	FORECAST TOTAL CARS	INCREASE OVER 1985	FORECAST TRAINS	FORECAST UNITS
1989	64,863	500	5,506	13,383	16,978	7,282	8,550	21,441	138,503	19.18%	2,201	6,818

CPR FORECAST OF 1989 TRAIN TRAFFIC PAST SLEMKO PROPERTY

through proposed City residential subdivision, public greenhouses
and proposed mobile home park (Dr. Ordman and surveyor Gil Oslund)

2,201 trains with 138,503 cars per year

16,978 cars (14%) methanol, caustic soda, soda ash,
other chemicals and acids
(class: chemicals & other acids)

13,383 cars gasoline, fuel oil, LPG, and other
refined petroleum products
(class: petroleum products)

8,550 cars 6875 cars anhydrous ammonia in 1988
8250 cars anhydrous ammonia in 1989
(class: fertilizer)

500 cars sulphur

ALSO DANGEROUS GOODS ROUTE OVER SAME CROSSING FROM EDGAR PARK

Bulk gasoline dealerships, bulk anhydrous ammonia tanks
oil patch chemicals, radio active materials for testing wells

'A nightmare come true'



An aerial view of the path of destruction left by the derailed freight train . . . tons of potash from the train spilled into houses and streets of San Bernardino, Calif.

Runaway train slams into house, killing 2 boys

Los Angeles Times
SAN BERNARDINO, Calif. — A runaway freight train careening at an estimated 161 kmh leaped the tracks, plunged down a 27-metre embankment and slammed into 14 homes Friday.

A trainman and two boys in one of the houses were killed, and at least seven other people were injured.

All four locomotives and 69 cars of the Southern Pacific train were estimated by several witnesses to be traveling at 161 kmh down the Cajon Pass when they left the track at 7:43 a.m. and piled up in a grotesque heap of twisted metal amid the houses, including the one in which the boys — believed to be brothers, 7 and 10 years old — died.

"It's a nightmare, a nightmare come true," said Lavene Brewster, after her husband dashed to the aid of their neighbors. "I have worried about those trains for years."

Tons of potash from the train spilled into yards, houses and streets of San Bernardino, 96 km east of Los Angeles. Stuffed toys, furniture and kitchen utensils were scattered amid the dusty, splintered debris.

Police, fire fighters and neighbors clawed through the wreckage to free the injured and rush them to nearby hospitals.

Three hours after the crash, paramedics were still working with power tools in the effort to free the body of the dead trainman from the lead locomotive. None of the dead and injured were immediately identified.

It was not immediately determined what caused the train, which was bound for Long Beach, Calif., to burst out of control on the long grade down the pass between the high Mojave Desert and the San Bernardino Valley.

"We don't know yet what happened," said Bob Hoppe, a spokesman for the Southern Pacific Transportation Co. in San Francisco. "What we know . . . is that it got going pretty fast . . . very fast."

"I saw some sparks fly through the air," said Angela McKenzie, 13, who was about to get into the family car and leave for school when she heard the rumble of the approaching train.

"The train was going 100 mph," she said. "It was coming at us. I heard a screech, and saw the first car come over. Then the other cars smashed behind it and fell on the houses."

"It was terrible," said Dane Maloney, who was leaving his home for the drive to work when the train hit. "There were train cars on top of houses. Train cars on top of cars."

75 Cents (Metro Only)

The Edmonton Journal

SATURDAY, MAY 13, 1989

World

Runaway train wrecks havoc in California

SAN BERNARDINO, Calif. (AP) — Authorities searching through tonnes of debris found a 24-year-old man alive more than 14 hours after a runaway freight train jumped its tracks at 145 kilometres an hour and slammed into a row of houses. Three people, including two children, were killed and the train's brakeman is missing.

Chris Shaw was half-asleep in his home Friday when the out-of-control train catapulted off a curve. Locomotives and freight cars loaded with unprocessed potash were sent crashing into 11 houses, including his. He was conscious when found and told rescuers he had pain in his chest and shoulder.

The Southern Pacific freight apparently lost its brakes near the top of the 1,280-metre Cajon Pass and careened down the flank of the San Bernardino Mountains.

During their desperate plunge, the five-member crew radioed that they were out of control. Then the train plowed into a modest neighborhood of single-storey homes about 7:40 a.m. local time in San Bernardino, about 100 kilometres east of Los Angeles.

Killed were conductor Everett Crown, 36, and Jason Thompson, 9, and Tyson White, 7, stepbrothers whose home was flattened.

Dogs used to search for victims of the 1985 Mexico City earthquake were flown in from northern California to search for brakeman Alan Reiss, 44. Mobile spotlights were set up as the search continued through the night.

Scores of rescuers worked to free Shaw. His house was shattered and he was buried under

debris and tonnes of the sand-like potash. Only the mailbox was still standing.

Hospitals in the area reported treating at least eight people for varying injuries, including engineer Frank Loveland, 34, who was in serious and stable condition late Friday suffering from fractured ribs, bruises and cuts.

One of the train's five crew members radioed to a dispatcher in Los Angeles that the train was out of control, Loveland said. The Mayday call was received by the dispatcher shortly before 7:30 a.m.

The 69-car freight had four engines in front and two "helper engines" in back. The rear engines had applied full brakes.

The National Transportation Safety Board will co-ordinate an investigation of the crash.

Police Sgt. Dan Hernandez said six houses were destroyed, one had major damage and four had minor damage. Property damage was estimated at the equivalent of \$720,000 Cdn.

Red Cross spokesman Kim Schwartz said a shelter had been set up at the Inland Job Corps Centre and 237 people had been fed and housed at area hotels Friday night.

"The train was all over the place. It looked like a toy in a sandbox," said witness Al Dorame. "It was just everywhere — in people's yards. Pieces of the axles were in people's yards. Sand covered a whole house. Some of the people thought it was an earthquake."

Crews pumped almost 42,000 litres of diesel fuel from overturned engines to prevent an explosion.



OUT-OF-CONTROL FREIGHT PLOWS INTO HOUSES
... three killed, six houses destroyed, \$720,000 damage

Photo by THE ASSOCIATED PRESS

Walsh Young

*Barristers, Solicitors
and
Trade Mark Agents*

THOMAS J. WALSH, Q.C.
H. CAMERON MACDONALD
ROBERT R. HAGERMAN
PETER L. RIDLEY
PETER E. HAYVREN

ROBERT A.M. YOUNG, Q.C.
GERARD M. MEAGHER
FREDERICK R. FENWICK
IRENE E. MACEACHERN
KENNETH R. MCLEOD

ROBERT C. SMITH, Q.C.
RAYMOND G. HUNT
MICHAEL W. BROWN
ANNE J. BROWN
ALNOOR S. MEGHANI

ROBERT J. WILKINS, Q.C.
JAMES R. KITSUL
BRIAN P. RURKA
D. ROBB SEEMAN
GARY A. BEFUS

TELEPHONE (403) 267-8400
TELECOPIER (FAX) (403) 264-9400
ADX 12

May 15, 1989

DIRECT DIAL NUMBER _____
OUR FILE NO. 51803/RGH
YOUR FILE NO. _____

Privy Council Office
80 Wellington Street
Ottawa, Ontario
K1A 0A3

National Transportation Agency
Ottawa, Ontario
Attention: Ian S. MacKay
Legal Counsel

Attention Mr. Paul N. Tellier
Clerk of the Privy Council and
Secretary to the Cabinet

Dear Sir:

Re: Petition for Review and Appeal Pursuant to Section 64 of the National
Transportation Act, 1987; and
Re: Order No. 1989-R-44

Our clients, John and Ann Slemko, attach Petitions to the National
Transportation Agency of Canada which has been signed by all concerned who
support the request for stay or freeze, review and oral hearing.

More and more people are becoming aware of the dangerous route the railway is
taking through the new residential subdivision and close proximity to six
schools and wish to be heard.

In summary, we attach clipping of recent railway disasters and evacuations and
the effect on residential neighbourhoods, and a 3 page summary of projections
for Northwest Area Structure Plan published by the City of Red Deer.

Please consider all of these documents in your deliberations.

Yours very truly,
WALSH YOUNG

THOMAS J. WALSH, Q.C.

TJW:jm



FEB 16 1989

Our File: 49334

Mr. John Slenko
Mrs. Ann Slenko
Valley Bedding Plants
Box 906
Red Deer, Alberta

Dear Sir:

Re: Red Deer Rail Relocation -- Level Crossing at Highway 11A,
Leduc Subdivision, CP

Further to your letter of February 8, 1989, attached please
find a copy of a complete accident history for the above-noted
crossing as you requested.

If you require any further information, please do not
hesitate to contact me at (819) 997-1227.

Yours truly,

S. Molinski
Suzan Molinski
Head, Applications Section
Dispute Resolution Branch
Ottawa, Ontario
K1A 0N9

Attachmt.

Canada

02/13/89		SLENKO CROSSING AT HIGHWAY 11A					Page 1	
PUBLIC CROSSING RECORD		MTC KING NO.		CTC FILE NUMBER				
		213510		010.100				
SUBDIVISION		MILE		PROV.		RAILWAY		A/WHISTLE
LEUDC		5.94		ALT		CP		
PLACE		LOCATION		PROTECTION: FL&B Flashing light & bell				
GARY 412								
YEAR	Mo.	Day	Inj.	Prot.	Vehicle	Impact	S. Stock	Remarks
040317	03102	1	0	FL&B	AUTO	STRUCK	TRAIN	1 death
041003	00110	1	0	FL&B	TRUCK	STRUCK	TRAIN	1 death
040506	70231	2	0	FL&B	AUTO	STRUCK BY	TRAIN	2 deaths
000131	00200	0	0	FL&B	TRUCK	STRUCK BY	TRAIN	
74071103	0	0	3	FL&B	AUTO	STRUCK	TRAIN	3 vehicles 3 injuries
250623	06233	0	12	FL&B	TRUCK	STRUCK	TRAIN	12 injuries
700111	030107	1	0	FL&B	AUTO	STRUCK BY	TRAIN	1 death
001016	032205	0	0	FL&B	TRUCK	STRUCK BY	TRAIN	-
02011002	0	1	0	FL&B	AUTO	STRUCK	TRAIN	1 death

TOTAL REPORTED 15 INJURED & 6 DEAD

MAJOR CONTINUOUS CORRIDOR
PROJECT A

FUNCTIONAL PLANNING STUDY
FOR ASSOCIATED ROAD RELOCATIONS
& GRADE SEPARATIONS

Prepared by:

REID CROWTHER & PARTNERS LTD
&
ASSOCIATED ENGINEERING ALBERTA LTD

SEPTEMBER, 1986

5.2 RAILWAY IMPACT

Earlier planning had shown the CP mainline swinging eastward to tie to the existing mainline south of Hwy 11. In the latest planning study CP Rail have recommended that the mainline proceed northward crossing Hwy 11 approximately 2 kilometers

Reid
Crowther

Page - 22 -

west of the existing mainline crossing. The proposed mainline swings east and ties to the existing mainline.

This change is predicated by the design of a tangent railyard approximately 2900 m (9500 feet) long. By routing the track over Hwy 11 at the proposed location the yard can be accommodated between 67th Street and Highway 11. Thus the number of tracks crossed at each crossing is minimized. A grade separation structure is recommended for Hwy 11 to eliminate the potential for vehicle/rail conflict and the congestion caused by switching movements and slow trains entering and leaving the yard.

5.3 DESIGN CONSIDERATIONS

The existing Highway 11 is a tangent section of road through the area of the railway crossing. The proposed design is illustrated on Drawings T501 and T502. It is proposed to retain the same alignment for the grade separation to utilize the existing road right-of-way and minimize land acquisition.

Car towed back to Canada

BONNERS FERRY, Idaho (AP) — A leaking railroad tanker car that released sulphur dioxide fumes in downtown Bonners Ferry has been towed back to Canada, Boundary County authorities said.

About 500 residents were evacuated from their homes and businesses.

The tanker originated in Trail, B.C., and the sulphur dioxide was the property of Cominco American Ltd.

Poisonous gas train derailment 'scary'

ABERDEEN, Sask. (CP) — Thirteen rail cars — one containing poisonous chemicals — were tossed from the tracks in the derailment of an eastbound Canadian National Railways freight train Thursday.

The cars derailed at the main level crossing into the village, 33 km northeast of Saskatoon. There were no injuries.

A tanker carrying liquid chlorine was among the cars that jumped the tracks, but it stayed upright and did not rupture.

Some cars were pushed into the roadway on both sides of the tracks, and witnesses said it was lucky no pedestrians or motorists were waiting for the 80-car train to pass or they could have been killed.

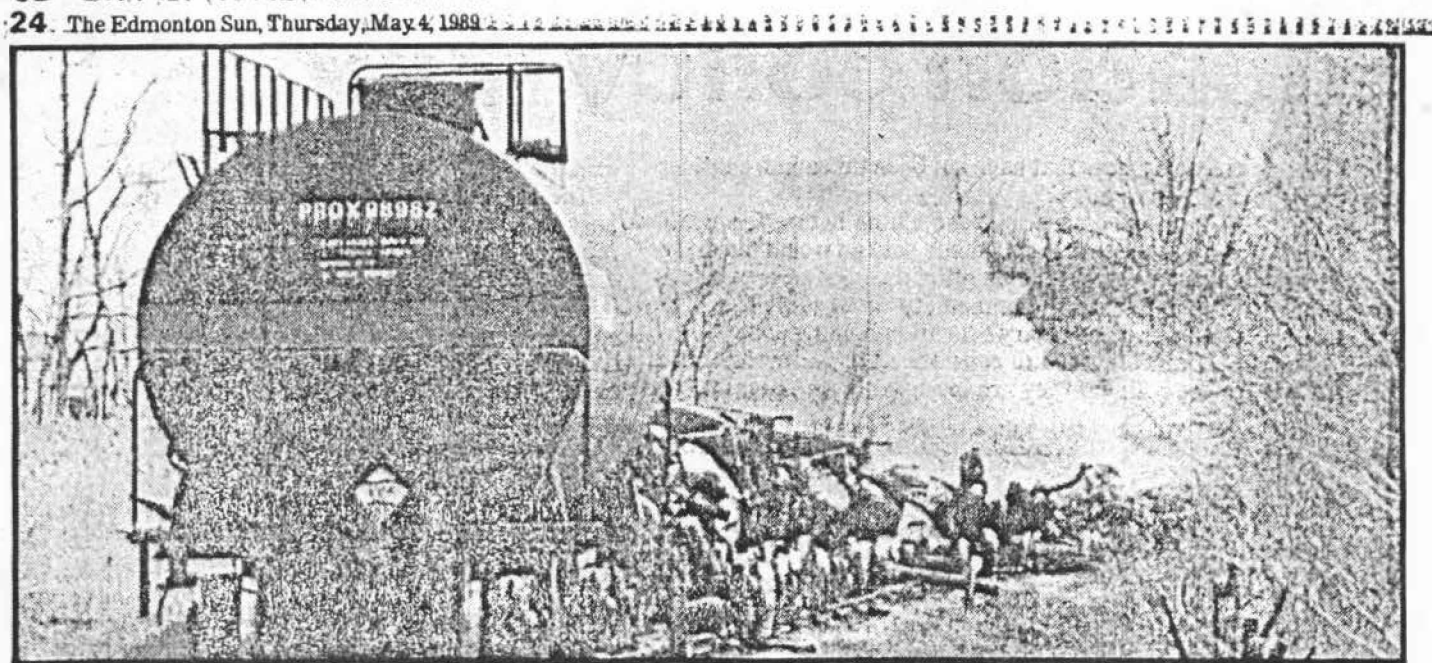
A special CN team put the car carrying the chlorine back on the track and it was taken away.

Shawn Letkeman, 15, said he was about 50 metres away from the track when he heard the train, travelling about 80 km/h, make a strange sound.

"The sound was getting worse, then all of a sudden there was dust flying and everything, so I knew something was going to happen," he said.

"Then (the cars) went flying all over. They kept hitting each other and I didn't know when they were going to stop. They were just coming one after another. It was pretty scary."

Letkeman said he ran to the train but smelled a strange, odor, so he backed away.



— Photo by CP

Smoke billows from wrecked rail cars after two trains collided in the Chemical Valley in Sarnia, Ont., yesterday.

Indians flee train wreck

SARNIA, Ont. (CP) — Two CN Rail trains collided during a shunting operation in the Chemical Valley yesterday, derailling a number of cars and prompting a temporary evacuation of 250 Indians from their homes on a neighboring reserve.

One train was undamaged but the impact put 15 cars from the second off the tracks, CN spokesman Mike Matthews said. The derailed train had been on its way into a plant to pick up chemicals and its cars were empty, Matthews said.

The locomotive of the incoming train fell on its side and burst into flames when it hit a train leaving the plant, sending thick black smoke throughout the area.

There was a risk of explosion or leakage from the residue of ammonia gas in the cars, prompting the evacuation of about 250 of 600 people on the nearby Sarnia Indian Reserve.

The fire was under control two hours after the accident occurred around 2 p.m. Three crew members were sent to hospital, two of whom were treated and released. The third may have suffered a broken leg, Matthews said.

The trains, which were on a spur line near the St. Clair River, couldn't have been travelling more than 30 kmh, the spokesman added.

The evacuees were sent to a recreation centre on the re-

TWO TRAINS COLLIDED

- DURING A SHUNTING OPERATION ---
- AT LESS THAN 30 KM or MPH
- EMPTY TANKERS TIPPED OVER ON SIDE
- BURST INTO FLAMES, THICK SMOKE IN AREA
- RISK OF EXPLOSION & LEAKAGE OF AMMONIA GAS

----- 250 EVACUATED FROM NEARBY SARNIA INDIAN RESERVE

((((NOT THROUGH 12,700 PEOPLE)))
LIKE PLANNED FOR RED DEER

NOTE DATE: ----- MAY 4, 1989

----- JUST A SLOW MOVING

YARD SHUNTING OPERATION!

NORTHWEST AREA STRUCTURE PLAN

KEY SUMMARY

EXISTING PLANS

- Northwest Area Structure Plan (1981)
- Section 19 Area Structure Plan (1980)
- therefore 8-9 years old, need for review and revision

GOAL

- to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

LAND OWNERSHIP

	Hectares	Acres	
• City	515.0	1,273	65%
• CP	12.3	30	2%
• Private	<u>267.7</u>	<u>662</u>	33%
Total	795.0	1,965	

- approximately 10% is currently developed.

TRANSPORTATION

- re-aligned railroad
- major arterials 77th Street - 67th Avenue - Kerry Wood Drive
64th Avenue
Highways 11 (67th Street) and 11A
- Edgar Industrial Drive

LAND USE

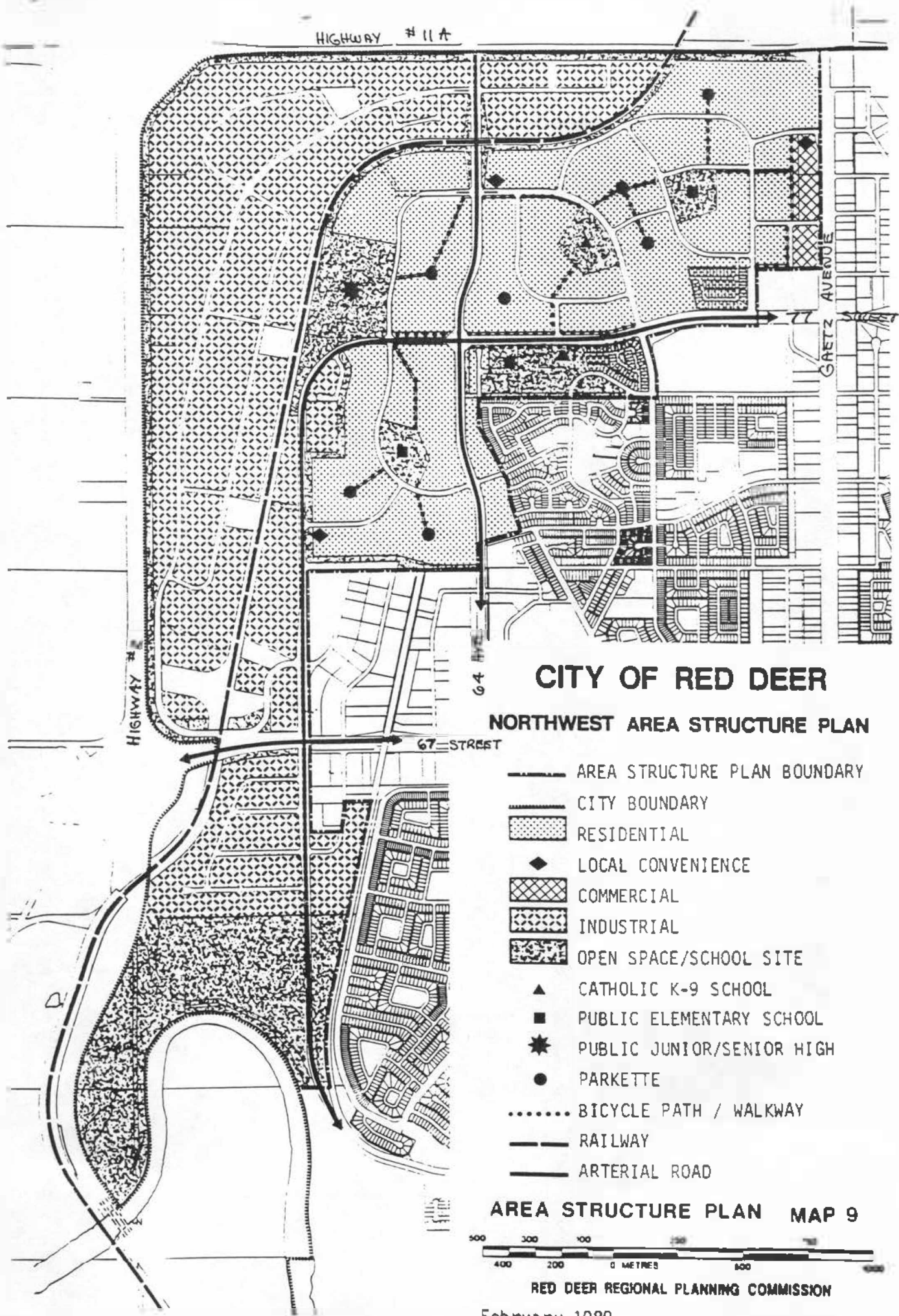
- residential: anticipated population 12,700 (was 250 in 1988)
- schools: 2 Separate K - 9, 3 Public Elementary
1 Public Junior/Senior (in district centre)
- open space: Maskepetoon Park - conserve existing natural area
Maskepetoon Athletic Park
District Centre Site and four neighbourhood sites
paths, small parks, buffers

- Commercial: Highway commercial along Gaetz
three convenience sites
- Industrial: light industrial with/without trackage

Land Use Areas	Hectares	Acres	
• Residential	270	667	34%
• Schools/Reserve	71	175	9%
• Major Open Space	75	185	10%
• Commercial	10	25	1%
• Industrial	<u>369</u>	<u>913</u>	46%
TOTAL	795	1,965	

PHASING

- residential: from Kentwood, and north Glendale will expand north-west
- industrial: from northeast will move west and south



CITY OF RED DEER

NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENTIAL
- ◆ LOCAL CONVENIENCE
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/SCHOOL SITE
- ▲ CATHOLIC K-9 SCHOOL
- PUBLIC ELEMENTARY SCHOOL
- ★ PUBLIC JUNIOR/SENIOR HIGH
- PARKETTE
- BICYCLE PATH / WALKWAY
- RAILWAY
- ARTERIAL ROAD

AREA STRUCTURE PLAN MAP 9



RED DEER REGIONAL PLANNING COMMISSION

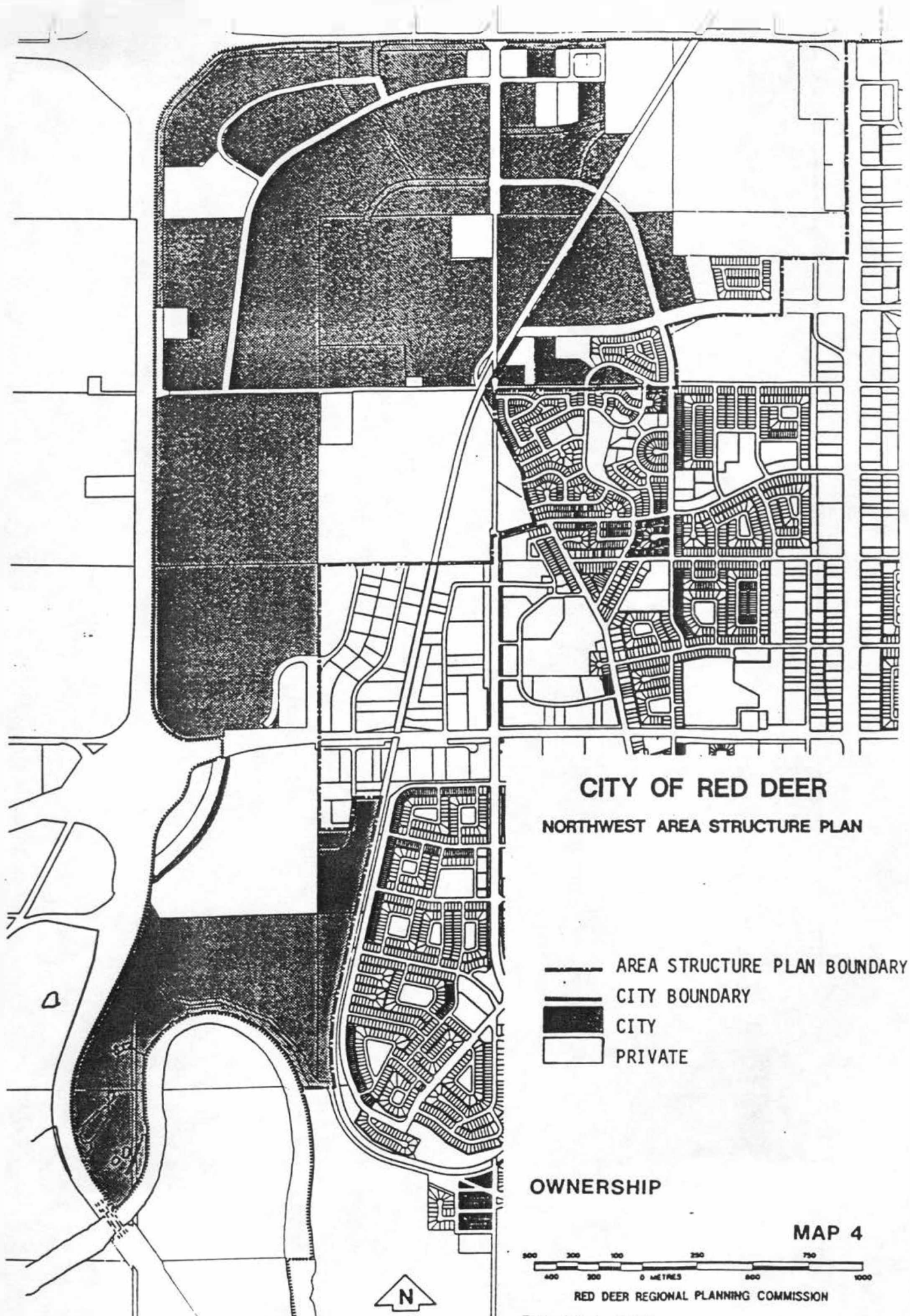
February 1989

- Commercial: Highway commercial along Gaetz
three convenience sites
- Industrial: light industrial with/without trackage

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SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989

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 PART OF THE PETITION FILED ON BEHALF OF MR. & MRS. JOHN SLEMKO, Valley Bedding Plants, Box 906, Red Deer, Alberta on April 25, 1989

PPORT the application of Mr. & Mrs. Slemko for a STAY OR FREEZE on NTA Relocation Order No. 1989-R-4 dated March 8, 1989

REPORT the application of Mr. & Mrs. Slemko for a NTA REVIEW & ORAL HEARING IN RED DEER on the Public Safety, Environmental Impact and Routing of NTA Relocation Order NO. 1989-R-44 dated March 8, 1989

PRINTED NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNT OF Red I
LASSU	52 ERICKSON DR	RED DEER	342-5223	<i>[Signature]</i>	GENERAL MANAGER GEO-RAY	B. Anderson	MAY-11-89	✓	
<p>I AM THE RADIATION SAFETY OFFICER AT GEO-RAY. I FINED THIS PROPOSED PLAN TO BE EXTREMELY DANGEROUS TO THE RESIDENCE OF THE AREA INVOLVED.</p>									
HAMILTON	105 N. 1st St. R.D.	Red Deer	347-2707	<i>[Signature]</i>	Operations Manager SWAB-TECH.		MAY 11/89	✓	
<p>My Family lives in the area we have 4 children going to school in the area you are routing the Railrol fuel it is extremely dangerous to route toxic ch thru the area.</p>									

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								RED DEER	COUNT OF Red D
GARDNER	RED DEER STANES		340-1140	Alton Gardner	PIPE INSPECTOR & CUTTING TUBOSCOPE INC.	Don [unclear]	11/5/89		
ARK WITH	DANGEROUS	GOODS	& THIS PROPOSAL IS REDICULOUS!						
	INDUSTRIAL & RESIDENCIAL AREAS			DON'T MIX	!!				
LUTON	RR#1 RED DEER TYNSEI		3421316	[Signature]	SAFETY BOSS LTD.	Don [unclear]	11/5/89		✓
B.	5711 #1 44 Ave. REDDEER		340-2358	[Signature]	-	Don [unclear]	11/5/89		✓
Spelt	RR1 Blackfals		885-4438	H. Spelt	Hauswirth		12/5/89		
Heide	Box 297 792	Lacombe	782-2947	A. Van der Heide	Hauswirth		12/5/89		

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								RED DEER	COUNTY OF RED DEER
A. Soltice	RR 4	Red Deer	347-4305	<i>Norma Soltice</i>	Teacher	<i>S. L. Ricker</i>	May 11/89		✓
L. RICKER	RR 4	Red Deer	342-0160	<i>S. L. Ricker</i>	Secretary	<i>Norma Soltice</i>	May 11/89		✓
Clark	6 Reeves Cr.	Red Deer	346-6020	<i>Given Clark</i>	Teacher	<i>M. Mann</i>	May 11/89	✓	
MANN	RR 1 Site 13 Box 18 Red	Red Deer	347-3072	<i>Marie Mann</i>	Teacher	<i>Given Clark</i>	May 11/89	✓	✓
L. Page	35 Gillespie Cres.	Red Deer	342-1939	<i>Pat Page</i>	Teacher	<i>C. P. Hume</i>	MAY 11/89	✓	
R. ESTOCK	63-MARION CRES.	Red Deer	342-4151	<i>C. P. Hume</i>	Teacher	<i>Pat Page</i>	MAY 11/89	✓	
AMSON	106 Eldorado Blvd	Red Deer	347-2332	<i>S. L. Ricker</i>	Teacher	<i>C. P. Hume</i>	MAY 11/89	✓	

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								RED DEER	COUNTY OF Red I
NT URSULIAK	RR1	BLACKFALDS	748-2596	G. Ursuliah	TEACHER	G. Ursuliah	May 11/89		
S SOSNOWSKI	4430 40TH AVE.	RED DEER	346-7330	G. Ursuliah	TEACHER	G. Ursuliah	11 May 89	✓	
NE PHILLIPS	84 ANQUETEL CL.	Red Deer	343-0051	D. Weidenhamer	Teacher	D. Weidenhamer	May 11/89	✓	
EIDENHAMER	101 CUNNINGHAM CREG.	RED DEER	343-0566	D. Weidenhamer	AIDE	P. Cooper	May 11/89	✓	
e Cooper	3923 - 51ST	Red Deer	347-7283	P. Cooper	Teacher	D. Weidenhamer	May 11/89	✓	
ARD WEST	3872-52A AVE INNISFAIR	INNISFAIR	227-4214	P. Cooper	Teacher	D. Weidenhamer	May 11/89	✓	✓
LSBURY	RR.1 PEW HOLD	PEW HOLD	886-4652	M. White	Teacher	M. White	May 11/89	✓	

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Gilley	4005-41 Ave	Red Deer	347-5944	Jim L. Gilley	Teacher-Librarian	Cecylyth Oseen	May 11/89	✓	
A Oseen.	26 Comfort Chase	Red Deer	347-3905	Cecylyth Oseen	Teacher	D. Weidenhamer	May 11/89	✓	
Bascom	RR4	Red Deer	886-5442	KM Bascom	Teacher	D. Weidenhamer	May 11/89		✓
E. Hunt	3517-46th	Red Deer	347-6852	Delores Hunt	Teacher	W. Justice	89/05/11	✓	
Freschette	RR4	Red Deer	347-3494	Carol Freschette	teacher	Delores Hunt	May 11/89		✓
McLaren	104 Dickenson Cr.	Red Deer	342-6152	B. McLaren	teacher	Delores Hunt	May 11/89	✓	
e Zahara	96 PEARSON CR.	RED DEER	346-6526	Joyce Zahara	teacher	W. Justice	May 11/89	✓	

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Meakin	R.R. 3	Red Deer	347-7645	Judy Meakin	Secretary	J. Watters	May 11/89		✓
Vold Bowel	R.R. #3	Red Deer	886-4657	Beryl Vold Bowel	teacher	J. Watters	May 11/89		✓
Wotherspoon	5120 62 St.	Red Deer	343-1073	Jane Wotherspoon	teacher	Beryl Vold Bowel	May 11/89	✓	
Schwieder	4724-43 Ave	Red Deer	347-7976	S. Schwieder	teacher	J. Watters	May 11/89	✓	
Gulbransen	RR 2	Red Deer	347-0675	U. Gulbransen	teacher	J. Watters	May 11/89		✓
OTTREAU Allan	Box 360 Penhold.	Penhold	886-5795	Alfred Ottreau	teacher	S. Schwieder	May 11/89		✓
RITCHIE	24 Oyen Cres	Red Deer	343-6873	Sharon Ritchie	teacher	S. Schwieder	May 11/89	✓	na


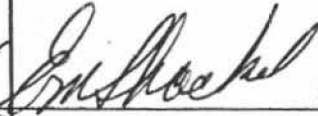


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Wm. J. Clark	6 Reeves Cres.	RED DEER	346-4420		Education	Norma Sletten	May 11/89	✓	
N. FICK	9. Sterling Close	Red Deer	347-3918	N. Fick	Apprentice	Norma Sletten	May 11/89	✓	
TED SHACKEL	36 W. 45 ST.	Red Deer	346-8524		Auto. Man.	Norma Sletten	May 11/89	✓	
Cleena Sartorius	103 Noble Ave.	Red Deer	346-6038	Cleena Sartorius	Teacher	Norma Sletten	May 11/89		
T. Spencer	RR 4	Red Deer	347-2556	T. Spencer	Teacher	Norma Sletten	May 11/89		✓
B. Bowd	RR #3	RED DEER	5864657		Teacher	Norma Sletten	May 11/89		✓
W. Mathias W. Mathias W. Mathias	4139-47 St	RED DEER	347-2804		Teacher	Norma Sletten	May 11/89	✓	

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Bill Goldade	13 Nagel Ave	Red Deer	343-1179	<i>Bill Goldade</i>	Teacher	Norma Soltice	May 1/89	✓	
RON WHITEMORE	55 Murphy Ave.	Red Deer	347-2145	<i>Ronald J. Whitemore</i>	Teacher	Norma Soltice	89/05/11	✓	
John Soltice	RR4 Red Deer	Red Deer	347-4305	<i>John Soltice</i>	(University) Student	Alexis A. Soltice	05/11/89		
Alexis A. Soltice	R.R. #4	Red Deer	347-4305	<i>Alexis A. Soltice</i>	(University) Student	Norma Soltice	05/11/89		
RAYMOND W. STICKEL	4009-37 AVE.	RED DEER	342-4749	<i>Ray Stickel</i>	CITIFIELD	Alexis A. Soltice	11/05/89	✓	
Will Marchuk	40 Caswell close	Red Deer	342-0428	<i>Will Marchuk</i>	Instructor	Don Wale	12/05/89	✓	
Don Wale	133 Wilson Cr	Red Deer	343-2937	<i>Donald Wale</i>	Instructor	Will Marchuk	12/05/89	✓	

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C.G. FERRIS	18 WILSON CRES, RED	RED DEER	340-3177	<i>C. Ferris</i>	INSTRUCTOR	A Schmidt	May 12/89	✓	
ANDY SCHMIDT	BOX 20, SITE 5 R.R. 2, BALNORAL HEIGHTS	RED DEER	343-7410	<i>A. Schmidt</i>	Instructor	<i>C. Ferris</i>	May 12/89		✓
Nancy McInerney	Box 563 Innisfail, Ab	Innisfail	227-1378	<i>N. McInerney</i>	Lab Technician Instructor	<i>Jordan Lethbridge</i>	May 12/89		✓
Ebon Neufeld	RR #4	Red Deer	343-1942	<i>E. Neufeld</i>	Instructor	<i>A. Schmidt</i>	May 12/89		✓
Gary Fabris	3409-43 Ave	Red Deer	343-8404	<i>G. Fabris</i>	Instructor	<i>E. Neufeld</i>	May 12	✓	
Brian McDonald	15 Waghorn Close	Red Deer	347-1777	<i>B. McDonald</i>	College Instructor	A Schmidt	May 12	✓	
MIMI MARKE	66 CARD CREST.	RED DEER	342-2754	<i>Mimi Marke</i>	COUNSELLOR	<i>Jordan Lethbridge</i>	May 12/89	✓	

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAG

WE SUPPORT the application of Mr. & Mrs. Slemko for a STAY OR FREEZE on NTA Relocation Order No. 1989-R-4 dated March 8, 1989
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								RED DEER	COUNTY OF Red D.
ooker	3427 Spruce	R. Deer	347 387	<i>[Signature]</i>	Ret.	A. Slemko	May 13 89	X	
ooker	" "	"	"	<i>[Signature]</i>	Ret.	A. Slemko	5-13-89	R20	
E.C. AKITT	73 01 sep St. R.D.	Red Deer	342-7839	<i>[Signature]</i>	Secretary	Ann Slemko	05-13-89	✓	
hy	4527-47th St	R.D.	347-1047	<i>[Signature]</i>	Accountant	A. Slemko	MAY 13	✓	
BLAKE Blake	4314 - 47 St.	R.D.	3-1085	<i>[Signature]</i>	retired	A. Slemko	May 13	✓	
L UFELD	RR4	Red Deer	343-1542	<i>[Signature]</i>	College Instructor	A. Slemko	May 13 89		✓
ON. COLE <i>[Signature]</i>	417	RIMBEY	842 2118	<i>[Signature]</i>		A. Slemko	May 13.		

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								RED DEER	COUNT OF Red D
a Leopoldo	48 Parkside Dr. 85 Hazel Ave. Red Deer	Red Deer	343-2396	Leopoldo	Teaching	John Slemko	May 10 '89	✓	
WALKER	520 5423 576	Red Deer	346-6795	Frank Walker	Welder	John Slemko	May 11, '89		
Novell	6010A 58A5T	Red Deer	347-7326	Dana Novell	bodyman	John Slemko			
Novell	6010A 58A5X	Red Deer	347-7326	Doug Howell DOUG HOWELL	Painter		May 11/89		
Van de Syke	3 Parkside Dr	Red Deer	343-0901	Jennett Van de Syke	Painter	Ann Slemko			
DIRSTEN	Box 322. SYLVAN LAKE	SYLVAN LAKE	887-2553	Loren Dirsten	home owner	Ann Slemko	May 11, '89		✓
W. Throck.	36 Mathias SPRUE MOVI	SPRUE MOVI	962-8100	W. Throck.	Police	B. Anderson	May 12/89		

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								RED DEER	COUNT OF Red D
FERNER	5730-35	Red Deer	347-1405	[Signature]	Retired	A. Slemko	1989 May 5	✓	
E. FERNER	5730-35.	RED. DEER	347-1405	Rose Turner	Retired	A. Slemko	1989. May 5.	✓	
EWINGS	21 McBride Cres	RED DEER	347-2613	W.D. Hewings	Retired	A. Slemko	1989 May 12.	✓	
SABCOCK.	6 OGDEN AVE.	RED DEER	346-3293	[Signature]	Insurance Agent	Ann Slemko	May 12/89	✓	
SYDNEMAN	Box 98	MORRIN	772-3785	[Signature]	Retired	Ann Slemko	May 12/89		
Collier	#20 Barrett Dr.	Red Deer	347-5925	C. J. Collier	Warehouse	Ann Slemko	May 12, 89	✓	
Webber	110 Winton Cres	Red Deer	347-3853	[Signature]	Retired	Ann Slemko	May 12 89	✓	

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								RED DEER	COUNTY OF Red De
PIMM	5706-41ST CRES	RED DEER	346-7397	Grace Pimm	House wife	MSmith	May 11	✓	
Haarstad	Box 212 Bentley		748-2111	L Haarstad	Secretary	MSmith	May 11		
Erate	27 Hammond Cross Red Deer		347-4295	Erate	Secretary	MSmith	May 11/89	✓	
Stanton	411 2353 Harbour Sidney		656-0666	Jay Stanton	Retired	MSmith	May 11		
THOMAS	BOX 2201 Lacombe	Lacombe	782-4400	Dicky Thomas	House Wife	MSmith	May 11	✓	
Sproule	R.D. 5136-43 Ave	R. D.	346-5658	Mr. Sproule	Housewife	MSmith	May 11	✓	
Gooder	301 Pioneer Canmore		678-5623	W Good	DRIVER	MSmith	"	"	

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								RED DEER	COUNTY OF Red Deer
JOHNSTON	4606-53.	Red Deer	346-2212	Jennie Johnston		A. Slemko	May 14 /89	✓	
TIMOSZ	3909	Red Deer	346-2880	Sgt BALTIMORE		A. Slemko	May 14 /89	✓	
HRON	4317-54	STETTIN	742-6392	John	Store mgr.	A. Slemko	May 13/89		
HAMILTON LLEN	P.O. Box 400	PONOKA	7833001	W. Slemko	STORE OWNER PONOKA IGA	M. Slemko	May 13 /89		
HAMILTON	P.O. Box #400	PONOKA	7834276	M. Hamilton	BOOK KEEPER	M. Slemko	May 13/89		
MURRAY	4922 55TH ST.	RED DEER	347 3187	M. Murray	ARET.	M. Slemko	May 13 /89	✓	
PANDER	2 MOON CRES	RED DEER	346-6403	Carol Pander	House Wife	M. Slemko	May 13 1989	✓	

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								RED DEER	COUNT OF Red D.
Michael	19 BERRY AVE	Red Deer	343-2898	J. Michael	Secretary	Ann Slemko	May 13/89	✓	
ALDCROFT	305-4700-5557	RED DEER	347-7485	J. Aldcroft	Retired	Ann Slemko	May 13/89	✓	
BURT	14758-53ST	RED DEER	346-6149	Liburt	Clerical	Ann Slemko	May 13/89	✓	
Anderson	9 Martin Close	Red Deer	347-5640	Barry E. Anderson	Realtor	A. Slemko	May 13/89	✓	
Ree	RR1 B	Bentley	744-2147	Joan Ree	Agriculture	A. Slemko	May 13/89		
y to	Box 906 Red Deer.	Red Deer.	347-3543	Jerry Slemko	Green house operator.	B. Anderson	May 14/89	✓	
Slemko	Box 906	Red Deer	347 3543	John Slemko	Greenhouse operation	B. Anderson	May 14	✓	

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								RED DEER	COUNTY OF Red D.
ZERBE	Box 1689	Ponoka	783-4715	Gilda Zerbe	Housewife	Ann Slemko	May 12		
						Ann Slemko			
Howell	Box 451	Ponoka	783-4548	Doris M. Howell	retired	Ann Slemko	May 12/89		
ABAYA	176 METCALF AVE. RED DEER	RED DEER	343-0201	Rghy-	retired	Ann Slemko	May 13/89	✓	
IO ABAYA	176 METCALF AVE. RED DEER	RED DEER	343-0201	Rosario Abaya	Housekeeping (Student)	Ann Slemko	May 13/89	✓	
ETA ABAYA	176 METCALF RED DEER	RED DEER	343-0201	Marrieta Abaya	Housewife	Ann Slemko	May 13/89	✓	
RET CLAYTON	804-4811 67 Street Red Deer, Alta.	Red Deer	346-7260	Mrs Clayton	Retired	Ann Slemko	May 13/89	✓	
WALSHWORTH	16 OAKSTED CLOSE RED DEER	RED DEER	347-6424	Ann Schubert	Aspirant Inspector	Ann Slemko	May 13/89	✓	

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								RED DEER	COUNTY OF Red D
Cole	Box 417	Rimbey	843-2118	Ruby Cole		John Slemko		✓	
ANDR SCAVO	56 PAYNECK	Red Deer	346-7914	Andr SCAVO	Simment Finishers	John Slemko	MAY 12	✓	
son & L.	75 Main Close	"	346-7601	[Signature]		Ann Slemko		✓	
WAGNER	Clair B. 0784			Nora Wagner		Ann Slemko			
ayden.	32 5310-43 Ave.	Red Deer	346-3872	Mildred J. Layden.		Ann Slemko		✓	
Layden.	5310-43 Ave.	Red Deer.	346-3872	Harmon W. Layden		A. Slemko		✓	
McDermann	Alex. Alta		747-2337	[Signature]		A. Slemko			

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								RED DEER	COUNTY OF Red Deer
MEINERS	3814-44 St.	Red Deer	347-1291	O. Meiners.	Retired	Theodora Leopoldo	May 14/89	✓	
MULLEN	3722-45 St	Red Deer	343-3913	M. Mullen	Retired	Theodora Leopoldo	May 14/89	✓	
EPP	Box 42 RR4 Site 2	RED DEER	342-1968	Ann Epp	PRINTER	A. Slemko	May 14/89	✓	✓
Epp	Box 42 RR4 Site 2	Red Deer	342-1968	Blanche Epp	Printer	A. Slemko	May 14/89	✓	✓
SCOTT	Rt 1	Rocky Mtn Hts	729-259	Jane Scott	Volunteer	A. Slemko	May 14/89	✓	
Crabtree	6007 59 St	Red Deer	340-2786	Stacy Crabtree	Coop Vet Clinic	A. Slemko	May 14/89	✓	✓
Brandt	27 Ogden Ave	Red Deer	342-0302	Jim Brandt	telephone operator (AGT)	A. Slemko	May 14/89	✓	✓

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								RED DEER	COUNTY OF Red De
McBride	11 Ohio Close	Red Deer	346-6499	[Signature]	Nurse	[Signature]	89/5/13	✓	
n McBride	11 Ohio Close	Red Deer	346-6499	K. McBride		[Signature]	May 13 1989	✓	
E BRAUN	28 GANN CRES	RED DEER	346 8873	m. Braun	Student	[Signature]	May 13/89	✓	
SMYTH	Box 52	TROCHU	442-3837	[Signature]	clerk	[Signature]	May 13/89		
ST SMYTH	BOX 52	TROCHU	442-3837	Est. 74 Smith	parttime	[Signature]	May 13/89		
TOMA	#203 17111-64 Ave	Edm	444 0529	Jay Toma	Lab Tech.	[Signature]	May 13/89		
TOMA	10526 Landerdale Rd	Edm	475 6452	L. Toma	Home maker	[Signature]	May 13/89		

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								RED DEER	COUNT OF Red D.
IGELWY	98 BAIRD ST.	RED DEER	3402594	J. E. Bigelow	retired	M. Slemko	May 11/89	X	
DOAN	Box 127	Timberhill	222-2477	B. Doan	retired	M. Slemko	May 11/89		✓
OSKIN	RR 3	Red Deer	866-4783	Shos Hoskin	retired	M. Slemko	11 May 89		✓
OSKIN	RR 3	Red Deer	866-4783	Gladys Hoskin	retired	M. Slemko	11 May 89		✓
BLANE	28 McIntosh ^{Arx}	RED DEER	342-7037	E. Blane	Retired	D. Nicholls	May 11/89	✓	
BLANC	28 McIntosh	Red Deer	342-7037	J. P. Blanc	Homeowner	D. Nicholls	May 11/89	✓	
Campbell	403- 4515-53 St.	Red Deer	347- 5172	Alice Campbell	Retired Teacher	D. Nicholls	May 11/89	✓	

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								RED DEER	COUNTY OF Red De.
GARDT	RR # 4 INNISFAIR		227-2483	Hub Bounyardt	FARMER	W. Sme	MAY 12	✓	✓
AROT	RR # 4 INNISFAIR		227-2483	Hub Bounyardt	Wife	W. Sme	MAY 12	✓	✓
HEIM SMERK			346 7196		PEANUT MAKER	W. Sme	MAY 15	✓	✓
MATHESON	RED DEER		346 7196	E. Matheson	HOME	W. Sme	MAY 15	✓	✓
JOWSKI	RED-DEER		347-5357	Bob Jowski	Retired	W. Sme	MAY 15	✓	✓
KNEWSKI	RED DEER		347-5357	Joe KneWSKI	Seely	W. Sme	✓	✓	✓
McAULEY	RED DEER		346-5003	J. McAuley	HOUSEWIFE	W. Sme	MAY 12	✓	
Auley	"		346 5003	J. Auley	COMMUNICATOR	W. Sme	MAY 12	✓	

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WRIGHT RAINSTEAD	BOX 182 BOX 171	ECKVILLE ECKVILLE	746-2491	Jean Wright Doris Rainsstead	Home-maker RNA	msmo	May 12/89		
STEWART	89 Aberdeen Ave	Red Deer	346-3424	Idella Stewart	Bookkeeper	msmo	May 12/89	✓	
E TURNER		Red Deer	347-5890	Turner	Clerk	msmo	May 12/89		
E ALBRECHT	28 Marion Ave	Red Deer	346-8009	Albrecht	Clerk	msmo	May 12/89	✓	
A LARSEN	68 HALIBURTON CRES	RED DEER	347-1602	Larsen	HOUSEWIFE	msmo	May 12/89	✓	
SIMPSON	5936-41ST RETIRED	RED DEER	346-2158	Simpson	RETIRED	msmo	MAY 12	✓	
ART FLEMING J Fleming	Dentist	Red Deer	4401 Springhurst	John Fleming	RETIRED	msmo	"	✓	
FLEMING	House wife	Red Deer	4401 Springhurst	R. Fleming	RETIRED	msmo	May 12	✓	

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SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAGE # :

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 RT OF THE PETITION FILED ON BEHALF OF MR. & MRS. JOHN SLEMKO, Valley Bedding Plants, Box 906, Red Deer, Alberta on April 25, 1989

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								RED DEER	COUNTY OF Red D.
Cooyman	RR 3	Red Deer	8864882	<i>[Signature]</i>	Retired Spec time Farmer	<i>[Signature]</i>	10.5.89	✓	✓
Kooyman	R.R3	Red Deer	8864882	<i>[Signature]</i>	NORTH'D.	<i>[Signature]</i>	10.5.89	✓	✓
PHILLIPS	5854 71st	Red Deer	3476000	<i>[Signature]</i>	Oilfield Farmer	Ann Slemko	12.5.89	✓	
						Ann Slemko			
Trenson	Box 25	Rimbey	8436778	<i>[Signature]</i>	Farmer		12-5-89		
Trenson	Box 25	Rimbey	8436778	<i>[Signature]</i>	Farmer	Ann Slemko	12, 5-89		
WILSON	36 Hunter CLOSE	R. D	546-8040	<i>[Signature]</i>	Advocate	Ann Slemko	12-5-89	✓	RD
ECHARSKY	Box 65, Lacombe	Lacombe	782-3212	<i>[Signature]</i>	Housewife	Ann Slemko	12-5-89		

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAGE # 2

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								RED DEER	COUNTY OF Red De
KAMP	Box 866	RIMBEY	843-3129	BD Gole Bugh.	Horticult- urist	Ann Slemko	May 10/89		
ALMASSY	59 HAMMOND CRES	Red Deer	343-2754	Eleenor Almassy	Lehab. worker	m Sme	May 10/89	✓	
ALMASSY	59 HAMMOND CRES	Red Deer	343-2754	Paul Almassy	Salesman	m Sme	May 10/89	✓	
n Babink	40 Ramsey Cl.	Red Deer	347-4579	E. Babink	retired	m Sme	May 10/89	✓	
MAI BABINK	40 RAMSEY CL.	RED DEER	347-4579	M. Babink	Driver	m Sme	May 10/89	✓	
ON WORTIT	Box 190	LACOMBE	782-4398	[Signature]	Business OWNER	m Sme	May 10/89		
hti		ECKVILLE	746-5856	R Latti	Home Owner	m Sme	May 10/89		

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

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PRINTED NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF Red D.
W. Lister Kaye	RR 1 Rocky		729-2683	W. Lister Kaye	Farmer	Jennett Van de Sype	May 11		
T2	Box 210	Sylvan Lake	887-3058	J. Pitz	Retired	Jennett Van de Sype	May 11		✓
dman	Box 394	Sylvan Lake,	887-5729	E. Lundman	Retired	Jennett Van de Sype	May 1		✓
ed Bowett	Box 444 College Heights AB	Lacombe	782-3858	E. M. Nielson Bowett	Retired,	Jennett Van de Sype	May 11		
Ann KANANEN ECKVILLE	RR 4	ECKVILLE	746-3589	[Signature]	MANAGER	Ann Slemko	May 11/89		
Bride	Box 51	Benalto	746-2630	B. M. E. Bude	manager	Ann Slemko			✓
MERRIMAN		ECKVILLE		[Signature]	Jim Jr MERRIMAN	[Signature]	May 11		

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								RED DEER	COUNTY OF Red D.
DECK	48 Parkside	Red Deer	3432396	John Deck	retired	M. Deck	May 10 1989	✓	
KAMPS	P. 1522	Lacombe	782-357	L. Kamps	farmer	Ann Slemko			
YEOMAN	54 OLSEN ST.	RED DEER	3426215	Rich Yeoman	Dilfield	M. Brue	May 11/89	✓	
HRYNIW	RRI SITES	RED DEER	346-2635	Tom Hryniew	Retired	M. Brue	May 11/89	✓	
MARY BRUSKY	CORONATION ALTA		5783780	Mary Brusky	Retired	M. Brue	May 11/89		
CONNELL	LA COMBE ALTA		782 6079	Donna McConnell	Retired	M. Brue	May 11/89		
OLSEN	5714-41st Ave R.D.	Red Deer	347 7989	Donna Olsen	House wife	M. Brue	May 11/89	✓	

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								RED DEER	COUNT OF Red D.
CRABA	5231 53ST	LACOMB	782-3446	<i>[Signature]</i>	Retired	Ann Slemko	May 11		
WAGSTOFF	Box 493	TROCHU	442-2169	<i>[Signature]</i>	Retired	<i>[Signature]</i>	May 11/89		
WAGSTOFF	Box 493	TROCHU	442-2169	<i>[Signature]</i>	"	<i>[Signature]</i>	May 11, 1989		
AN	Box 1041	LACOMBE	782-3549	<i>[Signature]</i>	"	Ann Slemko	May 11/89		
LANZEN	Box 341	LACOMBE	782-3594	<i>[Signature]</i>	"	Ann Slemko	May 11/89		
SYLVAN	15 GARDEN	SYLVAN	887 5820	<i>[Signature]</i>	Cashier	Ann Slemko	May 11		✓
WILLIAMS	21 Jarvis Bay Dr.	Sylvan	887 4325	<i>[Signature]</i>	Retired	<i>[Signature]</i>	May 11/89		✓

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								RED DEER	COUNTY OF Red D.
Wells	R.R.3 Eckville Ab.	ECKVILLE AB	746-5798	Vi Wells	Musician	Doug Howell	May 12th 1989		
Wells	Eckville	Eckville	7465798	Norman Wells	Farm	Doug Howell	May 12		
WICKERS	5526-48A AVE RED DEER	RED DEER	347-4006	B. Wickers	Retired	Ann Slemko	May 12	Red Deer	
ORSTEN	SYLVAN LAKE BOX 486	SYLVAN LAKE	887-2418	H. Orsten	Retired	Ann Slemko	May 12	Red Deer	
NA ROSE	Box 1958 LACOMBE, ALTA	LACOMBE	782 4143	M. M. Rose	HOUSEWIFE	Ann Slemko	May 12		
ORSTEN	SYLVAN LAKE BOX 486	SYLVAN LAKE AB.	887-2418	C. M. Orsten	RETIRED	Ann Slemko	MAY 12	RED DEER	
and Kunzinger	3909 - Don Street Red Deer T4N1W2	Red Deer	346-3132	J. Kunzinger	Retired	Ann Slemko	May 12	Red Deer	

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								RED DEER	COUNT OF Red D.
BENSEN	21 JARVIS BAY DRIVE SYLVAN LAKE ALTA.	SYLVAN LAKE ALTA.	887 - 4325	John Bensen	RETIRED	J.	MAY 11/89		
BREDLOW	Box 1285 PONOKA, ALTA	PONOKA ALTA	783-4890	G. P. Bredlow	PROF DRIVER	J.	MAY 11 1989		
MRS ER	Box 463 COLLEGE HTS AB	COLLEGE HEIGHTS AB	782- 3871	Helen Buhler Helen Buhler	Retired	J.	MAY 11 1989		
ny cholls	88 Parkland Drive Sylvan Lake.	Sylvan Lake ALTA	887- 3713	Lorothy Nicholls	Housewife	Ann Slemko	May 11/ 89		
ICE LEED	6018A 58 A ST. CLOSE	RED DEER	343- 6087	Gennie McLeod	Housewife	Ann Slemko	May 11/ 89	✓	
BUSBY	44 NEWTON DR PENHOLD	PENHOLD	886 2553	Mary Busby	Housewife	Ann Slemko	May 12/89		
A SMALL	64 LEE ST	PENHOLD	886 4435	Sheila Small	Housewife	Ann Slemko	May 12/ 89		

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								RED DEER	COUNT OF Red D
SLUSARSKI	60 NEWTON DR PENHOLD	PENHOLD	886-2348	M. Slusarski	Cleaning Supervisor	M. Slusarski	MAY 12/89		✓
BROWN	43 Robinson Ave PENHOLD	PENHOLD	886-2759	R. Brown	LABORER	M. Slusarski	MAY 12/89		✓
HURAT	43 Robinson Ave Penhold, Alta.	Penhold,	886-2759	A. Hurat	Legal Secretary	M. Slusarski	May 12/89		✓
PRICE	Red Deer	Red Deer	346 4552	E. Price		M. Slusarski	May 12/89		✓
SLUSARSKI	60 NEWTON PENHOLD	PENHOLD	886-2348	M. Slusarski	Owner	M. Slusarski	12/5/89		✓
M. HALLET	4405 EMBURY RED DEER CRES	RED DEER	346 6121	Marg Hallet	retired	Ann Slemko	12/5/89		✓
HUTCHINSON	256 GRIG CLOSE	RED DEER	346-0124	Ann Hutchinson	R.N.	Ann Slemko	12/5/89		✓

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								RED DEER	COUNTY OF Red Deer
TOMA	10520 Landmark Edm AB	Edm	4756452	<i>[Signature]</i>	Graphic Artist	A. Slemko	May 13/89		
ZUBA	RR 1 SITE 4, RED DEER	RD.	3470492	<i>[Signature]</i>	Self	A. Slemko	May 13	✓	
Woods	✓	✓	3475278	<i>[Signature]</i>	RV Sale	A. Slemko	May 13	✓	
OITTO	ALIX	ALIX	747-2682	<i>[Signature]</i>	Self	A. Slemko	May 14		
ITTO	ALIX	ALIX	7472692	<i>[Signature]</i>	Self	A. Slemko	May 14		
TAVISH	# 11-4340- 46A acres Red Deer	Red Deer	3431475	<i>[Signature]</i>	Retired	A. Slemko	May 13	✓	
OSTRAUX	Sylvan Lake		8872865	A. Boustean	Housewife	A. Slemko	May 14		✓

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

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								RED DEER	COUNTY OF Red De
EUGENE MAN	RR #2	BLUFFTON	843 6004	<i>[Signature]</i>	Retail merchant	<i>[Signature]</i>	May 10/89		
Y LOUISE TAN	R.R. #20	BLUFFTON	843-6004	J. L. Hartman	RETAIL MERCHANT	<i>[Signature]</i>	MAY 10 1989		
Y Havel	285 North Woodstock	Red Deer	347-7322	<i>[Signature]</i>	Labourer	<i>[Signature]</i>	May 10/ 1989		
Wells	7371 59 ave.	Red Deer	347-2152	Michelle Wells	waitress	<i>[Signature]</i>	May 10 1989	✓	
ento.	Box 906.	R.D.	7 3543	<i>[Signature]</i>	greenhouse operator Electrician	<i>[Signature]</i>	10/05/89	✓	
f Brushy	Box 1	Coronation	5783788	Retired	Retired	<i>[Signature]</i>	11/8/89		
ENMAN	R.R. # 1111	WETASKIWIN	552-2674	FARMER <i>[Signature]</i>	Farmer	<i>[Signature]</i>	11/5/89		

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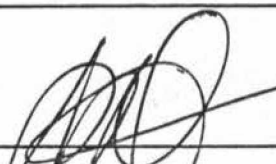
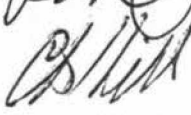
PETITIONER NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF Red Deer
Anderson	#405 4601 48th Ave	RD	342-7589	Louise Anderson	Dental Assistant	[Signature]	May 12/89	✓	
ANDERSON	Site 1 P.R.1 Box 10	Penhold	896-4124	Sheila Anderson	house wife	[Signature]	May 12/89	✓	
SHANTZ	RR1 SITE1	RED DEER	346-3029	Linda Shantz	institutional aide	[Signature]	May 12/89	✓	
COVERDALE	#514 EDMUND PK	Red Deer	346-6341			[Signature]	May 12/89	✓	
BAUTINHEIMER	Box 2399	LOCOMBE ALTA.	782-3121	Melanie Bautinheimer		[Signature]	May 12/89		
BAUTINHEIMER	Box 2399	LOCOMBE ALTA	782-3121	Verna Bautinheimer		[Signature]	May 12/89		
BAUTINHEIMER	Box 2946	LOCOMBE ALTA	782-3955	[Signature]		[Signature]	May 12/89		

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								RED DEER	COUNTY OF Red Deer
A Loux	6822-63 Ave	RD	342 1304		sales	A. Slemko	14-5-89	✓	
LL	Box 2554	Lacombe ALTA.	782 4087		BUS DRIVER	A. Slemko	14-5-89		
U REIP	Box 181 Ponoka	Ponoka	783 2350	Melvin Reid	Farmer	A. Slemko	14-5-89		
Wittman	Lacombe	Lacombe ALTA.	782-6181	Elsie Wittman ↔		A. Slemko	14-5-89		
Wittman	Lacombe	Lacombe ALTA.	782-6181	Joan Wittman ↔		A. Slemko	14-5-89		
Slemko	Box 906 Red Deer	Red Deer	347-3543	Ann Slemko	Greenhouse operator	B. Anderson	14-5-89	✓	

FAX TRANSMISSION SHEET

Copy to: Mr. H.C. Wendlandt
General Solicitor
Law Department
Canadian Pacific Limited
Box 6042, Station A
Montreal, Quebec FAX 1-514-395-7293

Privy Council Office
80 Wellington Street
Ottawa, Ontario
K1A 0A3

National Transportation Agency
Ottawa, Ontario
Attention: Ian S. MacKay
Legal Council

Attention Mr. Paul N. Tellier c/o FAX 1-819-953-5686
Clerk of the Privy Council and
Secretary to the Cabinet

Dear Sir:

Re: Petition for Review and Appeal Pursuant to Section 64 of the National
Transportation Act, 1987; and
Re: Order No. 1989-R-44

John & Anne Slemko attach additional petition pages 36 to 41
in support of the request for stay or freeze, review and oral hearing.

From John and Ann Slemko
Valley Bedding Plants
Red Deer, Alberta

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								RED DEER	COUNTY OF Red De
P. STATNYK	121 WILSON CRES	RED DEER	342-4997	<i>[Signature]</i>	Businessman	B. Anderson	May 11/89	✓	
L. Hoffer	53 Gunn St.	Red Deer	346-6043	<i>[Signature]</i>	clerk	<i>[Signature]</i>	May 12/89	✓	
BRADLEY	5459 76 ST.	RED DEER	343-6453	<i>[Signature]</i>	clerk	<i>[Signature]</i>	May 12/89	✓	
St. Hagen	223 Barnett Drive	Red Deer	343-6228	<i>[Signature]</i>	Sales Supervisor	<i>[Signature]</i>	May 12/89	✓	
ATON	#503 40 McLEAN	RED DEER	346-6277	<i>[Signature]</i>	PHARMACIST	<i>[Signature]</i>	May 12/89	✓	
E WILKIE	#353 103 Hermans St	Red Deer	347-0513	<i>[Signature]</i>	PHARMACEUT	<i>[Signature]</i>	May 12/89	✓	
S COLLIER	66 MAXWELL AVE.	RED DEER	346-0789	<i>[Signature]</i>	Clerk.	<i>[Signature]</i>	May 12/89	✓	

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAGE

UNDERSIGNED PARTIES, DO HEREBY PETITION the National Transportation Agency under NTA General Rules 4,5,6,7,8,75,76,77,78 and 79
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 PORT the application of Mr. & Mrs. Slemko for a NTA REVIEW & ORAL HEARING IN RED DEER on the Public Safety, Environmental Impact
 and Routing of NTA Relocation Order NO. 1989-R-44 dated March 8, 1989

PETITIONER NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF Red De
McNeigh	Box 248	Innisfail	377-3557	[Signature]	Retired	John Slemko	May 15/89		✓
ARTHUR	42 Ave. E.	Red Deer	347-6945	[Signature]	Housewife	John Slemko	May 15/89	✓	
Sackman	mirror	—	745-3461	[Signature]	Retired	John Slemko	May 15/89		
ASHALL	RR2 WINTERBURN	...	963-3588	[Signature]	Housewife	[Signature]	May 15/89		
CHAPPERT	Box 179, SYLVAN LAKE	ALTA.	887-3674	[Signature]	Retired	Mabel Hayden	May 15/89	✓	✓
HAYDEN	Box 1019	SYLVAN LAKE ALTA	887-5811	[Signature]	Retired	B. Schappert	May 15/89		✓
Tisdale	RR #1	RED DEER	887-5664	[Signature]	Housewife	B. Schappert	May 15/89		✓

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAGE #

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								RED DEER	COUNTY OF Red Dee
M. GREENE	Box 1210	PONOKA	783-3085	<i>Mary Greene</i>	RETIRED	Jenny Slemko			
Berge	RR1 Red Deer		346-7849	Mrs. A. Berge		Jenny Slemko	May 15/89		✓
O'Neill	Red Deer		346-0771	Wanda O'Neill	Housewife	Jenny Slemko	May 15/89	✓	
L. Hart	#28 NEW LANS Red Deer	Red Deer	342-752	Trudy Hart	AGT.	Jenny Slemko	May 13/89	✓	
EYN	R.R. #1	ECKVILLE	746-2761	Val Reyn.	RETIRED.	Jenny Slemko	May 15.		✓
EYN	R.R. #1	ECKVILLE	746-2761	Rudy Hez	Retired	Jenny Slemko	May 15.		✓

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989

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[illegible]

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 PAGE 1

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[illegible]

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

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[illegible]

Additional Petitions Signed

after Pages 1 to 41 were faxed to Ottawa

on May 15, 1989

Pages 42 to 47

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 Page # 42

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NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF Red Deer
ASUTTO	3934-43A AVE	RED DEER	(403) 343-1237	<i>[Signature]</i>		Anni Slenko	May 16/89	✓	
ILBRY	127 3110 47th Ave	Red Deer	(403) 346-8495	<i>[Signature]</i>		Ann Slenko	May 16/89	✓	
les	Box 10 Site 7 R.R. 4 P	Red Deer	347-4841	Joan Coates	Housewife	<i>[Signature]</i>	16 May '89		✓
ILES	52 BROUGHTON CRE	RED DEER	343-0052	Sheryl Riley		<i>[Signature]</i>	May 16	✓	
Rossen	RR1 Site	Red Deer	346-4896	<i>[Signature]</i>		<i>[Signature]</i>			✓
DANDELL	5610-47A Ave	Red Deer	346-2646	Gertrude Dandell	Retired	A. Slenko	May 17/89	✓	
OXTOBY	BOX 235	INNISFAIR	227-222	Marg. Oxtoby	Pharmacist	A. Slenko	May 17/89		✓

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 Page 1

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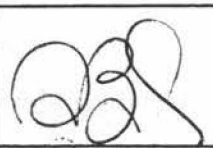
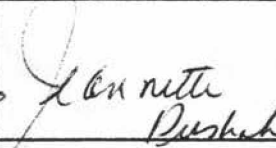

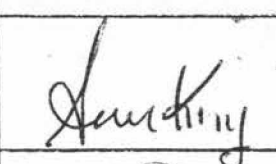
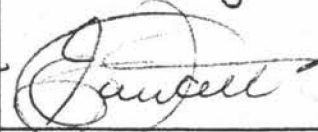
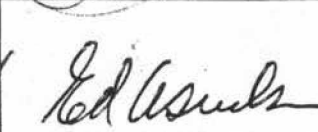
[illegible]

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

SUBJECT: RED DEER, ALBERTA CP RAIL RELOCATION NTA Order No. 1989-R-44 dated March 8, 1989 Page

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PRINTED NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF RED D
GOGLE	Box 1383	LACOMBE	782-4128		Self	Ileapolds	MAY 22/89		
He Pushak	Box 1142	Powka	783-4236		Volunteer Coordinator		89/5/22		
S. WDAUNDE	172 METCALF	RED DEER	340-0946		REW 1 MITCHELLER	TRINIDAD SACOPAS	59/05/22	✓	
Smith	Box 269	Sylvan Lake	987-2514				5-30-89		
King	48 Norwest Close	Red Deer	347-5970		Waitress		5-25/89	✓	
Paul Hawcutt	4126-50 Ave	Red Deer	347-4005		Farmer		5/25/89	✓	
Asmundson	161A Stree Retailer	INWISFAL	227-3234		STORE OWNER	Jerry Slemko	25/may 89		MR. Slemko

PETITION TO THE NATIONAL TRANSPORTATION AGENCY OF CANADA

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INTENTED NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNT OF Red D
WARDEN	RK 2	RED DEER	347-1607	Leanne Warden	HORTICULTURE	Ann Slemko	MARCH 18/89		✓
VANDRUNEN	Box 2239	LACOMBE	782-4354	Elaine Vandrunen	Housewife	Ann Slemko	March 18/89		✓
on Rees	#131 Northward Est.	Red Deer AB	347-9603	Sharon Rees	prof. cleaner	A. Slemko	Mar 18/89		✓
Scott	#151-5344-765	Red Deer AB	347-9603	D.R. Scott		brake man / cond.	Mar 18/89		✓
Agatha Vogel	Box 51	Lacombe	782-3841	Agatha Vogel	retired	A. Slemko	May 18, 1989		
POMERLEAU	Box. 669.	Blackfallo	346-7916	J.P. Pomerleau	Auctioneer	A. Slemko			✓
WALSH	3919 EXETER CRRS	R.D.	346-5253	Ed Walsh	frid artist	Ed Walsh	May 18/89		✓

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								RED DEER	COUNTY OF Red Deer
CKMAN	13308-137th	Edmonton	452-1937	<i>[Signature]</i>	GREENHOUSE OWNER GROWER	<i>Theopoldo</i>	21 MAY 89		
Edmunds	3806 52 AVE		342 5465	<i>E. Edmunds</i>	retired	<i>Theopoldo</i>	22-05-89	✓	
Edmunds	3806 52 ave.		342 5465	<i>Edmunds</i>	retired	<i>Theopoldo</i>	22-05-89	✓	
W. Ertman	Box 274 Millet, Alberta T0C 1Z0	Millet	387-4712	<i>[Signature]</i>	Farmer	<i>Ann Slemko</i>	22-5-89		
Kuhn	RR#1	Leduc	986-3705	<i>Lillie Kuhn</i>	Homemaker	<i>Ann Slemko</i>	22-5-89		
ERTMAN	Box 274	MILLET	387-4712	<i>Ertman</i>	domestic	<i>Ann Slemko</i>	22-5-89		

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SIGNED NAME	ADDRESS	CITY/TOWN	PHONE NUMBER	SIGNATURE	OCCUPATION	WITNESS	DATE	RESIDENCY	
								RED DEER	COUNTY OF Red Dee
A. MARTIN	3716 44A Ave.	RED DEER	(403) 346.3975	Norma Martin	Retired	Leopoldo	May 16 1989	✓	
Prins	Box 1858	Lacombe	782-3270	John Prins	Retired	A. Slemko	" "		
Prins	Box 1858	Lacombe	782-3270			A. Slemko	May 16/89		
GOERTZEN	Box 174	BLACKFAIR	885-4547	Jenny Goertzen	Down Council	Jenny Slemko	May 16/89		
T.O. BER	87 MARION PRES RD	Red Deer	346-5407			A. Slemko	May 16/89	✓	
Hilton	5637 48		782-6955			Ann Slemko	May 16/89		
HILTON	5637 48 ave	Lacombe	782-6955	Edna Hilton		Ann Slemko	May 16/89		

TELECOPIER TRANSMISSION

DATE: June 26 '89

Submitted to City Council

Date: 89/06/26NUMBER OF PAGES TO FOLLOW: 1

TO:

NAME: Charles Severt

PHONE NUMBER: _____

CO. OR DEPT.: City of Red DeerADDRESS: P.O. Box 5008Red Deer, ABT4N 3T4TELECOPIER NUMBER: 1346-61985

ORIGINATOR:

NAME: Ken HendersonPHONE NUMBER: 421-6024

CN REAL ESTATE

#1000, 10004 - 104 AVENUE

EDMONTON, ALBERTA

T5J OK2

TELECOPIER NUMBER 1-403-421-6658

OFFICE USE ONLY:

TIME SENT: _____

BY WHOM SENT: _____

DATE: _____

Real Estate
Immobilier

1100-111 Avenue
Edmonton, Alberta
T6C 1K1

10004-104 Avenue
Edmonton, Alberta
T6J 0K2

Ken Howard, R.T. (B.C.)

Regional Manager
Real Estate Services

June 26, 1989

Our File: Red Deer General
Your Fax No.: (403) 346-6198

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

ATTENTION: CHARLES SEVCIK
CITY CLERK

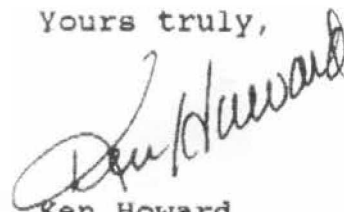
Dear Mr. Sevcik:

RE: ROAD CLOSURE BY-LAW 2990/89

Please be advised that Canadian National Railway Company is opposed to item 9 on above-noted By-Law, in respect of the area to be closed shown as 61st Street and 46A Avenue on Plan 822 3080. Our reason for objecting is that our land, Parcel B, Plan 4563 NY, would have no legal access.

We phoned you on two occasions voicing our concern you advised that there would be alternate legal access provided under a new road alignment. If the Town of Red Deer will confirm this to Canadian National Railway Company, we will withdraw our objection to the Road Closure By-Law 2990/89.

Yours truly,



Ken Howard
Regional Manager,
Real Estate Services

KH/jf

Phone No.: (403) 421-6029

PUBLIC NOTICE

"PLANS"

Pursuant to the provisions of Section 180 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Bylaw No. 2990/89, which, if finally passed, will provide for the closure of roads in The City of Red Deer as outlined in the plans above and described follows:

- "1. All the area shown as Road on Plan 1782 KS (containing 0.097 hectares more or less)
- 2 All the area designated as Street on Plan 1422 RS (containing 0.121 hectares more or less)
3. All the area designated as Riverside Drive on Plan 4283 MC (containing 0.429 hectares more or less)
4. All of road as shown on Plan 844 ET lying east of the south east boundary of CNR Right of way Plan 1155 A.T. (containing 2.014 hectares more or less)
5. All of Riverside Drive as shown on Plan 3079 MC (containing 3.084 hectares more or less)
6. All of original road allowance adjacent to the north boundary of Section Twenty-one (21), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian lying west of the left bank of the Red Deer River and east of the northerly production of the east boundary of Addition to Road as shown on Plan 762-2004 (containing 1.591 hectares more or less)
7. All of Addition to 67 Street as shown on Plan 782-2383 (containing 0.081 hectares more or less)
8. All of Addition to 67 Street as shown on Plan 822-3080 (containing 2.17 hectares more or less)
9. All the area shown as as 61st Street and 46A Avenue on Plan 822-3080 (containing 0.483 hectares more or less).

Excepting thereout all mines and minerals."

Any person who claims that he or she will be affected prejudicially by the passing of the above mentioned bylaw shall be afforded an opportunity to be heard by Council either by himself/herself or by his or her agent.

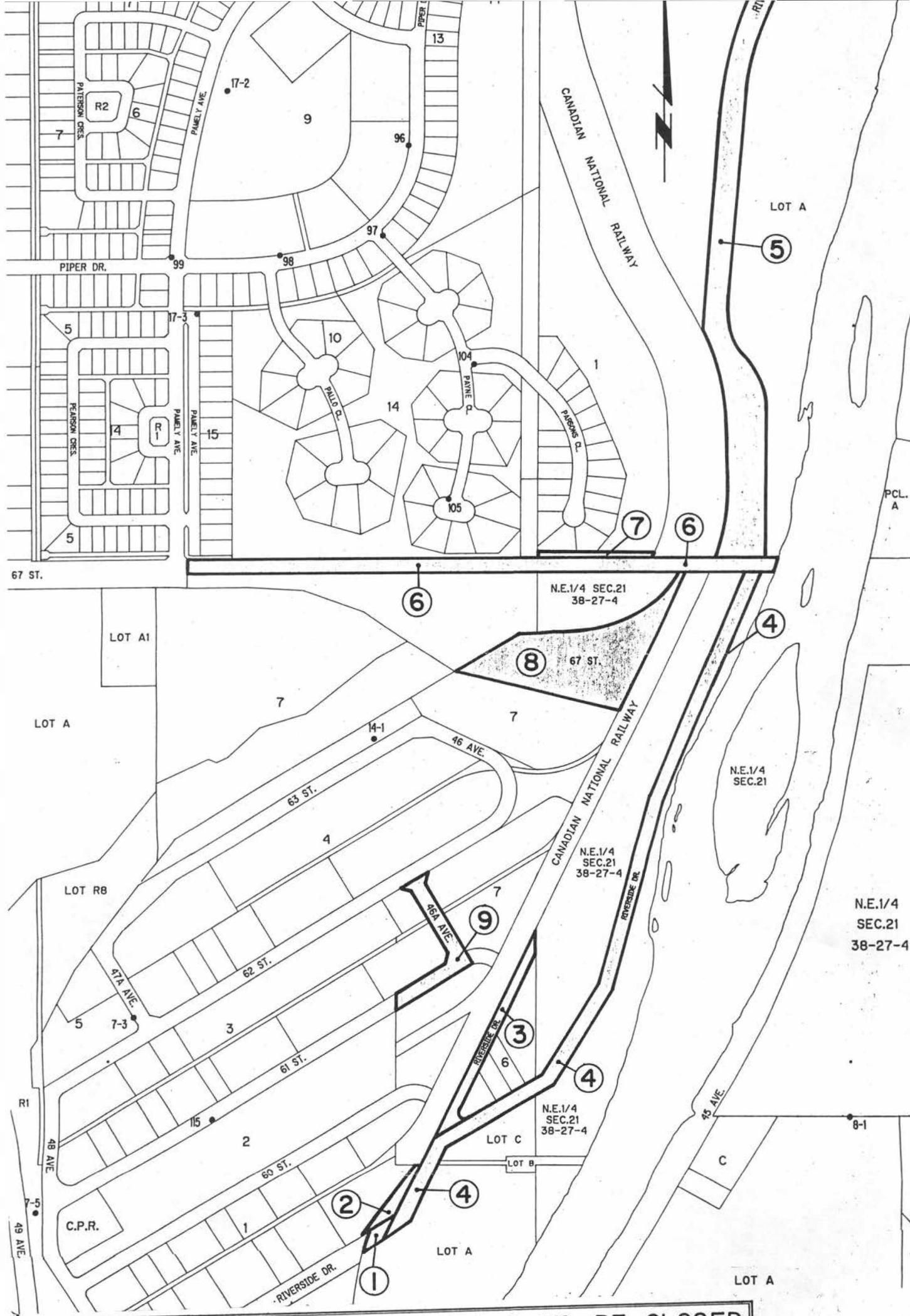
(2)

The Council proposes to pass the aforementioned bylaw at its regular meeting scheduled to commence at 7:00 p.m., or as soon thereafter as Council may determine, on MONDAY, JUNE 26th, 1989, at which time all persons claiming to be prejudiced shall be heard.

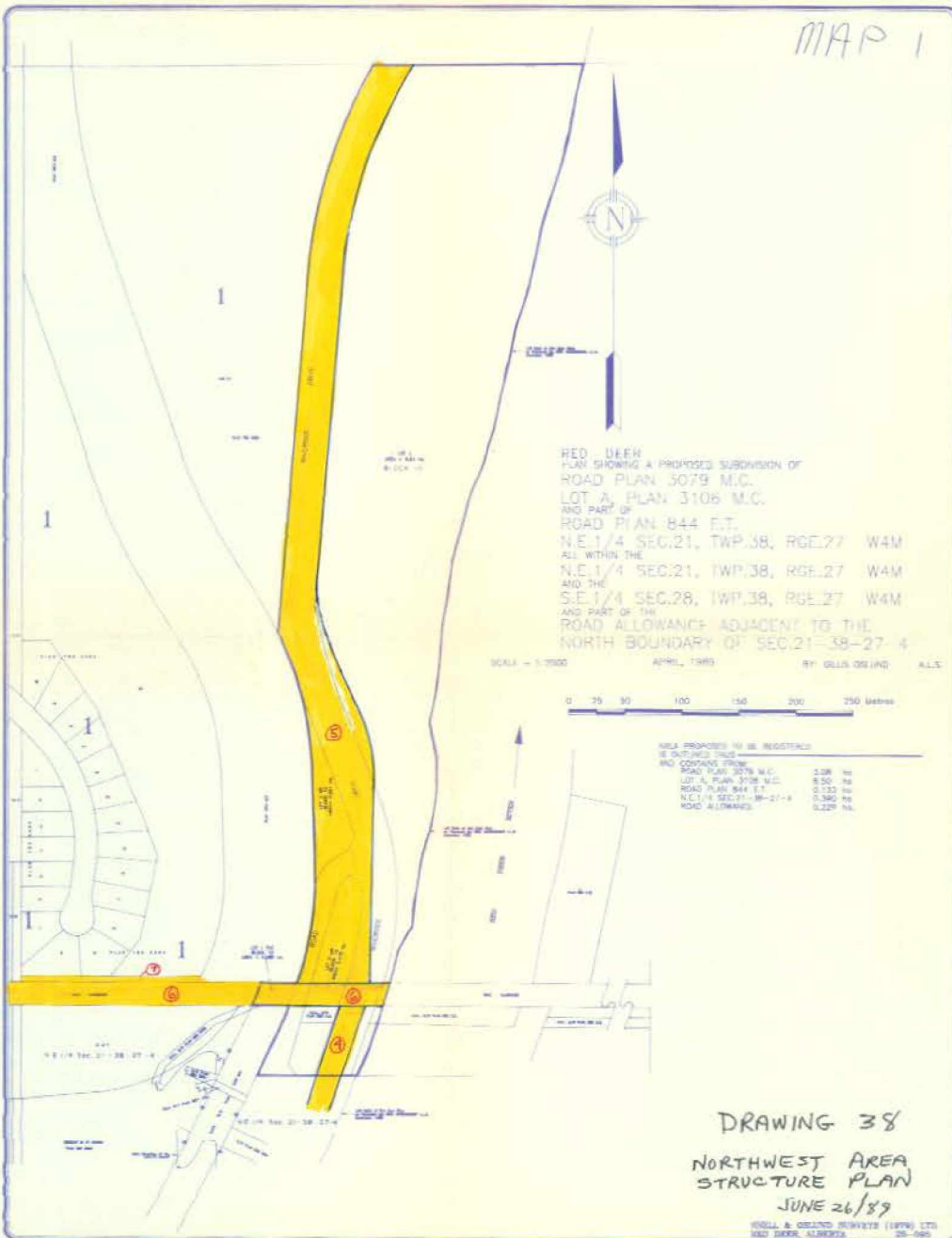
DATE OF FIRST PUBLICATION OF THIS NOTICE JUNE 2, 1989.

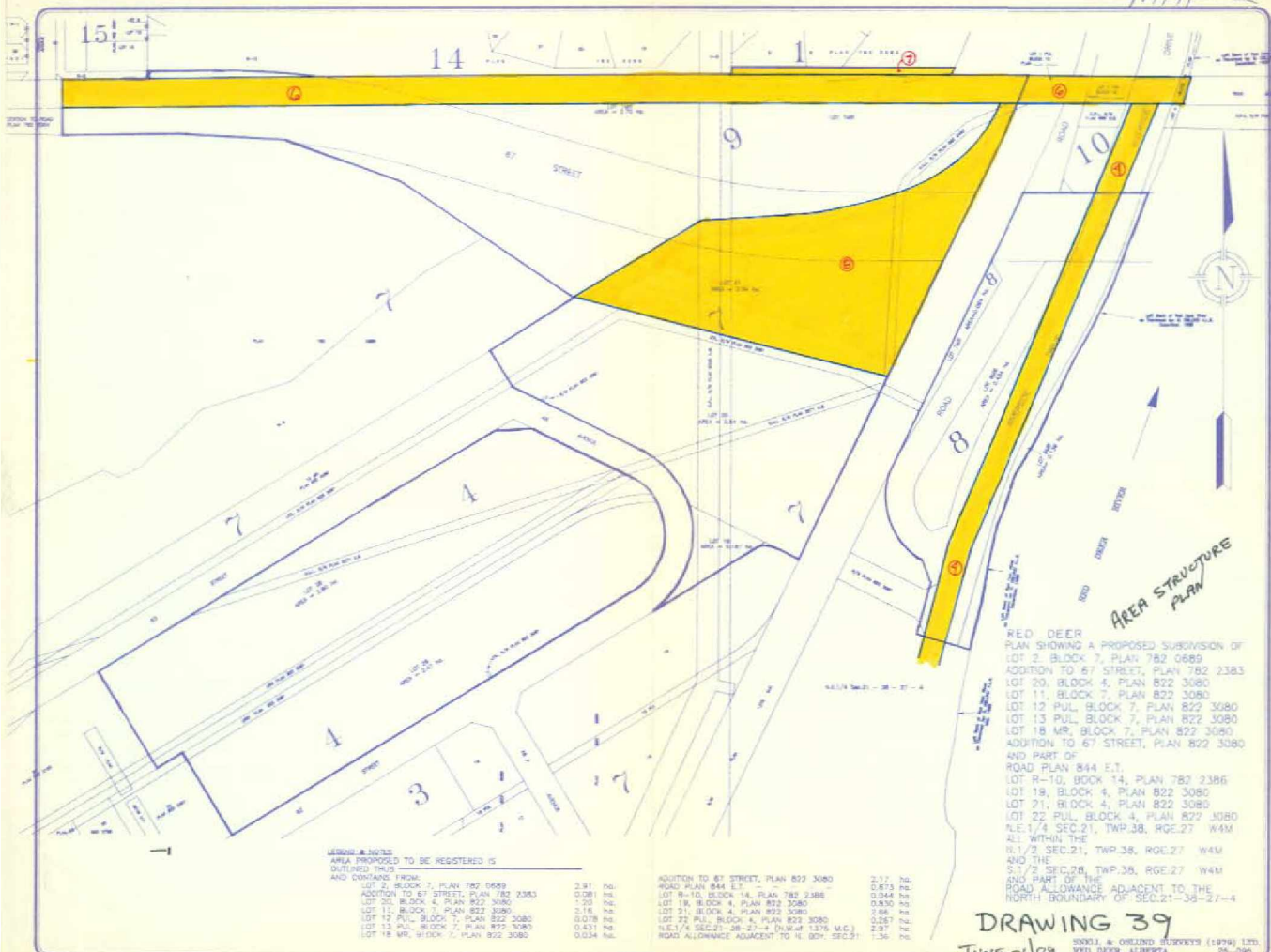
DATE OF LAST PUBLICATION OF THIS NOTICE JUNE 9, 1989.

C. Sevcik, City Clerk



MAP 1

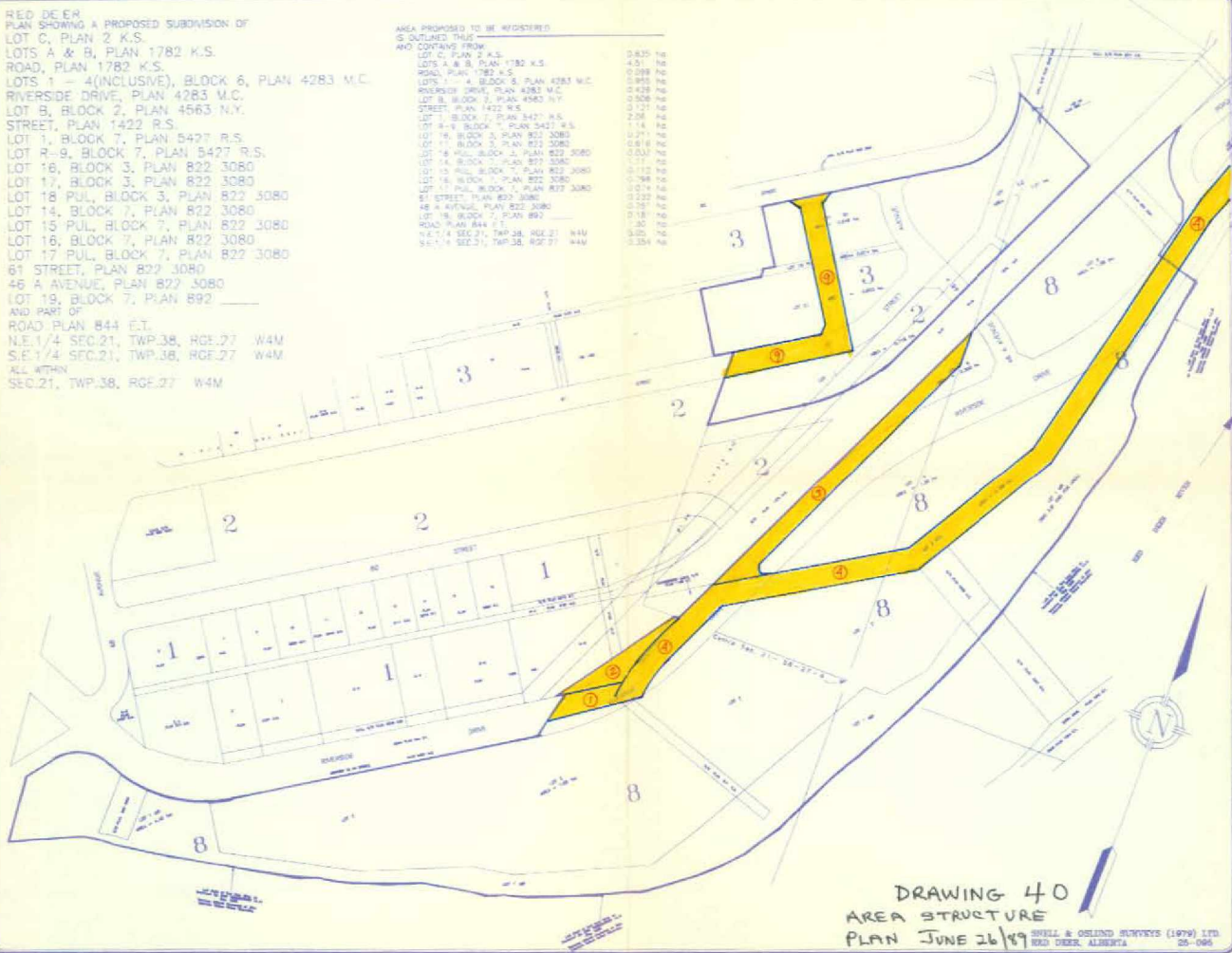




RED DEER
PLAN SHOWING A PROPOSED SUBDIVISION OF
LOT C, PLAN 2 K.S.
LOTS A & B, PLAN 1782 K.S.
ROAD, PLAN 1782 K.S.
LOTS 1 - 4 (INCLUSIVE), BLOCK 6, PLAN 4283 M.C.
RIVERSIDE DRIVE, PLAN 4283 M.C.
LOT B, BLOCK 2, PLAN 4563 N.Y.
STREET, PLAN 1422 R.S.
LOT 1, BLOCK 7, PLAN 5427 R.S.
LOT R-9, BLOCK 7, PLAN 5427 R.S.
LOT 16, BLOCK 3, PLAN 822 3080
LOT 17, BLOCK 3, PLAN 822 3080
LOT 18 PUL, BLOCK 3, PLAN 822 3080
LOT 14, BLOCK 7, PLAN 822 3080
LOT 15 PUL, BLOCK 7, PLAN 822 3080
LOT 16, BLOCK 7, PLAN 822 3080
LOT 17 PUL, BLOCK 7, PLAN 822 3080
61 STREET, PLAN 822 3080
48 A AVENUE, PLAN 822 3080
LOT 19, BLOCK 7, PLAN 892
AND PART OF
ROAD PLAN 844 E.T.
N.E. 1/4 SEC. 21, TWP. 38, RGE. 27 W4M
S.E. 1/4 SEC. 21, TWP. 38, RGE. 27 W4M
ALL WITHIN
SEC. 21, TWP. 38, RGE. 27 W4M

AREA PROPOSED TO BE REGISTERED
IS OUTLINED THIS
AND CONTAINS FROM

LOT C, PLAN 2 K.S.	0.820 ha
LOTS A & B, PLAN 1782 K.S.	4.51 ha
ROAD, PLAN 1782 K.S.	0.089 ha
LOTS 1 - 4, BLOCK 6, PLAN 4283 M.C.	0.895 ha
RIVERSIDE DRIVE, PLAN 4283 M.C.	0.428 ha
LOT B, BLOCK 2, PLAN 4563 N.Y.	0.508 ha
STREET, PLAN 1422 R.S.	2.121 ha
LOT 1, BLOCK 7, PLAN 5427 R.S.	2.28 ha
LOT R-9, BLOCK 7, PLAN 5427 R.S.	1.14 ha
LOT 16, BLOCK 3, PLAN 822 3080	0.271 ha
LOT 17, BLOCK 3, PLAN 822 3080	0.818 ha
LOT 18 PUL, BLOCK 3, PLAN 822 3080	0.537 ha
LOT 14, BLOCK 7, PLAN 822 3080	1.11 ha
LOT 15 PUL, BLOCK 7, PLAN 822 3080	0.113 ha
LOT 16, BLOCK 7, PLAN 822 3080	0.768 ha
LOT 17 PUL, BLOCK 7, PLAN 822 3080	0.014 ha
61 STREET, PLAN 822 3080	0.222 ha
48 A AVENUE, PLAN 822 3080	0.35 ha
LOT 19, BLOCK 7, PLAN 892	0.18 ha
ROAD PLAN 844 E.T.	0.20 ha
N.E. 1/4 SEC. 21, TWP. 38, RGE. 27 W4M	0.05 ha
S.E. 1/4 SEC. 21, TWP. 38, RGE. 27 W4M	0.354 ha



DRAWING 40
AREA STRUCTURE
PLAN JUNE 26/89
SHULL & OSLEND SURVEYS (1979) LTD
RED DEER, ALBERTA
25-086



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

1. The Council of The City of Red Deer propose to pass Bylaw No. 2979/89 being a bylaw to adopt an Area Structure Plan for the North-West Sector of The City of Red Deer.
2. The purpose of the proposed Bylaw No. 2979/89 is to develop an intermediate step between a General Municipal Plan and a plan of subdivision. The Area Structure Plan covers only the north-west portion of the City and will ultimately include several plans of subdivision.

The Area Structure Plan is intended to describe the land uses proposed for the area, either generally or with respect to specific parts, and the sequence of their development. It also indicates the proposed population density and the proposed general location of major transportation routes and public utilities.

3. A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.
4. The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer, on Monday, the 26th day of June 1989 at 7:00 P.M., or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.
5. Any person claiming to be affected by the proposed bylaw shall be heard. Any other interested party may be heard if Council agrees.
6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by Council. Speakers must direct their remarks to the advisability of the bylaw under consideration and should not repeat at length points made by other speakers.

7. No written representation or petition shall be heard by Council of The City of Red Deer unless:-
- (a) such representation or petition is filed with the City Clerk no later than 4:30 P.M. on the Monday prior to the date of the Public Hearing;
 - (b) it contains the names and addresses of all persons making the representation, and
 - (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice June 2, 1989.

DATE OF LAST PUBLICATION of this Notice June 9, 1989.

C. SEVCIK
City Clerk

DATE: April 24, 1989
TO: Mr. W.G.A. Shaw, Deputy Director
FROM: City Clerk
RE: ADVERTISING FOR BYLAW NO. 2979/89 - NORTHWEST AREA
STRUCTURE PLAN

Enclosed herewith please find a draft ad with regard to the above noted bylaw. Wilma has prepared this ad adopting some phrases which appeared in the 1980 advertisement. I have highlighted in yellow the phrases which in particular I would like your comment and assistance.

Please feel free to make whatever changes you feel are necessary. The draft is stored in memory and is very easily edited.

Your assistance is appreciated.

C. Sevcik
City Clerk
CS/ds



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

Fax: (403) 346-1570

MEMO

TO: Charlie Sevcik

DATE: April 26, 1989

FROM: Bill Shaw
Deputy Director

RE: Advertising for Bylaw No. 2979/89 - Northwest Area Structure Plan

Thank you for your memo of April 24, 1989 and the opportunity to review the proposed advertisement.
The only changes I suggest are to clause 2, which should read as follows:

2. The purpose of the proposed Bylaw No. 2979/89 is to provide planning directions for a portion of the City at an intermediate level between the General Municipal Plan and a plan of subdivision. The Area Structure Plan covers only the northwest portion of the City which will ultimately include several plans of subdivision.

Deputy Director

WS/kjc

*Wilma - please amend the ad. as suggested.
Both paragraphs in our draft Clause 2
are to be deleted and the above paragraph
substituted in stead.*

Rs. 89/04/27

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 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 DELBURN—VILLAGE OF DONALD—VILLAGE OF ELDORA—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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: June 30, 1989
TO: Red Deer Regional Planning Commission
Attn: Deputy Director
FROM: City Clerk
RE: BYLAW 2979/89 ADOPTION OF NORTHWEST AREA STRUCTURE PLAN

The Public Hearing in regard to the above noted Bylaw was held on June 26, 1989.

Second and third reading of the said Bylaw was tabled in order to enable you to submit a summary report of input on the draft plan, together with any recommendations for revisions to the document in the light of public input.

We look forward to receipt of your report for the July 10 agenda.

C. Sevcik
City Clerk
CS/ds



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8198

City Clerk's Department 342-8132

June 29, 1989

George Wimpey Canada Ltd.
101, 4246 - 97 Street
Edmonton, Alberta
T6E 5Z9

Attention: Mr. Douglas E. King, P.Eng., Branch Manager, Land Dev.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/L-89 GLENDALE SUBDIVISION NORTH
OF GRANT STREET AND WEST OF 59TH AVENUE

Further to our letter of May 18, 1989, wherein we advised of a Public Hearing in regard to the above noted Land Use Bylaw Amendment, I wish to advise as follows:

At the Council Meeting of June 26, 1989, Land Use Bylaw Amendment 2672/L-88 was given second and third reading by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned Bylaw amendment as finally approved by Council.

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

Sincerely,

C. Sevcik
C. Sevcik
City Clerk
CS/as
Encl.

c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
City Assessor
E.L. & P. Manager
Urban Planner
Dir. of Community Services
Recreation & Culture Manager
Parks Manager
Avalon Homes, attn. Mr. S. Scott

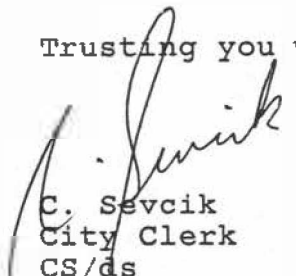
DATE: June 29, 1989
TO: City Assessor
FROM: City Clerk
RE: ROAD CLOSURE BYLAW 2990/89

Bylaw 2990/89, being a Road Closure Bylaw which provides for the closure of various roads in the Riverside Light Industrial Area, was given second and third reading at the Council Meeting of June 26, 1989.

I am enclosing herewith a certified copy of the above noted Bylaw for inclusion with the new subdivision plan being submitted to Land Titles for registration.

I am also enclosing herewith a copy of a letter dated June 26, 1989, from Ken Howard, Regional Manager, Real Estate Services, CN, who have expressed concern about Parcel B, Plan 4563 NY. I have indicated to them over the phone that alternate access is being provided under the new Plan of Subdivision. Would you please confirm to Canadian National Railway Company in writing that this, in fact, is the case.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
Encl.
c.c. Dir. of Engineering Services
Economic Development Manager
E.L. & P. Manager
Urban Planner

*file with agenda
which Bylaw 2990/89
was passed.*

July 20, 1989

C. N. Real Estate
10004-104 Avenue
Edmonton, AB
T5J 0K2

ATTENTION: Mr. Ken Howard

Dear Sir:

RE: ROAD CLOSURE BY-LAW 2990/89 CITY OF RED DEER

Further to your letter of June 26, 1989, addressed to the City Clerk, please see attached a copy of the proposed new legal plan showing the road alignments which will serve Parcel B, Plan 4563 N.Y. (outlined in yellow).

We trust this will alleviate any concerns as to legal access. Please advise if further information is required.

Yours truly,



W. F. Lees
Land Supervisor

WFL\ch

Attachment

✓ cc: C. Sevick, City Clerk

62

STREET

UTIL. R/W PLAN

3

LOT 20
AREA = 0.546 ha.

LOT 19 PUL
AREA = 0.074 ha.

LOT 21
AREA = 0.923 ha.

3

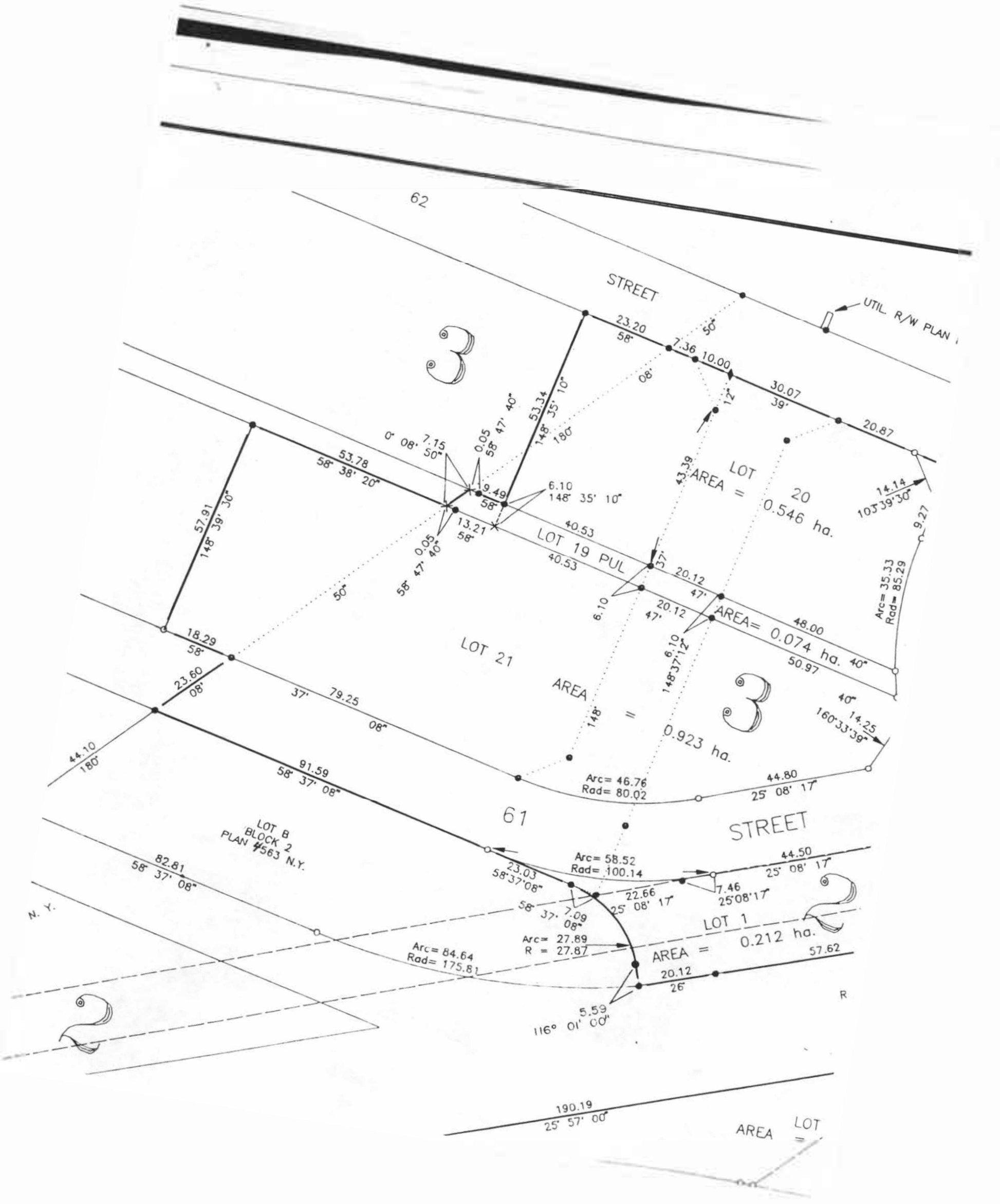
STREET

LOT 8
BLOCK 2
PLAN #563 N.Y.

N. Y.

LOT 1
AREA = 0.212 ha.

LOT
AREA =



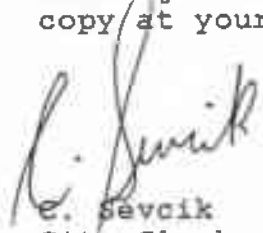
DATE: June 29, 1989
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/D-89, 2672/L-89

Council of The City of Red Deer at its meeting held on June 26, 1989, gave second and third readings to the above noted Land Use Bylaw Amendments, copies of which are enclosed herewith.

Bylaw 2672/D-89 incorporates changes to the permitted and discretionary uses of the C4 district.

Bylaw 2672/L-89 provides for the redesignation of lands in the Glendale Subdivision north of Grant Street and west of 59 Ave. from R.3D95 to R.1 designation to accommodate a proposed small lot, single family subdivision (George Wimpey Canada Limited).

Trusting you will find this satisfactory and that you will be sending us the revisions for inclusion in the office consolidation copy/at your earliest convenience.



E. Sevcik

City Clerk

CS/ds

Encl.

c.c. Dir. of Engineering Services
City Assessor
Bylaws & Inspections Manager
E.L. & P. Manager
Dir. of Community Services
Economic Development Manager
Fire Chief
Recreation & Culture Manager


DATE: June 29, 1989
TO: City Assessor
FROM: City Clerk
RE: ROAD CLOSURE BYLAW 2990/89

Bylaw 2990/89, being a Road Closure Bylaw which provides for the closure of various roads in the Riverside Light Industrial Area, was given second and third reading at the Council Meeting of June 26, 1989.

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I am also enclosing herewith a copy of a letter dated June 26, 1989, from Ken Howard, Regional Manager, Real Estate Services, CN, who have expressed concern about Parcel B, Plan 4563 NY. I have indicated to them over the phone that alternate access is being provided under the new Plan of Subdivision. Would you please confirm to Canadian National Railway Company in writing that this, in fact, is the case.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Dir. of Engineering Services
Economic Development Manager
E.L. & P. Manager
Urban Planner

BYLAW 2990/89

Being a Bylaw to close roads in the City of Red Deer as described herein.

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

1. The following roads in the City of Red Deer are hereby closed:
 - "All the area shown as Road on Plan 1782 KS (containing 0.097 hectares more or less)
 - All the area designated as Street on Plan 1422 RS (containing 0.121 hectares more or less)
 - All the area designated as Riverside Drive on Plan 4283 MC (containing 0.429 hectares more or less)
 - All of road as shown on Plan 844 ET lying east of the south east boundary of CNR Right of way Plan 1155 A.T. (containing 2.014 hectares more or less)
 - All of Riverside Drive as shown on Plan 3079 MC (containing 3.084 hectares more or less)
 - All of original road allowance adjacent to the north boundary of Section Twenty-one (21), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian lying west of the left bank of the Red Deer River and east of the northerly production of the east boundary of Addition to Road as shown on Plan 762-2004 (containing 1.591 hectares more or less)
 - All of Addition to 67 Street as shown on Plan 782-2383 (containing 0.081 hectares more or less)
 - All of Addition to 67 Street as shown on Plan 822-3080 (containing 2.17 hectares more or less)
 - All the area shown as 61st Street and 46A Avenue on Plan 822-3080 (containing 0.483 hectares more or less).

EXCEPTING THEREOUT ALL MINES AND MINERALS".

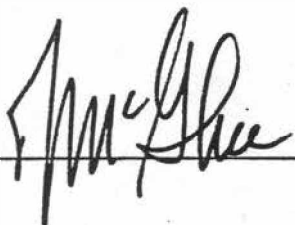
2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 15 day of May 1989.

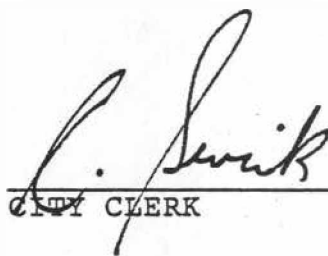
READ A SECOND TIME IN OPEN COUNCIL this 26 day of June 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 26 day of June 1989.

MAYOR

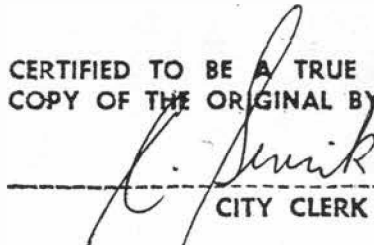


CITY CLERK



CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.

CITY CLERK



CN Real Estate
Immobilier

10004-104 Avenue
Edmonton, Alberta
T5J 0K2

10004-104 Avenue
Edmonton, Alberta
T5J 0K2

Ken Howard, R.I. (B.C.)
Regional Manager
Real Estate Services

June 26, 1989

Our File: Red Deer General
Your Fax No.: (403) 346-6198

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

ATTENTION: CHARLES SEVCIK
CITY CLERK

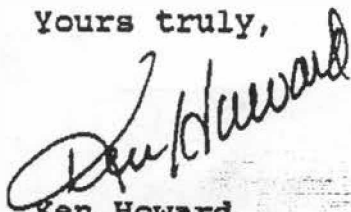
Dear Mr. Sevcik:

RE: ROAD CLOSURE BY-LAW 2990/89

Please be advised that Canadian National Railway Company is opposed to item 9 on above-noted By-Law, in respect of the area to be closed shown as 61st Street and 46A Avenue on Plan 822 3080. Our reason for objecting is that our land, Parcel B, Plan 4563 NY, would have no legal access.

We phoned you on two occasions voicing our concern you advised that there would be alternate legal access provided under a new road alignment. If the Town of Red Deer will confirm this to Canadian National Railway Company, we will withdraw our objection to the Road Closure By-Law 2990/89.

Yours truly,



Ken Howard
Regional Manager,
Real Estate Services

KH/jf

Phone No.: (403) 421-6029

REPORTS

NO. 1

22.

DATE: June 1, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: ALBERTA ELECTRIC ENERGY MARKETING AGENCY
CITY OF RED DEER 1990 TRANSMISSION COMPENSATION

The Alberta Electric Energy Marketing Act and Regulations make provision for a compensation payment to the non-generating municipalities who own transmission facilities. This payment is an amount equivalent to each municipality's cost of owning and operating its transmission facilities. The provincially averaged cost for the generation and transmission of electrical power is determined by adding the municipalities' transmission compensation payments to the generation and transmission costs of the generating utilities.

The amount of the annual municipal compensation payment is based on a submission of costs by the municipality and a discussion with the Alberta Electric Energy Marketing Agency to review the submission. Attached is a letter from the Agency which summarizes this process and establishes the compensation payment to the City of Red Deer at \$83,250 per month for the period of January 1, 1990 to December 31, 1990.

The 1989 compensation figure was \$88,208 per month. The 1990 figure is lower because the City will not add any new transmission facilities in 1990 which results in a lower undepreciated plant value which in turn reduces the amount of return which is earned.

The compensation payment is made directly to the City of Red Deer Electric Utility and is included in the E. L. & P. Department Budget each year as a revenue.

It is respectfully requested that Council approve the above 1990 compensation figure and authorize the Mayor and City Clerk to sign the agreement document with the Alberta Electric Energy Marketing Agency.

Commissioners' Comments

We would concur and recommend Council pass the appropriate reslution.


A. Roth,
Manager

AR/jjd

Attachment

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



OFFICES OF THE CHAIRMAN

Suite 700, Princeton Place 403/422-1722
10339 - 124 Street, Edmonton, Alberta T5N 3W1

Woodward Tower 403/381-5384
400 - 4th Avenue, Lethbridge, Alberta T1J 4E1

File No. 1445-2R 1
1445-2

May 24, 1989

Mr. A. Roth
Manager
Electric Light & Power Department
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4



Dear Mr. Roth:

Re: City Compensation - Proposal for 1990

Our meeting of May 18, 1989 to discuss your submission was very pleasant and most productive.

Your proposal was well organized and clearly presented. This allowed the Alberta Electric Energy Marketing Agency to easily verify the accuracy of calculations and the application of the technical directives agreed upon through previous discussions and correspondence. Thus the factors entering into your calculations were consistent with those used by the other two cities.

The figure of \$83 250 per month as compensation for your city owned upstream transmission facilities for the fiscal year January 1, 1990 to December 31, 1990 has been determined. This determination in no way prejudices the right of the City of Red Deer or the Alberta Electric Energy Marketing Agency with respect to future negotiations or with respect to the position either party may take in any arbitration of this matter.

The amount determined as being payable monthly to the City of Red Deer by the Alberta Electric Energy Marketing Agency during the calendar year 1990 requires the approval of your city Council before being accepted by the Alberta Electric Energy Marketing Agency.

As was the case last year, I would appreciate receiving your Council's decision by the end of August, 1989.

..2

- 2 -

For your convenience, I have set out below a brief form which can be completed and returned to me without the actual wording of your Council's motion being included.

On behalf of Minister Al "Boomer" Adair, I wish to express sincere appreciation for the City of Red Deer's support and cooperation in the determination of the yearly compensation amounts.

Yours sincerely,


Fred J. Dumont, O.C.
Chairman

cc: Hon. Al "Boomer" Adair
E. Y. Fedor
D. Bittman

City of Red Deer

Date: _____

1. Approved: per: _____ City
Seal

2. NOT approved: per: _____

Dated at the City of Red Deer this _____ day of _____, 1989

per: _____

DATE: June 29, 1989
TO: E.L. & P. Manager
FROM: City Clerk
RE: ALBERTA ELECTRIC ENERGY MARKETING AGENCY
CITY OF RED DEER 1990 TRANSMISSION COMPENSATION

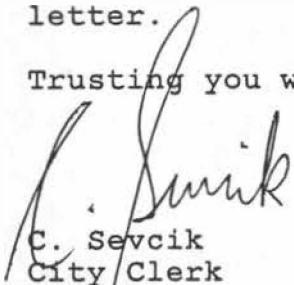
Your report dated June 1, 1989, concerning the above topic was considered by Council June 26, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated June 1, 1989, from the E.L. & P. Manager re: Alberta Electric Energy Marketing Agency hereby approves the compensation payment to The City of Red Deer in the amount of \$83,250.00 per month for the period of January 1, 1990, to December 31, 1990, and as presented to Council June 26, 1989."

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

I am enclosing herewith the form prepared by Fred J. Dumont, Chairman, duly completed and I trust that you will forward same on to the Alberta Electric Energy Marketing Agency with a covering letter.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds
Encl.
c.c. City Commissioners
Dir. of Financial Services

Suite 700, Princeton Place 403/422-1722
10339 - 124 Street, Edmonton, Alberta T5N 3W1

Woodward Tower 403/381-5384
400 - 4th Avenue, Lethbridge, Alberta T1J 4E1

File No. 1445-2R 1
1445-2

May 24, 1989

Mr. A. Roth
Manager
Electric Light & Power Department
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Roth:

Re: City Compensation - Proposal for 1990

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..2

- 2 -

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Yours sincerely,


Fred J. Dumont, O.C.
Chairman

cc: Hon. Al "Boomer" Adair
E. Y. Fedor
D. Bittman

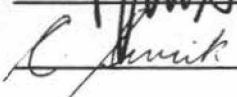
City of Red Deer

Date: 89/06/29

1. Approved:

per:  MAYOR

City
Seal

 CITY CLERK

2. NOT approved: per: _____

Dated at the City of Red Deer this 29 day of June, 1989

per: 

DATE: June 16, 1989
TO: Mayor and Members of Council
FROM: Economic Development Manager
RE: APPLICATION TO PURCHASE 2.5 ACRES -
WESTERNER COMMERCIAL STRIP

Revelstoke Companies Ltd. recently made an offer to acquire the Peavey Mart property, located at the north end of the Westerner Commercial Strip. The purpose of the acquisition would be to relocate their retail lumber and building products operation to this new area. In conjunction with the acquisition of the Peavey building, additional land for storage of building products is required. As a result, Revelstoke has made an offer to The City of Red Deer to acquire Lots 4 and 5, Block 2, Plan 862-2776, consisting of a total of 2.5 acres. The offer is for \$125,000 per acre or \$312,500. The offer to The City of Red Deer is subject to:


1. Appropriate zoning and development approvals for the contemplated use.
2. The City approving occupancy of Lot 3, Block 2, Plan 862-2776 which is currently owned by Peavey Mart.
3. The deposit of \$15,625.00 being refundable should the other conditions not be met.

It would be Revelstoke Companies Ltd.'s intention to consolidate the three properties into one and redevelop the existing building as a retail building products outlet. The building would be upgraded and renovated to create an attractive facility in keeping with Revelstoke policies.

I would recommend that City Council approve the sale of Lots 4 and 5, Block 2, Plan 862-2776 to Revelstoke Companies Ltd. for \$125,000 per acre or a total purchase price of \$312,500.00, subject to the following conditions:

1. Screening of the outside storage associated with the lumber yard be to the satisfaction of the Development Officer.
2. Renovations to the Peavey building be to the satisfaction of the Development Officer.
3. The three properties consolidated at the purchaser's expense.

Respectfully submitted,


Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Allowance

1596 E. U.

5645 L. Z.

Plan

0.607 ha. (1.50 ac.)

Plan

Propose Avenue

Lot 5
Block 1

Plan 822 2274

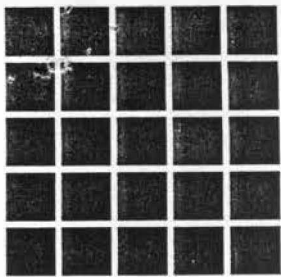
Commissioners' Comments

We would recommend Council approve the sale of Lots 4 and 5 to Revelstoke Companies Ltd.

However, we are concerned over the appearance that this kind of use can present right at the entrance to the City and would, therefore, recommend that the sale be subject to a very high standard of screening and landscaping being provided by the developer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



**WEDDELL
MEHLING
PANDER**
& ASSOCIATES REALTY LTD.

June 14th, 1989

Economics Development Director
CITY OF RED DEER
4914 - 48 Avenue
RED DEER, Alberta

ATTENTION: MR. AL SCOTT:

Dear Mr. Scott;

RE: Offer to Purchaser - Westerner Commercial Land - Revelstoke Co.

I wish to comment on a few points in relation to the above noted offer to purchase as follows:

- Revelstoke's Offer to Purchase City lands is tied to their Offer to Purchase the existing Peavey Mart property adjacent to subject site.
- The Offer is subject to Revelstoke obtaining approval of use and development approvals (use: warehousing and storage of building supplies for the purpose of retail sales of the same).
- Note - the deposit of \$15,625.00 is refundable to the purchaser if the above noted Subject to Conditions are not met.

As listing Agent **WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.** wishes to confirm that we feel the price and terms are negotiated by your office with our assistance fair and in line with the market place.

We would be pleased to answer any questions or comment further to yourself or Council if desired.

Yours truly,

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.

ROB WEDDELL
Commercial Sales Specialist

RW/mg

I hereby Offer to Purchase the property for the sum of:

***THREE HUNDRED AND TWELVE THOUSAND, FIVE HUNDRED DOLLARS

312,500.00

Dollars

1. TO BE PAID IN THE FOLLOWING MANNER:

- (a) \$ 15,625.00 deposit to be dealt with in accordance with the terms of this contract.
- (b) \$ 296,875.00 As per payment schedule set out by the City of Red Deer
- (c) \$ _____ (more or less) paid only by Solicitor's trust cheque or bank draft delivered to the Vendor's lawyer on or before closing date.
- (d) \$ _____ (more or less) by assumption of existing (mortgage, agreement for sale) payable to _____ which term ends _____ and which has monthly payments (not) including taxes of \$ _____ The interest on the mortgage is _____ % per annum.
- (e) \$ _____ Payable to _____ by monthly payments of \$ _____ (including _____ % interest) on _____ 19 _____
- (f) \$ _____ by new mortgage to be arranged by me, the Purchaser, at my expense, by monthly payments of \$ _____ (more or less) including interest at a rate not to exceed _____ % per annum.
- 312,500.00 TOTAL PURCHASE PRICE

2. This Offer is made subject to the following conditions, all of which may, unless otherwise indicated, be unilaterally waived by the Party for whose benefit they were inserted, by written notice to the other Party or their Agent, on or before the expiry date for the satisfaction of the condition.

- (a) In the event this Offer provides for me to arrange a new mortgage, I agree that I shall on or before _____ 19 _____ advise the Vendor, or his Agent, in writing that this condition is removed, otherwise this offer is null and void. The deposit shall be refunded upon satisfactory written evidence of mortgage refusal.

- (b) ADDITIONAL CONDITIONS/TERMS: 1) This offer to close simultaneously with offer #3052.
2) Schedule (A) 3) Schedule (B) 4) Purchaser shall be entitled on or before

price, closing to survey the lands being purchased and in the event the lands are less than 2.5 acres the purchaser shall be entitled to a pro-rata reduction in purchase price.

3. This Offer shall be open for acceptance by the Vendor in writing until 6 o'clock P M., on the 28 day of June 1989.

4. If the Vendor agrees to accept monies after the closing date, the Purchaser shall pay interest at the rate of _____ % per annum on any money owing to the Vendor at closing date, from closing date until that money has been paid.

5. The purchase price shall include all permanent fixtures located on the property together with the Specific Chattels as follows:

The fixtures and the Specific Chattels shall be free and clear of any encumbrance and shall be in substantially the same condition at Closing Date as at the date of inspection.

6. The Closing Date shall be October 1 19 89 upon which:

- (a) All normal adjustments for the Property including but not limited to taxes, municipal utility charges, rents and security deposits, and interest shall be adjusted as at 12:00 o'clock noon; and
(b) Subject to the terms hereof being complied with, possession of the property shall be available for the Purchaser at 12:00 o'clock noon and shall be vacant and free of all tenancies except

7. I have inspected and agree to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of this Offer to Purchase, other than is expressed herein in writing. All previous Agreement(s) if any, whether verbal or written, between the Vendor and myself are hereby rendered null and void.

8. The Vendor shall pay and discharge any financial encumbrance which is not by this contract assumed by the Purchaser and any non-financial encumbrance which affects the marketability of the property. Prepayment bonuses and the cost of discharging any existing mortgages and/or other non-financial encumbrances, not assumed by the Purchaser, to be at the expense of the Vendor.

9. The Agreement for Sale or Transfer of Land in registrable form shall be prepared at the expense of the Vendor and delivered (together with the Duplicate Certificate of Title, if required) to the Purchaser's lawyer within a reasonable time prior to the closing date. The Purchaser shall pay the expense of any new mortgage(s).

10. All buildings and chattels included in the sale shall be and remain at the risk of the Vendor until the date of closing and all insurance policies and the proceeds thereof will be held in Trust for the Parties as their interest may appear.

11. IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FORTHWITH, WITHOUT DEDUCTION OR INTEREST, PROVIDED, HOWEVER, IF MY OFFER IS ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIDED, THEN I AGREE THAT THE SAID DEPOSIT SHALL BE ABSOLUTELY FORFEITED TO THE VENDOR AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE VENDOR'S OPTION.

12. This Agreement shall ensure to the benefit of and be binding upon the Heirs, Executors, Administrators and Assigns of the Parties hereto, and where the singular is used throughout this Agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

Dated At: Calgary this 14 day of June 19 89

SIGNED in the presence of:

Witness: [Signature] Signature of Purchaser: REUELSTOKE COMPANIES LTD.

Witness: _____ Signature of Co-Purchaser: _____

Purchaser's Lawyer: DAVID McDERMID Phone: 230-8080 Address: _____

Law Firm: BENNETT-JONES Postal Code: _____

Lawyer's Address: 3200 SHELL CENTRE Lawyer's Phone: 1-298-3147
400-4TH AVE S.W.
CALGARY, AB.

ACCEPTANCE

I, the undersigned Vendor of the above described property, hereby Accept the above Offer and agree to complete the sale on the terms and conditions as set out above. I authorize my Agents to deduct from the deposit the commission payable and I HEREBY IRREVOCABLY ASSIGN OUT OF THE PROCEEDS OF THE SALE ANY UNPAID BALANCE OF THE COMMISSION AND DIRECT MY SOLICITOR TO PAY THE SAME TO MY AGENTS UPON CLOSING OF THE SALE. Should I fail to complete the Sale, I agree to pay my Agents, as agreed compensation for services rendered, an amount equal to the commission which would have been payable had the Sale been consummated, whereupon the Purchaser may (at his option) cancel this Agreement and withdraw his deposit, or take whatever remedies he, the Purchaser, may have at law. In the event the Purchaser fails to complete the purchase and the deposit becomes forfeited as herein before provided, I then authorize my Agents to retain as agreed compensation for services rendered, 50% of the said deposit (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the forfeited deposit to me the Vendor.

I certify and warrant to the Purchaser that:

(1) within the meaning of the Income Tax Act of Canada, I am not now a non-resident of Canada, nor am I an Agent or a Trustee for any person with an interest in the Property who is a non-resident of Canada;

(2) the property is not insulated with Urea Formaldehyde Foam;

(3) the location of buildings on the property comply with all municipal government Laws and Regulations. The buildings on the Property do not encroach upon any easement or utility right of way on the property or upon lands adjacent to the property, unless otherwise stated in this agreement.

Dated at RED DEER this 15 day of JUNE 19 89

Offer accepted subject to Red Deer City Council City of Red Deer
approval by June 27, 1989

ADDENDUM TO OFFER TO PURCHASE

SCHEDULE (A)

AGENT: DEL WATT'S ACTION REALTY LTD.

DATE: JUNE 14, 1989

RE: ADDRESS: _____

LEGAL: Lot 4, Lot 5, Block 2, Plan 862 2667

Containing 2.5 acres + -

FURTHER TO THE OFFER TO PURCHASE, NUMBER 3053

DATED June 9, 1989

MADE BETWEEN The City of Red Deer AS VENDOR, AND

Revelstoke Companies Ltd. AS PURCHASER AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

- 1) Subject to appropriate zoning and development approvals for the contemplated use.
- 2) The deposit to be totally refundable if the purchaser is unable to obtain from the City of Red Deer, appropriate zoning and development approval for the contemplated use which is warehousing and storage of building supplies for the purpose of retail sales of the same.
- 3) Subject to conditions are for the Sole Benefit of the Purchaser and can be waived by the Purchaser at any time at the Purchasers discretion.
- 4) Subject to the City of Red Deer approving the zoning for the contemplated use for Lot 3, Block 2, Plan 862 2776 (Peavey Mart Property) for warehousing and storage of building supplies for the purpose of retail sales of the same.
- 5) Deposit to be totally refundable if purchaser is not able to close offer to purchase Lot #3, Block 2, Plan 862 2776 from Peavey Industries Ltd. coincidentally with the closing of this offer.

ALL OTHER TERMS AND CONDITIONS CONTAINED IN THE SAID AGREEMENT REMAIN IN THE SAME AND IN FULL FORCE AND EFFECT.

Subject to City Council Approval

WITNESS

VENDOR

DATE

WITNESS

VENDOR

DATE

WITNESS

PURCHASER

DATE

WITNESS

PURCHASER

DATE

DATE: June 22, 1989
TO: City Clerk
FROM: Economic Development Manager
RE: APPLICATION TO PURCHASE 2.5 ACRES -
WESTERNER COMMERCIAL STRIP

Submitted to City Council

Date: 89/06/26

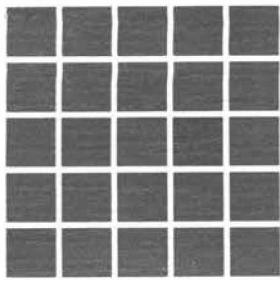
In reviewing the Offer to Purchase for the above parcel of land, I note that no time frame is offered for the removal of the conditions outlined in the report contained within the agenda. It would appear therefore, that if Council accepts the proposal as recommended, then the purchaser would have until October 1, 1989 to remove the conditions.

I feel that this time frame is longer than necessary, and would recommend that Council approve the sale subject to the conditions being removed within 30 days of the passage of the Council resolution.



Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm



**WEDDELL
MEHLING
PANDER**
& ASSOCIATES REALTY LTD.

June 14th, 1989

Economics Development Director
CITY OF RED DEER
4914 - 48 Avenue
RED DEER, Alberta

ATTENTION: MR. AL SCOTT:

Dear Mr. Scott;

RE: Offer to Purchaser - Westerner Commercial Land - Revelstoke Co.

I wish to comment on a few points in relation to the above noted offer to purchase as follows:

- Revelstoke's Offer to Purchase City lands is tied to their Offer to Purchase the existing Peavey Mart property adjacent to subject site.
- The Offer is subject to Revelstoke obtaining approval of use and development approvals (use: warehousing and storage of building supplies for the purpose of retail sales of the same).
- Note - the deposit of \$15,625.00 is refundable to the purchaser if the above noted Subject to Conditions are not met.

As listing Agent **WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.** wishes to confirm that we feel the price and terms are negotiated by your office with our assistance fair and in line with the market place.

We would be pleased to answer any questions or comment further to yourself or Council if desired.

Yours truly,

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.

ROB WEDDELL
Commercial Sales Specialist

RW/mg

AGENT: DEL WATT'S ACTION REALTY LTD.DATE: JUNE 14, 1989

RE: ADDRESS: _____

LEGAL: Lot 4, Lot 5, Block 2, Plan 862 2667Containing 2.5 acres + -FURTHER TO THE OFFER TO PURCHASE, NUMBER 3053DATED June 9, 1989MADE BETWEEN The City of Red Deer

AS VENDOR, AND

Revelstoke Companies Ltd.

AS PURCHASER AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

- 1) Subject to appropriate zoning and development approvals for the contemplated use.
- 2) The deposit to be totally refundable if the purchaser is unable to obtain from the City of Red Deer, appropriate zoning and development approval for the contemplated use which is warehousing and storage of building supplies for the purpose of retail sales of the same.
- 3) Subject to conditions are for the Sole Benefit of the Purchaser and can be waived by the Purchaser at any time at the Purchasers discretion.
- 4) Subject to the City of Red Deer approving the zoning for the contemplated use for Lot 3, Block 2, Plan 862 2776 (Peavey Mart Property) for warehousing and storage of building supplies for the purpose of retail sales of the same.
- 5) Deposit to be totally refundable if purchaser is not able to close offer to purchase Lot #3, Block 2, Plan 862 2776 from Peavey Industries Ltd. coincidentally with the closing of this offer

ALL OTHER TERMS AND CONDITIONS CONTAINED IN THE SAID AGREEMENT REMAIN IN THE SAME AND IN FULL FORCE AND EFFECT.

Subject to City Council Approval

WITNESS

VENDOR

DATE

WITNESS

VENDOR

DATE

WITNESS

PURCHASER

DATE

WITNESS

PURCHASER

DATE

Fill in street number and legal description, Lot, Block, Plan, or Sec., Twp., Rge., Mer. (Excepting thereout all mines and minerals.) and which property is hereinafter referred to as "The Property".

I hereby Offer to Purchase the property for the sum of:

***THREE HUNDRED AND TWELVE THOUSAND, FIVE HUNDRED DOLLARS (\$ 312,500.00) Dollars

1. TO BE PAID IN THE FOLLOWING MANNER:

- (a) \$ 15,625.00 deposit to be dealt with in accordance with the terms of this contract.
- (b) \$ 296,875.00 As per payment schedule set out by the City of Red Deer
- (c) \$ (more or less) paid only by Solicitor's trust cheque or bank draft delivered to the Vendor's lawyer on or before closing date.
- (d) \$ (more or less) by assumption of existing (mortgage, agreement for sale) payable to _____ which term ends _____ and which has monthly payments (not) including taxes of \$ _____ % per annum.
- (e) \$ Payable to _____ by monthly payments of \$ _____ (including _____ % interest) on _____ 19 _____
- (f) \$ by new mortgage to be arranged by me, the Purchaser, at my expense, by monthly payments of \$ _____ (more or less) including interest at a rate not to exceed _____ % per annum.
- 312,500.00 TOTAL PURCHASE PRICE

2. This Offer is made subject to the following conditions, all of which may, unless otherwise indicated, be unilaterally waived by the Party for whose benefit they were inserted, by written notice to the other Party or their Agent, on or before the expiry date for the satisfaction of the condition.

(a) In the event this Offer provides for me to arrange a new mortgage, I agree that I shall on or before _____ 19 _____ advise the Vendor, or his Agent, in writing that this condition is removed, otherwise this offer is null and void. The deposit shall be refunded upon satisfactory written evidence of mortgage refusal.

(b) ADDITIONAL CONDITIONS/TERMS: 1) This offer to close simultaneously with offer #3052. 2) Schedule (A) 3) Schedule (B) 4) Purchaser shall be entitled on or before _____

price. closing to survey the lands being purchased and in the event the lands are less than 2.5 acres the purchaser shall be entitled to a pro-rata reduction in purchase price.

3. This Offer shall be open for acceptance by the Vendor in writing until _____ 6 _____ o'clock _____ P _____ M, on the _____ 28 _____ day of _____ June _____ 1989.

4. If the Vendor agrees to accept money after the closing date, the Purchaser shall pay interest at the rate of _____ % per annum on any money owing to the Vendor at closing date, from closing date until that money has been paid.

5. The purchase price shall include all permanent fixtures located on the property together with the Specific Chattels as follows:

The fixtures and the Specific Chattels shall be free and clear of any encumbrance and shall be in substantially the same condition at Closing Date as at the date of inspection.

6. The Closing Date shall be _____ October 1 _____ 19 89 upon which:

(a) All normal adjustments for the Property including but not limited to taxes, municipal utility charges, rents and security deposits, and interest shall be adjusted as at 12:00 o'clock noon; and (b) Subject to the terms hereof being complied with, possession of the property shall be available for the Purchaser at 12:00 o'clock noon and shall be vacant and free of all tenancies except _____

7. I have inspected and agree to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of this Offer to Purchase, other than is expressed herein in writing. All previous Agreement(s) if any, whether verbal or written, between the Vendor and myself are hereby rendered null and void.

8. The Vendor shall pay and discharge any financial encumbrance which is not by this contract assumed by the Purchaser and any non-financial encumbrance which affects the marketability of the property. Prepayment bonuses and the cost of discharging any existing mortgages and/or other non-financial encumbrances, not assumed by the Purchaser, to be at the expense of the Vendor.

9. The Agreement for Sale or Transfer of Land in registrable form shall be prepared at the expense of the Vendor and delivered (together with the Duplicate Certificate of Title, if required) to the Purchaser's lawyer within a reasonable time prior to the closing date. The Purchaser shall pay the expense of any new mortgage(s).

10. All buildings and chattels included in the sale shall be and remain at the risk of the Vendor until the date of closing and all insurance policies and the proceeds thereof will be held in Trust for the Parties as their interest may appear.

11. IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FORTHWITH, WITHOUT DEDUCTION OR INTEREST, PROVIDED, HOWEVER, IF MY OFFER IS ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIDED, THEN I AGREE THAT THE SAID DEPOSIT SHALL BE ABSOLUTELY FORFEITED TO THE VENDOR AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE VENDOR'S OPTION.

12. This Agreement shall ensure to the benefit of and be binding upon the Heirs, Executors, Administrators and Assigns of the Parties hereto, and where the singular is used throughout this Agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

Dated At: Calgary this 14 day of June 19 89

SIGNED in the presence of:

Witness: _____

Witness: _____

Purchaser's Lawyer: DAVID McDERMID

Law Firm: BENNETT-JONES

Lawyer's Address: 3200 SHELL CENTRE

400-4TH AVE S.W.
CALGARY, AB.

Signature of Purchaser: REVELSTOCK COMPANIES LTD

Signature of Co-Purchaser: _____

Phone: 230-8080 Address: _____

Postal Code: _____

Lawyer's Phone: 1-298-3147

ACCEPTANCE

I, the undersigned Vendor of the above described property, hereby Accept the above Offer and agree to complete the sale on the terms and conditions as set out above. I authorize my Agents to deduct from the deposit the commission payable and I HEREBY IRREVOCABLY ASSIGN OUT OF THE PROCEEDS OF THE SALE ANY UNPAID BALANCE OF THE COMMISSION AND DIRECT MY SOLICITOR TO PAY THE SAME TO MY AGENTS UPON CLOSING OF THE SALE. Should I fail to complete the Sale, I agree to pay my Agents, as agreed compensation for services rendered, an amount equal to the commission which would have been payable had the Sale been consummated, whereupon the Purchaser may (at his option) cancel this Agreement and withdraw his deposit, or take whatever remedies he, the Purchaser, may have at law. In the event the Purchaser fails to complete the purchase and the deposit becomes forfeited as herein before provided, I then authorize my Agents to retain as agreed compensation for services rendered, 50% of the said deposit (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the forfeited deposit to me the Vendor.

I certify and warrant to the Purchaser that:

(1) within the meaning of the Income Tax Act of Canada, I am not now a non-resident of Canada, nor am I an Agent or a Trustee for any person with an interest in the Property who is a non-resident of Canada;

(2) the property is not insulated with Urea Formaldehyde Foam;

(3) the location of buildings on the property comply with all municipal government Laws and Regulations. The buildings on the Property do not encroach upon any easement or utility right of way on the property or upon lands adjacent to the property, unless otherwise stated in this agreement.

Dated at: RED DEER this 15 day of JUNE 19 89

Offer accepted subject to Red Deer City Council City of Red Deer approval by June 27, 1989.

SIGNED in the presence of: _____

Witness: _____

Witness: _____

Vendor's Lawyer: _____

Law Firm: _____

Lawyer's Address: _____

Signature of Vendor: _____

Signature of Co-Vendor or Spouse: _____

Phone: _____ Address: _____

Postal Code: _____

Lawyer's Phone: _____

(B)

Allowance

$$\frac{R \cdot 3}{2}$$

bdy. N.W. 1/4 Sec. 33 - 37 - 27 - 4
Road Plan 4719 M.C.

1596 E. U.

5645 L.Z.

Road (Gaetz Avenue)

W. bdy. N.W. 1/4 Sec. 33 - 37 - 27 - 4
Road Plan

Road Plan

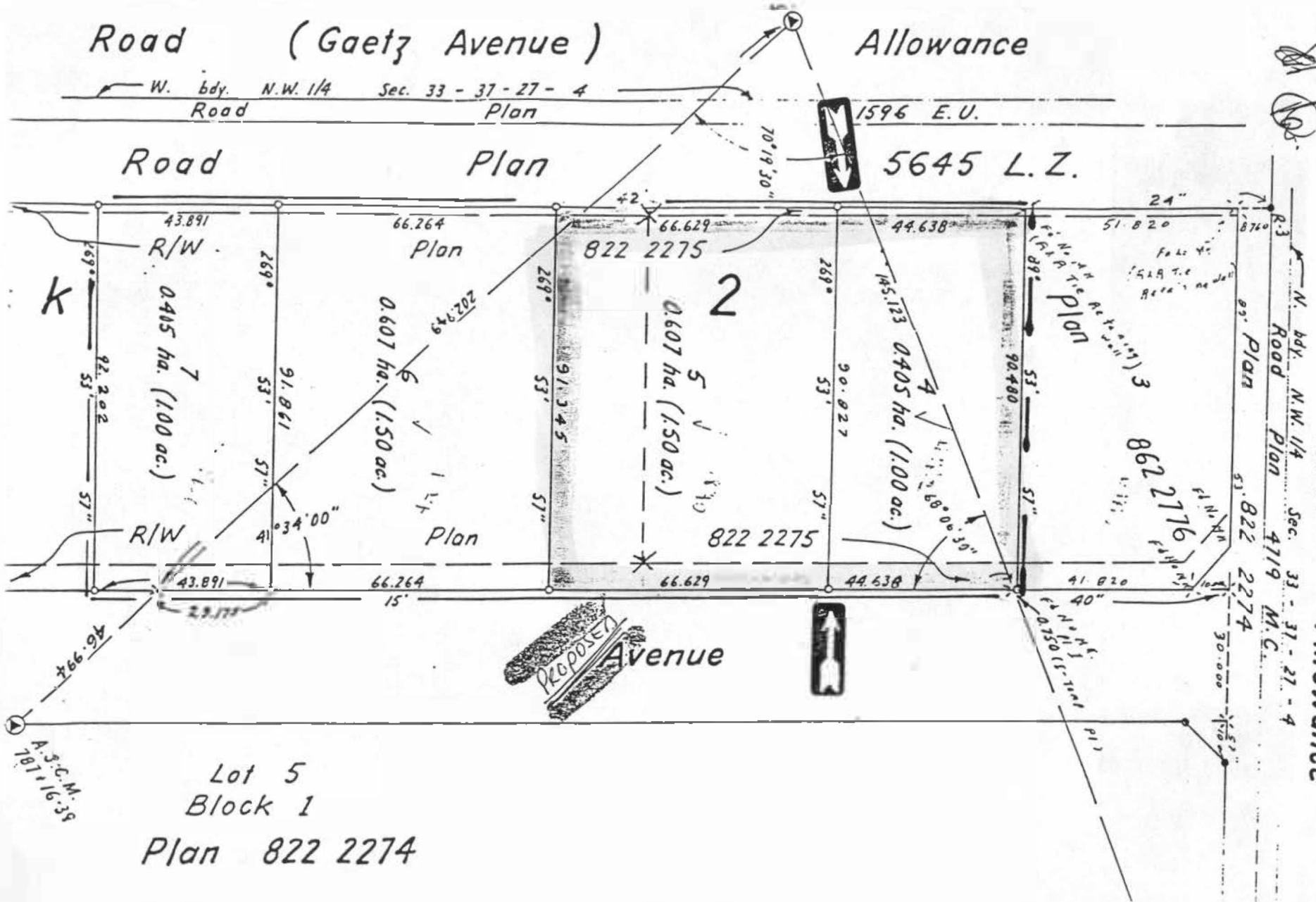
K

2

864, 798

Avenue

Lot 5
Block 1
Plan 822 2274



DATE: June 28, 1989
TO: Economic Development Manager
FROM: City Clerk
RE: REVOLSTOKE COMPANIES LTD./APPLICATION TO PURCHASE 2.5
ACRES - WESTERNER COMMERCIAL STRIP

Your report dated June 16, 1989, concerning the above topic was presented to Council June 26, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the sale of Lots 4 & 5, Block 2, Plan 862-2776 to Revelstoke Companies Ltd. (2.5 acres) for \$125,000.00 per acre for a total purchase price of \$312,500.00 subject to the following conditions:

1. A very high standard of screening and landscaping to be provided by the developer
2. Screening of the outside storage associated with the lumber yard to be to the satisfaction of the Development Officer
3. Renovations to the Peavey building to be to the satisfaction of the Development Officer
4. The three properties to be consolidated at the purchaser's expense
5. That the conditions of sale be removed within 30 days of the passage of this resolution.

and as recommended to Council June 26, 1989."

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

I trust that you will convey this decision to Revelstoke Companies Ltd. and if the conditions of sale are acceptable to Revelstoke that you will ensure appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
c.c. City Assessor
Bylaws & Inspections Manager
Dir. of Engineering Services

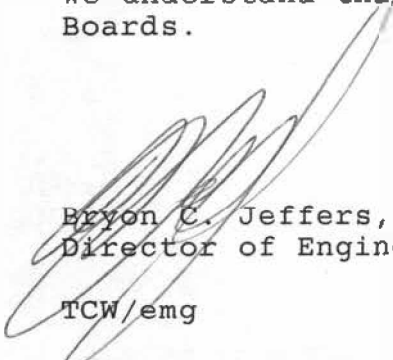
E.L. & P. Manager
Urban Planner

DATE: June 19, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: HOLT STREET SIDEWALK/G. H. DAWE CENTRE

Pursuant to the Council resolution of May 15, 1989, pertaining to movement of the pedestrian light on 59 Avenue and construction of the sidewalk along Holt Street, the Engineering Department has finalized the budget for this work and present it for Council consideration and approval to proceed with construction.

- | | |
|--|-----------------|
| 1. Pedestrian light and crosswalk relocation to the north side of Holt Street on 59 Avenue. | \$ 7,200 |
| 2. Construction of the new 1.5 m sidewalk along the north side of Holt Street to 59 Avenue and along the east side of 59 Avenue between Holt Street and 65 Street, including removal of Holt Street bus bay. | <u>\$35,700</u> |
| TOTAL | \$42,900 |

The cost of the chain link fencing has not been included above, as we understand that this work will be undertaken by the two School Boards.



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

TCW/emg

Commissioners' Comments

We would recommend Council approve said construction as an overexpenditure to the 1989 Budget. Council should note that the original estimate for this work was \$40,000 including the fence, however the preliminary estimate was just based on unit rates.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: June 30, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: HOLT STREET SIDEWALK/G.H. DAWE CENTRE

Your report dated June 19, 1989, pertaining to the above topic was presented to Council June 26, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated June 19, 1989, from the Director of Engineering Services re: Holt Street Sidewalk/G.H. Dawe Centre hereby approves the pedestrian light and crosswalk relocation and construction of the new 1.5 m sidewalk along the north side of Holt Street and along the east side of 59 Avenue at a total estimated cost of \$42,900.00, said construction to be undertaken as an overexpenditure to the 1989 budget."

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

C. Sevcik
City Clerk
CS/ds
c.c. Dir. of Financial Services
Dir. of Community Services
Recreation & Culture Manager
Parks Manager
Transit Manager
G.H. Dawe Management Board

DATE: June 19, 1989

TO: CITY CLERK

FROM: DIRECTOR OF FINANCIAL SERVICES

RE: 1989 PROVINCIAL SCHOOL FOUNDATION PROGRAM FUND REQUISITION

At the time the 1989 mill rate bylaw was submitted to Council for approval, the mill rate used for the Provincial School Foundation Program Fund Requisition was set based on information provided by the Provincial government.

On June 2, 1989 the City was advised by the Province of an increase in the previous requisition figure provided for 1989. The information was provided after the date the mill rate by-law had to be finalized in order to mail the bills prior to the date of May 31st. It is necessary to allow 30 days for receipt and payment of the bills prior to the due date of June 30th.

The requisition figure provided by the Province on June 2nd was \$56,324 higher than the levy used in the mill rate bylaw.

The legislation allows only one tax bill to be mailed each year. This means the City will have to finance \$56,324 until the 1990 taxes can be levied and the under recovery collected. This will cost the City \$6,200 in interest charges that will not be recoverable and will have to be funded by taxation in general.

A number of years ago municipalities expressed concern about the late dates at which they were advised by the Province of requisitions. We now, however, have a requisition increase announced after most cities have set their mill rates. This requires the municipalities to finance the underrecovery for one year.

It is recommended concern be expressed to the government about the late announcement this year and that in future requisition amounts should be finalized by mid-April.

Commissioners' Comments



A. Wilcock, B. Comm., C.A.
Director of Financial Services

c.c. City Assessor

It would seem that we have no alternative, but to concur with the recommendations. We would recommend a copy of the report be referred to the City M.L.A.'s with a covering letter from the Mayor's Office.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

Office of the Mayor

U. J. ...
June 26/89



June 30, 1989

The Honourable Raymond Speaker
Minister of Municipal Affairs
Room 127, Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Speaker:

RE: 1989 PROVINCIAL SCHOOL FOUNDATION PROGRAM FUND REQUISITION

I am enclosing herewith a copy of a report dated June 19, 1989 from our Director of Financial Services, which was considered by Council of The City of Red Deer at its meeting held on June 26.

Council of The City of Red Deer is extremely concerned about the situation which has developed over the past years, in receiving the requisitions from the province too late. This year our Director of Financial Services was advised verbally over the telephone as to what the Provincial School Foundation Program Fund Requisition would be. Our mill rate was subsequently set according to this information, and tax bills mailed prior to May 31. On June 2, the City received advice from the province of an increase in the requisition figure and, consequently, the City is not recovering sufficient funds to pay the increased Provincial Requisition. The fact of the matter is the new requisition figure provided by the province on June 2 is \$56,324 higher than what we will be recovering under our Mill Rate Bylaw.

In view of the above situation, Council unanimously passed a motion that we advise you of this predicament and to give notice that the City will include the additional requisition in the 1990 Mill Rate Bylaw and that the additional funds will be paid to the province in 1990. As advice from the province was given too late for the City to requisition same in 1989 there does not appear to be any other alternative available to the City, and I trust that you will understand.

....2

The Honourable Raymond Speaker
Page 2
June 30, 1989

If you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. J. McGhee', written in a cursive style.

R. J. MCGHEE
Mayor

/bd

Encl.

c.c. The Honourable John Oldring, M.L.A., Red Deer South
Mr. Stockwell Day, M.L.A., Red Deer North
Council Members
City Commissioner
Director of Financial Services
City Clerk

DATE: June 19, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: 1989 PROVINCIAL SCHOOL FOUNDATION PROGRAM FUND REQUISITION

At the time the 1989 mill rate bylaw was submitted to Council for approval, the mill rate used for the Provincial School Foundation Program Fund Requisition was set based on information provided by the Provincial government.

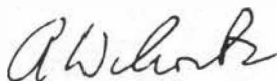
On June 2, 1989 the City was advised by the Province of an increase in the previous requisition figure provided for 1989. The information was provided after the date the mill rate by-law had to be finalized in order to mail the bills prior to the date of May 31st. It is necessary to allow 30 days for receipt and payment of the bills prior to the due date of June 30th.

The requisition figure provided by the Province on June 2nd was \$56,324 higher than the levy used in the mill rate bylaw.

The legislation allows only one tax bill to be mailed each year. This means the City will have to finance \$56,324 until the 1990 taxes can be levied and the under recovery collected. This will cost the City \$6,200 in interest charges that will not be recoverable and will have to be funded by taxation in general.

A number of years ago municipalities expressed concern about the late dates at which they were advised by the Province of requisitions. We now, however, have a requisition increase announced after most cities have set their mill rates. This requires the municipalities to finance the underrecovery for one year.

It is recommended concern be expressed to the government about the late announcement this year and that in future requisition amounts should be finalized by mid-April.



A. Wilcock, B. Comm., C.A.
Director of Financial Services

c.c. City Assessor



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

NO. 5

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

Telephone: (403) 343-3394

Fax: (403) 348-1570

June 15, 1989

Mr. C. Sevcik
City Clerk
City of Red Deer
RED DEER, ALBERTA
T4N 3T4

Dear Sir:

Re: Downtown Planning Process
Proposed Terms of Reference

As requested by City Council, attached is a proposed Terms of Reference for the Downtown Planning Process.

The intent of this program is to update the 1985 Downtown Concept Plan and to move forward into a more pro-active developmental planning mode. The program should result in the preparation of a new Downtown Development Plan and a Downtown Development Policy outlining the role and commitment of the City in promoting and initiating downtown projects including joint ventures. It is anticipated that the Plan will contain policies, guidelines and a concept for comprehensive railyards redevelopment; however if necessary, a specific, more detailed Area Redevelopment Plan for the site may also be prepared.

This Terms of Reference has been reviewed with the City Commissioner and some members of the proposed steering committee and is presented for consideration by City Council.

Yours truly,

Vernon Parker
Associate Planner
City Planning Section

VP/kjc

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 INMISFAIR—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 ELDORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

CITY OF RED DEER
DOWNTOWN PLANNING PROCESS
TERMS OF REFERENCE

Prepared by the City Planning Section of the Red Deer Regional Planning Commission
Revised, June, 1989

Downtown Planning Process
City of Red Deer

TERMS OF REFERENCE

1.0 INTRODUCTION

The completion of the Downtown Concept Plan in 1985 established a broad planning framework and goals towards which the City can strive in revitalizing the downtown area. At the time of its approval by Council, relocation of the downtown railway yards was still a proposal that had not been approved for funding by the provincial government. Therefore the emphasis in 1985 was directed toward redevelopment and upgrading of the existing commercial core east of 51st Avenue.

The Downtown Concept Plan designated all of the area west of 51st Avenue to 54th Avenue north of 45th Street as a Railway Relocation Study Area. This was the area considered to be most directly impacted by major redevelopment if the railway yards were relocated.

In April, 1987, Alberta Transportation announced approval of a Major Continuous Corridor Project for Red Deer which included removal of the railway yards and main line from downtown and rerouting of Highway 2A as a four lane, divided, limited access arterial along the railway right-of-way from Highway 2 south to connect at Ross Street and continue along Taylor Drive to 67th Street, then west back to Highway 2. The completion of this project in 1993 will provide direct highway access to 40 acres of potential redevelopable land consisting of the railway yards, Marathon property and adjacent industrial land uses.

This new arterial corridor will redefine the western boundary of the downtown core and provide a comprehensive commercial redevelopment opportunity that has never before existed.

2.0 MANDATE

City Council's approval of the Downtown Concept Plan authorized the following studies to be undertaken:

- Downtown Railyard Redevelopment Study
- Transit Study
- Downtown Marketing/Promotion Study
- Unsightly Premises Bylaw Study
- Design Plan of the Town Plaza
- Fire Hall Adaptive Reuse Study
- A Downtown Child Care Needs Study
- C.P.R. Station Adaptive Reuse Study
- A Report on Potential for Enclosed Lane Development
- Preparation of a Downtown Commercial Signage Policy

Over the past three years a number of the above studies have been undertaken and several redevelopment and commercial renovation projects have occurred. With the start of construction of the Major Continuous Corridor in 1988, City Council approved the following Notice of Motion:

"WHEREAS the Major Corridor and Rail Relocation projects are now proceeding in Red Deer; and

WHEREAS the location and pace of development in the downtown area will be significantly impacted by such factors as the zoning of lands freed by rail relocation and the design of the downtown street system; and

WHEREAS the orderly development of the newly expanded downtown will require a clear, well-articulated and widely acknowledged plan as a basis for investment decisions;

BE IT RESOLVED that the Downtown Concept Plan be reviewed and updated to take into account the impact of the Major Corridor and Rail Relocation projects, to provide a detailed concept plan for the lands freed by relocation and to assess the alternatives with respect to the downtown street system;

BE IT FURTHER RESOLVED that the process provide opportunity for public input."

The above resolution provides for the preparation of a Downtown Development Plan, specifically

considering:

- a review of the 1985 Downtown Concept Plan;
- the impact of the Major Continuous Corridor;
- the potential for development of the railway yards;
- the impact of railway yards redevelopment on the existing commercial core;
- a further assessment of the development of the downtown street system and its impact on the downtown; and
- opportunities to provide for public input into the planning process.

3.0 PLANNING AREA BOUNDARIES

The boundaries of the Downtown Development Plan will include the boundaries of the former 1985 Downtown Concept Plan extended to encompass the railway yards and adjacent lands. The revised boundaries can be described as the Red Deer River to the north; Waskasoo Creek to the east and south; 49th Avenue, 50th Avenue, and 43rd Street to the south; and 54th Avenue to the west. This planning area is shown on Map 1.

4.0 GOALS AND SCOPE OF THE PLANNING PROCESS

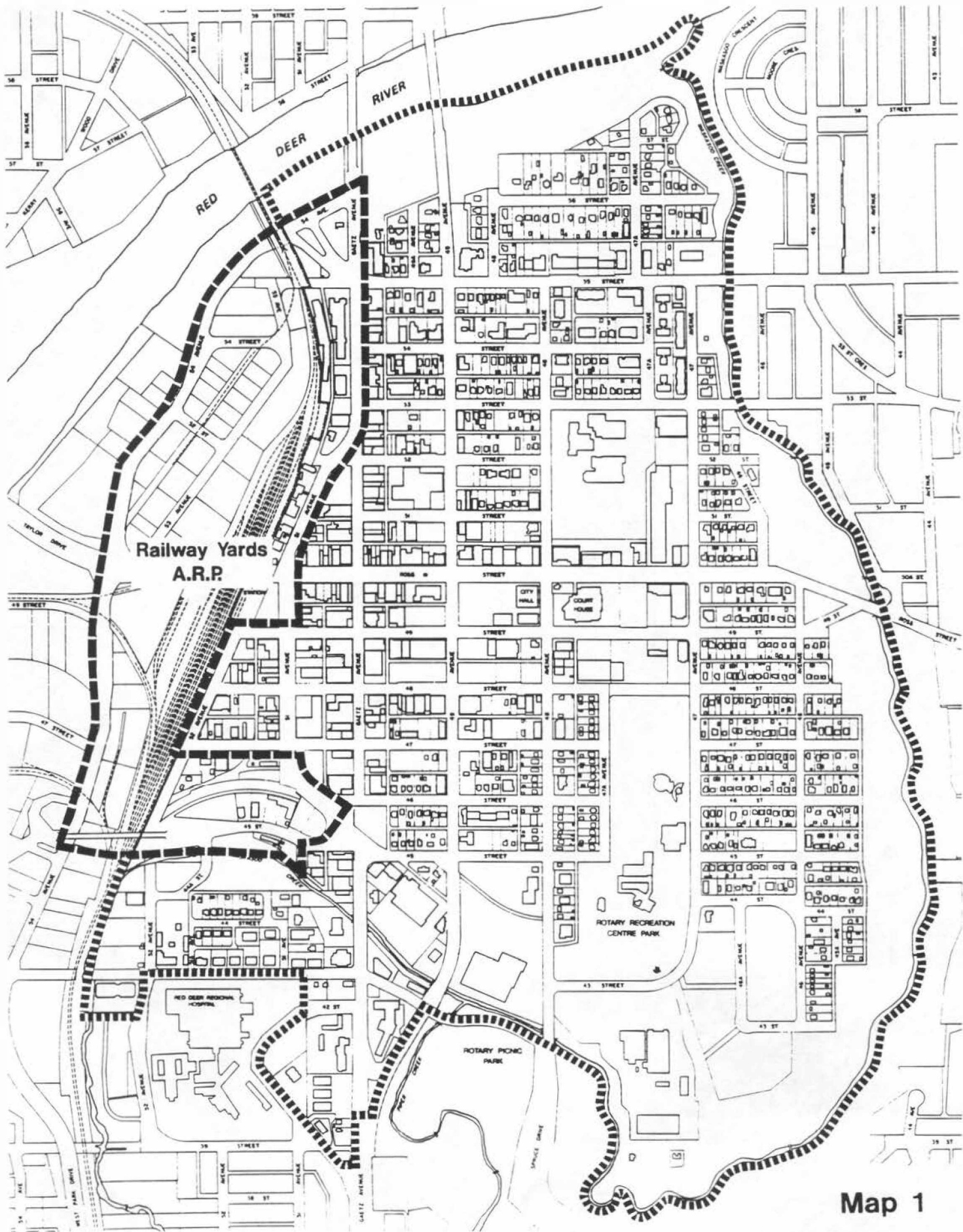
One goal is to evaluate the current status of downtown revitalization relative to the original Downtown Concept Plan objectives, evaluate the impact of activity over the past three years, and determine whether the original concepts are still valid or should be modified.

A second goal is to examine the need to move the process into a more pro-active developmental planning mode, including an assessment of the implications of the City becoming more directly involved in promoting and initiating downtown development.

A third goal is to facilitate a unique opportunity to expand and enhance the downtown commercial core through comprehensive redevelopment of the downtown railway yards.

The planning process will address:

- the impact of the Major Continuous Corridor Project;
- impact of the proposed Ross/49th Street Couplet;



Map 1

- impact of development changes since 1983;
- impact of the Downtown Sidewalk Landscape Program (EDA Collaborative);
- impact of the Downtown Parking Strategy;
- impact of the E.L. & P. Underground Conversion Program;
- transit needs for downtown routes and a terminal facility;
- commercial and residential development incentive opportunities;
- the function of railway yards redevelopment within the downtown commercial core;
- comprehensive redevelopment of the railway yards site; and
- integration of railway yards redevelopment with the commercial core, residential areas and the urban park system.

The program will culminate in the preparation of two or, if necessary, three documents as outlined in the following methodology section:

- A Downtown Development Plan to update the status of downtown revitalization and provide land use directions and supporting policies, as well as guidelines, for the design, location, and aesthetic aspects of future development.
- A City Downtown Development Policy outlining the role and commitment of the City in promoting and initiating downtown projects including joint ventures.
- If necessary, a more detailed Area Redevelopment Plan for the railway yards and adjacent lands comprising a tourist attraction, retail, office and other commercial facilities, together with a significant residential component.

In conjunction with the above, a bylaw designed to amend the districting of all or a portion of the downtown area, as specified in the Land Use Bylaw (No. 2672/80), to conform to the policies of the Downtown Development Plan and the Railway Yards Area Redevelopment Plan, will also be required as one means of implementing the plans.

5.0 THE PROCESS

A substantial portion of the background for this plan is contained in the 1985 Downtown Concept Plan. The objectives and concepts presented in that plan provide a basic context for consideration of new development options, particularly for the railway yards. This program will also take into account recent development projects and planning decisions such as the

streetscape program and the Taylor Drive link as well as new initiatives such as the City's Tourism Action Plan.

A major potential planning emphasis will centre around a market analysis for development potential of a mixture of land uses on the railyards site including, but not limited to:

- retail comparative shopping facilities
- office and commercial services
- high density residential development
- hotel, convention facilities
- tourist attractions
- public transportation facilities
- public parking facilities

The intent of this analysis will be to determine the relative market demand for these potential developments, their impact on the existing business community, their economic feasibility, the scope and phasing of development, spin-off development opportunities, and a marketing strategy. This component could take the form of a think tank and/or a marketing study.

Other planning considerations relate to an analysis of revitalization efforts to date, an impact assessment of projects currently underway or proposed, and future servicing requirements. Strategies for moving the planning process into a more pro-active mode, emphasizing co-ordinated implementation, will also be evaluated.

The proposed methodology is shown in Figure 1 and the various components are as follows:

5.1 Formation of a Steering Committee

- co-ordinate City Administration input to the process
- direct consultants studies
- liaise with government departments, Marathon Realty, other public and private agencies, land owners and general public.
- formulate City Downtown Development Policy.

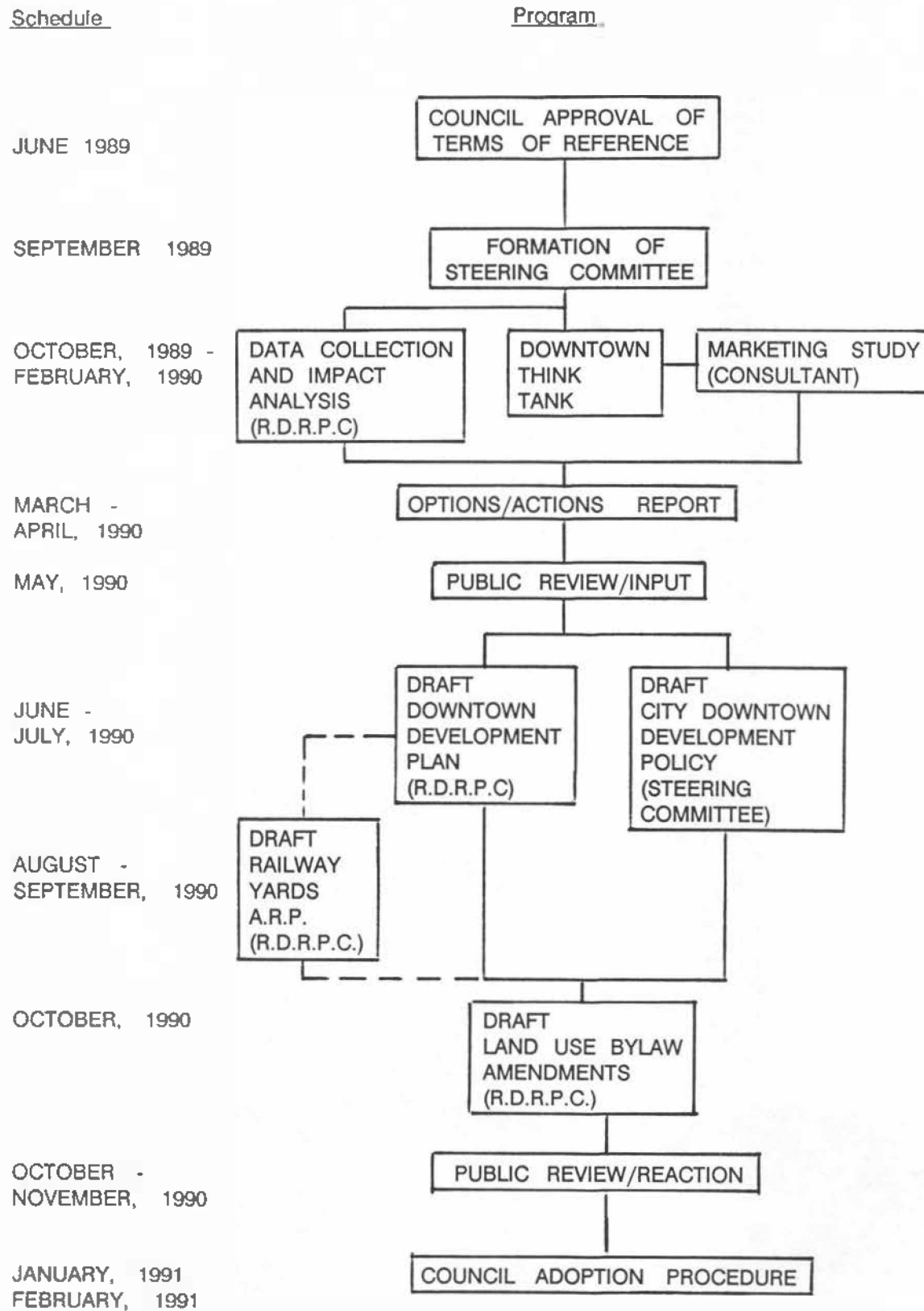


FIGURE 1

5.2 Data Collection and Impact Analysis

- Development changes since 1982/trends
- Development incentive opportunities
- E.L. & P. programs
- Major Continuous Corridor Project
- Ross/49th Street Couplet
- Downtown Sidewalk Landscape Program
- Downtown Parking Strategy
- 1989 Transportation and Transit Studies

5.3 (a) Downtown Think Tank

- research costs/benefits and opportunities for this approach
 - select and contact development/concept consultants
 - prepare information package/program proposal
 - co-ordinate a 1-2 day workshop session
 - document results and conclusions
- (and/or)

(b) Detailed Marketing Study/Strategy

- prepare a terms of reference and call for proposals
- select a marketing consultant
- oversee work and report of marketing consultant

5.4 (a) Options/Actions Report

- Consolidation of analysis and marketing strategy into a brief 20 - 25 page report which focuses on potential action areas and possible options/implications. Information will form the basis for refining strategies and developing draft plans and policies.

(b) Public Review/Input

- The consolidation of possible options and actions will be reviewed by the public and

special interest groups/public agencies including but not limited to the following:

- government departments and agencies that may be directly involved in future development
- Marathon Realty, major landowner and potential development partner
- the Towne Centre Association representing the downtown business community
- city departments including some boards and committees
- the Parking Commission
- the general public through one or more public meetings

5.5 Draft Plans/Policies

(a) Downtown Development Plan

- downtown development objectives
- land use plan and development guidelines
- implementation and development phasing procedure
- statement pertaining to long range redevelopment of area west of the railway yards.

(b) City Downtown Development Policy

- establish marketing/development objectives
- policy outlining the role of the City in
 - promoting/initiating downtown development
 - participation in joint development ventures
 - provision of infrastructure and services
 - undertaking public improvements
 - co-ordination of public and private investment

(c) Railway Yards Area Redevelopment Plan (if necessary)

- comprehensive development objectives
- land use concept incorporating mixed use development options
- integration of development with the commercial core, residential areas and the

urban park

- implementation directions.

(d) Land Use Bylaw Amendments

- required amendments to the Land Use Bylaw to implement the above plans.

5.6 Public Review/Reaction

- Prior to consideration by City Council, the draft plan will be circulated for review and final comment/input.

5.7 Council Adoption Procedure

- The City Downtown Development Policy, Downtown Development Plan, Railway Yards Redevelopment Plan, and Land Use Bylaw Amendments will be presented to City Council for approval. For the plans adopted by bylaw, a public hearing will be held prior to Second Reading of the Bylaws.

6.0 AUTHORSHIP

The Red Deer Regional Planning Commission will be the principal author and co-ordinator of the Downtown Development Plan, Railway Yards A.R.P., and required Land Use Bylaw amendments. The Steering Committee will co-ordinate the City Downtown Development Policy.

7.0 STEERING COMMITTEE

Preparation of the above plans and policies will require direct input from city departments involved in the Major Continuous Corridor, the marketing and development of City land, and the on-going downtown revitalization program. It will be essential to ensure that all of these closely related activities are adequately considered in the plan preparation process. Therefore, a Steering Committee will be established, consisting of the following representation:

City Alderman (Chair)
City Commissioner
Director of Engineering Services
Director of Community Services
Economic Development Manager
Towne Centre Executive Representative
City Planner

Commissioners' Comments

We would concur with the proposed terms of reference as outlined by the City Planner and would recommend Council approve same. We would further request that a member of Council be nominated to serve on the Steering Committee.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: June 28, 1989
TO: Urban Planner
FROM: City Clerk
RE: DOWNTOWN PLANNING PROCESS
PROPOSED TERMS OF REFERENCE

The above matter was presented to Council June 26, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the proposed terms of reference for the Downtown Planning Process and as presented to Council June 26, 1989.

Council further agrees that a Steering Committee be established consisting of the representation as indicated in the terms of reference with Alderman Campbell, Alderman Surkan (Alternate), being nominated to serve as Chairman on the Steering Committee."

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

We trust that you will act as Co-ordinator of the program as outlined in the report presented to Council and to ensure that all steps are undertaken in a timely manner.

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioners
Directors
Department Heads
Alderman Campbell
Alderman Surkan

NO. 6060-003A
060-004E

DATE: June 19, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: VINTAGE LIGHTING AND SIDEWALK CONSTRUCTION
GAETZ AVENUE PARKING MALL AND 48 STREET

On May 15, 1989, Council resolved that a detailed report on the design and cost of the above noted project be prepared for its consideration. At present, the Engineering Department does not have sufficient capacity to carry out this work and recommends that an engineering consultant be commissioned.

After inspection of the site, we have determined that several other items of work should be considered in conjunction with the new sidewalk and lighting construction, such as:

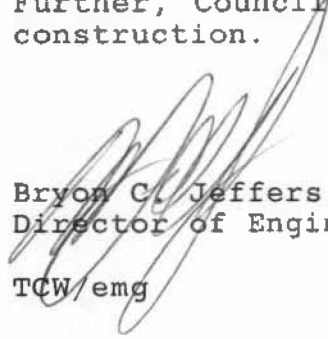
1. Reconstruction of the existing traffic islands in the Parking Mall.
2. Resurfacing of the street pavement in areas where rutting, cracking, ravelling, and/or grade problems are prevalent.
3. Evaluation of existing cast iron water mains and potential replacement of deteriorated sections.
4. Provisions for future traffic and street alterations on Gaetz Avenue at intersections with 49 Street, Ross Street, and 52 Street associated with construction of the Major Continuous Corridor.

We estimate that the consultant's fees for concept development and detailed design would be in the order of \$50,000 for this work. We expect that the construction program and cost estimate could be prepared this summer for inclusion in the 1990 Budget, such that detailed design can proceed during the winter for spring 1990 construction.

We request Council's approval to retain a consultant and subsequently proceed with the concept development and detailed design stages of the Project.

City Clerk
Page 2
June 19, 1989

Further, Council approval will be sought prior to proceeding to construction.



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

TCW/emg

Commissioners' Comments

We would concur with the recommendations of the Dir. of Engineering Services.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: June 28, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: VINTAGE LIGHTING AND SIDEWALK CONSTRUCTION/GAETZ AVE.
PARKING MALL AND 48 STREET

Your report dated June 19, 1989, pertaining to the above topic was considered by Council June 26, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated June 19, 1989, from the Director of Engineering Services re: Vintage Lighting and Sidewalk Construction Gaetz Avenue Parking Mall and 48 Street hereby approves the commissioning of an Engineering Consultant to undertake the concept development and detailed design of the project as outlined in the above noted report and as presented to Council June 26, 1989."

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

We trust that you will ensure appropriate legal documentation is prepared and executed in this instance.

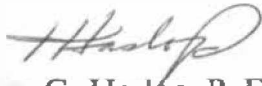
A further motion was passed by Council agreeing that the consultant's fees estimated to be in the order of \$50,000.00 be assigned to AMPLE funding.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioner
Dir. of Finance
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Urban Planner
Dir. of Community Services

DATE: December 31, 1991
TO: City Clerk
FROM: Engineering Department Manager
RE: **VINTAGE LIGHTING AND SIDEWALK CONSTRUCTION
GAETZ AVENUE PARKING MALL AND 48 STREET**

On December 16, 1991 you requested an update on the above project. Reid Crowther & Partners Ltd. was commissioned to complete a conceptual design which was taken to Council. The detailed design is 90% complete. The construction of this project has been bumped off the Five Year Capital Plan.



Ken G. Haslop, P. Eng.
Engineering Department Manager

/emg

DATE: June 28, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: VINTAGE LIGHTING AND SIDEWALK CONSTRUCTION/GAETZ AVE.
PARKING MALL AND 48 STREET

Your report dated June 19, 1989, pertaining to the above topic was considered by Council June 26, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated June 19, 1989, from the Director of Engineering Services re: Vintage Lighting and Sidewalk Construction Gaetz Avenue Parking Mall and 48 Street hereby approves the commissioning of an Engineering Consultant to undertake the concept development and detailed design of the project as outlined in the above noted report and as presented to Council June 26, 1989."

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

We trust that you will ensure appropriate legal documentation is prepared and executed in this instance.

A further motion was passed by Council agreeing that the consultant's fees estimated to be in the order of \$50,000.00 be assigned to AMPLE funding.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioner
Dir. of Finance
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Urban Planner
Dir. of Community Services

Bryon
whatever become
of this matter?
cs. 5/11/2/16

DATE: May 17, 1989

TO: Dir. of Engineering Services
E.L. & P. Manager

FROM: City Clerk

RE: VINTAGE LIGHTING ON GAETZ AVENUE & 48 STREET

At the July 11, 1988, meeting of Council consideration was given to a letter from the Towne Centre Association and a petition requesting the replacemnt of the existing street lighting on Gaetz Ave. between 46 Street and 52 Street and on 48 Street between 49 Ave. and Gaetz Ave. with new decorative lighting. Council at the above noted meeting agreed the matter be referred to the landscape architect for review.

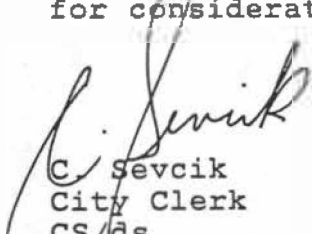
The matter was submitted back to Council March 6, 1989, and in the report from the E.L. & P. Manager, it was recommended to Council that the proposal as submitted by the Towne Centre Association and the petitioners be not accepted as it was technically deficient and further that if Council considered the lighting improvements on the roads requested as desirable, that the administration be requested to prepare a proper proposal for consideration in the 1990 budget. At the March 6 meeting, Council passed a motion endorsing the principle that if the job is done, it should be done as outlined by the E.L. & P. Manager, however before proceeding any further, it was also agreed that the matter be referred back to the Towne Centre Association to ascertain whether the revised costs would be acceptable to the property owners.

The enclosed letter dated May 1, 1989, from the Towne Centre Association indicates they have repolled the businesses originally supporting the petition and that the results indicate they are still in favor of proceeding with the improvements and urge the City to commence planning and development of the said project with construction proposed for 1990. This letter was presented to Council May 15, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered response from the Towne Centre Association regarding petition for vintage street lights on Gaetz Avenue and 48 Street hereby agree that a detailed report on the design and cost of this project be prepared for Council's consideration."

page 2
Dir. of Eng. Services
E.L. & P. Manager

The decision of Council in this instance is submitted for your information and appropriate action. We look forward to a coordinated report to be submitted back to Council in due course for consideration relative design and cost of said project.



C. Sevcik
City Clerk
CS/ds
Encl.

c.c. City Commissioners
Dir. of Finance
Dir. of Community Services
City Assessor
Urban Planner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

May 17, 1989

Towne Centre Association of Red Deer
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Dear Sirs:

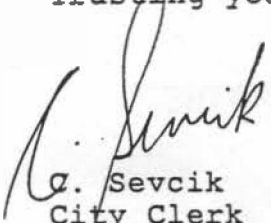
RE: VINTAGE LIGHTING ON GAETZ AVENUE & 48 STREET

Your letter of May 1, 1989, advising that the Association has repolled the businesses originally supporting the petition for vintage street lights on Gaetz Ave. & 48 Street with favorable results, was presented to Council May 15, 1989, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered response from the Towne Centre Association regarding petition for vintage street lights on Gaetz Avenue and 48 Street hereby agree that a detailed report on the design and cost of this project be prepared for Council's consideration."

The decision of Council in this instance is submitted for your information and in accordance with the above noted resolution, the administration will be requested to bring back to Council a detailed report on the design and cost of this project for Council's consideration.

Trusting you will find this satisfactory.



G. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Dir. of Engineering Services
E.L. & P. Manager



RED DEER REGIONAL PLANNING COMMISSION

45.

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

NO. 7

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

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

April 5, 1989

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

Dear Sir:

Re: Proposed Land Use Amendment
Bylaw 2672/H-89

The City Council at their meeting of April 3, 1989 agreed in principal to sell a portion of right of way to Coachman Tower Ltd., the owner of Eastview Shopping Centre for their parking expansion.

The land use amendment to designate that strip of road right of way to C2 district is attached.

Yours truly

For

D. ROUHI, MCIP
SENIOR PLANNER
City Planning Section

Commissioners' Comments

DR/pim

Enc.

On the agenda under correspondence is a request to close a portion of the road right of way to be added to the Eastview I.G.A. Council may proceed simultaneously with the redesignation of the lands assuming Council is in agreement with the disposal.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

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 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 DELBURN—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—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: June 30, 1989
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/H-89

Council of The City of Red Deer at its meeting held on Monday, June 26, 1989, gave first reading to the above noted bylaw.

Bylaw 2672/H-89 pertains to the redesignation of a 24 foot strip of road right-of-way being acquired by Coachman Tower Ltd. for additional parking at the Eastview I.G.A. Store. Enclosed herewith is a copy of said Bylaw. This office will now proceed with advertising for a Public Hearing to be held on Tuesday, August 8, 1989.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
Encl.
c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
Dir. of Community Services
City Assessor
E.L. & P. Manager

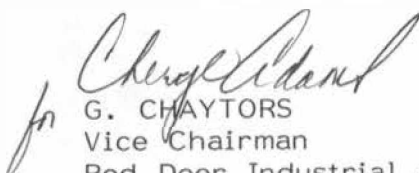
June 16, 1989

TO: CITY COUNCIL
FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION
RE: BUILDING #38/OFFER TO SELL

At the June 15th meeting of the Airport Commission, consideration was given to correspondence from the Department of National Defence, dated June 9, 1989 requesting an extension of six months to the Offer to Sell on Building #38. Due to budget restraints, the Department of National Defence are unsure of their position at this time. Following is the resolution passed by the Commission in this respect.

"THAT the Red Deer Industrial Airport Commission, having considered correspondence from the Department of National Defence dated June 9, 1989 re: Building #38, hereby recommend to Council of the City of Red Deer an extension to the Offer to Sell for an additional six months for a total lease of \$15,835.00, with the rental monies being part of the purchase price, should same be finalized."

The above is submitted to Council for their consideration and final approval.


G. CHAYTORS
Vice Chairman
Red Deer Industrial Airport Commission

Commissioners' Comments

We would concur with the recommendations of the Airport Commission that extension be granted, however we would recommend that in addition to the monthly lease payments, we should also receive the lost interest on the full purchase price.

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



7800-2-P60 (ARPO)

Canadian Forces Base Winnipeg
Westwin, Manitoba
R3J 0T0

9 June 1989

Mr. Peter Robinson
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Robinson:

ACQUISITION OF BUILDINGS
RED DEER INDUSTRIAL AIRPORT

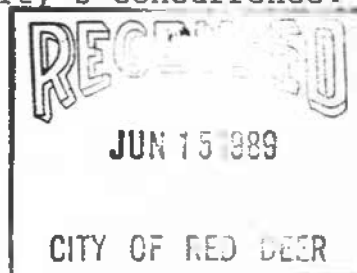
Recently announced constraints may affect activities at CFB Penhold, consequently it is necessary to defer approval of the acquisition of Building 38.

To allow time for clarification, an extension of six months to the Offer to Sell dated 13 March 1989 is requested.

As discussed it is proposed to lease Building 38 to accommodate the 1989 Cadet Program. Subject to approval by National Defence Headquarters, the following terms are offered for consideration by the City of Red Deer:

- a. occupancy from 1 April to 31 August 1989;
- b. total rental to be \$15,835 plus utility charges for quantities consumed; and
- c. an option to purchase in favour of Defence with rental charges to be attributable to purchase price.

Draft documents will be forwarded for completion upon notification of the City's concurrence.



.../2

- 2 -

As previously indicated, Defence has no interest in acquiring Hangar 3 at this time.

Your understanding of the disruptions to planning is greatly appreciated.

Yours truly,



B.A. Blanchard
Assistant Regional Properties Officer
Prairie Region

cc: National Defence Headquarters
Director of Properties

Canadian Forces Base Penhold
Base Technical Services Officer

Air Command Headquarters
Staff Officer Quartering 4

DATE: JUNE 27, 1989
TO: RED DEER INDUSTRIAL AIRPORT COMMISSION
FROM: CITY CLERK
RE: BUILDING #38/ OFFER TO SELL/ DEPARTMENT OF NATIONAL
DEFENCE.

Your report dated June 16, 1989 pertaining to a request for a six month extension on the Offer to sell Building #38 to the Department of National Defence was considered at the Council meeting of June 26th. Following is the motion which was passed by Council agreeing to the extension, subject to certain conditions:

"RESOLVED that Council of The City of Red Deer hereby agrees to an extension of 6 months to the Offer to Sell dated March 13, 1989, pertaining to Building No. 38 and as requested by the Department of National Defence, subject to the following terms:

1. occupancy from April 1 to August 31, 1989
2. total rental to be \$15,835 plus utility charges for quantities consumed
3. an option to purchase in favour of the Department of National Defence with rental charges to be attributable to purchase price
4. in addition to the monthly lease payments, City to receive the lost interest on the full purchase price."

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

By way of a copy of this memo we are requesting the Land Appraiser, Mr. Peter Robinson, to convey said decision to the Department of National Defence and to ensure that appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.

C. SEVCIK
CITY CLERK

c.c. Director of Engineering Services
City Assessor
Land Appraiser
Ron Wardner

FILE NO.: R-31720

DATE: JUNE 14, 1989

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
Recreation, Parks & Culture Board

RE: ANNUAL REPORT OF THE RED DEER INTERNATIONAL FOLK FESTIVAL
SOCIETY

By agreement, the Red Deer International Folk Festival Society is to file a copy of their Annual Report with the City, and the Recreation, Parks & Culture Board received and reviewed this report June 13 and now submit it to you for your information.


JACK ENGEL

LH/cjm

Attachment

c. Craig Curtis

Commissioners' Comments

Submitted for Council's information.

"R.J. MCHGEE"
Mayor

"M.C. DAY"
City Commissioner



INTERNATIONAL FOLK FESTIVAL

P.O. Box 224

RED DEER, ALBERTA

Telephone 346-0055

ANNUAL REPORT of the
Red Deer International Folk Festival Society
to the
ANNUAL GENERAL MEETING
March 29, 1989

Festival '88

Our 20th Folk Festival went very well, with co-operation from all the groups, City of Red Deer Administration and Transit, Red Deer College Arts Centre, Beaver Foods, Student Housing, Soviet Embassy, Alberta Culture & Multiculturalism, and the Canada Day Committee.

The weather once again was beautiful, making the setting at Bower Ponds perfect.

A great many thanks must go out to all the volunteers within the groups who provided the entertainment, the food and the labour that is involved in putting it all together.

Everyone contributed towards a major event in the City of Red Deer for which they should be very proud.

A highlight was the performance of the Polyshanka Dancers from Rovna in the Ukraine, first at the Arts Centre, which was a sold out house, and then at the Folk Festival on July 1st for which they received a standing ovation.

- 2 -

The entertainment programme went quite smoothly with just a few problems, the flag collapsed at the beginning which was a bit embarrassing, and a suggestion would be that we go back to a painted flag backdrop if that's the intention!

Groups didn't fill programme time.

Another problem is of people walking directly in front of the stage during performances which is not only very rude but distracting for both performers and audience.

The Citizenship Ceremony went well without any hitches, and we were congratulated by the Secretary of State for our contribution to Canada Day.

Crafts

Under the expert direction from Helen Fitzgerald the Craft Fair went well and everyone appeared to be satisfied. There is one concern re: parking passes, it was suggested that the participants get a pass because of all the loading and unloading they have to do, as well as storage for extra supplies.

Grounds

It was suggested that more involvement come from the groups in setting up and taking down, and that we hire people to pick up garbage during the day and immediately after the festival. It was also suggested that parking should start at 9:00 a.m.

Food Booths

Josephine Lynch came in at the last moment to chair the Food Booth Committee.

This is the one area that appears to still have a few problems, one of them being the fact that John Williams at the Bower Ponds Pavillion has the concession rights to the Waskasoo Park and he allows the Society to come in on July 1st to sell food and drink. To alleviate any problem this year he should be invited to a Food Booth meeting when prices and menus are discussed. Juice and milk should be sold at the booths rather than pop.

Another recommendation is that the booths should be decorated more in the ethnic theme.

The Food Booths are a major attraction to the Festival, and given good weather they can be a big fundraiser for the groups.

Electrics

The demand for electricity is a problem, but groups should stick to their requested demand more closely.

Park-N-Ride

The Park-N-Ride system did not carry as many people this year as last, but is still of vital importance, because of the lack of parking space.

- 4 -

Other general comments that have been suggested to me are:

- a) Handicap Toilet - Aqua Terra have one;
- b) We need to plan a year ahead, rather than starting the Annual General Meeting at the end of March;
- c) We need an experienced Artistic Director.

My personal feelings on the Festival are that it was very successful, the Polyshanka Dancers and the Danish Accordion Band were excellent, but the latter were in the wrong spot in the programme. We should have had them do a concert style show.

We must thank a lot of people who helped, particularly with the Soviet Dancers, Brian Chan, Jose Pobihuschy, Susan & Glen Manyluk, Shirley Thomas, Bonita Curtis, Bonnie Burns, Linda Newman, Hans & Inga Mathiesen and David Pluntree who not only was invaluable during this visit, but who also along with his son Daniel stepped in to help direct the Folk Festival Show when our inexperienced Artistic Director fell apart - we will hasten to add that Monty Drozsda tried hard but was just too young and inexperienced.'

I hope I haven't forgotten anyone, if I have it's purely a mental block, this year has been quite a year for the Folk Festival Society, with Alberta Winter Games, Polyshanka, Memorial Centre, and I think we can all be very proud that we have contributed a great deal to the cultural fabric of Red Deer.

HANS MATHIESEN,
President



INTERNATIONAL FOLK FESTIVAL

54.

P.O. Box 224

RED DEER, ALBERTA

Telephone 346-0055

ANNUAL REPORT of the CRONQUIST HOUSE MULTICULTURAL CENTRE

This year started with a bang, the Centre was the setting for the opening of the City of Red Deer's 75th Anniversary Celebrations on January 1st, with members of council and the mayor in attendance, and of course the mandatory firework display, this was a part of the New Years Eve celebrations at Bower Ponds.

As the year progressed we did a fashion show in conjunction with Central Alberta Refugee Effort, this was made up of ethnic fashions, and was extremely successful.

We then went on to Bonnie Burns our cook providing a full chinese meal for Union carbide and their chinese visitors, along with our M.P., M.L.A.s, people from the U.S.A. and all over Canada. At this time we had a display of Ancient Chinese Bronzes in the galleries, which was very enthusiastically received by the visitors from China.

Another major event was the City of Red Deer's 75th Birthday celebrations for which I was Publicity Chairman.

Two people were hired through the City to staff the 75th Anniversary Travelling Exhibition, and they were located at the Cronquist House, and throughout their stay were able to give a lot of help and a great deal of publicity for the Folk Festival Society and the Cronquist House Multicultural Centre.

- 2 -

The civic reception for the Mayor of our twin city Cap De Madelaine was held at the Centre with all the civic dignitaries in attendance.

During the summer through a S.T.E.P. grant Kelly McGregor was hired and proved to be an excellent staff member, discovering talents she didn't know existed in her!

In May we were sad to see Eleanor Anderson decide to retire, she had been with us almost 3 years, but she has now gone on to enjoying life with husband Tom!

Bonnie Burns also decided it was time to go back to school, she did an excellent job working as our Kitchen Manager for over 2 years, but a new Hospitality Programme was offered at Red Deer College, and with the knowledge she had acquired through working at the Centre she was accepted. We were very sorry to see her go but I'm sure she will do well.

The summer was very busy as usual with many visitors from all over the world, the Centre is one of the major tourist attractions in the City, and combined with the beautiful setting of Bower Ponds it is very well received by anyone who comes in.

Several classes were offered during the year including:

- Porcupine Quill Decoration
- Moose Hair Tufting
- Cattail Basket Making
- Pine Needle Decoration
- Pot Pourri - (co-sponsored Rec. Dept.)
- Fish Scale Art

All these were, if not filled (several were) very well received, with requests to do some of them again.

- 3 -

The galleries have been in full use all year with a mixture of local Art, Provincial, and International, and we have no trouble in keeping them in full use.

In September we gained two new staff members - our Kitchen Manager is now Shantie Culver, and the Administrative Assistant is Bonita Curtis. They are both proving to be remarkably talented and a great asset to the Centre.

I felt when Bonnie and Eleanor left that we would not be able to replace them but we have with Shantie and Bonita, and I'm pleased to say they will be able to stay on at least for another year now that our grant has been approved.

Of course three staff members could not possibly run the Cronquist House the way it does without the volunteers who tirelessly turn out everytime we make a phone call -- we have our regular once a week members:

Tues. - Kerstan Jervis
Wed. - Geisla Thiel
Thurs. - Margaret Day
Fri. - Jose Pobihuschy

and Sunday ones include: Helen Fitzgerald, Kay Mabb, Josephine Lynch, Hans Mathiesen, Inga Mathiesen, Louise Kinvig, Fay Wigelsworth, Linda Richer, Fran Andreas, Shirley Thomas, David Pluntree and Brian Chan.

I must seperately thank Brian for all the help he has given me during the last year, his artistic talents include, music, literature and painting, along with a remarkable knowledge of world affairs, which I think has helped us expand our horizons at the Centre, and I hope will continue to do so.

- 4 -

In September The Centre was the reception area for The Great Alberta Duck Race which was organised by the Alberta Stroke and Heart Foundation and was held on the Red Deer River this year.

The kitchen has catered privately to almost 2,000 people, that does not include the daily lunches and afternoon teas, which from May to September are extremely popular.

The basement was finished in September and is now being used for dance practice on a regular basis, as well as a studio for International Film shows. It has extended the use of the Centre by 35 people. The washrooms have been tiled and the stairs carpeted.

Jazz sessions are being held monthly, they were started in January and will continue to April.

We celebrated Burns Day, St. Patricks Day, Ukrainian Christmas and St. Georges Day.

In retrospect I think we have had another very successful year, and I once again would like to thank everyone who has helped make this happen.

1989 already looks as though it's going to be an exciting one!

Submitted by,

ELIZABETH PLUMTREE,
Executive Director.

FILE NO.: R-31732

DATE: JUNE 16, 1989
TO: MAYOR & COUNCIL
FROM: JACK ENGEL, CHAIRMAN
Recreation, Parks & Culture Board
RE: WOODLEA SKI HILL/T-BAR ASSEMBLY

The Recreation, Parks & Culture Board, at their June 13 meeting, received a report from the Recreation & Culture Manager with respect to the recent tender for this equipment. Board members and the administration reviewed the bids which were submitted, and following discussion a motion was passed as noted below:

Moved by Barry Stotts and seconded by Vic Walls

"THAT the Recreation, Parks & Culture Board recommend that City Council accept the bid from H. S. Fabricators, Squamish, B.C. for \$6,300.00 re: Woodlea Ski Hill/T-Bar Lift Assembly."

MOTION CARRIED


JACK ENGEL

LH/cjm

c. Craig Curtis

Attachment

FILE NO.: R-31453

DATE: MAY 10, 1989
TO: RECREATION, PARKS & CULTURE BOARD
FROM: LOWELL R. HODGSON
Recreation & Culture Manager
RE: WOODLEA SKI HILL - T-BAR LIFT ASSEMBLY

The Woodlea Ski Hill was closed in the fall of 1987 as a result of these factors:

1. We have no snow making capability at this facility and therefore we were unable to guarantee snow conditions. Attendance was very poor and for a couple of years, while we had very little snow, the use was almost nil while we continued to have some operational costs for utilities, etc. This past season we had ample snow; however, we had no response from the community in wishing this service reinstated. It would therefore appear that the community accepts its closure and prefers the better conditions at Canyon Ski Area. We have a good working relationship with Canyon, and we continue to offer learn-to-ski lessons at their facility.
2. The old trailer that was on site had deteriorated beyond repair. It has since been removed; thus, we have no facility for equipment or rental storage nor do we have a warm-up shelter.
3. The existing cable has been condemned by Provincial authorities and would need to be replaced before we could operate again.

In light of the above, the facility was closed and the lift assembly unit was tendered for sale with bids closing May 1st. Three bids were received as follows:

H. S. Fabricators, Squamish, B.C. - \$6,300.00;
Camrose Ski Club - \$6,000.00; and
Canyon Ski Area - \$5,000.00.

It is difficult not to recommend acceptance of the high bid; however, it might be reasonable to consider the bid of Canyon Ski Area in this instance in that this equipment would continue to serve Red Deer and Central Alberta residents. With the purchase of this lift, Canyon would be able to expand their services and thus accommodate novice skiers access to five beginner runs. Since the intent of this lift was to offer a ski opportunity for beginners, it seems reasonable to accept this bid.

Recreation, Parks & Culture Board

Page 2

May 10, 1989

File No.: R-31453

Attached to this memo is a letter from Canyon Ski Area, and I would recommend acceptance of this bid. We will, of course, require the approval of City Council in this matter as this is less than the high tender.

LOWELL R. HODGSON

/cjm

Attachment

c. Harold Jeske
Craig Curtis

CANYON

SKI AREA * RED DEER

Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

May 1, 1989

Purchasing Agent
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir/Madam:

Red Deer Ski and Recreation Area Ltd. would like to Offer to Purchase the "Ski Lift Assembly (5/01)" for \$5,000.00.

This lift would be installed at Canyon Ski Area. It is the Company's plan that should our bid be acceptable than the lift would be upgraded and extended in order to service a beginner slope twice the length and vertical of that now being serviced. This is subject to the engineers approval and recommendations.

By allowing Canyon to purchase the above lift the citizens of Red Deer will be able to continue to use the lift at an affordable rate with many expanded benefits. With the addition of this lift to our existing lifts for beginners here at Canyon, we will be able to offer Red Deer's Novice Skier access to 5 beginner runs featuring a wide variety of terrain. These runs are all serviced by our vast snowmaking system, so good conditions are assured throughout the season, which is usually from November 15th to March 15th. As well two of these runs are lit for night skiing and plans are in the works to have the remaining lit.

Looking at the safety aspect, Canyon has its own Pro Patrol on duty Monday thru Friday, and a volunteer branch of the Canadian Ski Patrol System watches over things weekday evenings and weekends. Canyon actively participates in the "Slopes Watch" program which was started a few years ago to initiate skier awareness on the hill.

This past season, our beginner lift ticket was a modest \$10 and it is the Company's policy to retain a beginners ticket at the lowest cost possible. Canyon also offers a \$29.95 beginner package which includes:

lift ticket, one hour lesson and rentals for the day. This helps to give new skiers an affordable introduction to the sport. Canyon also works closely with the Schools in Red Deer to offer a ski program to students, at a very affordable rate, \$10.50 for lift, lesson and rental. Adult Community Groups from the City can also book a ski program for \$16.50 for lift, lesson and rental. This program was used by the City of Red Deer's Recreation Department this past winter with very favorable results.

It is true that Canyon is somewhat less accessible than Woodlea, but we feel that with the greater amenities we have to offer ie. qualified instructors on staff at all times, 500 pair of up-to-date rentals, etc., the people of Red Deer will find it well worth the extra few minutes drive.

Canyon is well known as Alberta's Largest Non-Mountain Area, and with our appeal as a Family Fun Spot, we feel that the acquisition of the Woodlea T-Bar will prove advantageous to the citizens of Red Deer, and at no extra cost to the taxpayer, will have helped in the establishment and maintaining of an affordable ski experience for everyone in Red Deer. Canyon prides itself on quality service, safety, and competitive rates, appealing to the family market--all the way from the little ones to the grandparents--something for everyone!

Thank you for the opportunity to submit this offer to purchase and for your consideration of same. Canyon looks forward to continuing to work with the City for the enhancement of the sport of skiing in Red Deer.



Karl Martinek
Vice President

Red Deer Ski and Recreation Area Ltd.

DATE: June 19, 1989
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: WOODLEA SKI HILL:
SALE OF T-BAR ASSEMBLY

CS-2.257

1. The Woodlea Ski Hill was closed in the fall of 1987, and the City recently tendered the sale of the T-Bar lift assembly. The following three bids were received:

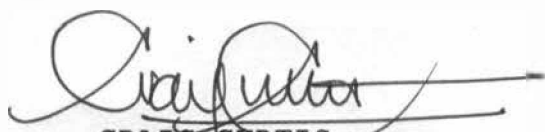
• H.S. Fabricators, Squamish, B.C.	\$ 6,300.00
• Camrose Ski Club	\$ 6,000.00
• Canyon Ski Area	\$ 5,000.00

2. The Recreation & Culture Manager recommended acceptance of the low bid from the Canyon Ski Area. The rationale for this recommendation was that the purchase of this equipment would allow Canyon to expand its services and accommodate novice skiers access to five beginner runs.

3. This matter was considered by the Recreation, Parks & Culture Board at their meeting on June 13, 1989. The board did not support the Recreation & Culture Manager's comments, and recommended that City Council accept the high bid from H.S. Fabricators.

4. RECOMMENDATION

It is my view that this sale should be considered purely as a business transaction. Consequently, I support the recommendation of the Recreation, Parks & Culture Board, and recommend that City Council accept the high bid from H.S. Fabricators in the sum of \$6,300.00.



CRAIG CURTIS

CC:dmg

- c. Jack Engel, Recreation, Parks & Culture Board Chairman
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

CANYON

SKI AREA * RED DEER

64.

Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

June 19, 1989

Mr. C. Sevchik
City Clerks Dept.
City Hall
Box 5008
Red Deer, Alta
T4N 3T4

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:30
DATE	June 19/89
BY	AS

Dear Mr. C. Sevchik:

I would like to address City Council On June 26, 1989 when the matter of the Sale of Woodlea T-Bar is discussed. Could you please inform me if this is possible and at what time I should attend the meeting?

Thank you for your assistance in this matter.

Yours truly,


Karl Martinek

Vice President Canyon Ski Area

Commissioners' Comments

We would concur with the recommendations of the Recreation Board.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

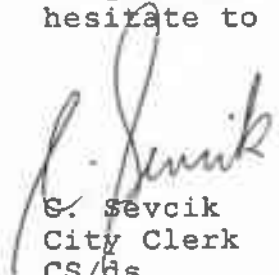
DATE: June 29, 1989
TO: Recreation Parks & Culture Board
FROM: City Clerk
RE: Woodlea Ski Hill/T-Bar Assembly

Your report dated June 16, 1989, pertaining to the above topic was presented to Council June 26, 1989.

At the above noted meeting, a motion to accept the bid from H.S. Fabricators, Squamish, B.C., in the amount of \$6,300.00 was defeated on a tie vote. A second motion to accept the bid of Canyon Ski Area in the amount of \$5,000.00 was also defeated on a tie vote.

In view of the above the T-Bar Lift Assembly will have to remain in location for the time being. The Recreation Board may wish to reconsider this whole matter and submit alternate recommendations.

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



C. Sevcik
City Clerk
CS/as
c.c. City Commissioners
Dir. of Community Services
Recreation & Culture Manager
Parks Manager

FILE NO.: R-31731

DATE: JUNE 16, 1989
TO: MAYOR & COUNCIL
FROM: JACK ENGEL, CHAIRMAN
Recreation, Parks & Culture Board
RE: CONCESSION SERVICES IN RECREATION & CULTURE FACILITIES

The Recreation & Culture Department recently went to tender for the right to offer concession services in various Recreation & Culture facilities. The attached report from the Recreation & Culture Manager was considered by our Board, June 13, and following some questioning of Mr. Larry Sutter and Mr. C. Caswell, representing the two bidding firms, the following resolution was passed:

It was moved by Don Wales and seconded by Alderman Moffat

"THAT the Recreation, Parks & Culture Board recommend to City Council the acceptance of the bid from Beaver Foods re: Recreation & Cultural Facilities Concession Services."

MOTION CARRIED


JACK ENGEL

LH/cjm

Attachment

c. Craig Curtis

FILE NO.: R-31708

DATE: JUNE 7, 1989
TO: RECREATION, PARKS & CULTURE BOARD
FROM: LOWELL R. HODGSON
Recreation & Culture Manager
RE: RECREATION & CULTURE FACILITIES CONCESSION SERVICES

We recently went to tender for the right to offer concession services in our Recreation & Culture facilities. Facilities included in this tender were the Arena, Recreation Centre, Kinsmen Community Arenas, Kinex, and the Memorial Centre. Two bids were received as follows:

1. Beaver Foods Ltd.
 - 8% on gross sales
 - bid based on all facilities
2. 302581 Alberta Ltd.
 - 8% on gross sales
 - bid did not include Kinex and Memorial Centre
 - bid was for 0% on gross sales at the Recreation Centre
 - Concessionaire to deduct \$15.00 for "each no show at any facility that they have not been made aware of 24 hours in advance that their staff show up for".

BID EVALUATIONS

1. Beaver Foods Ltd.
 - Beaver Foods is a national company with a Red Deer office.
 - They provide food services at Red Deer College, and to my knowledge this is their only local contract.
 - This firm received a very favourable recommendation from the College.
 - This firm operates concessions in ten Edmonton arenas as well as several golf courses and a curling rink. There was a good recommendation given from the person in charge of Food Services for the City of Edmonton Recreation Department.

.../2

Recreation, Parks & Culture Board
Page 2
June 7, 1989
File No.: R-31708

2. 302581 Alberta Ltd.

- ° This is our current operator, Larry Sutter. He has had the present contract for 2½ years.
- ° We have had very few complaints over this time and our relationship administratively has been very good. The existing contract is for all of our facilities and is based on 11.3% of gross sales.
- ° The new bid offers no return from the Recreation Centre concession. This concession is very lucrative from the long weekend in May until the Labor Day in September. Over the past five years our return for this period has averaged \$2,997.59 annually.
- ° This past year Mr. Sutter decided to keep this concession open year round, and while we have appreciated this service and the facility is enhanced by it, this was not required of him. Mr. Sutter's plan is to continue the year round service but with no return to the City.
- ° We, from time to time, have groups cancel a booking on short notice. We charge for that time if they did not give appropriate notice or if we cannot find a replacement user. This bid proposes to penalize the City if this happens.
- ° This bid excludes the Memorial Centre and the Kinex. These two facilities are very substandard with very little return from the Memorial Centre and very poor working conditions in the Kinex.

RECOMMENDATION

While I find it very difficult to recommend against the incumbent bidder who has provided very good service, I cannot recommend his bid based on the terms he has placed in it. From a business perspective, the Beaver Foods bid offers a greater return to the City, and based on the information we have, they appear capable of providing the service we expect. I, therefore, recommend the Beaver Foods bid of 8% on gross sales.

LOWELL R. HODGSON

/cjm


c. Craig Curtis
Harold Jeske

DATE: June 19, 1989
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: CONCESSION SERVICES IN
RECREATION & CULTURE FACILITIES

CS-2.256

The City recently tendered the operation of the concession services in the Arena, Recreation Centre, Kinsmen Community Arenas, Kinex and Memorial Centre.

I support the comments of the Recreation & Culture Manager and the Recreation, Parks & Culture Board, and recommend that City Council award the contract to Beaver Foods Limited. The firm's bid is based on the operation of all the above facilities, with a payment of 8% of gross sales to the City.



CRAIG CURTIS

CC:dmg

- c. Jack Engel, Recreation, Parks & Culture Board Chairman
Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JUNE 27, 1989
TO: RECREATION, PARKS & CULTURE BOARD
FROM: CITY CLERK
RE: CONCESSION SERVICES IN RECREATION & CULTURE FACILITIES

The recommendations from the Recreation, Parks & Culture Board concerning the above matter were considered by Council June 26th.

A motion to accept the bid from Beaver Foods as recommended by the Board was defeated. A further motion was introduced to award the Arena and Recreation Centre Concession to 302581 and to award the Kinex and Kinsmen Community Arenas and Memorial Centre to Beaver Foods. Prior to voting on this motion, however, the matter was tabled to enable the Recreation Board to meet with the two bidders to discuss this arrangement and to report back to Council.

Accordingly, we would request the Recreation, Parks & Culture Board to arrange for a meeting with the two bidders and to report back to Council at the earliest possible convenience.

C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Community Services
Recreation & Culture Manager
Social Planning Manager

NO. 12

SP-2.324

DATE: June 19, 1989

TO: CITY COUNCIL

FROM: RICK ASSINGER
Social Planning Manager

RE: OLD PROVINCIAL BUILDING
PROPOSED COMMUNITY SERVICES CENTRE

Following the City Council meeting of May 29, 1989, further meetings were held with Agency representatives, the F.C.C.S. Board, and representatives of the Provincial Department of Public Works regarding the decisions by City Council.

Agency Representatives

The Agencies to be housed in the building have agreed to rental increases of \$1.50 per square foot (excluding the Downtown House open area on the main floor). This will add \$9,330 to the revenue annually. The revised rates will now be:

- \$ 4.50/sq.ft. - Downtown House open area
- 10.00/sq.ft. - Offices on main floor
- 9.00/sq.ft. - Window offices on second floor
- 8.00/sq.ft. - Interior offices on second floor

These are still considered to be "reasonable" rates for the tenants but "fair" in that they will be assuming extra responsibility for the success of the project (unlike the normal landlord/tenant relationship). The increased rates will cover most of the financial concerns raised by the Director of Finance in his report to City Council May 29, 1989.

City Council
June 19, 1989
Page 2

F.C.S.S. Board

The Board met on June 6, 1989 and discussed the additional rents and a possible deficit in this project. The following resolution was approved:

"That the Red Deer and District Family and Community Support Services Board, having considered a report from the Social Planning Manager dated June 6, 1989, hereby approve in principle a rental increase for office space at the Old Provincial Building facility in the amount of \$1.50 per square foot to all office space excluding the large open area for the Downtown House, and further, to agree to fund any deficit in this operation commencing in 1992."

It is anticipated that the deficit, if there is one, will not exceed \$13,000 in 1992.

Provincial Authorities

At a meeting in Edmonton on June 9, 1989, attended by Al Knight (City Assessor), Bob Noble (representative of the Agencies), and myself, Provincial authorities stated they would be willing to recommend a continuation of the grant-in-lieu of taxes for two years, and they are prepared to consider a "locked-in lease" for up to 25 years. This would give the Agencies and the City the security of tenure in the facility for a fixed period. They also agreed to consider a proposal for a 15-year "locked-in-lease" with the option to renew for two additional five-year periods. They generally approved of the proposed renovations and encouraged us to proceed as quickly as possible.

Recommendations

- A. It is recommended that The City of Red Deer approve of the revised rental rates established and that the F.C.S.S. program absorb any deficit in this operation commencing in 1992.
- B. It is further recommended that the Council resolution of May 29, 1989 be amended to read as follows:

"That The City of Red Deer enter in to an agreement with the Province of Alberta to lease the Old Provincial Building to be used as a Community Services Centre for a period of 15 years commencing as soon as possible subject to the following conditions:

City Council
June 19, 1989
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1. That leasehold improvements as per the proposal dated May, 1989 as recommended by Bearden Engineering be approved by both parties subject to securing of the financial grants for the project in the amount of \$125,000.
2. That the lease contain an option to renew for two additional five-year periods following the termination of the lease.
3. That the Province of Alberta agree to continue to pay a grant-in-lieu of taxes for two years after the commencement of the lease.


RICK ASSINGER
Social Planning Manager

RA/jt

c.c. Craig Curtis
Community Services Director

Alan Wilcock
Director of Finance

Al Knight
City Assessor

Bob Noble
Family Service Bureau

DATE: June 19, 1989
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: OLD PROVINCIAL BUILDING:
PROPOSED COMMUNITY SERVICES CENTRE

1. The proposal for the development of the Old Provincial Building as a Community Services Centre was considered by City Council at their meeting on May 29, 1989, when the following resolutions were adopted:

"That The City of Red Deer enter into an agreement with the Province of Alberta to lease the Old Provincial Building to be used as a Community Services Centre for a period of 15 years, commencing September 1, 1989, subject to the following conditions:

1. That leasehold improvements as per the proposal dated May 1989 as recommended by Bearden Engineering be approved by both parties subject to securing of the financial grants for the project in the amount of \$125,000.
2. That the lease contain an option to renew for five-year periods following the termination of the lease.
3. That the lease contain a clause requiring either party to give two years' notice in the event of termination of the lease.
4. That the Province of Alberta agree to pay back a pro-rated share of the City's capital cost in the event of termination before the 15-year period lapses."

"That the F.C.S.S. Board be requested to review all alternatives to the financing of this project for an amount equal to the taxes on the property, such alternatives being:

- a) increased rental rates,
- b) extended full or partial grants in lieu of taxes from the Province of Alberta,
- c) increased operational funds in the 1990 Social Planning budget,
- d) increased capital grants to offset renovation costs.

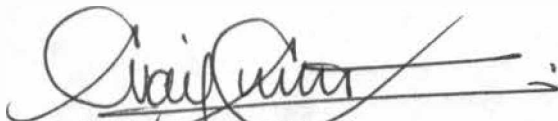
City Council
Page 2
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Old Provincial Building

Council supports the proposal in principle, subject to the facility being operated on a break-even basis or the deficit being absorbed in the F.C.S.S. budget."

2. Following Council's consideration, the proposed rental rates and financing were reviewed by the Social Planning Manager and the F.C.S.S. Board. The F.C.S.S. Board is now proposing that the rental rates for the office space be increased by \$1.50 per square foot, excluding the large open area for the Downtown House. The board also supports the concept of funding any deficit in the operation commencing in 1992. It is anticipated that the deficit, if there is one, will not exceed \$13,000 in 1992.

3. RECOMMENDATION

I support the comments of the Social Planning Manager and the F.C.S.S. Board, and recommend that City Council approve the revised financing program for the Community Services Centre, as outlined in the attached report from the Social Planning Manager.



CRAIG CURTIS

CC:dmg

Attachment

- C. Rick Assinger, Social Planning Manager
Colleen Palichuk, F.C.S.S. Board Chairman

Commissioners' Comments

The changes outlined in the attached report are in line with the recommendations previously made to Council and therefore support the proposal and recommend Council approve same.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

The following resolution was also passed with regard to the Old Provincial Building: Proposed Community Services Centre.

Moved by Alderman Guilbault, seconded by Alderman Campbell

"That the City of Red Deer enter into an agreement with the Province of Alberta to lease the Old Provincial Building to be used as a Community Services Centre for a period of 15 years commencing ~~September 1, 1989,~~ *as soon as possible* subject to the following conditions:

1. That leasehold improvements as per the proposal dated May, 1989 as recommended by Bearden Engineering be approved by both parties subject to securing of the financial grants for the project in the amount of \$125,000. ✓
2. That the lease contain an option to renew for *Two additional* five year periods following the termination of the lease.
3. That the lease contain a clause requiring either party to give two years notice in the event of termination of the lease. } *delete*
4. That the Province of Alberta agree to *Continue to* pay ~~back~~ *a grant in lieu of taxes for 2 yrs* a ~~pro-rated share of the City's capital cost in the event of termination before the 15 year period lapses."~~ *after the commencement of the lease.*

MOTION CARRIED

Consideration was given to the report from the Public Works Manager dated May 23, 1989 re: Municipal Pavement Management System. Mrs. Falls from Municipal Pavement Management System was present to speak to Council relative to this matter. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman Campbell, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer having considered report dated May 23, 1989, from the Public Works Manager re: Municipal Pavement Management System hereby authorizes proceeding with Phase 1 of this project in 1989, and as recommended to Council May 29, 1989, by the administration."

MOTION CARRIED

DATE: JUNE 27, 1989
TO: SOCIAL PLANNING MANAGER
FROM: CITY CLERK
RE: OLD PROVINCIAL BUILDING, PROPOSED COMMUNITY SERVICES CENTRE.

Your report dated June 19, 1989 pertaining to the above topic was presented to Council June 26th and at which meeting Council passed the following motion in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated June 19, 1989, from the Social Planning Manager re: Old Provincial Building Proposed Community Services Centre hereby agrees as follows:

1. to approve the revised rental rates established and that the F.C.S.S. Program absorb any deficit in this operation commencing in 1992
2. that the Council resolution of May 29, 1989, be amended to read as follows:

"That The City of Red Deer enter into an agreement with the Province of Alberta to lease the Old Provincial Building to be used as a Community Services Centre for a period of 15 years commencing as soon as possible subject to the following conditions:

1. That leasehold improvements as per the proposal dated May, 1989 as recommended by Bearden Engineering be approved by both parties subject to securing of the financial grants for the project in the amount of \$125,000.
2. That the lease contain an option to renew for two additional five-year periods following the termination of the lease.
3. That the Province of Alberta agree to continue to pay a grant-in-lieu of taxes for two years after the commencement of the lease."

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Social Planning Manager

Re: Old Provincial Building

Proposed Community Services Centre

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will ensure appropriate legal documentation is prepared and executed by both parties and that all other aspects of the resolution are complied with.

Trusting you will find this satisfactory.

C. SEVCIK

CITY CLERK

CS/sp

c.c.

City Commissioner

Director of Community Services

Director of Financial Services

Bylaws & Inspections Manager

City Assessor

Urban Planner

Director of Engineering Services

E. L. & P. Manager

DATE: June 19, 1989 CS-2.254
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: G.H. DAWE MANAGEMENT BOARD,
RIVER BEND GOLF & RECREATION SOCIETY:
FREE USE OF CITY FACILITIES BY STAFF

1. The complimentary use of City-owned facilities (i.e., swimming pools, arenas, etc.) was considered by City Council at its meeting on December 12, 1988, when the following policy was adopted:

"Any City department, board and/or society which operates a City-owned facility shall ensure that if any free or subsidized use of said facilities is granted to staff, the cost of this benefit shall be included in its budget and reviewed by Council on an annual basis." (City Council Policy Manual: Reference No. 922)

2. I discussed this policy with the Parks, Recreation & Culture and Social Planning Managers, and we unanimously agreed that no free use provisions for staff should be included in the Community Services Division's 1989 budget.
3. The policy has since been considered by the various boards and societies operating City-owned facilities. As a result, free use proposals by staff have been received from the G.H. Dawe Management Board and the River Bend Golf & Recreation Society.

The G.H. Dawe Management Board is in the process of developing an overall staff wellness program. As part of this program, it is proposed that each Dawe Centre employee be given two complimentary swim or skate admission tickets a month. In addition, it is proposed that all Centre and school staff be granted one free admission per week to the noon-hour adult swim. Other aspects of the board's wellness program are within the board's jurisdiction, and do not require City Council approval.

The River Bend Golf & Recreation Society has developed a complimentary use policy for board members, staff and the public. This would allow all permanent staff free use of all facilities at River Bend, using discretion in their choice of times and quantity of use. In addition, it is proposed that

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Free Use of City Facilities

part-time and seasonal staff be permitted complimentary use of the main course or the mini-links during non-prime time. I consider that other aspects of the policy are within the board's jurisdiction, and do not require City Council approval.

4. The free use proposals were considered by the Recreation, Parks & Culture Board at its meeting on June 13, 1989. The board did not make a formal recommendation to City Council, but has expressed the concerns outlined in their report (copy attached).
5. I have discussed the free use proposals with the Parks, Recreation & Culture and Social Planning Managers. We are philosophically opposed to granting staff free use of City facilities where a fee is charged to the general public. It is considered that employees are paid for the service they give, and should pay for the use of facilities in the same manner as the general public. In addition, we consider that our thousands of dedicated volunteers have a greater claim to free use benefits than staff.

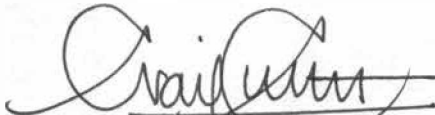
The Community Services Division has, therefore, adopted a policy of not granting free use to staff in any of the facilities it operates. It is our view that this policy should also be applied to City-owned facilities operated by societies or management boards.

It can be argued that the proposed limited free use would generally take place during off-peak periods and should not pose a problem. However, if these benefits were logically extended to include all staff and volunteers, a major problem could occur, and potential revenue could be lost. In addition, as use by the general public increases, the free use benefits may have to be reduced or withdrawn. Therefore, these programs could set a precedent and lead to staff dissatisfaction in the future.

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Free Use of City Facilities

6. RECOMMENDATION

I support the comments of the Recreation & Culture and Parks Managers and the Recreation, Parks & Culture Board, and recommend that City Council deny the requests by the G.H. Dawe Management Board and the River Bend Golf & Recreation Society to grant free use of City-owned facilities to their staff. Other aspects of the programs can proceed under the jurisdiction of the respective boards.



CRAIG CURTIS

CC:dmg

Attachment

- c. Jack Engel, Recreation, Parks & Culture Board Chairman
Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Rick Assinger, Social Planning Manager
Merle Oosterhoff, River Bend Golf & Rec. Society Chairman
Paul Turenne, River Bend G.C. & Rec. Area Manager

DATE: May 24, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: RIVER BEND FACILITY USE BY STAFF

It would appear from the proposed policy that the use of facilities by permanent, part-time and seasonal staff would constitute a taxable benefit to them in most cases and reporting on their T4's as a taxable benefit should be made.



A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mrk

FILE NO.: R-31717

DATE: JUNE 14, 1989
TO: MAYOR & COUNCIL
FROM: JACK ENGEL, CHAIRMAN
Recreation, Parks & Culture Board
RE: RIVER BEND AND G. H. DAWE COMMUNITY CENTRE FACILITY USE
BY STAFF

The Recreation, Parks & Culture Board met June 13 and considered reports from the Acting Director of Community Services and the Recreation & Culture Manager concerning the submission of the River Bend Golf Course & Recreation Society and the proposal from the G. H. Dawe Community Centre concerning free use of those facilities by their staff. Both the Acting Director of Community Services and the Recreation & Culture Manager expressed concern as to the implications this might have on City staff seeking the same privileges, and the Acting Director of Community Services further expressed concern that free use of the golf course for benefit tournaments and youth tournaments was contrary to existing City policy for other facilities where similar requests have been made.

The Recreation, Parks & Culture Board, having discussed this thoroughly, passed the following resolution as a recommendation to you:

Moved by Alderman Moffat, seconded by V. Walls

"THAT the Recreation, Parks & Culture Board express the following concerns to City Council regarding facility use by staff - River Bend and Staff Wellness Program - Dawe Centre:

1. The waiving of fees, ie. benefit tournaments, junior golf tournaments, as contained in the proposed complimentary use policy, Item 6 and 7, when the waiving of fees for other City facilities have not been granted.
2. The overall effect of privileges granted to staff on various boards, societies, etc. when the same benefits are not available for all staff.
3. The perception of the paying public towards free use of some City facilities by some City staff.

Mayor & Council
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June 14, 1989
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Further that City Council re-evaluate the cost of any free or subsidized use of City owned facilities and staff in one years time."


JACK ENGEL

LH/cjm

c. Craig Curtis

Attachments

FILE NO.: R-31489

DATE: MAY 30, 1989
TO: RECREATION, PARKS & CULTURE BOARD
FROM: LOWELL R. HODGSON
Recreation & Culture Manager
RE: FACILITY USE BY STAFF - RIVER BEND AND
STAFF WELLNESS PROGRAM - DAWE CENTRE

At your September 13th, 1988 meeting you considered a report from me on "Staff Use of City-Owned Facilities" (see attached report). You, at that time, presented the following resolution:

"THAT the Recreation, Parks & Culture Board direct that the report regarding "Use of City-Owned Facilities by City and Management Board Staff" be referred to City Council as information."

MOTION CARRIED

City Council then considered the matter, including a report from the Community Services Director, (see attached), and passed the following resolution:

"RESOLVED that Council, of The City of Red Deer, hereby approved Policy No. 922 pertaining to staff use of City-owned facilities and as attached hereto."

MOTION CARRIED

A copy of the City Council policy is attached.

A Staff Wellness Program for the Dawe Centre is now being prepared, and with it they, of course, propose free use of the facilities for their staff. They indicate they will be budgeting accordingly for 1990. At the same time the River Bend Golf Course & Recreation Area Management Board has submitted a report to Council (attached) indicating they will be giving free use of their facility to their staff in the 1989 season, and this will be reported back to Council "after the golf season".

The Recreation, Parks & Council Board have been asked to comment on the most recent submission from the River Bend Golf Course & Recreation Area Management Board. Issues such as this, that are directly operated by City staff or indirectly through any of the management boards, require your input. Therefore, this is placed before you now for comment to the next Council meeting.

.../2

Recreation, Parks & Culture Board
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May 30, 1989
File No.: R-31489

I personally and professionally support staff wellness initiatives, and I think there is much to be gained for all with these programs. However, I most certainly do not support free use of facilities in order to provide these programs. Staff are paid for the service they provide, and we should in turn pay for the same privileges that we expect the public to pay for. I feel the same way with respect to free golf passes.

Both initiatives appear to conform to the adopted City policy; however, your comment is still requested for the consideration of City Council.



LOWELL R. HODGSON

/cjm

Attachments

c. Craig Curtis

FILE NO.: R-30115

DATE: SEPTEMBER 12, 1988

TO: RECREATION, PARKS & CULTURE BOARD

FROM: LOWELL R. HODGSON
RECREATION & CULTURE MANAGER

RE: USE OF CITY-OWNED FACILITIES BY CITY AND MANAGEMENT BOARD
STAFF

As a follow-up to our July 12th meeting, I wrote the various Management Boards who operate City facilities asking for their policy on use of facilities by staff and Board members. A summary of their responses are as follows:

1. Museums Management Board

- ° Most Museums Management Board facilities are free of charge to all with the exception of meeting rooms.
- ° Meeting room charges are levied to all users except
 - the Board itself;
 - the Museum Society;
 - the Waskasoo Museum Foundation;
 - the Archives Committee;
 - the Red Deer River Naturalists;
 - the Gaetz Lakes Sanctuary Committee;
 - a few special support groups.
- ° Volunteers receive no special access to facilities.
- ° Members of the Museum Society and the Kerry Wood Nature Centre Association do not receive any favours.
- ° This Board would be pleased to incorporate a general statement in their operating policies which would preclude favoured treatment of Board and staff in using Board facilities.

2. River Bend Golf Course & Recreation Area

- ° The Board has a policy established in the spring of 1987.
- ° Board members are not granted complimentary use; however, complimentary guest tickets can be obtained for marketing purposes only.
- ° All part-time and seasonal staff are permitted complimentary-use of the course or the mini links during non prime time.

Recreation, Parks & Culture Board
 Page 2
 September 12, 1988
 File No.: R-30115

- ° All permanent staff are permitted free use of all facilities and can also obtain complimentary tickets on a limited basis for marketing purposes.
- ° Professional visitors, with the presentation of their card and a piece of photo identification, are permitted one round per year.
 - CGSA Golf Course Superintendent Class A
 - CPGA Golf Professional Class A
 - GCSAA American Golf Superintendent Class A
 - PGA American Golf Professional Class A
 - Golf Course Manager - Business Card & I.D.

3. Golden Circle Management Board

- ° No staff have free use of their facilities nor do Board members or volunteers.
- ° This Board fully supports the need for consistency for all facilities whether City or Management Board operated.

4. G. H. Dawe Community Centre

- ° At present, lifeguards are given free admission to public swimming in order to maintain their skills.
- ° Dawe Centre employees, not including school staff, receive two admissions to public swimming or skating and one sauna admission per month.
- ° Volunteers have no special privileges.
- ° A "Staff Wellness" program has been approved by the Management Board but has not yet been implemented. In it the following recreational opportunities will be available free of charge:
 - (a) one admission per week to scheduled swim sessions for each staff.
 - (b) one arena booking per week (noon hours or late afternoons).
 - (c) two hours of gymnasium time per week.

The above opportunities would be supplemented by outdoor and offsite activities.

Recreation, Parks & Culture Board
Page 3
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File No.: R-30115

SUMMARY

As can be seen, there is no consistency in this matter and each who give free use have a justification for the practice. In the case of River Bend, it is to have staff mingle with users and to assist in marketing. With the Dawe Centre it is for staff morale and to compensate for salaries less than in other City facilities. (Dawe Centre justification is attached.)

I respect the Dawe Management Board's right to establish their own program as well as that same right to the River Bend Board; however, it is reasonable for City staff to compare themselves with staff of these Boards and to make similar requests for use of City managed facilities. It is my conviction, however, that we are paid for the service we give, and we should pay for use of facilities the same as the public do. Perhaps I can do nothing more than raise it to the attention of the Recreation, Parks & Culture Board and City Council and to acknowledge that there is no consistency in staff use of facilities as a result of independent Management Board decisions.

LOWELL R. HODGSON

/cjm

Attachment

c. Craig Curtis

DATE: June 12, 1989 CS-2.245

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: RIVER BEND GOLF COURSE & RECREATION AREA:
FACILITY USE BY STAFF

The River Bend Golf Course & Recreation Society is requesting City Council's consideration on (a) Facility Use by Staff and (b) Complimentary Use Policy.

City Council has adopted Policy 922, whereby a City department, board or society can authorize free use of facilities if the cost of this benefit is included in the annual operating budget. Therefore, facility use by staff as proposed by the society is in accordance with existing policy. The dollar value of this benefit will be monitored in 1989 to determine an accurate estimate for inclusion in their 1990 operating budget.

The concerns of the Recreation & Culture Manager are most appropriate with respect to free use for staff. It has been pointed out by the Director of Financial Services that should free use be granted, it would constitute a taxable benefit and, therefore, should be reported on T4 slips.

With respect to (b) Complimentary Use Policy, as attached to the Recreation & Culture Manager's report, I fully support items 2, 4, 5 and 8. Items 1 and 3 are in accordance with City policy, as outlined above, and I seriously question items 6 and 7. Although, morally, I would like to support waiving all fees for a benefit tournament (#6) and two junior tournaments (#7), I feel it is contrary to all existing policy and precedent in the City. Numerous requests have been made in the past to subsidize or waive fees in the arena where either a benefit or youth event occurred. These have been repeatedly denied by City Council (i.e., R.C.M.P. Hockey Tournament - benefit for the hospital, and the Christmas Minor Hockey Pee Wee Tournament). In these and similar instances, the group or organization has the option of approaching City Council, annually, for a special event grant.

.../2

Recreation, Parks & Culture Board
Page 2
June 12, 1989
Facility Use by Staff (River Bend)

I concur with the resolution of the Recreation, Parks & Culture Board concerning this issue, and I wish to emphasize the precedent which items 6 and 7 of the proposed Complimentary Use Policy may establish.

A handwritten signature in dark ink, appearing to read "Don Batchelor". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke extending to the right.

DON BATCHELOR

DB:dmg

c. Craig Curtis, Director of Community Services

May 9, 1989

TO: CITY COUNCIL

FROM: RIVER BEND GOLF COURSE & RECREATION AREA MANAGEMENT BOARD

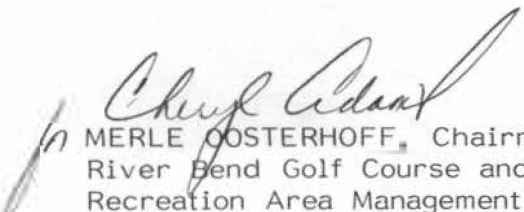
RE: FACILITY USE BY STAFF

At the February 13, 1989 meeting of the River Bend Golf Course & Recreation Area Management Board, consideration was given to Council's decision to make the value of staff golf a cost entry and revenue entry in the 1989 budget. It was recommended to the Management Board that staff use on a green fee basis be monitored throughout 1989 and accurate cost and revenue be attributed to the budget and Council after the golf season. Staff who reach \$270.00 of golf would not exceed the pass value for non-prime time and prime time golf would only reach a maximum of \$450.00 for any individual.

At the above noted meeting a resolution as follows was passed by the Management Board in this respect.

"THAT the River Bend Golf Course & Recreation Area Management Board having considered the Golf Committee report dated February 9, 1989 and in particular, Facility Use by Staff, hereby agree with the recommendations contained within the above noted report, and as directed by the Board February 13, 1989."

The above resolution is submitted to Council and we trust you will find same satisfactory.


MERLE OOSTERHOFF, Chairman
River Bend Golf Course and
Recreation Area Management Board

c.c. Director of Community Services, C. Curtis

RIVER BEND GOLF COURSE AND RECREATION AREA
COMPLIMENTARY USE POLICY

PURPOSE

To regulate complimentary use of River Bend Golf Course and Recreation Area facilities by staff, Board members, the general public and organized groups. To ensure that complimentary use will assist in marketing and serve to benefit the facility and the sport of golf in Central Alberta.

1. PERMANENT STAFF

These individuals are permitted to use all facilities at no charge using discretion in their choice of times and quantity of use. Permanent staff are permitted guests on a limited basis, for marketing purposes, through the use of complimentary tickets.

2. PROFESSIONAL VISITORS

The following card carrying individuals, upon presentation of their card and a piece of photo identification, will be permitted one eighteen (18) hole round per year.

- CGSA Golf Course Superintendent Class A
- CPGA Golf Professional Class A
- GCSAA American Golf Superintendent Class A
- PGA American Golf Professional Class A
- Golf Course Manager - Busines Card and I.D.

3. PART TIME & SEASONAL STAFF

All other River Bend Golf Course staff are permitted complimentary use of the main course or the mini links during non-prime time. Complimentary guests are NOT permitted and tee times cannot be booked, only walk on tee times are permitted.

4. BOARD MEMBERS

River Bend Board members are NOT permitted complimentary tickets for personal use but may be provided complimentary guest tickets to use for marketing purposes only.

5. GOLF ASSOCIATION TOURNAMENTS

There may be one National or Provincial Tournament per year supported by the River Bend Board, in which green fees and tournament fees will be waived. The selection will be made by the River Bend Board.

6. BENEFIT TOURNAMENT

There may be one benefit tournament per year supported by the River Bend Board, in which green fees and tourney fees will be waived. The selection will be made by the Management Board.

7. JUNIOR GOLF TOURNAMENTS

There may be up to two junior golf tournaments supported by the River Bend Board in which all green fees and tourney fees will be waived.

8. MARKETING AND PROMOTIONS

Complimentary admission to the facilities may be used for marketing purposes where the advertising benefit derived from the give away is deemed by the Manager and Marketing Committee to be at least equivalent or greater in value. River Bend will not exchange promotional activity for the personal use or benefit of any individual. Charitable or community donations of Complimentary Use may only be approved by the Management Board and will be evaluated on individual merit.

GENERAL RULES

1. All complimentary use for individual rounds or tournaments must be booked through normal procedures without any preferential treatment.
2. All privileges of this policy may be revoked at any time.
3. A breach of policy, regulation or conduct on the golf course by staff during complimentary use can be dealt with under the Personal Discipline Policy.

G.H. DAWE COMMUNITY CENTRE



56 HOLT STREET
RED DEER
ALBERTA T4N 6A6

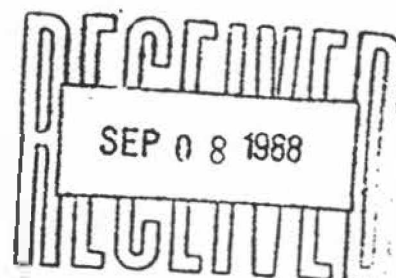
PHONE (403) 343-2033

DATE: September 6, 1988

TO: Jack Engel, Chairman
Recreation Parks & Culture Board

FROM: Deb Pickering, Chairperson
Dawe Centre Management Board

SUBJECT: STAFF USE OF CENTRE FACILITIES



I am writing in response to your request for information on the use of public facilities by facility staff and volunteers. The following is the situation at the Dawe Centre.

Past & Present Practise

Lifeguards are permitted free admission to public swimming in order to maintain their skills.

Dawe Centre employees (not including school staff) receive two admissions to public swimming or skating, and one sauna admission, per month.

Staff may use such facilities as classrooms and gymnasiums after hours when they are not otherwise booked, at the discretion of the school Principals and Centre Director.

Volunteers have no special privileges. Our Advisory Council is considering a Volunteer Recognition program, but this would most likely take the form of awards and/or a recognition social.

Staff Wellness Program

In June, the Management Board approved a Staff Wellness Program which has not yet been put into effect.

One of the key objectives for the Dawe Centre in 1988/89 is to develop new joint staff activities (Dawe/St. Patrick's/Centre).

The Staff Wellness program has been approved to provide new opportunities for staff collegiality, and to help build a healthy work environment. The program is to include:

-2-

- * joint working groups
- * joint social opportunities
- * joint recreation opportunities

This approach is supported by the recent F.C.S.S. study on work environments. A further rationale for the Staff Wellness program is recognition of the fact that working in a joint use facility can have a number of frustrations and drawbacks for the staff involved; these include lower pay scales for Centre employees as compared to City staff, and public use of teachers' classrooms after school hours. Through a Staff Wellness program we seek to counteract that, reintroducing the idea that the Dawe Centre is a special place to work, a workplace that is also a friendly gathering place for staff.

Staff Wellness activities are to be planned by a joint staff committee, reporting to the Centre Administrators and periodically to the Management Board.

The following recreational opportunities will be available free of charge for the Staff Wellness program:

- * one admission per week to scheduled swim sessions for each staff
- * one arena booking per week (noon hour or late afternoon)
- * two hours of gymnasium time per week

These opportunities would be supplemented by outdoor and off-site activities, as well as the aforementioned working groups.

Background - The Dawe Centre Situation

In discussing this issue, it is important to note that the Dawe Centre is operated as a unique joint partnership, involving the Red Deer Public School Board, Catholic Board of Education, City of Red Deer, and Red Deer Public Library.

It is recognized by all partners that the Centre operation may at times vary from that associated with traditional schools, recreation centres, or libraries. Yet each of the partners has representation on the Centre Administrative Committee and Management Board, and each retains the right to veto a Management Board decision through the vote of its Board representatives.

In this case, the Board members from all parties felt there were significant advantages in encouraging a Staff Wellness Program through limited staff access to the Centre facilities. For the staff and administrators of a joint use facility such as the Dawe Centre, there are significant negatives in terms of the day-to-day situations which they face (which would not be encountered in traditional facilities).

Those negatives translate into significant benefits for the public - over 300,000 people a year take advantage of the Centre's low-cost, extended-hours operation.

In a partnership such as the Centre, however, it is important to have in place programs which encourage staff cooperation and collegiality. Without these, the daily pressures of joint use are not offset by equivalent positive influence. For this reason, the Dawe Centre Management Board saw fit to approve the Staff Wellness Program.

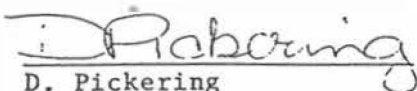
It is an important aspect of our services to the public that our three staff groups (Centre and two schools) be jointly committed to the Community Centre philosophy. The Staff Wellness Program is our Board's effort to ensure this commitment on behalf of staff.

Further Input

The Dawe Centre Management Board would be pleased to send representation to any meeting at which this issue is discussed.

Given the legal structure of our joint partnership, the Dawe Management Board feels that the final decisions on Dawe Centre facility policies should be made by the Dawe Management Board. Our Board therefore recommends that any decision taken by City Council in this regard be referred back to the Dawe Board via Council's representatives, Alderman Gail Surkan and Alderman John Campbell.

We appreciate your having contacted us prior to presenting a recommendation to City Council, and look forward to continuing cooperation between our Boards.


D. Pickering

DP/mr

cc: Lowell Hodgson
Lorne Daniel
Dawe Management Board

STAFF WELLNESS PROGRAM

A staff wellness program is proposed at the Dawe Centre to provide new opportunities for staff collegiality, and to help build a healthy work environment.

In keeping with the City's regulation on staff use of city-owned facilities, the costs of this program would be minimal, and would be budgetted for in the Centre's annual operating budget.

The intent of the Staff Wellness program is to contribute to staff morale by reaffirming the Centre's positive aspects. For staff working in a joint-use facility, there are numerous drawbacks: shared and over-used rooms and furnishings, administrative conflicts, and lower pay scales.

The Staff Wellness program seeks both to counteract these drawbacks and build a positive atmosphere which contributes to staff harmony, health, fitness and commitment. Possible benefits of joint staff activities include greater cooperation, commitment to the community centre concept, and reduced turnover.

Progressive employers around the world are recognizing the long-term benefits of a healthy workplace, and the contribution staff wellness makes towards meeting organizational goals.

The Dawe Centre Staff Wellness program would consist of:

1. Continuation of the two complimentary swim or skate admission tickets which are given to each Dawe Centre employee each month.

Total number of tickets is approximately 1200 per year, with a value of \$1200 - \$2400, depending on whether they are used for children or adults.

The estimated number of these tickets used each year is 500, or approximately \$750 worth. However, as this represents less than two free users per day, there are no direct additional costs.

Staff would be advised to declare the value of these tickets as taxable benefits on their income tax returns.

2. One free admission per week to the noon-hour adult swim for Centre/school staff. Cashiers would keep a checklist of staff names and each staff would be limited to one free admission per week.

Attendance at noon Adult swim is relatively low (an average of 16.6 people per session), so the staff admissions would not be expected to cause any conflicts.

The value of these admissions is difficult to estimate prior to implementation.

3. Up to six gymnasium bookings per year for staff activities. As school staff currently do not pay for such bookings, there would be no direct cost to the schools/Centre.
4. Up to six Arena bookings per year for staff activities. The value of these bookings would be \$330.

The financial and operational impact of these programs would be monitored on an ongoing basis.

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

Policy Section:
Finance

Page:
1 of 1

Policy Subject:
Staff Use of City Owned Facilities

Policy Reference:
922

Lead Role:
Director of Finance

Resolution/Bylaw:

PURPOSE

To provide a policy for the staff use of City owned facilities.

POLICY STATEMENT

Any City Department, Board and/or Society which operates a City-owned facility shall ensure that if any free or subsidized use of said facilities is granted to staff the cost of this benefit shall be included in its budget and reviewed by City Council on an annual basis.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

Commissioners' Comments

With respect to the attached reports regarding the free use of facilities by staff, we would fully concur with the recommendations of the Administration.

We would particularly bring to Council's attention the comments of the Dir. of Community Services in his report of the 19th of June:

"I have discussed the free use proposals with the Parks, Recreation & Culture, and Social Planning Managers. We are philosophically opposed to granting staff free use of City facilities where a fee is charged to the general public. It is considered that employees are paid for the service they give, and should pay for the use of facilities in the same manner as the general public. In addition, we consider that our thousands of dedicated volunteers have a greater claim to free use benefits than staff."

We do not believe the issue can be more succinctly stated. It is our belief that by adopting this policy, Council is establishing a precedent which will have far ranging implications, none of them good.

We would very strongly recommend that Council re-establish the policy which the City has had for many years of treating the staff the same as the public in the use of City facilities.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: September 26, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: USE OF CITY-OWNED FACILITIES
Your memorandum dated September 21, 1988 refers.



1. The Recreation, Parks & Culture Board was informed of a plan by the G.H. Dawe Management Board, to implement a "Wellness Program" for its staff. This program, if implemented, will include limited free use of the pool and arena by staff members. At this stage, there is no plan to offer these privileges to advisory board members and volunteers.

In view of this proposal, the Recreation, Parks & Culture Board requested the Recreation & Culture Manager to contact all management boards and obtain their policies on the use of City facilities by staff, board members and volunteers.

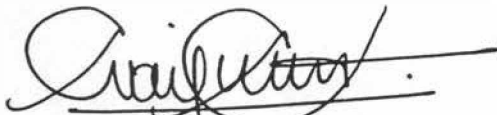
2. The Recreation & Culture Manager has completed a detailed report on this issue, and the responses of the various boards are attached for information. The issue was considered by the Recreation, Parks & Culture Board at its meeting on September 13th, when it was resolved to refer the report to City Council for information.
3. It is clear from the report that there is no consistency in the benefits given to staff and volunteers operating City facilities.

I am philosophically opposed to granting staff and volunteers free use of City facilities, where a fee is levied to the general public. The Recreation & Culture Department has adopted a policy of granting no free use benefits. In this respect, I support the comments of the Recreation & Culture Manager that "we are paid for the service we give, and should pay for the use of facilities the same as the public do.". In addition, it is considered that our many dedicated volunteers have an even greater claim to receive free use benefits than staff.

It can be argued that the present limited free use generally takes place during off-peak periods, and does not pose a problem. However, if these benefits were extended to all staff and volunteers, a major problem could occur,

and potential revenue could be lost. In addition, as use by the public increases, the free use benefits may have to be reduced or withdrawn. Thus, the "Wellness Program", although conceived with excellent objectives, could lead to staff dissatisfaction in the future.

4. In view of the above, it is my recommendation that City Council adopt a policy of not allowing free use benefits for staff and volunteers in City-owned community service facilities. This policy would not apply to marketing programs providing limited free access to members of the general public.



CRAIG CURTIS

CC:dmg

- c. Merle Oosterhoff, River Bend Management Board Chairman
Dr. Bob Lampard, Museums Management Board Chairman
Verne Reeves, Golden Circle Mgt. Board Chairman
Debbie Pickering, G.H. Dawe Mgt. Board Chairman
Lowell Hodgson, Recreation & Culture Manager
Ron Crossley, Personnel Manager
Alan Wilcock, Director of Financial Services

BYLAWS

BYLAW 2672/T-88

Moved by Alderman Moffat, seconded by Alderman Guilbault

SECOND READING: That Bylaw 2672/T-88 be read a second time.
(Direct Control District, Downtown)

Alderman Connelly registered a dissenting vote.

CARRIED

THIRD READING: That Bylaw 2672/T-88 be read a third time.

Alderman Connelly registered a dissenting vote.

CARRIED

Consideration was given to the matter of Staff Use of City-Owned Facilities, following which the resolution as set out hereunder was introduced and passed.

Moved by Alderman McGregor, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer hereby approve Policy No. 922 pertaining to staff use of City owned facilities and as attached hereto."

MOTION CARRIED

DATE: June 7, 1989

TO: RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR
A/Director of Community Services

RE: RIVER BEND GOLF COURSE & RECREATION AREA:
FACILITY USE BY STAFF

CS-2.245

As pointed out by the Recreation & Culture Manager, the River Bend Golf Course & Recreation Society is requesting City Council's consideration on (a) Facility Use by Staff and (b) Complimentary Use Policy.

City Council has adopted Policy 922, whereby a City department, board or society can authorize free use of facilities if the cost of this benefit is included in the annual operating budget. Therefore, facility use by staff as proposed by the society is in accordance with existing policy. The dollar value of this benefit will be monitored in 1989 to determine an accurate estimate for inclusion in their 1990 operating budget.

The concerns of the Recreation & Culture Manager are most appropriate with respect to free use for staff. It has been pointed out by the Director of Financial Services that should free use be granted, it would constitute a taxable benefit and, therefore, should be reported on T4 slips. In view of Council's existing policy, this issue is for your information and/or consideration as it may have implications on other recreational facilities in the city. For example, pressures for equal treatment in other departments and boards for free use of recreational facilities, both indoor and outdoor, may become apparent. The G.H. Dawe Management Board will be considering a similar staff free use policy at their June meeting.

With respect to (b) Complimentary Use Policy, as attached to the Recreation & Culture Manager's report, I fully support items 2, 4, 5 and 8. Items 1 and 3 are in accordance with City policy, as outlined above, and I seriously question items 6 and 7. Although, morally, I would like to support waiving all fees for a benefit tournament (#6) and two junior tournaments (#7), I feel it is contrary to all existing policy and precedent in the City. Numerous requests have been made in the past to subsidize or waive fees in the arena where either a benefit or youth event occurred. These have been repeatedly denied by City Council (i.e., R.C.M.P. Hockey Tournament - benefit for the hospital, and the Christmas Minor Hockey Pee Wee Tournament. In these and similar instances, the group or organization has the option of approaching City Council, annually, for a special event grant.

.../2

Recreation, Parks & Culture Board
Page 2
June 7, 1989
Facility Use by Staff (River Bend)

Both the Facility Use by Staff and Complimentary Use Policy are being presented to Council at their June 26th meeting. Your consideration of these issues is requested. It may be appropriate for the board to consider a motion of support in whole, or in part, outlining any concerns to City Council.

A handwritten signature in cursive script, appearing to read 'Don Batchelor', followed by a horizontal line extending to the right.

DON BATCHELOR

DB:dmg

c. Lowell Hodgson, Recreation & Culture Manager

May 9, 1989

TO: CITY COUNCIL

FROM: RIVER BEND GOLF COURSE & RECREATION AREA MANAGEMENT BOARD

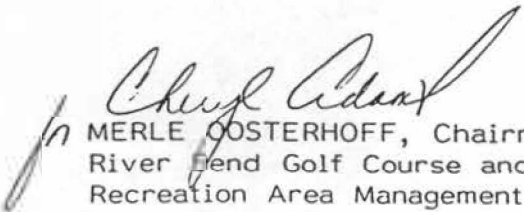
RE: FACILITY USE BY STAFF

At the February 13, 1989 meeting of the River Bend Golf Course & Recreation Area Management Board, consideration was given to Council's decision to make the value of staff golf a cost entry and revenue entry in the 1989 budget. It was recommended to the Management Board that staff use on a green fee basis be monitored throughout 1989 and accurate cost and revenue be attributed to the budget and Council after the golf season. Staff who reach \$270.00 of golf would not exceed the pass value for non-prime time and prime time golf would only reach a maximum of \$450.00 for any individual.

At the above noted meeting a resolution as follows was passed by the Management Board in this respect.

"THAT the River Bend Golf Course & Recreation Area Management Board having considered the Golf Committee report dated February 9, 1989 and in particular, Facility Use by Staff, hereby agree with the recommendations contained within the above noted report, and as directed by the Board February 13, 1989."

The above resolution is submitted to Council and we trust you will find same satisfactory.


MERLE OOSTERHOFF, Chairman
River Bend Golf Course and
Recreation Area Management Board

c.c. Director of Community Services, C. Curtis

RIVER BEND GOLF COURSE AND RECREATION AREA

COMPLIMENTARY USE POLICY

PURPOSE

To regulate complimentary use of River Bend Golf Course and Recreation Area facilities by staff, Board members, the general public and organized groups. To ensure that complimentary use will assist in marketing and serve to benefit the facility and the sport of golf in Central Alberta.

1. PERMANENT STAFF

These individuals are permitted to use all facilities at no charge using discretion in their choice of times and quantity of use. Permanent staff are permitted guests on a limited basis, for marketing purposes, through the use of complimentary tickets.

2. PROFESSIONAL VISITORS

The following card carrying individuals, upon presentation of their card and a piece of photo identification, will be permitted one eighteen (18) hole round per year.

- CGSA Golf Course Superintendent Class A
- CPGA Golf Professional Class A
- GCSAA American Golf Superintendent Class A
- PGA American Golf Professional Class A
- Golf Course Manager - Busines Card and I.D.

3. PART TIME & SEASONAL STAFF

All other River Bend Golf Course staff are permitted complimentary use of the main course or the mini links during non-prime time. Complimentary guests are NOT permitted and tee times cannot be booked, only walk on tee times are permitted.

4. BOARD MEMBERS

River Bend Board members are NOT permitted complimentary tickets for personal use but may be provided complimentary guest tickets to use for marketing purposes only.

5. GOLF ASSOCIATION TOURNAMENTS

There may be one National or Provincial Tournament per year supported by the River Bend Board, in which green fees and tournament fees will be waived. The selection will be made by the River Bend Board.

6. BENEFIT TOURNAMENT

There may be one benefit tournament per year supported by the River Bend Board, in which green fees and tourney fees will be waived. The selection will be made by the Management Board.

7. JUNIOR GOLF TOURNAMENTS

There may be up to two junior golf tournaments supported by the River Bend Board in which all green fees and tourney fees will be waived.

8. MARKETING AND PROMOTIONS

Complimentary admission to the facilities may be used for marketing purposes where the advertising benefit derived from the give away is deemed by the Manager and Marketing Committee to be at least equivalent or greater in value. River Bend will not exchange promotional activity for the personal use or benefit of any individual. Charitable or community donations of Complimentary Use may only be approved by the Management Board and will be evaluated on individual merit.

GENERAL RULES

1. All complimentary use for individual rounds or tournaments must be booked through normal procedures without any preferential treatment.
2. All privileges of this policy may be revoked at any time.
3. A breach of policy, regulation or conduct on the golf course by staff during complimentary use can be dealt with under the Personal Discipline Policy.

put in agenda

DATE: MAY 11, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: RIVER BEND - FACILITY USE BY STAFF

The Director of Community Services should comment.

AW

A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW:mrk

COMPLIMENTARY USE POLICY

Submitted to City Council

RATIONALE

Date: 89/06/26

GENERAL DESCRIPTION:

The River Bend Golf Course and Recreation Society has been given the mandate to operate the golf course and recreation area and has been charged with the responsibility of creating policies that will generate revenues greater than operating costs. These revenues will be used to finance the operations of the Waskasoo Park system. With this objective in mind, the River Bend Golf and Recreation Society has adopted a policy that allows staff members complimentary use of the golf facility. This policy is in keeping with standard practice of other golf courses throughout Alberta. The Complimentary Use policy provides the following benefits to our staff:

Permanent Staff

The permanent staff at River Bend are permitted use of all facilities at no charge. Permanent staff are also permitted guests on a limited basis and for marketing purposes only. At present, River Bend employs three permanent staff and two of those three staff members are golfers and make use of the complimentary use policy.

Part time and Seasonal Staff:

All other River Bend Golf Course staff are permitted complimentary use of the main course and the mini links. They are not permitted guest passes and must use discretion in booking their times so as not to interfere with public use of the course. At present we have 23 part time and seasonal staff and 9 of the twenty three staff members make use of the complimentary use policy. It is interesting to note that of the 26 staff that work at River Bend, 17 of them will use the golf course occasionally and 9 of them use the course to an equivalent of a full membership. This complimentary use translates to approximately 350 rounds of golf per year. River Bend can handle over 55,000 rounds of golf per year and our 1989 projection is for approximately 36,000 rounds.

Board Members:

River Bend Board members are not permitted complimentary tickets for personal use but may be provided complimentary guest tickets if the use is for marketing purposes.

Policy Rationale:

- a) The revenues generated by the golf course are directly related to the condition of the course and the ability of the staff to be able to clearly understand how the golf course is playing for the average playing golfer. The golf shop staff who serve the public directly must know the golf course and layout in order to answer questions and speak intelligently about the facility. This can only be accomplished by giving the staff the opportunity to play the course under the same conditions of the general public.
- b) Many course improvements and directions for growth have resulted from suggestions by staff who have played the course and have had first hand experience relating to those improvements.
- c) Our grounds and front office staff are not paid at the same salary rate as city employees doing equivalent jobs. The complimentary use is given as a benefit to partially compensate for the disparity in salary levels. This benefit given to our staff is a taxable benefit and is reflected in our budget figures.
- d) Complimentary use of a golf facility by the staff of that facility is a standard practice throughout the Province. There are very few golf courses that do not allow their staff use of the course in some way. By allowing complimentary use, the staff begin to develop a real feeling of pride in the facility and begin to treat the course as their own. This pride is reflected in their work and a course that is properly maintained attracts more golfers.
- e) Staff very seldom play golf with other staff members because of their work schedules. When they do play, they are often joined by members of the public. This is very beneficial for our public relations and has an impact on revenues.
- f) The golf business is a competitive business. It is recognized that in order to market our course to maximize revenues, The Board must take steps to promote our course throughout Alberta and Western Canada. This includes adopting policies that expose our course to other individuals involved in the golf business. If a General Manager from another course plays River Bend, he or she will certainly promote our course to his members.
- g) The prime objectives of the Complimentary Use Policy are to promote the golf course and enhance revenue opportunities in an efficient business like manner. If ever these objectives are not being met by this policy, the Board of Directors of the Society would be the first to eliminate or alter the policy.

In conclusion, it should be recognized that the River Bend Golf Course, although owned by the City of Red Deer, is somewhat unique. The facility is operated by an independent society and not all of the operating policies will conform strictly to the policies adopted by the City. The Board of Directors of the River Bend Society request that the members of City Council recognize the uniqueness of the River Bend Golf Course and allow the continuation of the Complimentary Use Policy for River Bend staff.

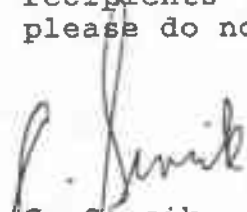
DATE: June 29, 1989
TO: Dir. of Community Services
FROM: City Clerk
RE: G.H. DAWE MANAGEMENT BOARD AND RIVER BEND GOLF &
RECREATION SOCIETY: FREE USE OF CITY FACILITIES BY STAFF

The above noted matter received consideration at the Council Meeting of June 26, 1989.

At the June 26th meeting, after considerable discussion, the following resolutions were passed:

1. "RESOLVED that Council of The City of Red Deer hereby agrees to approve the request by the G.H. Dawe Management Board to grant free use of City-owned facilities to their staff."
2. "RESOLVED that Council of The City of Red Deer hereby agrees to approve the request by the River Bend Golf & Recreation Society to grant free use of City-owned facilities to their staff."

The above decisions of Council are submitted to you for your information and by way of a copy of this memo, we are informing all recipients of Council's decision. If you have any questions, please do not hesitate to contact the undersigned.



C. Sevcik
City Clerk
CS/ds

c.c. River Bend Golf & Recreation Society
G.H. Dawe Management Board
Recreation Parks & Culture Board
Dir. of Community Services
Parks Manager
Recreation & Culture Manager
Dir. of Financial Services

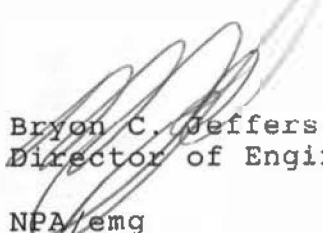
DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: USE OF STREETS BY-LAW NO. 2939/87

In accordance with City Council resolution of January 9, 1989, and Red Deer Parking Commission's report of November 1988, we respectfully request a revision to the Use of Streets By-law No. 2939/87.

This revision is in conjunction with the increase of the parking meter rate from 25 cents to 40 cents per hour, and should be implemented as follows:

Page 8, Schedule "A", paragraph 3 - Parking Meter Hooding Fee should be:

(a) \$15 service charge plus \$3.20 per meter per day.


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

NPA/emg

We would concur with the recommendations.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JUNE 27, 1989
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: USE OF STREETS BYLAW AMENDMENT 2939/A-89

Your report dated June 15, 1989 pertaining to the above topic was presented to Council June 26th and at which meeting Council gave Three Readings to Amending Bylaw 2939/A-89. Enclosed herewith is a copy of said Bylaw as passed by Council. This Bylaw takes effect immediately.

Trusting you will find this satisfactory and that you will invoke the new charge for parking meter hooding as approved in the above-noted Bylaw.

C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Financial Services
Bylaws & Inspections Manager

BYLAW 2939/A-89

Being a Bylaw to amend Bylaw 2939/87, the Use of Streets Bylaw.

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

1. Bylaw 2939/87 is hereby amended as to Schedule "A", by deleting therefrom paragraph 3(a) in its entirety and inserting therein the following:

"3. (a) \$15.00 service charge plus \$3.20 per meter per day".
2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 26 day of June 1989.

READ A SECOND TIME IN OPEN COUNCIL this 26 day of June 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 26 day of June 1989.



MAYOR



CITY CLERK

DATE: June 2, 1989
TO: City Council
FROM: City Clerk
RE: NORTHWESTERN UTILITIES LTD. FRANCHISE AGREEMENT

In 1945 The City of Red Deer entered into an agreement with Northwestern Utilities Ltd. granting the said company a special franchise to supply natural gas to the City of Red Deer. The initial agreement was for a 20 year period and all renewal agreements thereafter were for 10 year periods.

The last renewal agreement between the City and Northwestern Utilities Ltd. was for a 10 year period from the 30th day of May 1978. The administration has been negotiating for a new agreement with Northwestern Utilities for a further 10 year period. A Committee consisting of the following administration have been involved:

City Commissioner
Dir. of Financial Services
Dir. of Engineering Services
E.L. & P. Manager
City Assessor
Fire Chief
City Clerk (Secretary)
J. Alan Bryan, Q.C. (City Counsel)

Attached is the proposed renewal agreement for a further 10 year period. The franchise fee remains unchanged, however there are changes to the agreement which may be summarized as follows:

1. Changes of a housekeeping nature
2. Payments under the old agreement were made by the Company to the City twice annually. Payments under the proposed renewal agreement will be made by the Company to the City on a monthly basis.
3. The City may elect, subject to agreement between the Company and the City, to supply natural gas for its own industrial uses at locations within the City from properties located within the boundaries of the City and which the City has mineral and/or surface rights.

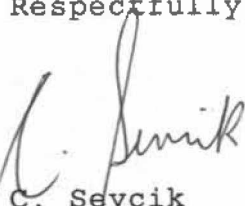
If Council approves the agreement, it will be necessary for Council to authorize the execution of said agreement by way of Bylaw. Bylaw 2991/89 is submitted for Council's consideration at this meeting. Also enclosed hereafter is a summary of the procedures to be followed.

page 2
City Council

REQUIRED ACTION

1. Approval of Franchise Renewal Agreement subject to passage of Bylaw 2991/89
2. First reading of Bylaw 2991/89
3. Approval of application to Public Utilities Board as per form submitted.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "C. Sevcik", is written over the typed name.

C. Sevcik
City Clerk
CS/ds
Encl.

SUMMARY OF PROCEDURES TO BE FOLLOWED BY A CITY, TOWN OR
VILLAGE IN CONNECTION WITH THE GRANTING OF THE RENEWAL
OF A NATURAL GAS FRANCHISE PURSUANT TO THE MUNICIPAL
GOVERNMENT ACT 1968

100.

1. Once the terms of the franchise have been negotiated to the satisfaction of both the Community and Northwestern Utilities.
2. Three copies of the unsigned renewal agreement will be sent by Northwestern Utilities Ltd. to the City, Town or Village.
3. A By-Law (see draft) authorizing the Mayor and Secretary-Treasurer of the City, Town or Village to sign and execute the agreement with Northwestern Utilities Limited renewing the franchise is given first reading in Municipal Council.
4. Two copies of the By-Law are then to be certified by the Mayor and Secretary as having received first reading.
5. One copy each of the certified By-Law, unsigned Renewal Agreement and Natural Gas Supply and Special Franchise Contract (renewal) application (see form attached) is to be sent to the Public Utilities Board, Government of the Province of Alberta, 11th Floor, Manulife House, 10055 - 106 Street, Edmonton, Alberta, T5J 2Y2 and a second copy of each of the above is to be sent to Northwestern Utilities Limited, 10035 - 105 Street, Edmonton, Alberta, T5J 2V6. A third copy should be kept for your files.
6. Northwestern Utilities Limited, upon receipt of its copy, will prepare and submit to the Public Utilities Board the supporting information required by the Board's regulations to support the application for renewal, and a copy of this information will be sent to the City, Town or Village.

7. After the Public Utilities Board has received its copy of the By-Law etc., and in order to ensure that any interested party has knowledge of the application, the Board will require and advise Northwestern Utilities Limited as to the publication of a notice of application in a newspaper circulated within the limits of the municipality, such notice to be in a form provided by the Board.
8. If no objection is filed in response to the published notice and provided that the information hereinafter referred to has been obtained and any other matters have been or are resolved to the Board's satisfaction, in the event the interested parties consent, the Board may make its determination upon the appearance of the parties at a Board Office hearing.
9. In the event that the City, Town or Village does not wish to contest the terms of the renewal and wishes Northwestern to appear on its behalf, it should so advise the Board (instructions will be received from the Board in this regard).
10. If an objection is filed in response to the published notice or in the event that the interested parties do not consent, the Board will fix a time and place for further hearing and will meet the conveniences of the interested parties to the greatest extent possible.
11. When all the above have been completed to the Board's satisfaction, the Municipal Council should give the By-Law a second and third reading and advise Northwestern that this has been done.
12. Three copies of the Franchise Renewal Agreement are then prepared and executed by Northwestern and mailed to the City, Town or Village for its execution. Two copies of this Agreement and two copies of the By-Law certified by the Secretary, should then be returned to Northwestern Utilities Limited for their files and forwarding of one copy to the Public Utilities Board.

FORM OF APPLICATION

Public Utilities Board
11th Floor, Manulife House
10055 - 106 Street
EDMONTON, Alberta
T5J 2Y2

Dear Sirs:

Re: Natural Gas Supply &
Special Franchise Contract

The Council of the _____ hereby applies to the Public Utilities Board for approval of natural gas supply and special franchise contract (renewal) between the _____ and Northwestern Utilities for a period not in excess of ten years from the date of execution of a franchise renewal agreement.

Enclosed herewith is a copy of By-Law No. _____ read the first time on the _____ day of _____. A.D., 19__.

The Council agrees;

- a) That the privilege or franchise granted under the natural gas supply and special franchise contract (renewal) is necessary and proper for the public convenience and properly conserves the public interests.
- b) That the scheme of Northwestern Utilities Limited for the supply of natural gas under the provisions of the natural gas supply and special franchise contract (renewal) is reasonable and sufficient having regard to the general circumstances.
- c) That having regard to the availability of any other source of supply of natural gas in the area in which the municipality is situate and to any other circumstances, the granting of the franchise or privilege in the natural gas supply and special franchise contract is to the general benefit of the area directly or indirectly affected thereby.

The Council also consents to the Public Utilities Board proceeding to consider approval of the natural gas supply and special franchise contract (renewal) without a public hearing.

Dated this _____ day of _____. A.D., 19__.

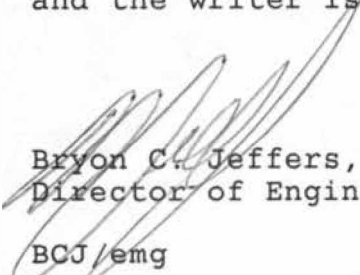
SIGNED: _____
Mayor

Secretary-Treasurer

660-017

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: NORTHWESTERN UTILITIES FRANCHISE AGREEMENT

The writer was involved in the negotiations with Northwestern Utilities. While there were some issues that were not resolved to our total satisfaction, the issues are not significant in nature, and the writer is satisfied with the proposed Agreement.



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

BCJ/emg

c.c. Director of Financial Services
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. City Commissioner

June 13, 1989

To: City Clerk

From: Fire Chief

Re: NWU Franchise Agreement

This will advise that I have no further concerns with the granting of their franchise in the form the Committee has agreed upon, and would recommend the Bylaw approval of Council.



R. O'neill
FIRE CHIEF

RO/cb

DATE: June 16, 1989

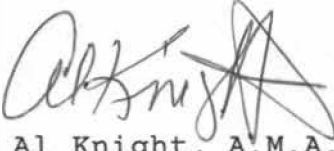
TO: City Clerk

FROM: City Assessor

RE: CITY CLERK - NWU FRANCHISE AGREEMENT

The proposal appears to be as circulated and contains clauses as proposed, reviewed, and agreed to earlier.

We have no further comment at this time.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw

cc Director of Finance

DATE: June 5, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: NORTHWESTERN UTILITIES LTD. FRANCHISE AGREEMENT

The proposed renewal agreement includes some changes which improve the City's interests as outlined in the City Clerk's memo. I believe that this agreement is fair to both parties and I would recommend acceptance of it.



A. Roth
E. L. & P. Manager

AR/jjd

Commissioners' Comments

We would concur with the recommendations.

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



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

Public Utilities Board
11th Floor, Manulife House
10055 - 106 Street
Edmonton, Alberta
T5J 2Y2

Dear Sirs:

RE: NATURAL GAS SUPPLY & SPECIAL FRANCHISE CONTRACT

The Council of The City of Red Deer hereby applies to the Public Utilities Board for approval of natural gas supply and special franchise contract (renewal) between The City of Red Deer and Northwestern Utilities for a period not in excess of ten years from the date of execution of a franchise renewal agreement.

Enclosed herewith is a copy of Bylaw No. 2991/89 read the first time on the 26th day of June, A. D. 1989.

The Council agrees:

- (a) That the privilege or franchise granted under the natural gas supply and special franchise contract (renewal) is necessary and proper for the public convenience and properly conserves the public interests.
- (b) That the scheme of Northwestern Utilities Limited for the supply of natural gas under the provisions of the natural gas supply and special franchise contract (renewal) is reasonable and sufficient having regard to the general circumstances.
- (c) That having regard to the availability of any other source of supply of natural gas in the area in which the municipality is situate and to any other circumstances, the granting of the franchise or privilege in the natural gas supply and special franchise contract is to the general benefit of the area directly or indirectly affected thereby.

The Council also consents to the Public Utilities Board proceeding to consider approval of the natural gas supply and special franchise contract (renewal) without a public hearing.

DATED this 27th day of June, A. D. 1989.

SIGNED _____

Mayor

City Clerk

c.c. City Commissioner	Fire Chief
Director of Engineering Services	E. L. & P. Manager
Director of Financial Services	City Assessor
Northwestern Utilities Ltd., 10035 - 105 Street, Edmonton. T5J 2V6	

DATE: June 16, 1989
TO: Mayor and Members of Council
FROM: Economic Development Manager
RE: JUNIOR ACHIEVEMENT PROPERTY -
LOTS 17 THROUGH 22, BLOCK 29, PLAN 7604 S

We are in the process of completing documentation to enter into an agreement with the purchasers of the above property, consistent with Council's resolution of March 20, 1989 (copy attached). However, due to delays in drafting the Land Sales Agreement, and associated delays in securing financing approval, the purchasers have requested that the option on the land be extended from July 19, 1989 to August 19, 1989.

We are prepared to recommend to Council that they grant the extension. We have encountered some delays in reaching agreement on a Land Sales Agreement which does make it difficult for the applicants to secure financing.

Respectfully submitted,



Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Att.

The following resolution was passed with regard to the Sale of Lots 17- 22, Block 29, Plan 7604 S. (the Old Junior Achievement Site).

Moved by Alderman Moffat, seconded by Alderman Campbell

"RESOLVED that Council of The City of Red Deer hereby agree to approve the sale of Lots 17-22, Block 29, Plan 7604S (5914, 5918, & 5922 - 50 Ave.) to 395096 Alberta Ltd. for \$138,000.00 subject to the following conditions:

1. The City grant an option of 120 days
2. The City undertake to pave the rear lane at City expense
3. The cost of moving the sidewalk and curb to provide an entry to the property be paid by the City.
4. The City provide services, including 600 amp electrical service in the roadway adjacent to the property.
5. The City grant a relaxation in the 4 metre setback from Gaetz Ave.
6. An agreement satisfactory to the City Solicitor

and as presented to Council March 20, 1989."

MOTION CARRIED

Commissioners' Comments

We would concur with the recommendations of the Economic Development Manager that a one month extension be granted as requested.

"R.J. MCGHEE"

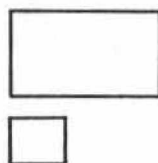
Mayor

"M.C. DAY"

City Commissioner

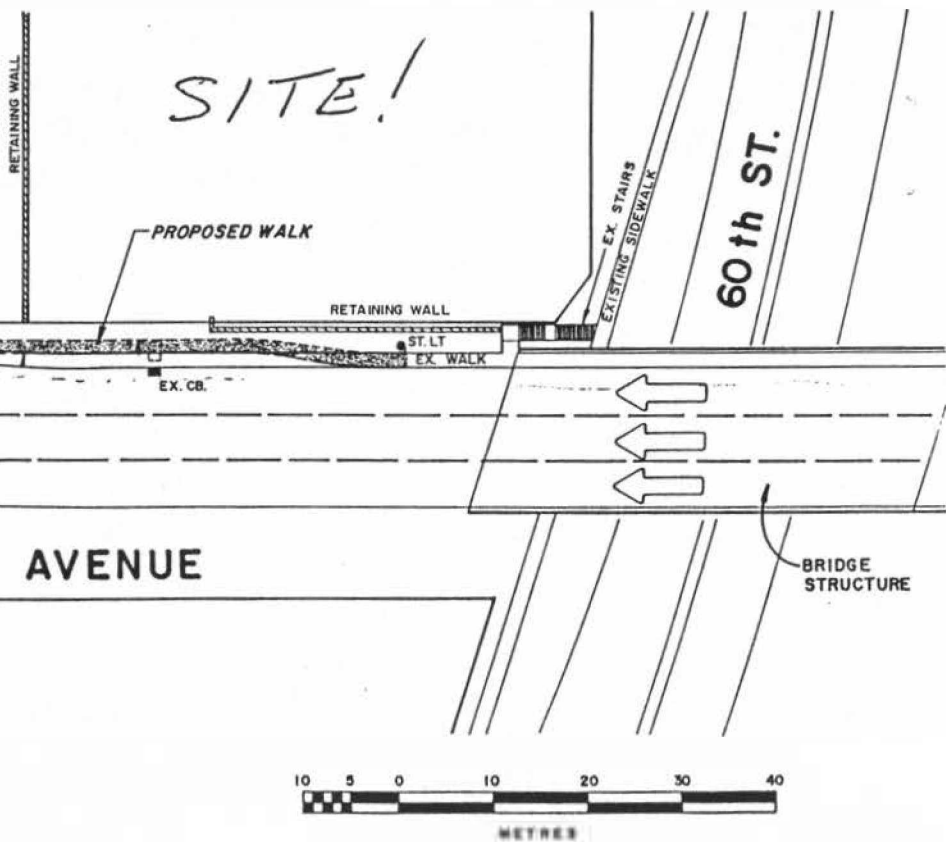
59th STREET

CANADIAN TIRE
GAS BAR



EX. MONO. SIDEWALK

GAETZ



THE CITY OF RED DEER

DATE March 20, 1989

NO. B

Moved by Alderman _____, Seconded by Alderman _____

"RESOLVED that Council of The City of Red Deer hereby agree to approve the sale of Lots 17-22, Block 29, Plan 7604S (5914, 5918, & 5922 - 50 Ave.) to 395096 Alberta Ltd. for ~~\$137,657.00~~ subject to the following conditions:
\$138,000.00

1. The City grant an option of 120 days
 2. The City undertake to pave the rear lane at City expense
 3. The cost of moving the sidewalk and curb to provide an entry to the property be paid by the City \$30,000
 4. The City provide services, including 600 amp electrical service in the roadway adjacent to the property
 5. The City grant a relaxation in the 4 metre setback from Gaetz Ave.
 6. An agreement satisfactory to the City Solicitor
- and as presented to Council March 20, 1989."

☐

Pimm

☐

Campbell

☐

McGregor

☐

Kokotailo Connelly

☐
☐

Surkan

☐

Moffat

☐

Guilbault

☐

McGhee

☐

Carried

☐

Defeated

☐

Withdrawn

☐

= For

☒

= Against

☐

A = Absent

DATE: JUNE 27, 1989
TO: ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: JUNIOR ACHIEVEMENT PROPERTY, LOTS 17-22, BLOCK 29,
PLAN 7604 S.

Your report dated June 16, 1989 pertaining to the above topic, and in particular with regard to the request for a one month extension on the Option Agreement, was considered by Council June 26, 1989. At the above-noted meeting Council concurred with the request by passing the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees to grant a 1 month extension as requested by 395096 Alberta Ltd. pertaining to the option on Lots 17-22, Block 29, Plan 7604 S, said option to be extended from July 19 to August 19, 1989, and as recommended to Council June 26, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. We trust that you will convey this decision to the purchasers and ensure that appropriate legal documentation is prepared and executed by both parties.

It was pointed out by the Director of Engineering Services that the one month extension may mean that the sidewalk work may not get completed this year depending of course upon the weather.

Trusting you will find this satisfactory.

C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioner
Director of Engineering Services
Director of Financial Services
City Assessor
Bylaws & Inspections Manager
E. L. & P. Manager
Urban Planner

June 12, 1989

TO: City Clerk

FROM: City Assessor

RE: LEASE OF 64 PARKING STALLS
LOT 3, BLOCK 5, PLAN 5427 R.S. - 6037 - 59 STREET
CITY OF RED DEER

With reference to the Lease Agreement pertaining to the above noted parking areas, and which was signed January 3, 1979 between The City of Red Deer and Triumph Holdings Limited.

Triumph Holdings Inc. have indicated that they would like to renew this lease for an additional ten (10) year period as provided for in Clause 6 of the agreement.

We ask that the Council of The City of Red Deer approve the renewal of this lease for an additional ten (10) year period subject to all other terms of the Agreement remaining the same.

Thank you.



Al Knight
City Assessor

WFL/dm
Att.

cc Director of Finance

Commissioners' Comments

We would concur with the recommendations of the City Assessor. Council should note that the rates are negotiated separately on an annual basis.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3Y4 FAX: (403) 340-8195

Land Tax and Assessment Department 342-8119

April 26, 1989

Inc.
Triumph Holdings Limited
5905 - 103 Street
Edmonton, Alberta
T6H 2H3

Dear Sirs:

RE: LEASE OF 64 PARKING STALLS
LOT 3, BLOCK 5, PLAN 5427 R.S.
CITY OF RED DEER

We would appreciate your confirmation with reference to Clause Six (6) of the agreement pertaining to the above mentioned lease of parking stalls.

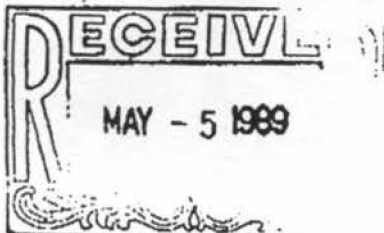
Clause Six (6) of the agreement, dated January 3, 1979, states that the lease can be renewed for a further ten (10) year period.

Thank you for your consideration of this matter and we look forward to your prompt reply.

Yours truly,

William F. Lees
Land Supervisor

WFL/dm



* Please proceed with
the renewal of a
10 yr lease.
Thanking you in advance
James A. Davis

DATE: JUNE 27, 1989
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: LEASE OF 64 PARKING STALLS/ TRIUMPH HOLDINGS
LOT 3, BLOCK 5, PLAN 5427 R.S., 6037 - 59 STREET

Your report dated June 12, 1989 pertaining to the above topic was presented to Council June 26th, and at which meeting Council passed the following motion as recommended:

"RESOLVED that Council of The City of Red Deer approves renewal of the January 3, 1979, lease between The City of Red Deer and Triumph Holdings Ltd. pertaining to 64 parking stalls, Lot 3, Block 5, Plan 5427 R.S. for an additional ten year period subject to all of the terms of the agreement remaining the same, and as recommended to Council June 26, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will convey this decision to Triumph Holdings Ltd. and ensure that appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.

C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Financial Services
Director of Engineering Services
Bylaws & Inspections Manager
Urban Planner

DATE: June 20, 1989

TO: CITY CLERKS

FROM: BYLAWS AND INSPECTIONS MANAGER

-
-
1. We have received complaints from residents within the neighborhood that dilapidated vehicles, lumber, and discarded auto parts are being stored at the rear of 6898-52 Avenue. Owner is K & K Transport Ltd. of P.O. Box 263, Red Deer, Alberta, T4N 5E8. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the dilapidated vehicles, lumber, and discarded auto parts. Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner June 2, 1989, and May 10, 1989 advising him of the site condition and requesting the property be cleaned up.

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

"Resolved that, Council being of the opinion that the premises hereinafter described is unsightly and constitute a nuisance by reason of dilapidated vehicles, lumber, and discarded auto parts, K & K Transport Ltd., being the owner of 6898-52 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to him by registered mail, to remove the dilapidated vehicles, lumber, and discarded auto parts, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to K & K Transport Ltd. and in default of payment shall be charged against the property as taxes due and owing in respect thereof and shall be recovered as such."

2. We have received complaints from residents within the neighborhood that discarded auto parts are being stored in the rear yard of 4641-49 Street. Owner is Casey Golden of 4639-49 Street, Red Deer, Alberta, T4N 1T4. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the discarded auto parts. Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner June 2, 1989, and May 16, 1989 advising him of the site condition and requesting the property be cleaned up.

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

"Resolved that, Council being of the opinion that the premises hereinafter described is unsightly and constitutes a nuisance by reason of discarded auto parts, Casey Golden being the owner of 4641-49 Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to him by registered mail, to remove the discarded auto parts and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Casey Golden and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."


R. Strader
Bylaws and Inspections Manager
City of Red Deer

RS/lc

Commissioners' Comments

We would concur and recommend Council pass the resolutions as suggested.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 27, 1989

REGISTERED MAIL

CASEY GOLDEN
4639 - 49 Street
Red Deer, Alberta
T4N 1T4

Dear Sir:

RE: COMPLAINTS PERTAINING TO 4641 - 49 STREET

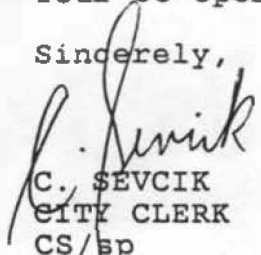
At the Council meeting of June 26, 1989, the following motion was passed concerning the above-noted property:

"RESOLVED that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of discarded auto parts, Casey Golden being the owner of 4641 - 49 Street in The City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to him by registered mail, to remove the discarded auto parts and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Casey Golden and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

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

Your co-operation in this matter is greatly appreciated.

Sincerely,



C. SEVCIK
CITY CLERK
CS/bp

c.c. Bylaws & Inspections Manager

June 27, 1989

REGISTERED MAIL

K & K TRANSPORT LTD.
P. O. Box 263
Red Deer, Alberta
T4N 5E8

Dear Sir or Madam:

RE: COMPLAINTS PERTAINING TO 6898 - 52 AVENUE

At the Council meeting of June 26, 1989, the following motion was passed concerning the above-noted property:

"RESOLVED that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of dilapidated vehicles, lumber, and discarded auto parts, K & K Transport Ltd., being the owner of 6898 - 52 Avenue in The City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to the said Company by registered mail, to remove the dilapidated vehicles, lumber, and discarded auto parts, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to K & K Transport Ltd. and in default of payment shall be charged against the property as taxes due and owing in respect thereof and shall be recovered as such."

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

Your co-operation in this matter is greatly appreciated.

Sincerely,

C. SEVCIK
CITY CLERK
CS/sp

c.c. Bylaws & Inspections Manager

June 27, 1989

REGISTERED MAIL

CASEY GOLDEN
4639 - 49 Street
Red Deer, Alberta
T4N 1T4

Dear Sir:

RE: COMPLAINTS PERTAINING TO 4641 - 49 STREET

At the Council meeting of June 26, 1989, the following motion was passed concerning the above-noted property:

"RESOLVED that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of discarded auto parts, Casey Golden being the owner of 4641 - 49 Street in The City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to him by registered mail, to remove the discarded auto parts and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Casey Golden and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

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

Your co-operation in this matter is greatly appreciated.

Sincerely,

C. SEVCIK
CITY CLERK
CS/sp

c.c. Bylaws & Inspections Manager

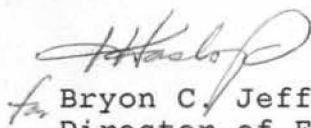
NO. 19

660-062

DATE: June 19, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: UNIT RATE BY-LAW NO. 2865/85
1989 AMENDMENT FOR PAVED LANES

We hereby request that Council increase the local improvement unit rate for residential paved lanes to \$77 per assessable metre. This is 10% higher than the current rate of \$70, which was set in 1987. The increase is necessary to recover the anticipated project expenditures.

Upon Council's approval of the above, the corresponding annual rate per assessable metre would increase to \$9.91 based on a 20 year amortization period. The current annual rate is \$8.58 per assessable metre.


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

TCW/emg

c.c. Director of Financial Services

Commissioners' Comments

We would concur with the recommendations of the Dir. of Engineering Services. A draft amending bylaw has been prepared for Council's consideration and said amending bylaw may be given 3 readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Being a Bylaw to amend Bylaw 2865/85, the "Uniform Rate Bylaw" of The City of Red Deer.

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

1. Section (2) of Bylaw 2865/85 is amended ^{in line 2} ~~as follows:~~

~~85~~ by striking out the figures and words

⁸⁵⁸ "9.65/assess m ^{70.00} 60.00/m" ~~in line (2)~~

and by inserting therefore the following figures and words

^{9.91} "8.58/assess m ^{77.00} 70.00/m"

b) by striking out the words "Storm Sewer Line - New" in line (13) and by inserting therefore the words "Storm Sewer Mains - Roadways"

c) by inserting the following line after (13)

"(14) Storm Sewer Mains - Lanes - 20 - \$6.74/assessable metre - \$55/assessable metre

c) by renumbering existing line (14) to read (15).

2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 15 day of June A.D. 1987

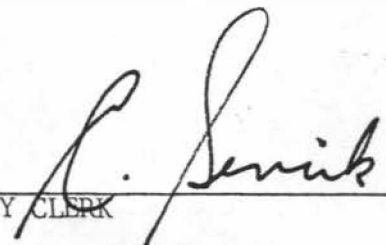
READ A SECOND TIME IN OPEN COUNCIL this 15 day of June A.D. 1987

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 15 day of June A.D. 1987.

MAYOR



CITY CLERK



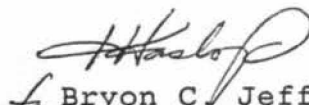
Prepare before

660-062

DATE: June 19, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: UNIT RATE BY-LAW NO. 2865/87⁸⁵
1989 AMENDMENT FOR PAVED LANES

We hereby requested that Council increase the local improvement unit rate for residential paved lanes to \$77 per assessable metre. This is 10% higher than the current rate of \$70, which was set in 1987. The increase is necessary to recover the anticipated project expenditures.

Upon Council's approval of the above, the corresponding annual rate per assessable metre would increase to \$9.91 based on a 20 year amortization period. The current annual rate is \$8.58 per assessable metre.


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

TCW/emg

c.c. Director of Financial Services

DATE: JUNE 27, 1989
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: UNIFORM RATE BYLAW AMENDMENT 2865/A-89

Your report dated June 19, 1989 pertaining to the above matter and in particular relative the unit rate for residential paved lanes, was presented to Council June 26, 1989.

At the above noted meeting, Council gave Three Readings to the Bylaw Amendment, a copy of which is enclosed herewith.

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

C. SEVCIK
CITY CLERK
CS/sp
Encl.

c.c. Director of Financial Services
City Assessor
Urban Planner

DATE: June 20, 1989 CS-2.267
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: NORTH RED DEER COTTAGE SCHOOL:
GRANT APPLICATION TO THE RED DEER HERITAGE FUND
A letter from the Waskasoo Museum Foundation,
dated June 19, 1989, refers.

1. In 1981, as a result of a recommendation in the General Municipal Plan, the City established an Historical Preservation Committee to advise City Council on the identification and preservation of historic buildings and sites in Red Deer.
2. In 1982, the Red Deer Regional Planning Commission prepared a report on behalf of the committee entitled, "Proposals for the Conservation of Historical Resources in Red Deer". This report identified the North Red Deer Cottage School as a significant historical building in Red Deer (Category B).

The report was considered by City Council at their meeting on August 16, 1982, when it was agreed that certain City- and provincially-owned buildings should be officially designated as historical resources. The committee was also authorized to pursue the designation of other listed buildings, such as the North Red Deer Cottage School.

3. In June 1986, North Red Deer celebrated its 75th anniversary, and the book entitled, "The Little Village That Grew: A History of North Red Deer", was published. This book chronicles the history of the North Red Deer Cottage School as the oldest existing school in Red Deer. Construction started in the fall of 1911, and it was officially opened in early February 1912. At various times, it served as a church and town hall, and is the only remaining public building of the village era.
4. At the urging of the North Red Deer 75th Anniversary Committee, the Red Deer Public School Board established the North Cottage School Revitalization Committee in December 1987. The objectives of this committee were to investigate the feasibility of restoring the historic building and designating it an historic resource.

City Council
Page 2
June 20, 1989
North Red Deer Cottage School

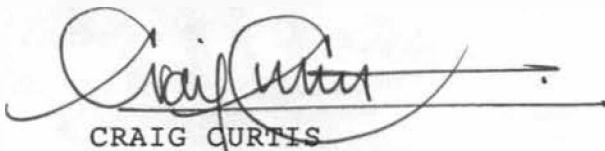
The report on the formation of this committee was considered by City Council at its meeting on May 2, 1988. At this time, the Commissioners thanked the Public School Board "for taking the initiative and responsibility for the restoration and future operation of one of the first schools to be established in the area". It was agreed that the Historical Preservation Committee would assist the Public School Board wherever possible.

5. The Public School Board has now decided to restore the school building to active use, and has requested Alberta Culture & Multiculturalism to designate it a Registered Historic Resource. The building will be used to implement a senior high alternative program, and interior renovations are now underway at an estimated cost of \$130,000.
6. The Public School Board recently applied to the Waskasoo Museum Foundation for a grant of \$26,400 from the Red Deer Heritage Fund to assist in restoring the exterior appearance of the building. This would provide for the removal of the stucco exterior and its replacement with new siding, as well as the reconstruction of the front porch.

The Waskasoo Museum Foundation considered the application at their last meeting, and has recommended that City Council endorse their approval of the grant. The current balance in the Red Deer Heritage Fund is approximately \$375,000.

7. RECOMMENDATION

I support the comments of the Historical Preservation Committee and the Waskasoo Museum Foundation, and recommend that City Council endorse the expenditure of \$26,400 from the Red Deer Heritage Fund for the exterior renovations of the North Red Deer Cottage School, including the reconstruction of the porch.

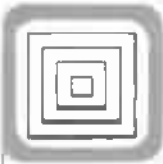


CRAIG CURTIS

CC:dmg

City Council
Page 3
June 20, 1989
North Red Deer Cottage School

- c. Normandeau Cultural & Natural History Society
Waskasoo Museum Foundation
Historical Preservation Committee
Morris Flewwelling, Museums Director
Michael Dawe, City Archivist
Vernon Parker, Regional Planning Commission



June 19, 1989

Mayor McGhee and Members of Council
The City of Red Deer
City Hall
Red Deer, Alberta

Your Worship and Members of Council

Re: North Cottage School

Attached please find copies of a letter dated May 24, 1989 and attachment from R.E. Congon, Assistant Superintendent, Red Deer Public School District #104 which describes the plans of the Board to renovate and restore the North Cottage School at a cost of \$130,000 for use as accommodation for the Senior High School Alternative program. The Board is requesting a grant of \$26,400 from the Red Deer Heritage Fund to fund exterior renovations designed to restore the building to its original appearance. The major part of the project will be replacing the stucco exterior with wood siding and replacing the front entrance porch.

The Board of Directors of the Waskasoo Museum Foundation considered the School Board's request at their June 13 meeting and wish to recommend to Council that the request for \$26,400 from the Red Deer Heritage Fund be approved for use in the restoration of the North Cottage School as described in the May 24 letter from the School Board. In making this recommendation, the Foundation Board noted with interest, that the School District will seek provincial designation of the building as a registered historic resource. This designation could provide additional funding in future years for special maintenance costs. Also, the Foundation Board was aware of the support of the Historical Preservation Committee and of the North Red Deer 75th Anniversary Committee for the project.

In conclusion, the Foundation Board believe this project to be an excellent example of heritage preservation and community need coming together in a timely manner.

Your truly,

M. Flewelling
Morris Flewelling, Secretary
Waskasoo Museum Foundation

Enclosure

MF/lp



RED DEER PUBLIC SCHOOL DISTRICT NO. 104

119.

4747 - 53 Street

Phone 343-1405

RED DEER, ALBERTA

T4N 2E6

May 24, 1989

BOARD OF TRUSTEES

B.I. HOPFNER
Chairman
L.L. CAMPBELL-CARDWELL
L.E. GODDARD
L.D. HARRIS
K.G. HAUCK
D.R. PICKERING
R.E. SCHNELL

Board of Directors
Waskasoo Museum Foundation
c/o Red Deer Museums Management Board
Box 800
RED DEER, Alberta
T4N 5H2



Dear Sirs:

Re: North Cottage School

ADMINISTRATIVE STAFF

K.A. JESSE
Superintendent of Schools

D.A. BLACKER
Deputy Superintendent

L.A. PIZZEY
Assistant Superintendent

R.E. CONGDON
Assistant Superintendent
(Business Services)

CO-ORDINATORS

A. BURLEY
DR. R.B. DRYSDALE
E.M. KULMATYCKI
R.R. LANG
R.W. PAWLOFF
J. ST-JEAN

The Red Deer Public School District No. 104 has decided to restore the above building to active use and, accordingly, taken the following actions:

- 1) Requested Alberta Culture and Multiculturalism to designate the building a registered historical resource.
- 2) Approved renovation and restoration of the building interior at an estimated cost of \$130,000.

Interior renovations are to be complete prior to September 1, 1989 in order to permit the Board to implement a senior high alternative program.

The Red Deer Public School District No. 104 is requesting the financial assistance from the Waskasoo Museum Foundation in the amount of \$26,400.00 to permit restoration of the building exterior. The breakdown of costs and scope of the work is outlined in the attached sheet.

Thank you for your early consideration of our request and should you have any questions please contact the writer.

Yours sincerely,

R. E. Congdon
Assistant Superintendent
Business Services

REC: jhb
Attach.

GRAEME LEADBEATER • RON CHIMMOHOFF • RON MORRISON
 Architecture • Interior Planning • Landscape Design

OLD NORTH SCHOOL

RED DEER PUBLIC SCHOOL DISTRICT No.104

EXTERIOR RESTORATION

EXISTING ASPHALT SHINGLES TO REMAIN

REFINISH FASCIA & SOFFIT
 INSTALL ATTIC VENTS IN SOFFIT

INSTALL NEW DOWNSPOUTS & EXTENTIONS

DOUBLE HUNG WINDOWS
 REPLACED IN PREVIOUS CONTRACT

REMOVE EXISTING STUCCO & SIDING,
 REPLACE WITH NEW SIDING

PARGE EXISTING FOUNDATION WALL

RECONSTRUCT EXISTING PORCHES



ESTIMATE

FASCIA & SOFFIT	1000.00
DOWNSPOUTS	500.00
SIDING	18000.00
PARGING	500.00
PORCHES	4000.00
	<hr/>
SUB-TOTAL	\$24000.00
CONSULTANT FEES	2400.00
	<hr/>
TOTAL	\$26400.00

Normandeau Cultural and Natural History Society

Box 800
Red Deer, Alberta T4N 5H2
(403) 343-6844

June 20, 1989

Mayor McGhee and Members of Council
The City of Red Deer
City Hall
Red Deer, Alberta

Your Worship and Members of Council

Re: North Cottage School

Since the 75th Anniversary of North Red Deer, the Historical Preservation Committee has been aware of interest from the community in upgrading the use of the building from simply storage space and in designating the building as a heritage resource to ensure its continued upkeep and protection.

It is owned by the Public School District and has been in use in recent years as heated and secure storage for sports equipment. It is one of a pair of such schools built in Red Deer. The South Cottage School located at 45 Street and 48 Avenue is currently in use as the accommodation for the Junior High School Alternative Program.

A school built on the same plan in N.W. Calgary (Hillhurst) has been designated a heritage resource and has been renovated for contemporary use.

The School District intend to upgrade the interior to accommodate their new Senior High School Alternative Program. It was suggested to them by the Historical Preservation Committee that it would be appropriate to restore the exterior architectural details with funding from the Red Deer Heritage Fund. In their application, they have identified these specific costs.

The Historical Preservation Committee supports the application for funding from the School District and the recommendation of the Waskasoo Museum Foundation.

Yours truly


per Robert Lampard, Chairman
Normandeau Board

RL/lp

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

WRITTEN ENQUIRIES

There were no written enquiries submitted at this meeting.

CORRESPONDENCE

Correspondence from the North Cottage School Revitalization Committee dated March 15, 1988 re: Historic Resource was presented to Council for information, and it was agreed that same be filed.

Consideration was given to correspondence from Shaw Cable Systems Ltd. dated April 12, 1988 re: Assignment of Agreement. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman Moffat, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer hereby approve assignment of the agreement by Shaw Cablesystems Ltd. to Shaw Cablesystems (Alberta) Ltd. and hereby authorize the Mayor and City Clerk to execute the assignment agreement on behalf of The City of Red Deer as presented to Council May 2, 1988, subject to said assignment agreement being satisfactory to the City Solicitor."

MOTION CARRIED

NOTICES OF MOTION

The following Notice of Motion was submitted by Alderman Campbell relative to establishing English as the official language of the Province of Alberta.

"WHEREAS the Alberta Urban Municipalities Association has asked member municipalities to submit resolutions for consideration at the 1988 Annual Convention on matters that concern us, and where the Government of Alberta has legislative authority;

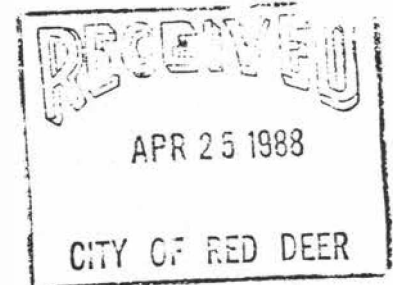
AND WHEREAS Red Deer is a regional center for many Provincial Government employees;

AND WHEREAS the Supreme Court of Canada has recently ruled that Saskatchewan and Alberta must translate all Provincial legislation into French, due to their interpretation of Section 110 of the North-West Territories Act, unless legislation is passed to eliminate this costly and unnecessary expenditure;

NO. 5

THE NORTH COTTAGE SCHOOL REVITALIZATION COMMITTEE
 an ad-hoc committee of the
 Red Deer Public School District # 104
 51, Odell Green
 Red Deer AB, T4P 1V3
 March 15, 1988

Mayor and Council
 City of Red Deer
 Red Deer, AB



Your Worship and Councilors:

In June 1986, North Red Deer celebrated its 75th Anniversary. In October 1987, the 600 page THE LITTLE VILLAGE THAT GREW, A HISTORY OF NORTH RED DEER was launched. An important section in it, written by Harold Dawe, chronicles the history of the oldest existing school in Red Deer, the North Cottage School, which is also the only remaining public building of the Village era. Its construction started in the fall of 1911, and it was officially opened in early February 1912. At various times it also served as a church and town hall.

At the urging of the North Red Deer 75th Anniversary Committee, the Red Deer Public School Board, at its December 9, 1987 meeting, passed a motion creating an ad-hoc committee, with the following terms of reference:

--To investigate the feasibility and desirability of having the North Cottage School designated a PROVINCIAL HISTORIC RESOURCE. (It should be noted that no building north of the River has that status so far.)

--To investigate the feasibility of restoring that school building, including its former full width porch and wooden siding.

--To investigate, should the School Board not need it for educational purposes, possible uses of this historic building other than as a storage facility, as it is now.

The Committee, which since has held three meetings and is now called the North Cottage School Revitalization Committee, consists of:

--Lorne Goddard, Chairman, representing the School Board;

--Harlan Hulleman, Vice Chairman, representing the North Red Deer 75th Anniversary Committee;

--Deloris Booker, representing the Historical Resources Committee of the Museums Management Board;

--Ralph Pettibone, representing the Central Alberta Retired Teachers Association;

--Sam Dymianiw, citizen-at-large; and

--Don Moore, citizen-at-large.

We thought this information might be of interest to you, since Red Deer as a whole, of which the area north of the River comprises an important part, is celebrating its 75th Anniversary of becoming a City.

We welcome your advice, support, and interested observations.

Yours truly,



for: Lorne Goddard,
Chairman

Commissioners' Comments

This is submitted for Council's information. We would like to take the opportunity to thank the Red Deer Public School Board for taking the initiative and responsibility for the restoration and future operation of one of the first schools to be established in the area. We anticipate this will be a very valuable historic resource and will be appreciated by the citizens of Red Deer.

"R.J. MCGHEE"
Mayor

"H.C. DAY"
City Commissioner"

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 29, 1989

Red Deer Public School District No. 104
4747 - 53 Street
Red Deer, Alberta
T4N 2E6

Attention: Mr. R.E. Congdon, Asst. Supt., Bus. Services

Dear Sir:

RE: NORTH COTTAGE SCHOOL

At the Council meeting of June 26, 1989, the following motion was passed by Council endorsing the expenditure of funds from the Red Deer Heritage Fund for renovations to the North Red Deer Cottage School.

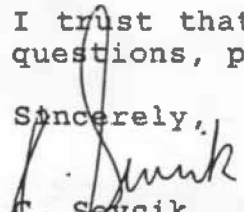
"RESOLVED that Council of The City of Red Deer hereby endorses the expenditure of \$26,400.00 from the Red Deer Heritage Fund for the exterior renovations of the North Red Deer Cottage School including the reconstruction of the porch and as recommended to Council June 26, 1989."

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

A cheque will be sent to you under separate cover in the amount specified in the resolution. The funds are to be used for exterior renovations of the North Red Deer Cottage School including the reconstruction of the porch as outlined in the submission of Group 2 Architects which accompanied your letter and which appeared on the Council agenda of June 26. Once the project is completed a report is to be submitted back to the City outlining the renovations undertaken and the actual costs of said renovations.

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

Sincerely,


C. Sevcik
City Clerk
CS/ds

Page 2
Red Deer Public School District

c.c. Dir. of Community Services
Dir. of Financial Services
Waskasoo Museum Foundation
Normandeau Cultural & Natural History Society
Historical Preservations Committee
Museums Director
City Archivist
Regional Planning Commission

NO. 21

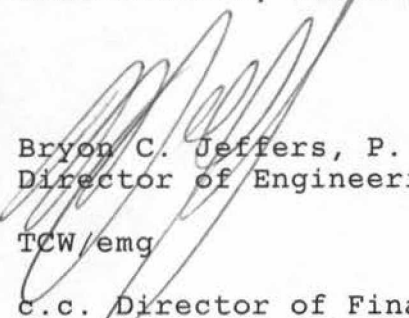
055-003B

055-004B

DATE: June 19, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: DEER PARK CITY AREA 2B
ROADS AND UTILITIES CONTRACT

For your information, on June 15, 1989, Tenders were closed for construction of roads and utilities in the above noted subdivision. Border Paving Ltd. was the only tenderer; quoting a total price of \$584,602.10. As this is within our budget estimate of \$595,000, we are proceeding with award of the Contract to Border Paving Ltd.

It should be noted that this budget is based on two resolutions of Council, which approved \$206,000 on March 6, 1989, and \$574,000 on May 29, 1989. These budgets also include streetlighting, power distribution, and engineering.



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

TCW/emg

c.c. Director of Financial Services
c.c. Land Supervisor

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE"
Mayor

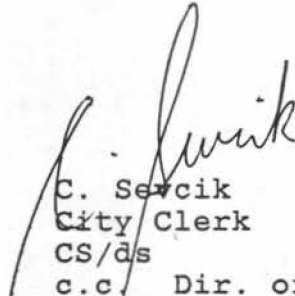
"M.C. DAY"
City Commissioner

DATE: June 29, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: DEER PARK CITY AREA 2B/ROADS AND UTILITIES CONTRACT

Your report dated June 19, 1989, pertaining to the above topic was presented to Council June 26, 1989, for information purposes only.

I trust you will ensure appropriate legal documentation is prepared and executed by the City and Border Paving Ltd. in regard to the award of this contract.

We thank you for your report in this instance.


C. Sercik
City Clerk
CS/ds
c.c., Dir. of Financial Services
Land Supervisor
Urban Planner
E.L. & P. Manager
City Assessor
Dir. of Community Services

DATE: June 20, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: PIPER CREEK FOUNDATION

The attached letter from the Piper Creek Foundation indicates a surplus is anticipated in the 1989 budget approved by Council. The \$16,053 surplus will be the result of a greater than expected Provincial grant.

Rather than using the additional grant to reduce the 1989 requisition to the City, the Piper Creek Foundation is requesting approval to use the funds to upgrade the two older lodges.

Requested Action

Council direction is requested on whether the \$16,053 surplus should be used to reduce the 1989 requisition or expended on the upgrading of the two older lodges.



A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mrk

Att'd.

Commissioners' Comments

In the attached application a request is being made to reallocate an unforeseen surplus to other upgrading work, presumably not included in the current budget. We have no details of the nature of this work which may be highly desirable to undertake. However, we would disagree in principle with reallocating surpluses for work which clearly did not have a high enough priority to be included in the budget.

We, therefore, could not support the request, but would recommend that the upgrading work be included in next year's budget.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



PIPER CREEK FOUNDATION

4277 - 46A AVENUE, RED DEER, ALBERTA T4N 6S9 PHONE 343-1077

June 05, 1989

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

Attention: A. Wilcock - Director of Finance

Dear Mr. Wilcock:

Our Grant from the Alberta Mortgage and Housing Corporation's Lodge Assistance Program was larger than we originally expected, and we have a surplus of \$16,053.00.

Since the purpose of the Lodge Assistance Program is to help reduce the requisitions to the contributing municipalities, it is reasonable to return to the City this amount.

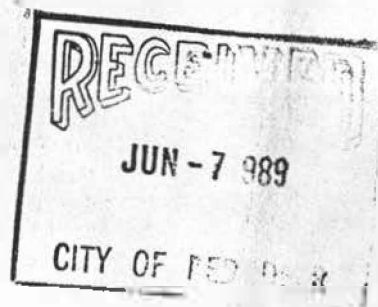
On the other hand the Piper Creek Foundation is upgrading our two older Lodges and are planning remodelling the Piper Creek Lodge to bring up the minimum standards of our other Lodges. Therefore, I have been asked by my Board of Directors to approach you to find out if there would be objection to our keeping this surplus and to apply it towards our costs of upgrading our older Lodges.

We are also looking at setting up a reserve capital fund in the Foundation to be used towards the upgrading of our older Lodges.

Sincerely yours,

VERNE REEVES
EXECUTIVE DIRECTOR

VR/mh



ADMINISTRATORS FOR

PARKVALE LODGE, 4277 - 46A Avenue, Red Deer, Alta., T4N 6S9 343-0688

PINES LODGE, 52 Piper Dr., Red Deer, Alta., T4P 1H8 343-0656

PIPER CREEK LODGE, 4820 - 33 St., Red Deer, Alta., T4N 0N5 343-1066

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8196

City Clerk's Department 342-8132

June 30, 1989

Piper Creek Foundation
4277 - 46A Ave.
Red Deer, Alberta
T4N 6S9

Attention: Mr. Verne Reeves, Exec. Dir.

Dear Sir:

RE: \$16,053.00 SURPLUS

Your letter of June 5 addressed to the Director of Financial Services concerning the above topic was presented to Council June 26, 1989.

At the above noted meeting, you verbally indicated that there may in fact not be a \$16,000.00 surplus by year end in view of the fact that you are experiencing some vacancies. As a result, Council agreed not to pass any resolution pertaining to this matter and that should a surplus exist at year end, a further report might be considered with recommendations on how the surplus might be spent.

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

A handwritten signature in cursive, appearing to read "C. Sevcik".

C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Financial Services

NO. 23

DATE: JUNE 21, 1989
TO: CITY COUNCIL
FROM: FINANCE & AUDIT COMMITTEE
RE: APPOINTMENT OF EXTERNAL AUDITORS FOR 1989

At the Finance & Audit Committee meeting of June 20, 1989, consideration was given to the appointment of External Auditors for 1989, with the following resolution being passed:

"RESOLVED that the Finance & Audit Committee hereby recommend to Council of The City of Red Deer that the firm of Matthew Craig Davies, Chartered Accountants, be appointed as Auditor for The City of Red Deer for the 1989 financial year."

This is submitted for Council's information and consideration.

Respectfully submitted



ALDERMAN GAIL SURKAN
CHAIRMAN
KK/sp

DATE: June 14, 1989
TO: CITY CLERK
FROM: TREASURY SERVICES MANAGER
RE: APPOINTMENT OF EXTERNAL AUDITORS

Clause 68 (1) of the Municipal Government Act States that 'A council shall not later than June 1 in any year appoint one or more auditors to examine the financial statements of the municipality and of every administrative body handling municipal funds and for which no statutory audit provision is made'.

Clause 68 (3) states that 'The secretary shall

(a) in writing advise the auditor of his appointment within 30 days of the appointment, and

(b) send a copy of the appointment to the Minister.'

We inadvertently neglected to request Council to appoint the auditor for 1989 prior to June 1. Therefore we have forwarded a request to Alberta Municipal Affairs for an extension to June 30, 1989 in order that this matter can be dealt with by Council.

In anticipation of approval of our request for an extension, we hereby respectfully request Council to appoint the firm of Matthew Craig Davies, Chartered Accountants, as auditor for The City of Red Deer for the 1989 financial year.



D. G. Norris
Treasury Services Manager

DGN/mrk

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

June 28, 1989

Mr. A.R. Grover
Deputy Minister of Municipal Affairs
Government of Alberta
Jarvis Bldg., Rm. 915, 9925 - 107 St.
Edmonton, Alberta
T5K 2H9

Dear Mr. Grover:

RE: APPOINTMENT OF AUDITORS CITY OF RED DEER

Pursuant to Section 68 of the Municipal Government Act, R.S.A. 1980, I am enclosing herewith a copy of the letter advising the firm of Matthew, Craig, Davies of their appointment as City Auditors for the 1989 financial year.

I trust that you will find this satisfactory.

Sincerely,

C. Sevcik
City Clerk
CS/ds
c.c. Dir. of Financial Services
Finance & Audit Committee

June 28, 1989

Matthew, Craig, Davies
Chartered Accountants
5913 Gaetz Ave.
Red Deer, Alberta
T4N 1C6

Attention: Mr. C. Matthew

Dear Sir:

Council of The City of Red Deer at its meeting held on Monday, June 26, 1989, passed the following motion appointing your firm as the City Auditors for the 1989 financial year.

"RESOLVED that Council of The City of Red Deer hereby appoint the firm of Matthew, Craig, Davies, Chartered Accountants, as external auditors for The City of Red Deer for the 1989 financial year."

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

With very best wishes.

Sincerely,

C. Sevcik
City Clerk
CS/ds
c.c. Deputy Minister of Municipal Affairs
Dir. of Financial Services
Finance & Audit Committee

NO. 24

DATE: JUNE 21, 1989
TO: CITY COUNCIL
FROM: FINANCE & AUDIT COMMITTEE
RE: 1988 AUDITED FINANCIAL STATEMENT

At the Finance & Audit Committee meeting of Tuesday, June 20, 1989, the 1988 Audited Financial Statement for The City of Red Deer was presented to the Committee.

Copies of the Financial Statement were previously circulated to members of Council and is now presented for Council's information.

The Director of Finance will be present at the Council meeting to field any questions you may have concerning the Financial Statement.

Respectfully submitted,



for ALDERMAN GAIL SURKAN
CHAIRMAN
KK/sp
Encl.

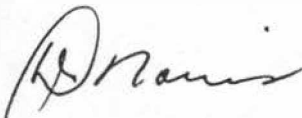
Charlie Sevcik
City Clerk

DATE: May 30, 1989
TO: MAYOR AND COUNCILLORS
CITY COMMISSIONER
DIRECTORS AND DEPARTMENT HEADS
FROM: TREASURY SERVICES MANAGER
RE: 1988 FINANCIAL STATEMENT

Enclosed for your information is a copy of the 1988 Financial Statement for The City of Red Deer.

The Financial Statement is Scheduled for review by the Finance Committee on June 20 and will be presented to Council on June 26.

Please feel free to contact me or Mr. Wilcock relative to any questions or concerns you may have concerning the annual statement.



D. G. Norris
Treasury Services Manager

DGN/mrk

Encl.

THE CITY OF RED DEER
FINANCIAL STATEMENT
1988

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CITY COUNCIL

NOVEMBER 1986 to OCTOBER 1989

MAYOR - R. J. McGhee

ALDERMEN

J. Campbell	T. Guilbault	R. McGregor	L. Pimm
T. Connelly	J. Kokotailo	D. Moffat	G. Surkan

CITY OFFICIALS

City Commissioner	M. Day
Director of Engineering Services	B. Jeffers
Director of Financial Services	A. Wilcock
Director of Community Services	C. Curtis
City Clerk	C. Sevcik
City Assessor, Tax Collector and Land Administrator	A. Knight
Bylaws and Inspections Manager	R. Strader
Electric Light and Power Manager	A. Roth
Fire Chief	R. Oscroft
Personnel Manager	R. Crossley
Economic Development Manager	A. Scott
Transit Manager	G. Beattie
Social Planning Manager	R. Assinger
Police Chief (R.C.M.P.)	Insp. L. Pearson
Recreation and Culture Manager	L. Hodgson
Parks Manager	D. Batchelor

- / - / - /

CITY SOLICITOR	-	Chapman, Riebeek, Simpson, Chapman, Wanless
CITY AUDITORS	-	Matthew Craig Davies

His Worship Mayor McGhee, and
Members of Council of The City of Red Deer

In accordance with the requirements of the Municipal Government Act, I am pleased to submit the audited financial statements of The City of Red Deer for the year ended December 31, 1988.

Some significant areas of the financial operations are:

General Municipal Operations

A deficit of \$483,000 had been budgeted to be funded from prior year's surpluses. A surplus of \$1,309,000 actually occurred as summarized on the following table:

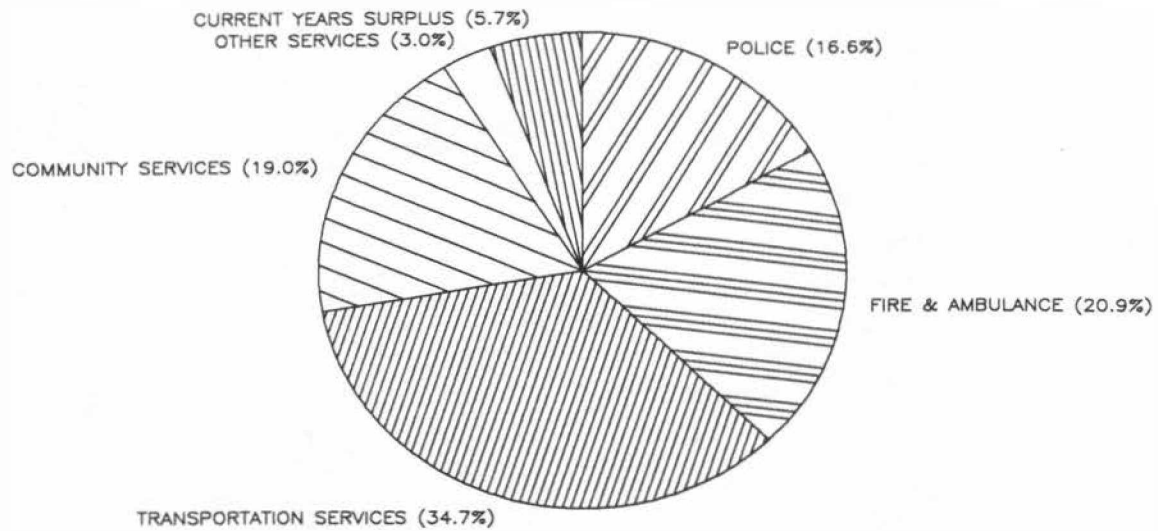
SUMMARY OF GENERAL OPERATING
REVENUES AND EXPENDITURES
FOR 1988

(IN THOUSANDS OF \$)

DESCRIPTION	REVENUE	EXPENDITURE	NET EXPENDITURE OR (RECOVERY)
1. Police	\$ 646	\$ 4,490	\$ 3,844
2. Fire and Ambulance	383	5,221	4,838
3. Transportation Services	3,274	11,284	8,010
4. Community Services	7,349	11,746	4,397
5. Other Services	10,404	11,108	704
6. Various Taxes	15,936	-	(15,936)
7. Provincial Grants	4,432	-	(4,432)
8. Penalties	334	-	(334)
9. Investment Interest	1,512	-	(1,512)
10. Franchise Revenue	791	-	(791)
11. Other Revenue	97	-	(97)
12. Current Year's Surplus	-	1,309	1,309
	<u>\$45,158</u>	<u>\$45,158</u>	<u>-</u>

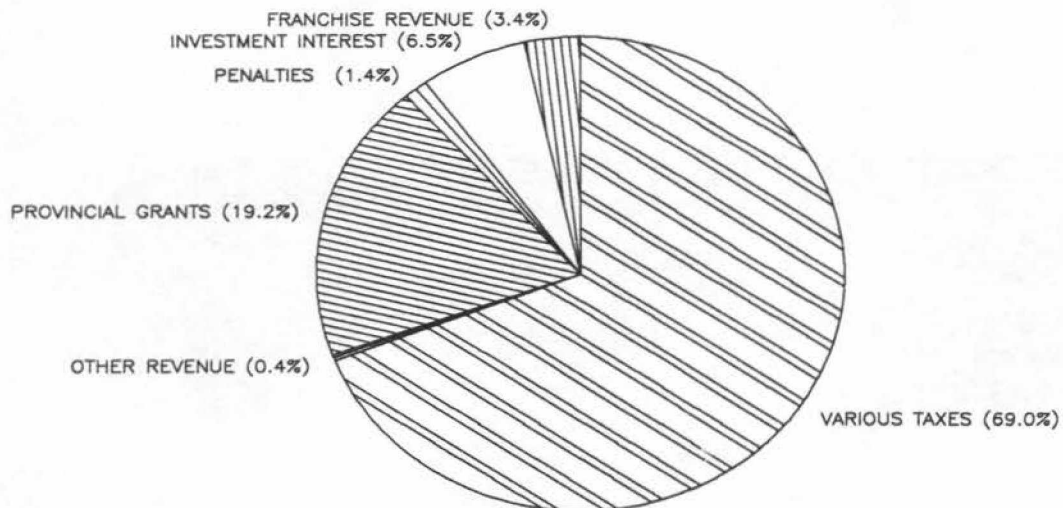
The net expenditures in Column 3 for the major functions (1) to (5) and (12) and the revenues to fund them in (6) to (11) are shown on the graphs on the following page.

1988 NET GENERAL OPERATING EXPENDITURES



The net expenditures were funded by the following revenues:

1988 NET GENERAL OPERATING REVENUES



The \$1,309,000 surplus increased the accumulated General Municipal surplus at December 31, 1988 to \$2,458,000.

Self Supporting Utility Operations

The Utility operations in 1988 resulted in the following surplus (deficits) and accumulated surpluses at December 31, 1988:

	<u>(In Thousands of \$)</u>		
	<u>1988 Operating Surplus (Deficit)</u>		<u>Accumulated</u>
<u>Utility</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Surplus</u> <u>Dec. 31/88</u>
Equipment Pool	\$ -	\$ -	\$ -
Parking Fund	(15)	(45)	36
Water Supply	(269)	(305)	853
Sanitary Sewage	(413)	(511)	1,002
Garbage Disposal	-	-	268
Garbage Collection	(19)	12	199
Electrical Distribution	-	-	-
	<u>(716)</u>	<u>(849)</u>	<u>2,358</u>

Overall utility operations in 1988 resulted in a deficit of \$849,000. This deficit reduced the accumulated surplus at December 31, 1988 to \$2,358,000.

The Water and Sewer utility operations had significant accumulated surpluses remaining at December 31, 1988. These surpluses had been accumulated in prior years to absorb the impact of significant expenditure increase due to plant expansions. The surpluses will continue to be used for this purpose in future years.

The accumulated surplus of \$268,000 in the Garbage Disposal utility and a reserve of \$732,000 are intended to provide funds to replace the existing landfill site.

Capital Expenditures

The level of capital expenditure in 1988 increased from the previous year by \$31.1 million or 140% as disclosed below:

<u>Description</u>	<u>Capital Expenditure</u>	
	<u>In Thousands of \$</u>	
	<u>1988</u>	<u>1987</u>
Subdivision Servicing	\$ 1,800	\$ 2,900
Roads and Bridges	4,700	14,900
Recreation and Parks Facilities	2,000	1,800
Electrical Distribution system	1,400	800
Major Corridor	39,200	-
Purchase of Equipment	2,800	-
All other	900	1,300
	<u>52,800</u>	<u>21,700</u>

To fund the capital expenditures the following funds were received:

<u>Description</u>	<u>Amount</u>
Debenture Issue	\$ 1,600,000
Government Grants	43,500,000
Operating Budget Contributions	6,900,000
Return On Investments	1,000,000
Other	1,600,000
	<u>54,600,000</u>

The above table discloses that \$1.6 million of debentures were issued in 1988.

As a result of debt repayment exceeding debenture issues in 1988, the outstanding debenture debt was actually reduced by \$1.641 million as disclosed by the next table.

DEBENTURE DEBT (In Thousands of \$)

<u>Purpose of Borrowing</u>	<u>Outstanding December 31/87</u>	<u>1988 Net Increase (Decrease) In Borrowings</u>	<u>Outstanding December 31/88</u>	<u>Per Capita Debt</u>
General				
Municipal				
Services	\$25,244	\$ 653	\$25,897	\$ 472
Water Supply	10,746	(308)	10,438	190
Sanitary Sewer	10,954	(240)	10,714	195
Electrical				
Distribution	1,490	(1,269)	221	4
Subdivisions	18,451	(477)	17,974	328
	<u>66,885</u>	<u>(1,641)</u>	<u>65,244</u>	<u>1,189</u>

The long term debt was reduced by 2.5% in 1988; per capita debt was reduced from \$1,232 to \$1,189 per capita.

At December 31, 1988 there was a reserve set aside of \$1,928,000 or \$35 per capita to repay a portion of the above debt:

<u>Purpose of Borrowing</u>	<u>Funds Reserved</u>	<u>Per Capita</u>
Water Supply	\$ 188,000	3
Sanitary Sewer Disposal	1,740,000	32
	<u>1,928,000</u>	<u>35</u>

Subdivision Investment

The changes in net subdivision investment in the last three years is disclosed below:

	<u>In Thousands of \$</u>		
	<u>1988</u>	<u>1987</u>	<u>1986</u>
Net Subdivision Investment	<u>\$17,212</u>	<u>\$18,451</u>	<u>\$25,516</u>
Annual Increase (Decrease) in Investment	<u>\$(1,239)</u>	<u>\$(7,065)</u>	<u>\$ (12)</u>

The table discloses the net investment in subdivisions was reduced by \$1.239 million in 1988 as a result of Council policies to reduce the investment and revenues generated by land sales.

The level of investment in subdivisions of \$17.212 million is still too high relative to the rate of development. It will cost \$1.79 million in interest charges in 1989 just to finance this investment. It is anticipated, because of Council policies designed to reduce the net investment, that the net investment will continue to decline.

Summary of Financial Position

The City's general financial position showed improvement in 1988. Accumulated surplus from general municipal and utility operations increased in total by \$.46 million to \$4.8 million improving the City's working capital position. In addition, net subdivision investment reduced by \$1.2 million to \$17.2 million.

A handwritten signature in cursive script, appearing to read "A. Wilcock".

A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mkA

AUDITOR'S REPORT

His Worship the Mayor and Council
The City of Red Deer
Red Deer, Alberta

We have examined the Combined Balance Sheet of the City of Red Deer as at December 31, 1988 and the statements of Combined Operating Revenue and Expenditures, Combined Operating Surplus, Combined Equity in Fixed Assets and Combined Capital Finances Acquired and Applied for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the City of Red Deer as at December 31, 1988 and the results of its operations and capital financing for the year then ended in accordance with the disclosed basis of accounting, considered appropriate in the circumstances, as described in Note 1 to the financial statements applied on a basis consistent with that of the preceding year.

Red Deer, Alberta
April 18, 1989

Matthew Craig Davies
Chartered Accountants

THE CITY OF RED DEER
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1988

NOTES TO FINANCIAL STATEMENTS

1. Significant Accounting Policies

The financial statements have been prepared in accordance with accounting principles generally accepted for municipalities and include the following policies:

a) Combined Financial Statements

For purposes of financial statement presentation, the General Municipal and Utility operations have been reflected on combined financial statements.

The City of Red Deer organizes and operates its accounting system to segregate the accounts according to the purpose for carrying on specific activities. These activities are separated as follows:

- (i) General Municipal Operations - to account for the assets and liabilities, revenues and expenditures associated with the provision of conventional municipal services.
- (ii) Utility Operations - to account separately for those entities that provide specific services on a "user pay" concept and are intended to be self-supporting. These specific services are:

- Power distribution
- Water supply
- Sewage treatment
- Garbage collection
- Garbage disposal
- Parking services
- Equipment pool

In accordance with the City's fiscal policy each utility pays to the City's General Municipal operations a portion of its earnings as an administration charge.

b) Revenues

Revenues are recorded on an accrual basis except for parking fines, which are recorded on a cash basis.

c) Investments

Investments are recorded at cost.

1. Significant Accounting Policies Continued

d) Inventories

Inventories are valued at the lower of cost or net realizable value.

e) Fixed Assets

Fixed assets consist of general municipal and utility fixed assets recorded at cost. Utility fixed assets used in production of a service for resale are generally depreciated at rates designed to amortize the cost of the assets over their useful lives. The depreciation as calculated is reported as a reduction of equity in fixed assets rather than as a charge to operations.

General purpose fixed assets, not related to a direct fee for service activity, are not depreciated.

f) Subdivision Development

Subdivision development costs are treated as capital assets and divided into two categories, fixed assets and land held for resale. Land held for resale is carried on the balance sheet until such time as the land is sold. Other development costs incurred to place the land in a saleable state are classified as fixed assets and are not removed from the balance sheet when the land is sold.

Land sales revenue is considered to be operating revenue and is shown as such in the Statement of Combined Operating Revenues and Expenditures. Principal and interest payments on debentures issued for subdivision development purposes are shown as subdivision operating expenditures.

g) Encumbrances

Expenditures are recognized by the City at the point in time that a commitment to purchase is made. At the year end, commitments are classified as encumbrances to distinguish them from trade payables for which a definite obligation to pay existed.

h) Debenture Debt Payments

Principal and interest payments on debentures are charged to operations as the payments are made. Interest expense accrued from the date of the last payment to the fiscal year end is not recorded in the accounts.

i) Vacation and Sick Leave Benefits

Vacation and sick leave benefits are recorded on a cash basis.

2. Capital Funds Receivable

Capital funds receivable represents financing yet to be received for projects for which the related expenditures have been made. Details are as follows:

Capital Project Funds Receivable		\$4,669,173
Subdivision Development:		
Net Investment	\$17,211,747	
Less: Financing Provided by Debentures	(17,973,982)	(762,235)
Total Capital Funds Receivable		<u>\$3,906,938</u>

3. Deferred Revenue

Deferred Revenue consists of advances from other Governments related to various cost sharing programs that were incomplete at December 31, 1988, local improvement and other prepaids, and other miscellaneous deferred revenues. Details are as follows:

	<u>1988</u>	<u>1987</u>
Advances		
- Urban Transportation	\$16,027,769	\$ 7,863,646
- F.C.S.S. and Recreation	54,946	323,851
Local Improvement and		
Other Prepaids	1,203,060	1,003,942
Other	14,695	151,563
	<u>\$17,300,470</u>	<u>\$9,343,002</u>

4. Debenture Debt

Debentures are predominantly with Alberta Municipal Financing Corporation and are payable in annual amounts to the year 2008.

Principal and interest amounts due in each of the next five years are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1989	\$ 2,511,242	\$ 7,708,203	\$10,219,445
1990	2,493,656	7,432,465	9,926,121
1991	2,709,668	7,154,570	9,864,238
1992	2,771,121	6,850,680	9,621,801
1993	2,968,425	6,533,059	9,501,484
	<u>\$13,454,112</u>	<u>\$35,678,977</u>	<u>\$49,133,089</u>

Interest rates on these debentures range from 5.75% to 12.50%. Effective January 1, 1988, the Alberta Municipal Financing Corporation has reduced interest rates on outstanding loans to a maximum of 12.50% per annum.

The Province of Alberta provides an interest subsidy grant on debenture issues as follows:

<u>Debenture Issue</u>	<u>In Excess of</u>
January 1, 1974 - March 31, 1980	8%
April 1, 1980 - March 31, 1981	9%
April 1, 1981 - March 31, 1982	11%
April 1, 1982 - March 31, 1983	11% for five years only

Debentures approved after March 31, 1983 are not eligible for subsidy.

5. Commitments

Major Continuous Corridor/Railway Relocation

On January 1, 1988 The City of Red Deer entered into an agreement with the Province of Alberta, which provides for the construction of a major continuous corridor roadway within the City. This agreement includes the relocation of Canadian Pacific Limited's railway mainline and railway yards from the downtown area, as well as for the construction of three railway/highway grade separations for the new railway mainline.

5. Commitments Continued

The estimated cost of the project is \$68,800,000 and under the agreement, the Province has agreed to grant The City 90% of the shareable costs over the period January 1, 1988 to December 31, 1993 and The City has agreed to contribute the balance of the cost.

On June 13, 1988 The City of Red Deer entered into an agreement with Canadian Pacific Limited which provides for the relocation of the railway mainline and the railway yards. Under this agreement, The City paid to Canadian Pacific the sum of \$36,500,000 as a contribution in respect of the cost of properties to be acquired or relocation expenses to be waived. This sum was deposited in a bank account in the name of The City; however, The City has granted irrevocable Power of Attorney to Canadian Pacific Limited in respect of this bank account to invest the funds, to make deposits to and to withdraw funds from the account. The City of Red Deer has no further rights to deal in any manner whatsoever with the account, except as provided by the terms of the agreement in case of default. The full amount has been recorded as a capital expenditure in 1988.

The agreement also provides for the transfer of certain city owned lands to Canadian Pacific Limited in 1989, and for the transfer of certain railway lands owned by Canadian Pacific Limited to The City of Red Deer on or before April 15, 1992.

On April 5, 1988, City Council passed a debenture bylaw which provided for the borrowing of \$5,317,070 for the City's share of the cost of Phase I - rail relocation. Phase II - road construction will occur when the existing rail line has been relocated.

THE CITY OF RED DEER
COMBINED BALANCE SHEET
DECEMBER 31, 1988

	<u>1988</u>	<u>1987</u>
<u>ASSETS</u>		
Current Assets		
Cash	\$ 5,862	\$ 3,620,117
Investments	29,318,386	16,804,140
Receivables		
Taxes	1,086,885	1,517,287
Other Governments	191,747	149,399
Trade	7,203,877	6,559,859
Capital Funds (Note 2)		
- Statement 3	3,906,938	3,900,964
Inventories	3,307,797	2,880,032
Deferred Expense	568,915	500,411
Trust Accounts	<u>12,108</u>	<u>13,448</u>
	45,602,515	35,945,657
Land for Resale	14,407,175	14,638,711
Loan Receivable	171,504	141,308
Fixed Assets - Schedule C	<u>319,317,225</u>	<u>305,919,809</u>
	<u>\$ 379,498,419</u>	<u>\$ 356,645,485</u>

STATEMENT 1

	<u>1988</u>	<u>1987</u>
<u>LIABILITIES</u>		
Current Liabilities		
Short-term Loans/Overdrafts	\$ 2,294,674	\$ 0
Payables		
Other Governments	1,651,935	1,597,922
Trade	4,934,383	3,747,098
Encumbrances	4,535,291	11,017,644
Deposits	712,955	765,239
Deferred Revenue (Note 3)	17,300,470	9,343,002
Trust Accounts	<u>12,108</u>	<u>12,448</u>
	31,441,816	26,483,353
Debenture Debt (Note 4) – Schedule D	<u>65,243,846</u>	<u>66,885,245</u>
	<u>96,685,662</u>	<u>93,368,598</u>
<u>SURPLUS</u>		
Reserves		
Operating – Schedule E	8,719,006	5,105,453
Capital	<u>625,199</u>	<u>0</u>
	9,344,205	5,105,453
Operating Surplus – Statement 4	4,816,490	4,356,846
Equity in Fixed Assets – Statement 5	<u>268,652,062</u>	<u>253,814,588</u>
	<u>282,812,757</u>	<u>263,276,887</u>
	\$ <u>379,498,419</u>	\$ <u>356,645,485</u>

THE CITY OF RED DEER
 COMBINED OPERATING REVENUES AND EXPENDITURES
 FOR THE YEAR ENDED DECEMBER 31, 1988

	1988 OPERATING REVENUES	1988 OPERATING EXPENDITURES	NET SURPLUS (DEFICIT)	1987 SURPLUS (DEFICIT)
Council and Legislative	\$ 0	\$ 218,257	\$ (218,257)	\$ (200,034)
General Administration	9,551,161	8,782,975	768,186	710,411
Police Services	646,568	4,490,026	(3,843,458)	(3,529,843)
Fire Fighting and Prevention	13,219	4,590,436	(4,577,217)	(4,193,090)
Disaster Services	0	2,719	(2,719)	2,202
Ambulance Services	369,637	631,131	(261,494)	(362,448)
By-laws Enforcement and Other	533,894	885,461	(351,567)	(408,238)
Common Services (Equipment Pool)	2,765,911	2,765,911	0	0
Roads, Streets, Walks and Lighting	2,221,192	8,936,093	(6,714,901)	(5,411,508)
Parking Services	744,751	790,236	(45,485)	25,498
Airport Services	210,248	227,031	(16,783)	(20,530)
Public Transit System	894,742	2,173,008	(1,278,266)	(737,721)
Water Supply and Distribution	5,370,326	5,675,472	(305,146)	(245,933)
Sanitary Sewage Service and Disposal	4,426,389	4,937,549	(511,160)	(335,313)
Garbage Collection	2,097,525	2,085,683	11,842	(5,533)
Garbage Disposal - Landfill	732,164	732,164	0	0
Family and Community Support Services	1,037,612	1,256,070	(218,458)	(182,397)
Day Care	174,212	199,860	(25,648)	(179,402)
Cemeteries	128,372	201,359	(72,987)	(117,167)
Economic Development	762	127,736	(126,974)	(117,956)
Community Services	314,841	985,851	(671,010)	(534,188)
Subdivision Land and Developments	5,529,873	5,529,873	0	0
Public Housing Operations	3,078	105,030	(101,952)	(90,782)
Recreation and Park Services	5,178,766	8,732,606	(3,553,840)	(3,389,020)
Cultural Services	829,983	1,356,013	(526,030)	(545,249)
Electrical Distribution	32,498,203	32,498,203	0	0
	<u>76,273,429</u>	<u>98,916,753</u>	<u>(22,643,324)</u>	<u>(19,868,241)</u>
Net Taxes for General Purposes -				
Schedule A	15,936,642	0	15,936,642	14,815,482
Other General Revenues - Schedule B	7,166,326	0	7,166,326	3,914,864
	<u>99,376,397</u>	<u>98,916,753</u>	<u>459,644</u>	<u>(1,137,895)</u>
Transfers from Prior Year's Surplus	<u>1,198,543</u>	<u>0</u>	<u>1,198,543</u>	<u>1,802,240</u>
TOTALS	\$ <u>100,574,940</u>	\$ <u>98,916,753</u>	\$ <u>1,658,187</u>	\$ <u>664,345</u>

STATEMENT 3

THE CITY OF RED DEER
 COMBINED CAPITAL FINANCES ACQUIRED AND APPLIED
 FOR THE YEAR ENDED DECEMBER 31, 1988

	<u>1988</u>	<u>1987</u>
<u>FINANCES ACQUIRED</u>		
Debentures Issued	\$ 1,640,125	\$ 5,159,903
Government Grants	43,532,247	5,923,940
Special Levy	0	0
Return on Investments	1,024,345	855,608
Sales of Fixed Assets	167,024	90,707
Contributions from:		
Other Functions	6,979,413	8,780,250
Developers	832,966	603,226
Other	573,957	242,652
	<u>54,750,077</u>	<u>21,656,286</u>
<u>FINANCES APPLIED</u>		
Fixed Asset Additions:		
Engineering Structures	8,606,873	20,160,138
Buildings	2,080,614	204,378
Machinery and Equipment	3,073,808	1,386,090
Land	2,538,299	347,492
Other	0	57,756
Contributions to:		
Operating Functions	1,659,224	2,465,689
Other	36,797,233	278,910
	<u>54,756,051</u>	<u>24,900,453</u>
Increase in Capital Funds		
Receivable	5,974	3,244,167
Capital Funds Receivable (Advanced)		
Beginning of Year	<u>3,900,964</u>	<u>656,797</u>
Capital Funds Receivable		
End of Year – Statement 1	\$ <u><u>3,906,938</u></u>	\$ <u><u>3,900,964</u></u>

STATEMENT 4

THE CITY OF RED DEER
 COMBINED OPERATING SURPLUS
 DECEMBER 31, 1988

	<u>1988</u>	<u>1987</u>
Balance, Beginning of Year	\$ 4,356,846	\$ 5,494,741
Transfers to Current Year Operations	(1,198,543)	(1,802,240)
Surplus for the Year	<u>1,658,187</u>	<u>664,345</u>
Balance, End of Year – Statement 1	\$ <u><u>4,816,490</u></u>	\$ <u><u>4,356,846</u></u>

STATEMENT 5

THE CITY OF RED DEER
 COMBINED EQUITY IN FIXED ASSETS
 DECEMBER 31, 1988

	<u>1988</u>	<u>1987</u>
Equity, Beginning of the Year	\$ 253,814,588	\$ 226,273,025
Add: Debenture Principal Payments	3,281,525	13,611,508
Fixed Asset Additions	16,299,594	22,098,099
Other	30,194	0
	<u>273,425,901</u>	<u>261,982,632</u>
Deduct: Debenture Proceeds	1,640,125	5,159,903
Repayment of Loan Proceeds	0	625
Land for Resale	231,536	64,397
Fixed Asset Disposals	369,073	60,775
Depreciation	<u>2,533,105</u>	<u>2,882,344</u>
Equity, End of the Year - Statement 1	\$ <u><u>268,652,062</u></u>	\$ <u><u>253,814,588</u></u>

SCHEDULES

SCHEDULE "A"

THE CITY OF RED DEER
TAXES LEVIED AND GRANTS IN LIEU
FOR THE YEAR ENDED DECEMBER 31, 1988

	1988		1987
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
Revenue			
Real Property Taxes	\$ 27,857,723	\$ 27,860,817	\$ 25,832,275
Special Assessments	480,780	466,025	458,003
Mobile Home Licence Fees	219,000	222,275	206,686
Business Taxes	1,301,670	1,306,628	1,161,146
Power, Pipe, Cable TV and Other Taxes	236,850	236,906	227,397
Federal Grants in Lieu of Taxes	95,770	91,649	93,157
Provincial Grants in Lieu of Taxes	2,151,340	2,167,352	1,976,371
Other Grants in Lieu Of Taxes	398,710	398,710	315,000
	<u>32,741,843</u>	<u>32,750,362</u>	<u>30,270,035</u>
Expended by Transfers			
Provincial Planning Fund	237,960	237,962	199,880
School Foundation Program	2,141,080	2,141,082	1,968,093
Supplementary School Requisitions	12,746,980	12,746,980	11,596,012
Hospital Requisitions	21,560	21,561	152,205
Twilight Homes Foundation	319,860	319,856	247,102
Special Assessments	480,780	466,025	458,003
Special Levies for Operations	864,560	880,254	833,258
Special Levies for Capital	0	0	0
	<u>16,812,780</u>	<u>16,813,720</u>	<u>15,454,553</u>
Net Taxes for General Municipal Purposes - Statement 2	\$ <u>15,929,063</u>	\$ <u>15,936,642</u>	\$ <u>14,815,482</u>

SCHEDULE "B"

THE CITY OF RED DEER
 OTHER GENERAL REVENUES
 FOR THE YEAR ENDED DECEMBER 31, 1988

	<i>1988</i>		<i>1987</i>
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
Penalties and Costs on Taxes	\$ 475,500	\$ 333,781	\$ 462,330
Franchises	794,000	791,055	804,187
Return on Investments	507,500	1,511,989	709,640
Other Revenue from Own Sources	142,200	97,056	125,295
Provincial Unconditional Grants	4,335,908	4,432,445	1,813,412
	<u>\$ 6,255,108</u>	<u>\$ 7,166,326</u>	<u>\$ 3,914,864</u>

SCHEDULE "C"

THE CITY OF RED DEER
FIXED ASSETS
DECEMBER 31, 1988

	1988			<i>Accumulated Depreciation</i>	<i>Net Book Value</i>
	<i>Completed</i>	<i>In Progress</i>	<i>Total</i>		
Engineering					
Structures	\$ 246,481,839	\$ 4,170,603	\$ 250,652,442	\$ 13,893,352	\$ 236,759,090
Buildings	54,698,771	2,034,666	56,733,437	4,467,249	52,266,188
Machinery and					
Equipment	23,526,614	0	23,526,614	10,237,765	13,288,849
Land	14,464,799	2,538,299	17,003,098	0	17,003,098
	<u>\$ 339,172,023</u>	<u>\$ 8,743,568</u>	<u>\$ 347,915,591</u>	<u>\$ 28,598,366</u>	<u>\$ 319,317,225</u>

	1987			<i>Accumulated Depreciation</i>	<i>Net Book Value</i>
	<i>Completed</i>	<i>In Progress</i>	<i>Total</i>		
Engineering					
Structures	\$ 220,289,701	\$ 21,880,815	\$ 242,170,516	\$ 12,458,707	\$ 229,711,809
Buildings	54,560,710	96,643	54,657,353	3,821,718	50,835,635
Machinery and					
Equipment	20,686,867	5,534	20,692,401	9,784,836	10,907,565
Land	13,844,389	620,411	14,464,800	0	14,464,800
	<u>\$ 309,381,667</u>	<u>\$ 22,603,403</u>	<u>\$ 331,985,070</u>	<u>\$ 26,065,261</u>	<u>\$ 305,919,809</u>

SCHEDULE "D"

THE CITY OF RED DEER
DEBENTURES
DECEMBER 31, 1988

<u>Function</u>	<u>Outstanding Beginning of Year</u>	<u>1988 Additions</u>	<u>1988 Reductions</u>	<u>Outstanding End of Year</u>
General Administration	\$ 2,451,954	\$ 0	\$ 134,862	\$ 2,317,092
Police	135,390	0	19,076	116,314
Fire	344,380	0	56,128	288,252
Common Services (Equipment)	55,102	0	6,137	48,965
Roads, Walks, and Lighting	15,505,351	894,125	545,341	15,854,135
Airport	10,503	0	115	10,388
Public Transit	82,904	0	6,453	76,451
Water Supply	10,745,680	0	307,439	10,438,241
Sanitary Sewer	10,954,369	0	240,832	10,713,537
Day Care	550,800	0	12,447	538,353
Cemeteries	59,017	0	1,571	57,446
Community Services	3,075,956	0	82,076	2,993,880
Subdivisions	18,451,031	0	477,048	17,973,983
Recreation	2,972,623	746,000	122,845	3,595,778
Electrical Distribution	1,490,185	0	1,269,154	221,031
	<u>\$ 66,885,245</u>	<u>\$ 1,640,125</u>	<u>\$ 3,281,524</u>	<u>\$ 65,243,846</u>

SCHEDULE "E"

THE CITY OF RED DEER
OPERATING RESERVES
DECEMBER 31, 1988

	<i>Balance Beginning of Year</i>	<i>Additions</i>	<i>Reductions</i>	<i>Balance End of Year</i>
Debt Reduction (Note 3)	\$ 2,076,940	\$ 177,950	\$ 326,980	\$ 1,927,910
Public Reserve	412,359	33,137	445,496	0
Perpetual Care	155,666	21,592	0	177,258
Future Expenditures	504,136	4,411,851	1,292,981	3,623,006
75th Anniversary	351,355	34,986	43,851	342,490
Sewer Improvement				0
Levies	1,603	150	0	1,753
Airport	132,984	60,435	20,280	173,139
Waskasoo Park	1,112,887	655,150	26,753	1,741,284
Landfill Replacement	357,523	374,643	0	732,166
	<u>\$ 5,105,453</u>	<u>\$ 5,769,894</u>	<u>\$ 2,156,341</u>	<u>\$ 8,719,006</u>

SUPPLEMENTARY INFORMATION

Revenue and Expenditure Detail

THE CITY OF RED DEER
 COMBINED OPERATING REVENUES
 FOR THE YEAR ENDED DECEMBER 31, 1988

	1988 <u>Budget</u>	1988 <u>Actual</u>	1987 <u>Actual</u>
Council and Legislative	\$ 0	\$ 0	\$ 0
General Administration	8,519,120	9,551,161	11,358,260
Police Services	508,910	646,568	2,416,615
Fire Fighting and Prevention	7,260	13,219	1,683,045
Disaster Services	0	0	7,650
Ambulance Services	290,000	369,637	303,916
By-laws Enforcement and Other	473,300	533,894	480,234
Common Services (Equipment Pool)	3,315,839	2,765,911	3,354,287
Roads, Streets, Walks and Lighting	1,907,268	2,221,192	5,369,158
Parking Services	757,230	744,751	967,219
Airport Services	224,830	210,248	226,909
Public Transit System	998,560	894,742	1,340,265
Water Supply and Distribution	5,577,640	5,370,326	5,273,966
Sanitary Sewage Service and Disposal	4,572,450	4,426,389	4,065,622
Garbage Collection	2,014,100	2,097,525	1,963,412
Garbage Disposal - Landfill	677,600	732,164	642,804
Family and Community Support Services	1,039,066	1,037,612	976,560
Day Care	173,650	174,212	217,424
Cemeteries	140,400	128,372	122,046
Economic Development	0	762	0
Community Services	338,850	314,841	214,093
Subdivision Land and Developments	3,230,940	5,529,873	6,667,921
Public Housing Operations	3,080	3,078	3,078
Recreation and Park Services	3,908,437	5,178,766	4,846,987
Cultural Services	830,820	829,983	1,471,953
Electrical Distribution	29,937,910	32,498,203	35,883,332
Sub-Total	69,447,260	76,273,429	89,856,756
Net Taxes for General Purposes -			
Schedule A	15,929,063	15,936,642	14,815,482
Other General Revenues - Schedule B	6,255,108	7,166,326	3,914,864
Transfers from Prior Year's Surplus	1,198,543	1,198,543	1,802,240
Total	\$ 92,829,974	\$ 100,574,940	\$ 110,389,342

THE CITY OF RED DEER
 COMBINED OPERATING EXPENDITURES
 FOR THE YEAR ENDED DECEMBER 31, 1988

	1988 <u>Budget</u>	1988 <u>Actual</u>	1987 <u>Actual</u>
Council and Legislative	\$ 209,552	\$ 218,257	\$ 200,034
General Administration	7,415,831	8,782,975	10,647,849
Police Services	4,857,024	4,490,026	5,946,458
Fire Fighting and Prevention	4,772,989	4,590,436	5,876,135
Disaster Services	3,150	2,719	5,448
Ambulance Services	604,348	631,131	666,364
By-laws Enforcement and Other	883,667	885,461	888,472
Common Services (Equipment Pool)	3,315,839	2,765,911	3,354,287
Roads, Streets, Walks and Lighting	9,023,964	8,936,093	10,780,666
Parking Services	771,861	790,236	941,721
Airport Services	275,672	227,031	247,439
Public Transit System	2,182,059	2,173,008	2,077,986
Water Supply and Distribution	5,846,565	5,675,472	5,519,899
Sanitary Sewage Service and Disposal	4,985,105	4,937,549	4,400,935
Garbage Collection	2,033,017	2,085,683	1,968,945
Garbage Disposal - Landfill	677,600	732,164	642,804
Family and Community Support Services	1,266,648	1,256,070	1,158,957
Day Care	262,850	199,860	396,826
Cemeteries	216,030	201,359	239,213
Economic Development	128,351	127,736	117,956
Community Services	1,033,661	985,851	748,281
Subdivision Land and Developments	3,230,940	5,529,873	6,667,921
Public Housing Operations	115,000	105,030	93,860
Recreation and Park Services	7,414,569	8,732,606	8,236,007
Cultural Services	1,365,772	1,356,013	2,017,202
Electrical Distribution	29,937,910	32,498,203	35,883,332
	<u> </u>	<u> </u>	<u> </u>
Total	\$ <u>92,829,974</u>	\$ <u>98,916,753</u>	\$ <u>109,724,997</u>

STATISTICAL INFORMATION

THE CITY OF RED DEER
MILL RATES - 1988 and 1987

	<u>1988</u>		<u>1987</u>	
	<u>Residential</u>	<u>Non- Residential</u>	<u>Residential</u>	<u>Non- Residential</u>
Municipal Purposes	10.992	12.105	10.403	11.457
Education				
School Foundation				
Program	0.000	4.658	0.000	4.734
School Boards	10.144	10.144	9.496	9.496
Other	<u>1.084</u>	<u>1.084</u>	<u>1.110</u>	<u>1.110</u>
	<u>22.220</u>	<u>27.991</u>	<u>21.009</u>	<u>26.797</u>

ASSESSMENTS

	<u>1988</u>	<u>1987</u>
Land	\$ 371,361,830	\$ 365,478,850
Buildings and Improvements	<u>900,913,270</u>	<u>875,989,440</u>
	<u>\$ 1,272,275,100</u>	<u>\$1,241,468,290</u>

THE CITY OF RED DEER
COMPARATIVE GENERAL STATISTICS
1981-1988

	<u>1981</u>	<u>1982</u>	<u>1983</u>
Population	<u>45,405</u>	<u>48,562</u>	<u>50,257</u>
Assessed Valuation - Land	\$ 85,079,240	\$ 88,339,720	\$ 88,866,830
Improvements, Pipelines and Other	<u>116,019,940</u>	<u>128,993,430</u>	<u>138,596,080</u>
	<u>\$ 201,099,180</u>	<u>\$ 217,333,150</u>	<u>\$ 227,462,910</u>
Per Capita	<u>4.429</u>	<u>4.475</u>	<u>4.526</u>
Mill Rates (Commercial):			
Municipal	44.481	49.596	52.572
School	56.059	65.057	64.845
Hospital	0.576	0.042	0.000
Other	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
	<u>101.116</u>	<u>114.695</u>	<u>117.417</u>
Property Taxes			
Current Levy Including Special Rates	\$ 16,128,083	\$ 19,804,247	\$ 21,496,979
Current collected	<u>15,230,200</u>	<u>18,006,119</u>	<u>19,658,653</u>
Percent of Current Levy	94.4%	90.9%	91.4%
Gross Tax Collections	\$ 15,893,987	\$ 18,671,369	\$ 20,939,154
Arrears Outstanding	<u>\$ 1,186,660</u>	<u>\$ 2,319,538</u>	<u>\$ 2,877,363</u>
Surplus or (Deficit):			
General Operating Funds	\$ 1,296,727	\$ (8,173)	\$ (503,305)
Utility Operating Funds	<u>1,984,930</u>	<u>993,046</u>	<u>(972,194)</u>
Totals	<u>\$ 3,281,657</u>	<u>\$ 984,873</u>	<u>\$ (1,475,499)</u>
Debt Service Costs (Gross)			
Gross Debt	\$ 56,694,040	\$ 70,091,567	\$ 78,343,433
Gross Debt as a % of Assessment	28.2%	32.3%	34.4%
Gross Debt Per Capita	1,249	1,443	1,559
Debt Service Costs (Gross)	<u>\$ 4,194,512</u>	<u>\$ 9,575,329</u>	<u>\$ 11,919,281</u>

<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
<u>51,070</u>	<u>52,620</u>	<u>54,192</u>	<u>54,309</u>	<u>54,839</u>
\$ 89,492,420	\$ 354,635,000	\$ 359,490,190	\$ 365,478,850	\$ 371,361,830
144,421,200	836,869,340	845,606,400	875,989,440	900,913,270
<u>\$ 233,913,620</u>	<u>\$ 1,191,504,340</u>	<u>\$ 1,205,096,590</u>	<u>\$ 1,241,468,290</u>	<u>\$ 1,272,275,100</u>
<u>4,580</u>	<u>22,644</u>	<u>22,238</u>	<u>22,859</u>	<u>23,200</u>
50.119	10.313	10.880	11.457	12.105
66.098	13.191	13.175	14.230	14.802
0.000	0.000	0.035	0.125	0.017
4.160	0.876	0.964	0.985	1.067
<u>120.377</u>	<u>24.380</u>	<u>25.054</u>	<u>26.797</u>	<u>27.991</u>
\$ 22,328,302	\$ 23,049,149	\$ 24,658,108	\$ 26,290,278	\$ 28,326,842
21,009,135	22,214,593	23,127,000	25,507,192	27,890,433
94.1%	96.4%	93.8%	97.0%	98.5%
\$ 23,128,148	\$ 23,863,719	\$ 24,078,965	\$ 26,709,006	\$ 28,764,276
<u>\$ 2,077,517</u>	<u>\$ 1,262,947</u>	<u>\$ 1,842,090</u>	<u>\$ 1,423,362</u>	<u>\$ 985,928</u>
\$ 895,205	\$ (166,161)	\$ (628,712)	\$ (576,614)	\$ 1,309,593
(751,691)	(56,450)	(985,637)	(561,281)	(849,949)
<u>\$ 143,514</u>	<u>\$ (222,611)</u>	<u>\$ (1,614,349)</u>	<u>\$ (1,137,895)</u>	<u>\$ 459,644</u>
\$ 76,839,547	\$ 75,792,031	\$ 75,336,850	\$ 66,885,245	\$ 65,243,846
32.9%	6.4%	6.3%	5.4%	5.1%
1,505	1,440	1,390	1,232	1,190
<u>\$ 13,348,370</u>	<u>\$ 13,416,770</u>	<u>\$ 13,439,731</u>	<u>\$ 23,916,701</u>	<u>\$ 11,492,548</u>

DATE: June 28, 1989
TO: Finance & Audit Committee
FROM: City Clerk
RE: 1988 AUDITED FINANCIAL STATEMENT

Council of The City of Red Deer at its meeting held June 26, 1989, gave consideration to your report dated June 21 and the 1988 audited financial statement.

At the above noted meeting, Council passed the following motion in accordance with Section 67 of the Municipal Government Act.

"RESOLVED that Council of The City of Red Deer hereby approves The City of Red Deer 1988 Audited Financial Statement and as presented to Council June 26, 1989.

Council further agrees that the financial statements be published and made available at no cost to the public at City Hall."

The decision of Council in this instance is submitted for your information and by way of a copy of this memo to the Director of Financial Services, we would request that the financial statements be published and made available as directed in the above noted resolution.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
c.c. Dir. of Financial Services
City Commissioners

DATE: June 19, 1989

TO: Mayor and Members of Council

FROM: Wayne Sissons, Chairman
City of Red Deer Economic Development Board

RE: MARKETING OF CITY-OWNED COMMERCIAL AND
INDUSTRIAL PROPERTY/REAL ESTATE COMMISSIONS

On January 23, 1989 the following resolution was approved by City Council:

"RESOLVED that Council of The City of Red Deer, having considered recommendations from the Economic Development Board and City Commissioners regarding marketing of industrial property, hereby agree as follows:

- (a) To list all remaining open listed (non-subdivided) properties which can be realistically and economically serviced with an agency on an exclusive basis. Commission would be sufficient to create incentive to market. Some vital conditions of the agreement to be:
- cooperation with other agencies;
 - the use of signage and other marketing tools;
 - renewal of the sales agreement every 12 months; (based on a specification submissions from qualified agencies to be invited annually. Selection recommendations to be developed by the Land Marketing Committee for consideration by the Economic Development Board and Red Deer City Council);
- (b) To integrate parcels which are currently listed through agencies into the exclusive listing after June 30, 1989.
- (c) To consider earmarking commercial parcels through a zoning revision to provide services to the employees within the industrial park. This matter to be addressed prior to (a) above being implemented and to be referred to the planners for consideration and a further report back to Council.

Mayor and Members of Council
Page 2
June 19, 1989

- (d) To establish a Land Marketing Committtee as a Standing Committee of the Economic Development Board to address the long-term marketing affairs. The scope of this Committee would include both industrial and city-owned land."

A sub-committee of the Red Deer Economic Development Board was established to develop terms of reference in calling for submissions from city realtors to represent city-owned land on an exclusive basis. The terms of reference were circulated to those realtors who had expressed a specific interest, together with the Red Deer Real Estate Board. The call for submission resulted in four realtors making proposals. Each of the four, including the specific realtors, were interviewed by the sub-committee.

On June 14, 1989 the chairman of the sub-committee, Mr. Toby Lampard, made his recommendations to a closed meeting of the Economic Development Board. Mr. Lampard reported that all four submissions were of a very high quality, but that in the end, the sub-committee was unanimous in its opinion that the firm of Weddell Mehling Pander and Associates Realty Ltd. should be recommended to City Council as the agency to represent city-owned land on an exclusive basis for 12 months commencing July 1, 1989.

The firm of Weddell Mehling Pander committed to spend approximately \$9000 in marketing city-owned land, and agreed to delegate a specific realtor as the liaison with The City of Red Deer Economic Development Department. In reviewing results of marketing to this point, it was determined that Weddell Mehling Pander have met with the best results of the six real estate companies that from time to time have been engaged to market city-owned land.

Weddell Mehling Pander agreed that other realtors will be encouraged to work on city listings and they expressed confidence that they would obtain the full cooperation of the real estate profession.

The commission schedule proposed by Weddell Mehling Pander is 7% of the first \$100,000.00 and 5% of the remaining portion of the purchase price on each individual sale. National and international agencies which the City wishes to handle, that are not presently located in Red Deer, will be exempt of any commission to the listing agent. The exception to this would be in cases where the City might requests that the listing agent pursue a client or deal by following up an initial contact.

3/...

Mayor and Members of Council
Page 3
June 21, 1989

In addition, both the City and the listing agent have agreed prior to the implementation of the agreement to exclude those clients which the City is presently working with.

The Economic Development Board agreed to the recommendations of the sub-committee, and hereby recommends that Red Deer City Council approve an agreement for a period of 12 months, from July 1, 1989 to June 30, 1990, between The City of Red Deer and Weddell Mehling Pander and Associates Realty Ltd., for the exclusive marketing of city-owned commercial and industrial land.

Respectfully submitted,

M. Mitchell

Wayne Sissons
Chairman
CITY OF RED DEER ECONOMIC DEVELOPMENT BOARD

AVS/mm

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: June 21, 1989
TO: Mayor and Members of Council
FROM: Economic Development Manager
RE: CONVENIENCE SERVICE SITE - EDGAR INDUSTRIAL PARK

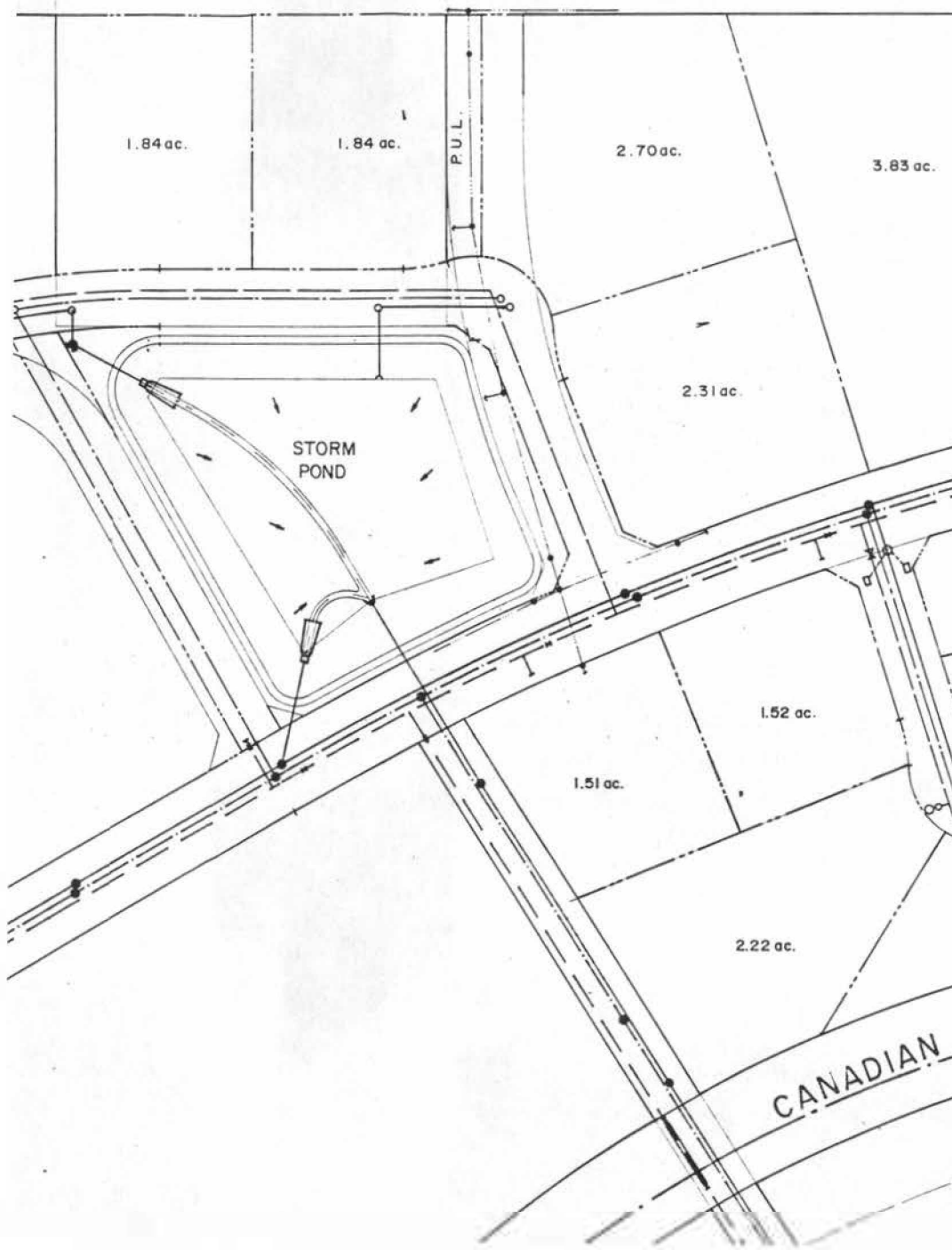
In accordance with the resolution passed by Council relating to the marketing of industrial and commercial land, the planners were asked to identify a site within Edgar Industrial Park, which would be zoned and made available to provide service-type convenience for employees of the park. It is contemplated that services such as financial, food, dry cleaning, etc., would identify an opportunity to serve employees of the park and appreciate a site being available for these services to be located.

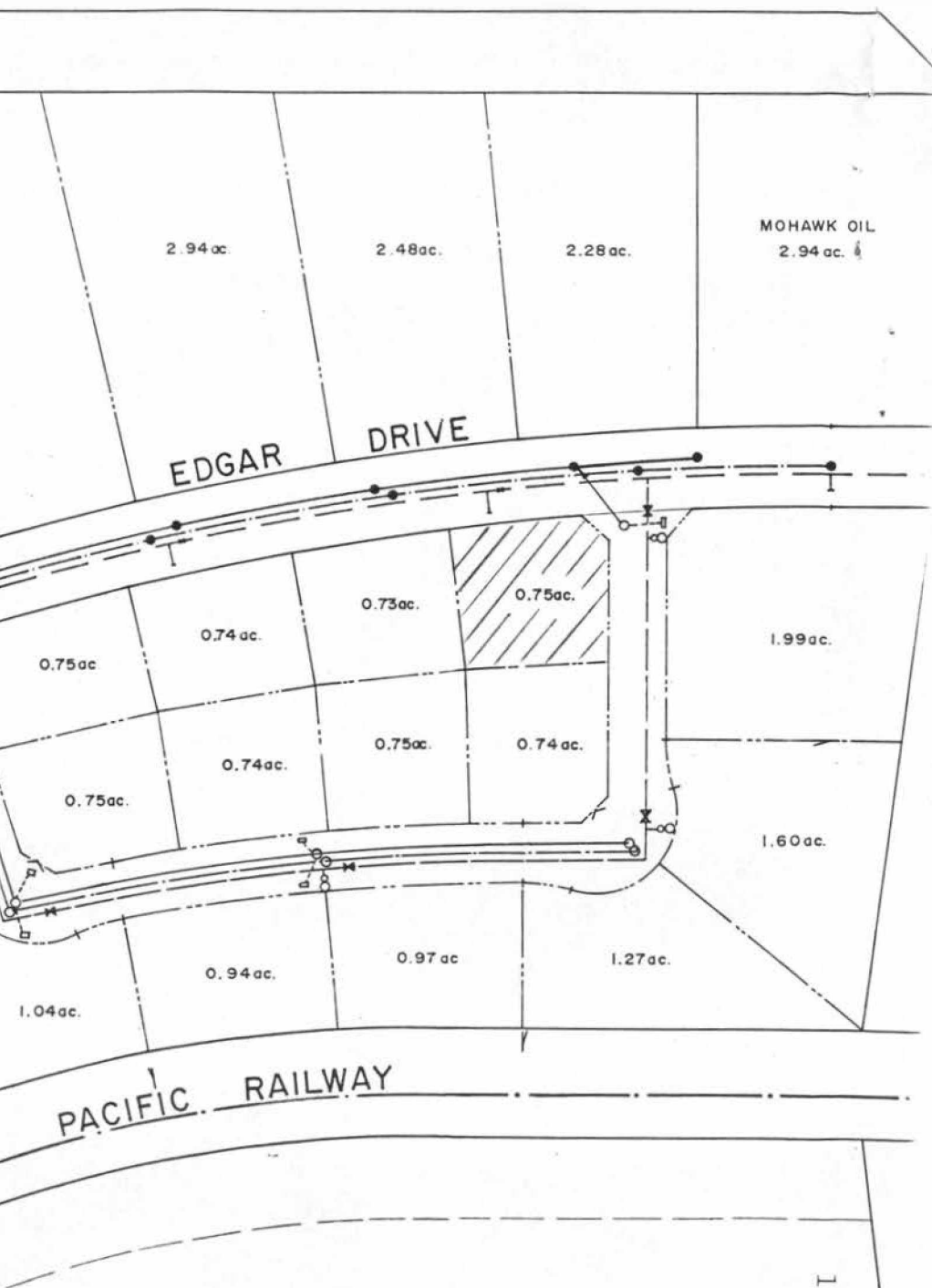
Attached is a map which identifies the site chosen and we would recommend that Council approve the zoning of this site to C-3, to allow conveniences for future development to serve Edgar Industrial Park.


Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Att.





DATE: June 28, 1989
TO: Economic Development Board
FROM: City Clerk
RE: MARKETING OF CITY OWNED COMMERCIAL AND INDUSTRIAL
PROPERTY/REAL ESTATE COMMISSIONS

Your report dated June 19, 1989, pertaining to the above topic was presented to Council June 26, and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby approves an agreement for a period of 12 months from July 1, 1989, to June 30, 1990, between The City of Red Deer and Weddell, Mehling, Pander & Associates Realty Ltd. for the exclusive marketing of City-owned commercial and industrial land and as recommended to Council June 26, 1989, by the Economic Development Board."

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

By way of a copy of this memo, we are requesting the Economic Development Manager to ensure that appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioner
Economic Development Manager
Dir. of Financial Services
City Assessor
City Solicitor
Urban Planner

DATE: June 28, 1989
TO: Urban Planner
FROM: City Clerk
RE: CONVENIENCE SERVICE SITE - EDGAR INDUSTRIAL PARK

The attached report dated June 21, 1989, from the Economic Development Manager pertaining to the above topic was considered by Council June 26, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated June 21, 1989, from the Economic Development Manager re: Convenience Service Site - Edgar Industrial Park hereby approves in principle the redesignation of the site south of Edgar Drive and as identified on the plan (page 132 of the agenda), to C3 designation to allow conveniences for future development to serve Edgar Industrial Park, and as recommended to Council June 26, 1989."

The decision of Council in this instance is submitted for your information and we would request that you prepare a Land Use Bylaw Amendment for consideration at the Council meeting of July 10.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds
c.c. Economic Development Manager
Bylaws & Inspections Manager
City Assessor
Dir. of Engineering Service
E.L. & P. Manager

NO. 26

DATE: June 21, 1989
TO: City Clerk
FROM: Red Deer Tourist and Convention Board
RE: INVITATION TO HOST THE 1991 AUMA CONVENTION

We are very pleased that Red Deer has been given the opportunity to submit a proposal to host the AUMA 1991 annual conference. In reviewing the AUMA's requirements, we are more than confident that Red Deer can accommodate the needs of this growing convention.

We would certainly recommend that a bid be made to host this convention. We are in the process of developing a more detailed proposal, to be presented to Council and forwarded to the AUMA before the end of August.

To assist in the development of this proposal, we would appreciate your cooperation in designating City representatives (possibly one alderman and one member of the City administration) to work with us. We will also consult with the Red Deer Chamber of Commerce and hospitality industry representatives in order to prepare a strong bid presentation which clearly demonstrates Red Deer's ability to accommodate the AUMA convention.

Wendy Martindale

Wendy Martindale
Manager
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

Commissioners' Comments

This is submitted for Council's information and Council will recall that Alderman Campbell and Alderman Moffat had agreed to assist in the preparation of an application and City staff will also be available.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: June 29, 1989
TO: Red Deer Tourist & Convention Board
FROM: City Clerk
RE: INVITATION TO HOST THE 1991 A.U.M.A. CONVENTION

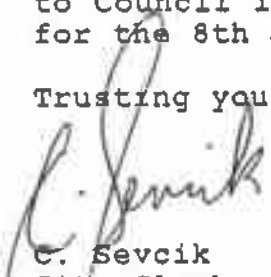
Your memo dated June 21, 1989, pertaining to the above topic was presented on the Council Agenda of June 26, 1989, for Council's information.

In response to your request that Council designate one alderman and one member of the administration to work with you, I wish to once again advise that Alderman Campbell and Alderman Moffat volunteered to assist the Board in preparing an application to host the Federation of Canadian Municipalities Convention. This information was sent to you under cover of a memo dated June 14, 1988. The same aldermen are available to assist with the application to host the 1991 A.U.M.A. Convention.

As for City staff, it was also previously indicated that administrative staff would be available to assist in such an undertaking. In this regard, you may contact Mr. A. Scott, Economic Development Manager. I would also be prepared to assist wherever possible.

Please note that the proposal is to be received by the A.U.M.A. by August 31, 1989, and therefore the application should be submitted to Council in advance. The two meetings in August are scheduled for the 8th and the 21st.

Trusting you will find this satisfactory.

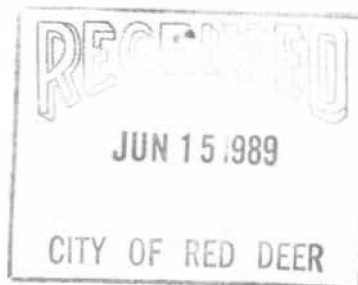

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioners
Alderman Campbell
Alderman Moffat
Economic Development Manager

**Red Deer Housing Authority**

**5024 Ross Street
Red Deer, Alberta
T4N 1Y3 343-2177**

June 4, 1989

R. J. McGhee, Mayor
P. O. Box 5008
Red Deer, AB., T4N 3T4



Your Worship and Councillors:

It was with dismay, we learned of the Council's decision to not permit Mr. D. Knorr of Alberta Pest Control Services Ltd. to eliminate pigeons plaguing our property by eliminating them with a pellet gun. While we appreciate the value of not exterminating endangered species, including "man", we believe the pigeon problem, besides being unsightly, has potential for becoming a hazardous one.

We feel we have exhausted most reasonable avenues open to us in our attempt to eliminate the problems, which include clearing and sealing access to open spaces, application of "Tacky Toes", feeding with Avitrol, consideration of the employing of a falconer (which has been rejected as being, impractical for the large numbers roosting) and supporting Mr. Knorr's request before Council for a permit to allow extermination by shooting with a pellet gun. Moving the pigeons from the top of the building forces them move down onto the balconies, which becomes even more distressing for the tenants. We continue to seek other methods of keeping them from roosting, but regardless of what we may find, their traditional patterns must be interrupted.

After viewing the accompanying photos, I think you must agree it is a large problem with potential for grave consequences. Would you like to live with this problem? We need your help.

Yours truly,

A handwritten signature in cursive script, appearing to read 'M. Hicks'.

Margaret L. Hicks
Chairman, Red Deer Housing Authority

Commissioners' Comments

Submitted for Council's direction.

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

Enclosures

June 28, 1989

Red Deer Housing Authority
5024 Ross Street
Red Deer, Alberta
T4N 1Y3

Attention: Ms. Margaret L. Hicks, Chairman

Dear Ms. Hicks:

RE: PIGEON PROBLEM

Your letter of June 4, 1989, on behalf of the Red Deer Housing Authority was considered at the Council Meeting of June 26, 1989.

At the above noted meeting, Council agreed that the Commissioners grant a 30 day permit to Mr. D. Knorr of Alberta Pest Control Services Ltd. to use a pellet gun to eliminate the pigeons causing problems to the Housing Authority property. The decision of Council in this instance is submitted for your information and I trust that you will have Mr. Knorr contact the City Commissioners to make application for said permit.

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

Sincerely,

C. Sevcik
City Clerk
CS/ds
c.c. City Commissioners
Inspector Pearson
Bylaws & Inspections Manager
Alberta Pest Control Services Ltd.,
Box 87, Station G,
Calgary, Alberta
T3A 2G1

We have had discussions with the Red Deer Regional Planning Commission with respect to the densities allocated to the area and from the enclosed correspondence it appears that this proposal complies with the density requirements for this site.

The internal road system will be a minimum of nine (9) metres in width as required with the two (2) access points to the site controlled by a security feature.

Reserves will be provided to compliment the existing dedication and reflect the needs of the development and the community.

Also enclosed please find a cheque in the amount of \$200.00 representing payment of the application fees.

May we ask that you proceed with this request and should you have any further questions please do not hesitate to contact me.

Yours truly,

BEMOCO LAND SURVEYING LTD.

A handwritten signature in cursive script, reading "Robert Wescott".

Robert Wescott
Encl.



RED DEER REGIONAL PLANNING COMMISSION

137.

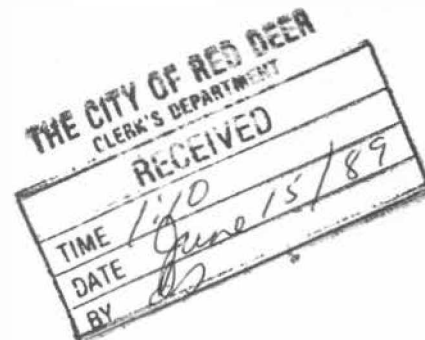
2830 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

December 1, 1988.



Mr. R. Wescott,
Bemoco Land Surveys Ltd.,
#21 - 7895 - 49 Ave.,
Red Deer, Alberta T4P 2B4

Dear Sir:

Re: Denisty Calculation - Lot 58, Plan 4580 N.Y.
Clearview Meadows - Red Deer

Following your inquiry regarding the allowable residential density if the City Council agree to designate the area to R2 or R3.216, the following will provide you the necessary information:-

Area Density	50 P.P.H
Denisty Transfer	50 P.P.H

Total 100 P.P.H.

Lot 5-8 contains ± 2.051 hectares
 $100 \times 2.051 = 205.18$ persons for the site
 $\frac{205.18}{3} = 68$ units of 2 bedrooms

PLEASE NOTE
2.307 ha in title.
 $100 \times 2.307 = 230.7$ persons
 $\frac{230.7}{3} = 76.9$

I trust the above is satisfactory to you.

Yours truly,

D. Rouhi, MCIP
Senior Planner,
City Planning Section

DR/t

c.c. R. Strader,
Building Manager

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 DONALD—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF KALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99



RED DEER REGIONAL PLANNING COMMISSION

138.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 16, 1989

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

Dear Sir:

Re: Bemoco - Condominium Project
Clearview Meadows; Lot 5-B, Plan 4580 N.Y.

The site under consideration is located south of Cornett Drive and west of 30th Avenue. It contains 2.05 ha (5.07 acres) of land.

The site is designated as A1 or Future Urban Development, and the applicant is requesting for redesignation to R2 District to permit the construction of a 75 unit condominium project.

Background

There have been a number of attempts, in the past, to develop this site for a combination of uses such as a church, funeral home, small commercial, multiple family and limited number of single family units. None of the proposals have been successful, for a number of reasons:

- the road pattern was not satisfactory
- the proposed commercial use was not acceptable
- opposition by the area residents
- the plan did not take into consideration the development of the other acreages to the south.

There are three other property owners to the south (see plan), and any plan should consider their future development.

The original overall plan submitted by Cairns Homes designated the parcel to the north (the land under consideration) for R2 or townhouses development, and the other three parcels to the south for single family use.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF 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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk
Bemoco Condominium Project

Pg. 2

The Proposal

The proposal is to construct 75 townhouse condominium units on the site, as shown on the site plan submitted by the applicant. Coote Street is planned to join to Cornett Drive giving another access to acreages to the south. The three half lots to the west of the development will be completed for single family use. On the south side of the development, Carroll Crescent will join to Carpenter Street (see plan).

The condominium project will have two separate controlled accesses which will be used by residents only.

The applicant proposes to build 75 units, based on the assumption that his land is 5.78 acres. However, our plan indicates that the land is 5.07 acres and suitable for 68 units only, a reduction of 7 units.

The plan for townhouse development generally follows the overall plan adopted when the area was originally developed. The road pattern will permit the development of the area to the south and distribute the traffic evenly.

We have no objection to the proposed redesignation request, subject to the reduction in the number of units by 7 units.

Yours truly,



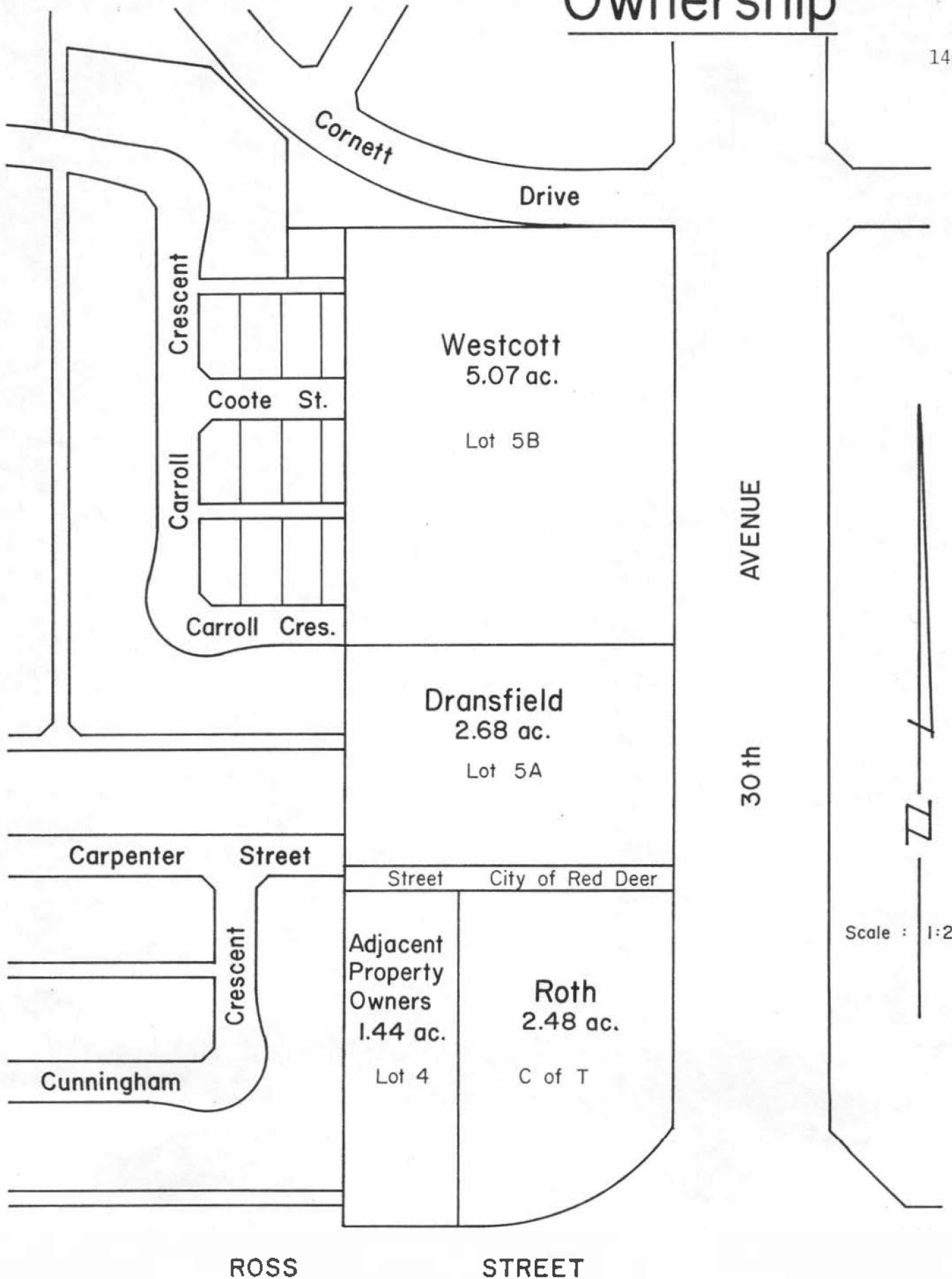
D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION
DR/cc

- c.c. - Director of Engineering Services
- Director of Community Services
- Bylaws & Inspection Manager
- City Assessor

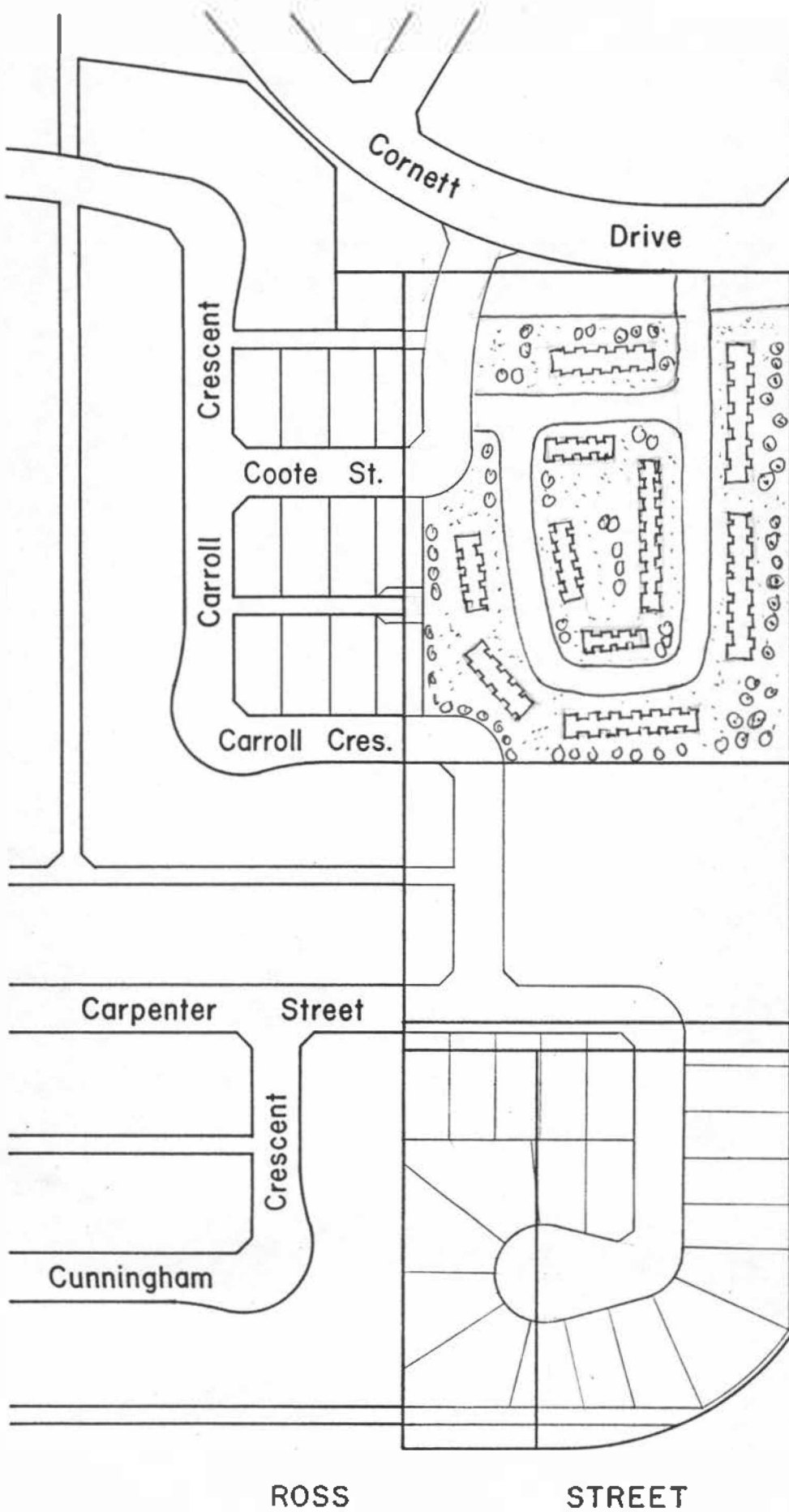
Attachment

Ownership

140.



R.D.R.P.C. JUNE 15, 1989



Scale : 1:2000

R.D.R.P.C. JUNE 15, 1989

DATE: June 15, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: BEMOCO - CONDOMINIUM PROJECT / CLEARVIEW

The E. L. & P. Department has no objection to the requested redesignation of zoning.



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

AR/jjd

DATE: June 16, 1989

TO: City Clerk

FROM: City Assessor

RE: BEMOCO CONDOMINIUM PROJECT/CLEARVIEW

In review of the application as made for the redesignation of the site from A1 to R2, and based on the limited information available, the Land Department would comment that the proposal as made appears to be a feasible utilization of the property subject to the comments of all other departments that would have critical information regarding access, servicing, etc.

A handwritten signature in dark ink, appearing to read "Al Knight", with a stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw

cc Director of Finance

DATE: June 19, 1989 CS-2.261
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: BEMOCO LAND SURVEYING LIMITED:
CONDOMINIUM PROJECT - CLEARVIEW MEADOWS
Your memo dated June 14, 1989 refers.

1. Bemoco Land Surveying Ltd. are requesting the City to redesignate a 5.78 acre parcel to the south of Cornett Drive from A1-FUTURE URBAN DEVELOPMENT, to R2-RESIDENTIAL. This would accommodate a proposed 75-unit condominium development. The proposal includes three Municipal Reserve lots along Cornett Drive, which would accommodate an east/west pedestrian link into the subdivision.
2. I have discussed the proposed subdivision with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective. It is assumed, however, that the Municipal Reserve lots will be designated P1-PARKS AND RECREATIONAL in the Land Use By-Law. In addition, if these lots represent less than 10% of the total area of the subdivision, money in lieu of reserve will be required.



CRAIG CURTIS

CC:dmg

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

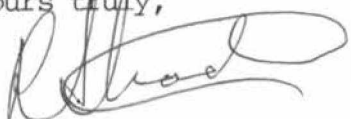
DATE: June 16, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: BEMOCO - CONDOMINIUM PROJECT/CLEARVIEW

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

The site in question is part of the remaining undeveloped portion of Clearview. As the proposed plan is not detailed enough, we cannot comment on whether or not it will comply with the City Land Use Bylaw. R2 zoning, which is proposed for this site, lists this type of development as a discretionary use. This means that the Municipal Planning Commission is the approving authority for such items as yards, architectural treatment, landscaping, etc. The Municipal Planning Commission's decision would be advertised giving any affected party the right to appeal the decision to the Development Appeal Board.

We recommend this application proceed to at least the public hearing stage to determine the reaction of the neighboring property owners.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/ljs

DATE: June 15, 1989
TO: City Clerk
FROM: Fire Marshal
RE: CONDOMINIUM PROJECT IN CLEARVIEW

The overall layout and nine meter roadway is acceptable to this department. However, on site hydrants are required at 150 meter intervals and within 90 meters of every building principal entry. The minimum g.p.m. from any hydrant is 800.

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

A handwritten signature in cursive script that reads "Cliff Robson". The signature is fluid and written in dark ink.

Cliff Robson
Fire Marshal

CR/dd

045-062

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: LOT 5B, PLAN 4580 N.Y. - CONDOMINIUM PROJECT, CLEARVIEW
BEMOCO LAND SURVEYING LTD.

The Engineering and Public Works Departments have reviewed the application put forward by Bemoco Land Surveying Ltd.

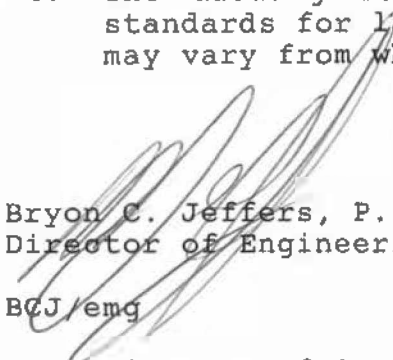
There have been several proposals for this site over the past months. Council and administration have encouraged proposals that looked at the entire undeveloped area along the east side of Clearview. This has met with little success.

Mr. Westcott's proposal is for a 75 unit condominium development on the most northerly lot. In considering the proposal, the Engineering and Public Works Departments have no objection to the proposal shown, based on the following conditions:

1. The City can provide services to the property line.
2. The extension of Coote Street, east and north, would have to be a public roadway and the land it is built on would have to be dedicated to the City. The developer would be required to build this portion of roadway to City standards.
3. The developer would be required to enter into a Development Agreement with The City of Red Deer.

City Clerk
Page 2
June 15, 1989
File: 045-062

4. The drawing is insufficient in detail and actual design standards for lane turnarounds and Coote Street construction may vary from what is shown.



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

BCJ/emg

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

Commissioners' Comments

We would recommend that Council approve the proposal in principle and that a bylaw be prepared for Council's consideration.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE June 14, 1989

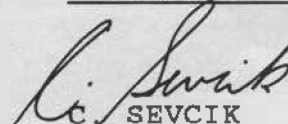
TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
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<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input checked="" type="checkbox"/>	E.L. & P. MANAGER
<input checked="" type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input checked="" type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input checked="" type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM: CITY CLERK

RE: BEMOCO - CONDOMINIUM PROJECT/CLEARVIEW

Please submit comments on the attached to this office by June 19,
1989 for the Council Agenda of June 26/89


C. SEVCIK
City Clerk



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 340-0195

June 14, 1989

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

Dear Sir:

RE: CONDOMINIUM PROJECT/CLEARVIEW

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on June 26, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. Sevcik
City Clerk
/ds

DATE June 14, 1989

TO:

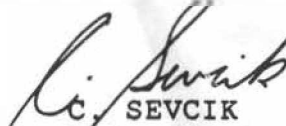
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<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
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FROM: CITY CLERK

RE: BEMOCO - CONDOMINIUM PROJECT/CLEARVIEW

Please submit comments on the attached to this office by June 19,
1989 for the Council Agenda of June 26/89.


C. SEVCIK
City Clerk

Bemoco Land Surveying Ltd.

Subdivision Consultants ★ Land Surveyors

File # S-044-87

June 12th, 1989.

City of Red Deer
Box 5008,
Red Deer, Alberta.

Attn: C. Sevcik
City Clerk

Dear Sir:

Re: Request for redesignation
Lot 5B, Plan 4580 N.Y.
within the City of Red Deer

On behalf of 365611 Alberta Ltd may we respectfully request Councils consideration in the redesignation of the land described above from its present designation "A-1" Future Urban Use to Residential "R-2".

The purpose of this request is to accommodate the development of a 75 unit condominium project on the 5.78 acres which is presently in title.

The proposal to be presented to council is as shown on the attached plans and envisions a staged development emphasizing the natural features and esthetics of the area, such as the unusual topography.

From the proposal one can see that there is at present three (3) remnant lots located to the west of the proposed development. These three (3) lots were created in 1980 and to date have been unsuccessful in obtaining a building permit because they fail to meet frontage requirements. As part of this proposal an additional six (6) metres will be provided to each lot thus bringing them to a conventional size.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	8:15 am
DATE	89/06/14
BY	C. Sevcik

Plan to arrive around noon

We have had discussions with the Red Deer Regional Planning Commission with respect to the densities allocated to the area and from the enclosed correspondence it appears that this proposal complies with the density requirements for this site.

The internal road system will be a minimum of nine (9) metres in width as required with the two (2) access points to the site controlled by a security feature.

Reserves will be provided to compliment the existing dedication and reflect the needs of the development and the community.

Also enclosed please find a cheque in the amount of \$200.00 representing payment of the application fees.

May we ask that you proceed with this request and should you have any further questions please do not hesitate to contact me.

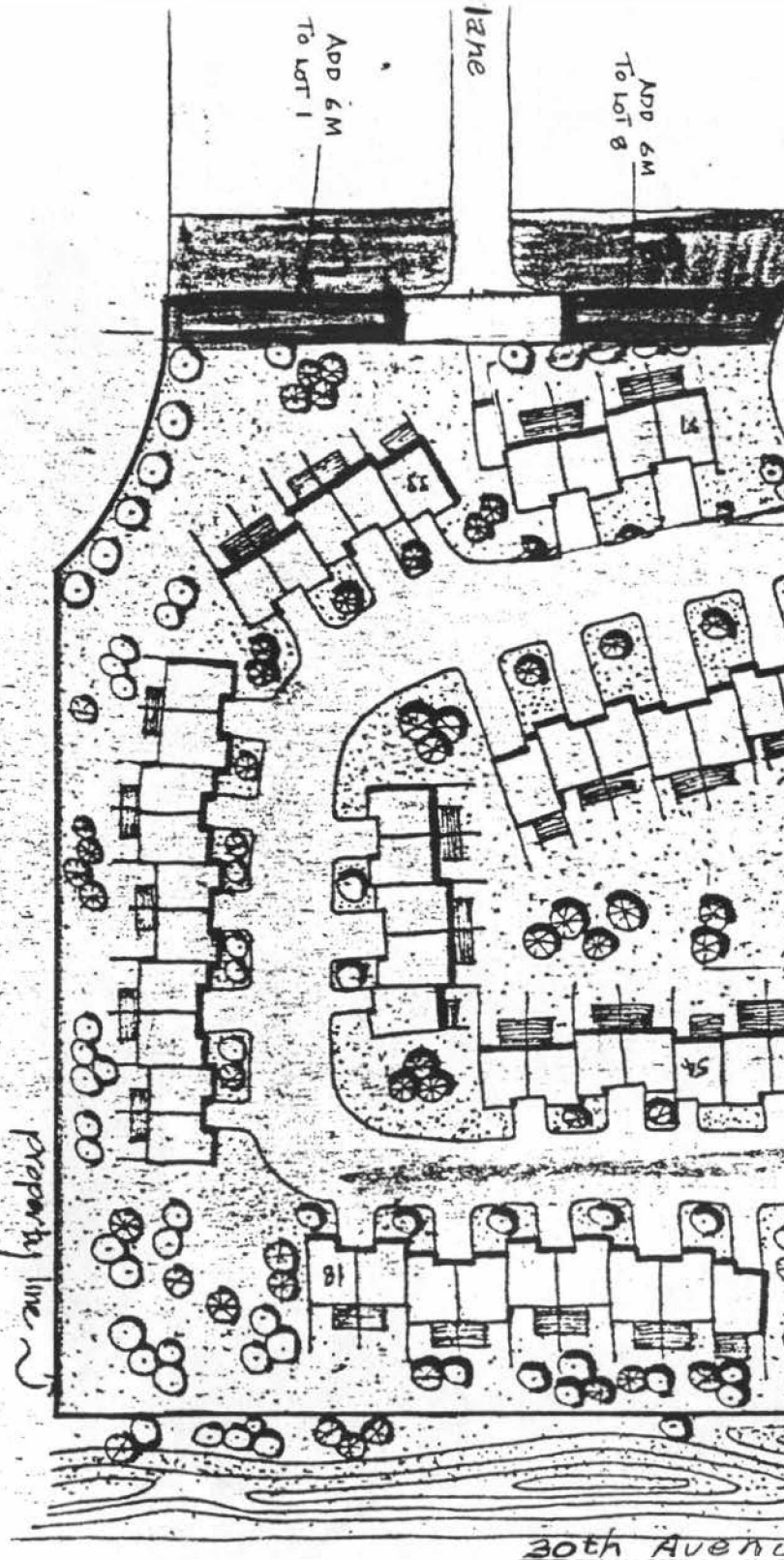
Yours truly,

BEMOCO LAND SURVEYING LTD.

A handwritten signature in dark ink, appearing to read "Robert Wescott", written in a cursive style.

Robert Wescott
Encl.

THE DEVELOPMENT CONCEPT



0 50 25

FEET 50 100

200

SCALE: 1" = 50'-0"

north

cornett drive

ADD TO MR 16

MR 16

lane

ADD 6 M
TO LOT 21

note st.

PL

PL

MR

FENCE

MR

PL

term

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 28, 1989

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

Attention: Mr. Robert Westcott

Dear Sir:

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

Your application on behalf of 365611 Alberta Ltd. to redesignate the above noted lands to R.2, in order to accommodate a 75 unit condominium project, received consideration at the Council meeting of June 26, 1989.

At the above noted meeting Council passed the following motion approving the proposal in principle:

"RESOLVED that Council of The City of Red Deer having considered application on behalf of 365611 Alberta Ltd. for redesignation of Lot 5B, Plan 4580 N.Y. from A.1 to R.2 designation to accommodate the development of a proposed 75 unit condominium project hereby approves the proposal in principle and authorizes the administration to prepare a bylaw for Council's consideration."

The decision of Council in this instance is submitted for your information and by way of a copy of this letter we are requesting the Red Deer Regional Planning Commission to prepare a bylaw amendment for consideration at the Council meeting of July 10, 1989.

Following first reading of the bylaw on July 10, 1989, this office will proceed with preparation of advertising for a public hearing to be held on Tuesday, August 8, 1989, commencing at 7:00 p.m., or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising. The estimated cost in this instance is \$500.00. We hereby acknowledge your cheque in the amount

Bemoco Land Surveying Ltd.

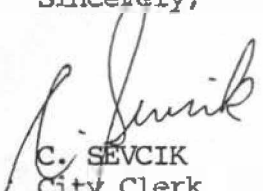
Page 2

June 28, 1989

of \$200.00 and will await a further cheque in the amount of \$300.00 before proceeding with the advertising. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions please do not hesitate to contact the undersigned.

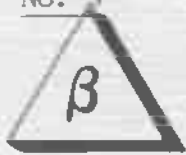
Sincerely,



C. SEVCIK
City Clerk

CS/dh

c.c. Urban Planner
Bylaws & Inspections Manager
City Assessor
Director of Engineering Services
E.L. & P. Manager
Director of Community Services
Council & Committee Secretary, Wilma
Fire Chief
Public Works Manager

**BETA SURVEYS LIMITED**

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE

RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

June 12, 1989

File: 1985

City of Red Deer
City Clerks Department
4914 - 48 Avenue
Red Deer, Alberta

Attention: C. Sevcik

Dear Mr. Sevcik:

Re: Application to Purchase Portion of Road Right-of-Way
For Parking at Eastview I.G.A. Store

With reference to our telephone discussion of today concerning the above matter, I have prepared two legal land descriptions for Council's road closure purposes as follows:

1) 'All that portion of road as shown on Plan 6062 K.S. lying within plan 892 _____, containing 0.040 ha. more or less.'

2) 'All that portion of road as shown on Plan 6062 K.S. lying within plan 892 _____, containing 0.034 ha. more or less.'

The first description, preferred by Coachman Towers Ltd., would allow the acquisition of a 24' width comprising 0.040 ha. (396.2 sq.m.).

The second description allows an acquisition of a 20' width comprising 0.034 ha. (338.4 ha.), as originally approved by Council.

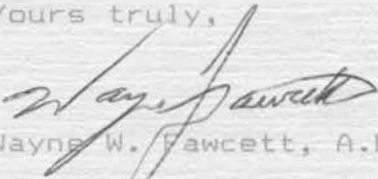
THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	2:20
DATE	June 13/89
BY	87

.....

The second description is provided only if Council is not prepared to allow the acquisition of a 24' width.

Should you have any questions concerning the above, please do not hesitate to call.

Yours truly,



Wayne W. Fawcett, A.L.S.

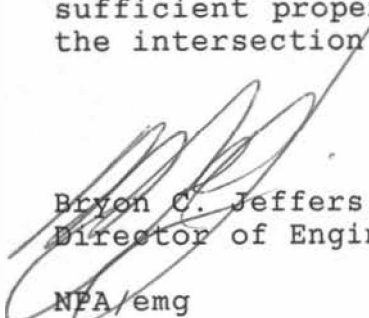
cc: R. Mangold, Coachman Towers Ltd.

WWF/lf

150-052

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: BETA SURVEYS - EASTVIEW IGA ROAD RIGHT OF WAY
LOT 3A, BLOCK A, PLAN 3164 N.Y. AND PLAN 6062 K.S.

The Engineering Department has no objection to the sale of a 7.3 m (24 ft) wide strip of road right of way, as shown on the attached plan to Coachman Towers Ltd. The plan of survey provides sufficient property for future sidewalk construction adjacent to the intersection of the new lot boundary with 40 Avenue.



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

NPA/emg
Att.

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

152.

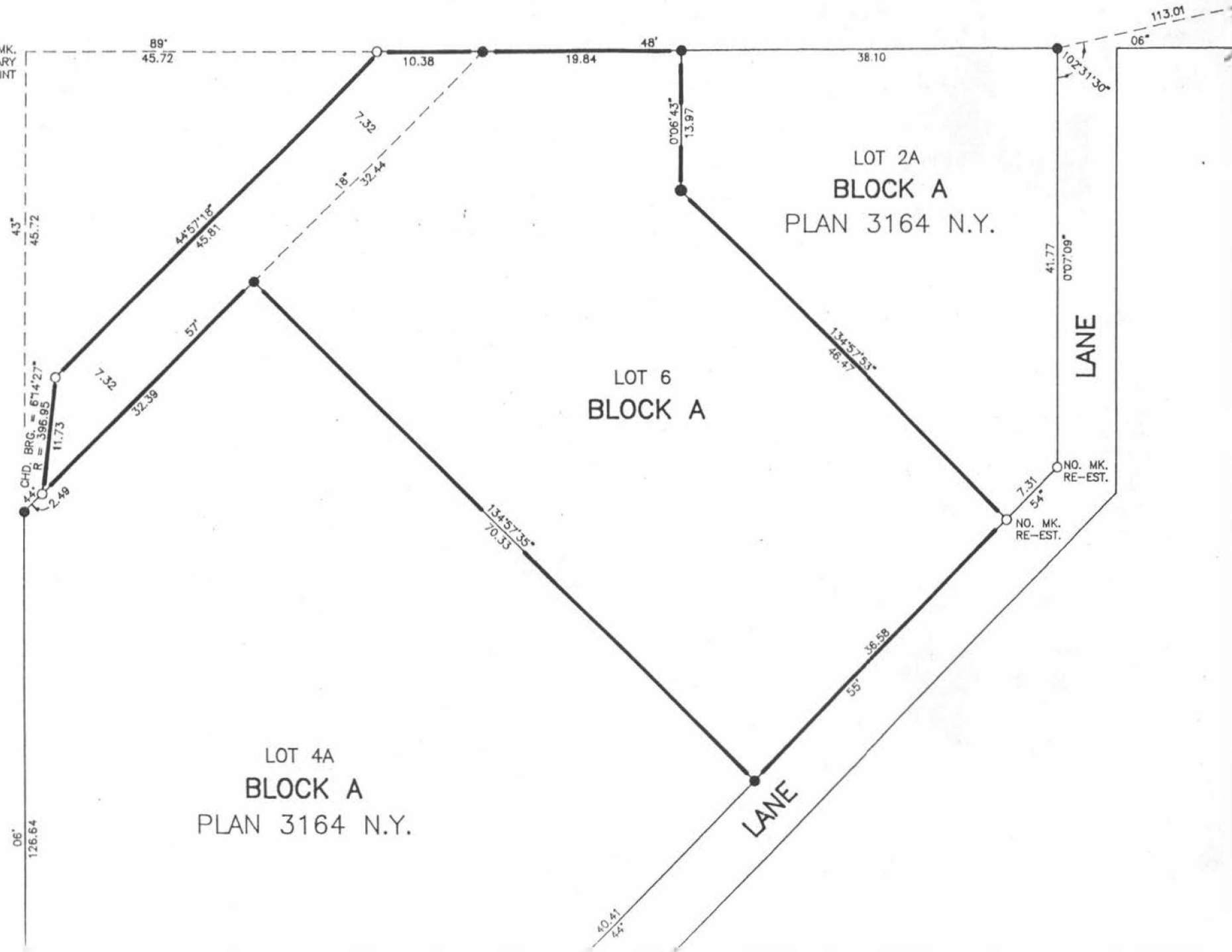
39th

STREET

FD. NO MK.
EST. TEMPORARY
POINT

AVENUE

40th



DATE: JUNE 14, 1989

TO: C. Sevcik
City Clerk

FROM: Daryle Scheelar
E. L. & P. Dept.

RE: APPLICATION TO PURCHASE PORTION OF ROAD RIGHT-OF-WAY
FOR PARKING AT EASTVIEW I.G.A. STORE

E. L. & P. have no objection to the above purchase for the purpose of parking.

If you have any further questions or comments, please advise.

Yours truly,



Daryle Scheelar,
Distribution Engineer

RL/jjd

DATE: June 15, 1989


TO: City Clerk

FROM: City Assessor

RE: BETA SURVEYS/EASTVIEW I.G.A.. ROAD RIGHT OF WAY

We have no objection to the description closing a 24' width comprising 0.040 ha subject to the Engineering Department's comments and all the conditions approved by the April 3, 1989, City Council resolution to be applied to the description of these lands.

A copy of the April 3, 1989 resolution is attached.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized flourish extending from the end of the signature.

Al Knight, A.M.A.A.

WFL/bw

att'd.

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 5, 1989

Coachman Tower Ltd.
9834 105 Street
Edmonton, Alberta
T5K 1A6

Attention: Mr. R. Mangold

Dear Sir:

RE: APPLICATION TO PURCHASE PORTION OF ROAD RIGHT-OF-WAY FOR
PARKING EASTVIEW SHOPPING CENTRE

Your letter of March 1, 1989, concerning the above matter was presented to Council April 3, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Coachman Tower Ltd. dated March 1, 1989, re: application to purchase 363 sq. ft. of City land in connection with a development application for Eastview Shopping Centre - Lot 3A, 4A, Block A, Plan 3164 N.Y. - Lot 5, Block A, Plan 3944 M.C. hereby approve the sale of said lands, subject to the following conditions:

1. The lands be sold in accordance with the Municipal Government Act
2. The road to be closed by resolution of City Council and advertised
3. The lands being consolidated with the present title by a plan of survey
4. The lands being paid for in full prior to any building permit being issued for the development. Area of lands being purchased subject to registered legal plan
5. The lands being sold at the market value being determined and satisfactory to the City Assessor \$5.00/sq.ft. X 3900 sq. ft. = \$19,500 est.)
6. The advertising for road closures and legal survey costs in consolidating these lands with the present title to be the responsibility of the developer

page 2
Coachman

7. An agreement satisfactory to the City Solicitor
8. That a landscaping design and arrangements for the proposed development being satisfactory to the Municipal Planning Commission

and as recommended to Council by the Administration April 3, 1989."

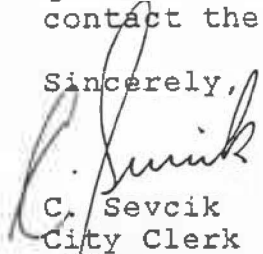
For your further information, I am enclosing herewith all of the administrative comments which appeared on the Council agenda of April 3 (pages 126-133).

If the conditions of sale are acceptable to you, it will be necessary for you to engage a surveyor and to provide us with an accurate description of the lands involved in order that we might proceed with a Road Closure Bylaw in accordance with the requirements of the Municipal Government Act. In addition, it will be necessary to redesignate the lands being sold to correspond with the designation of the shopping centre site and in this regard, we will prepare the Land Use Bylaw Amendment to be considered at a future Council meeting. You will be required to pay all of the costs associated with the advertising for the Road Closure Bylaw and the Land Use Bylaw Amendment. We will be requesting a deposit immediately following first reading of the Land Use Bylaw Amendment.

For your further information, I am enclosing herewith a plan provided by our Engineering Department which outlines in yellow an area of land which we will not include in the closure and sale, as same will be required by the City to accommodate future sidewalk. Please pass this information on to your surveyor. As noted above, we require an accurate description of the road to be closed and we will await receipt of this information from you before proceeding any further.

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

Sincerely,


C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Dir. of Engineering Services
Dir. of Community Services
City Assessor
Bylaws & Inspections Manager

Urban Planner
Parks Manager
E.L. P. Manager

DATE: June 19, 1989

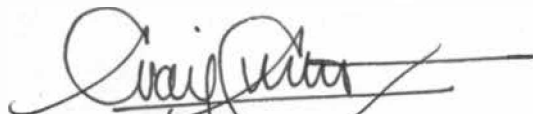
CS-2.258

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: BETA SURVEYS LIMITED:
EASTVIEW IGA - PURCHASE OF PORTION OF ROAD R.O.W.
Your memo dated June 12, 1989 refers.

1. In March this year, Coachman Tower Limited applied to acquire a 363m² portion of City land at the intersection of 40 Avenue and 39 Street. It was proposed to use this site to expand the existing parking area at the Eastview Shopping Centre by 17 stalls. At their meeting on April 3, 1989, City Council approved the sale of this land, subject to a number of conditions.
2. Coachman Tower Limited are now requesting that the area to be acquired be increased in width, from 20 ft. to 24 ft., to accommodate an improved parking layout. I have discussed this proposal with the Parks Manager, and we have no objection to the revised proposal, subject to the original conditions approved by Council.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager

DATE: June 15, 1989

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: BETA SURVEYS/EASTVIEW I.G.A. ROAD RIGHT OF WAY

I have no objections to the proposed increased width of road right of way to be purchased for parking purposes at the Eastview I.G.A. All conditions, as per City Council's resolution, would still apply including a comprehensive landscape design for the entire parking lot and the road right of way at the southeast intersection of 40 Avenue and 39 Street.



DON BATCHELOR

DB/ad



RED DEER REGIONAL PLANNING COMMISSION

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

159.

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 15, 1989

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

Dear Sir:

Re: Beta Surveys/Eastview I.G.A. Road Right-of-Way

The City Council at their meeting of April 3, 1989, agreed to sell a portion of road right-of-way to Coachman Towers (Eastview Shopping Centre).

The estimated area was 362.31 sq.meters (3900 sq.ft.) at that time. The surveyor has prepared two descriptions; one at 396.2 square meters and the other one 338.4 square meters.

We have no objection to the area with a width of 24 feet, which gives an area of 396.2 square meters. The price would reflect the extra land acquisition.

Yours truly,

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

c.c. Director of Community Services
Director of Engineering Services
Bylaws and Inspection Manager
City Assessor

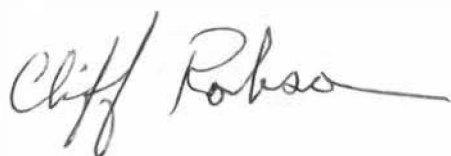
MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF 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—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 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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: June 15, 1989
TO: City Clerk
FROM: Fire Marshal
RE: PARKING AT EASTVIEW I.G.A. STORE

This department has no objection to a portion of road right of way being sold to the I.G.A. store.

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



Cliff Robson
Fire Marshal

CR/dd

Commissioners' Comments

We would recommend Council support the revised request subject to the total purchase price being adjusted upward to the total area and all other terms being applicable.

"R.J. MCGHEE",
Mayor

"M.C. DAY",
City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6125

City Clerk's Department 342-8132

June 14, 1989

BETA SURVEYS LIMITED
5205B - 54 Avenue
RED DEER, Alberta
T4N 5K5

Attn: Wayne W. Fawcett, A.L.S.

Dear Sir:

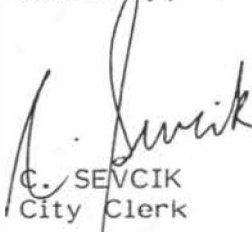
RE: Eastview I.G.A. Road Right-of-Way

We acknowledge with thanks your letter of June 12, 1989 concerning the above.

This matter will be placed on the Council agenda of June 26, 1989 for consideration by City Council. Please contact this office on the Friday prior to the said meeting to discuss the time this matter is scheduled to be discussed, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

36' original roadcut - 3940' = \$19,500
34' requested 4265' = \$21,325

DATE June 12, 1989

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☒ E.L. & P. MANAGER
- ☒ ENGINEERING DEPARTMENT MANAGER
- ☒ FIRE CHIEF
- ☒ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☒ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ URBAN PLANNING SECTION MANAGER
- ☐



FROM:

CITY CLERK

RE: BETA SURVEYS/EASTVIEW I.G.A. ROAD R/W

Please submit comments on the attached to this office by June 19
_____ for the Council Agenda of June 26, 1989

C. Sevcik
C. SEVCIK
City Clerk



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

June 12, 1989

File: 1985

City of Red Deer
City Clerks Department
4914 - 48 Avenue
Red Deer, Alberta

Attention: C. Sevcik

Dear Mr. Sevcik:

Re: Application to Purchase Portion of Road Right-of-Way
For Parking at Eastview I.G.A. Store

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:20
DATE	June 13/89
BY	[Signature]

With reference to our telephone discussion of today concerning the above matter, I have prepared two legal land descriptions for Council's road closure purposes as follows:

1) 'All that portion of road as shown on Plan 6062 K.S. lying within plan 892 _____, containing 0.040 ha. more or less.'

2) 'All that portion of road as shown on Plan 6062 K.S. lying within plan 892 _____, containing 0.034 ha. more or less.'

The first description, preferred by Coachman Towers Ltd., would allow the acquisition of a 24' width comprising 0.040 ha. (396.2 sq.m.).

The second description allows an acquisition of a 20' width comprising 0.034 ha. (338.4 ha.), as originally approved by Council.

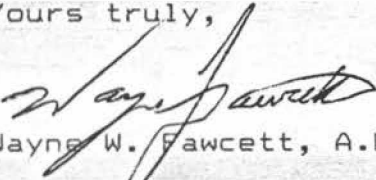
.....2

....2

The second description is provided only if Council is not prepared to allow the acquisition of a 24' width.

Should you have any questions concerning the above, please do not hesitate to call.

Yours truly,

A handwritten signature in dark ink, appearing to read "Wayne W. Fawcett", written in a cursive style.

Wayne W. Fawcett, A.L.S.

cc: R. Mangold, Coachman Towers Ltd.

WWF/lf

DATE: June 13, 1989

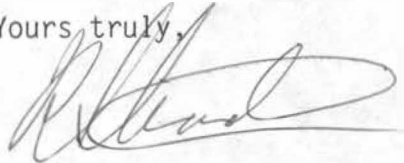
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: BETA SURVEYS/EASTVIEW I.G.A. ROAD R/W

In response to your memo of June 12, 1989, we would advise that this department has no comments to make on the above subject at this time.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a stylized, flowing script.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

June 28, 1989

Coachman Tower Ltd.
9834 - 105 Street
Edmonton, Alberta
T5K 1A6

Attention: Mr. R. Mangold

Dear Sir:

RE: 1) ROAD CLOSURE BYLAW 2992/89 - EASTVIEW I.G.A. STORE
2) LAND USE BYLAW AMENDMENT 2672/H-89

I would advise that Council of The City of Red Deer at its meeting held on June 26, 1989, gave first reading to the above noted bylaws.

Bylaw 2992/89 provides for the closure of a 24 foot strip of road right-of-way to be acquired by Coachman Tower Ltd. for additional parking at the Eastview I.G.A. Store.

Bylaw 2672/H-89 pertains to the redesignation of the above lands to C2 designation.

At the above noted meeting of Council, the following resolution was also passed in regard to the acquisition of the 24 foot wide strip of land.

"RESOLVED that Council of The City of Red Deer hereby approves the revised request by Coachman Towers Ltd. to acquire a 24' wide portion of road right-of-way for parking at Eastview I.G.A. store comprising 0.040 ha. (396.2 sq. m) subject to the total purchase price being adjusted upward to the total area and all other terms as contained in the Council resolution of April 3, 1989, being applicable."

We trust that you will agree to the above noted resolution. The resolution of April 3, 1989, referred to above, is quoted in our letter to you of April 5.

This office will now proceed with preparation of the advertising for the Road Closure and Land Use Bylaw Amendment for a Public Hearing to be held on Tuesday, August 8, 1989, commencing at 7:00 p.m. You are required to deposit with this office prior to public advertising an amount equal to the estimated cost of said advertising. In this instance, the estimated cost of both ads will be a total of \$700.00 (\$350.00 each). We will require this deposit by no later than July 7. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust that you will find this satisfactory, however if you have any questions, please do not hesitate to contact the undersigned.

C. Sevcik
City Clerk
CS/ds

c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
Dir. of Community Services
City Assessor
E.L. & P. Manager
Urban Planner
Council & Committee Secretary, Wilma
Beta Surveys Ltd.

Shanna

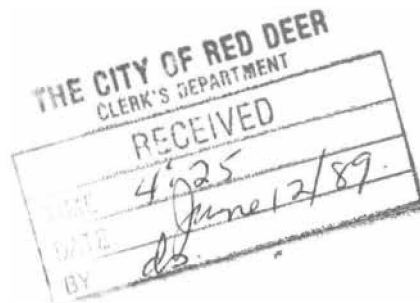
DEVELOPMENTS LTD.

NO. 4

JUNE 12, 1989

CITY OF RED DEER

TO WHOM IT MAY CONCERN:



We respectfully ask your consideration of our request to re-zone lots 27 & 28 , Block 15 , Plan 7604, from its current designation of ^{RIA} R-2 to a new designation of R-3. This will facilitate the construction of our proposed 4-Plex as portrayed in the attached drawings.

You will notice that the proposed building is an "up-scale" rental accomodation, featuring current construction trends and materials. Each unit will have a gas fireplace, European cabinets, and modern painted decore. We feel this will attract responsible family oriented tennants, and as such will be an asset to the area, and to the City of Red Deer.

Sincerely yours,

Bob Gudwer



#6, 7895 - 49 AVENUE, RED DEER, ALBERTA. T4P 2B4



(403) 340-2440



RED DEER REGIONAL PLANNING COMMISSION

162.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 15, 1989

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

Dear Sir:

Shanna Development/Redesignation Request
6006 - 55 Avenue, Red Deer

Shanna Development is requesting redesignation of lots 27-28, Block 15, Plan 7604 in order to permit the construction of a four-plex building.

The two lots have a total frontage of 20.11 m (66 ft.) and a depth of 36.57 m (120 ft.) with an area of 735.76 m² (7,920 sq.ft.). The site is designated as R1A which permits the construction of single and duplex units. To construct a four-plex, the site requires redesignation to R2 or R3 District.

To the north of the site there is a city park and to the south there is a duplex building which occupies lots 29-30. The existing house on the proposed site is in very poor condition. 55th Avenue north of 60th Street is a short dead-end road with only two houses on either side.

We have no objection to the construction of a four-plex to replace the existing house. Therefore we would recommend the redesignation from R1A to R2 for the four lots 27-30 or half of the block, rather than two lots as requested. The other two lots to the south contain a duplex and redesignation has no effect on them. The designation to R2 permits construction of a four-plex as a discretionary use with more control by M.P.C. rather than designation to R3 as requested by the applicant.

Yours truly,

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

c.c. - Director of Engineering Services
- Director of Community Services
- Bylaws & Inspection Manager
- City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

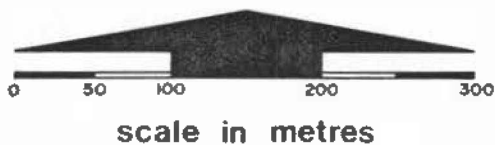
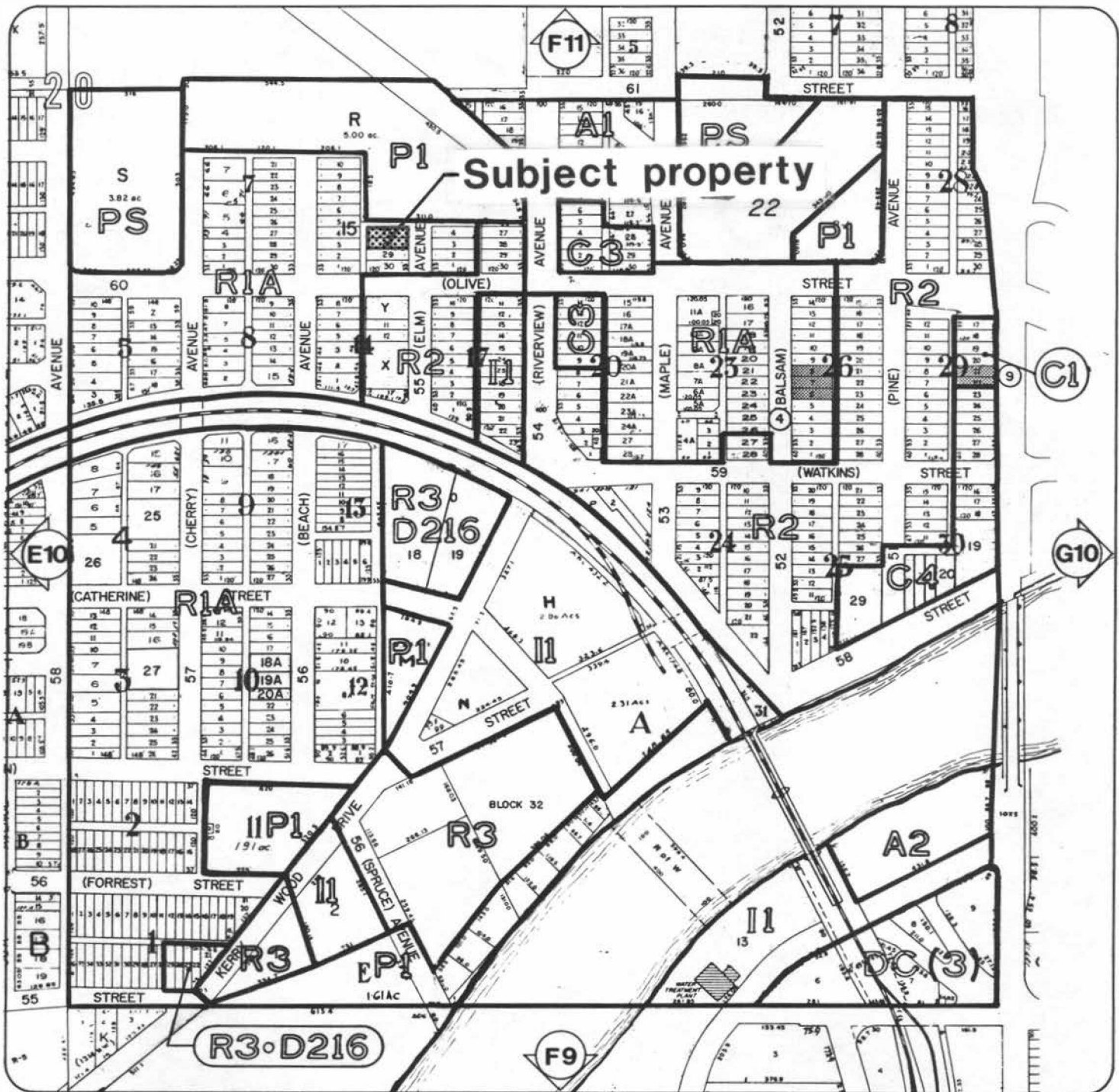
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALD—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—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

City of Red Deer --- Land Use Bylaw

Land Use Districts

163.

F10



Revisions :

2672 / D-80 (15/9/80)

2672 / N-85 (8/7/85)

2672 / P-80 (10/NOV/80)

2672 / B-88 (21/03/88)

2672 / J-82 (13/9/82)

2672 / T-88 (12/12/88)

2672 / O-83 (9/1/84)

2672 / I-84 (28/5/84)

2672 / K-85 (27/5/85)

DATE: June 14, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: SHANNA DEVELOPMENTS - 6006 55 AVENUE

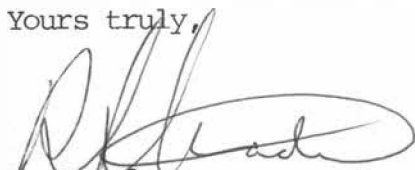
In response to your memo regarding the above subject, we have the following comments for Council's consideration:

Our records show the above site is designated as R1A, not R2. R1 zoning does not mention multiple family dwellings as a permitted or discretionary use, however, R3 zoning permits multiple family dwellings as a permitted use.

In view of the impact that multiple family dwellings have on an established residential area, we recommend that if the site is re-zoned, it be designated as R2. This permits the adjacent property owners the opportunity to comment on the proposal when it is considered by the Municipal Planning Commission, and the opportunity to appeal to the Development Appeal Board if necessary.

We trust this is of information to you.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

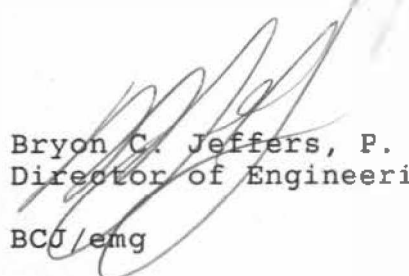
RS/lis

200-040

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: SHANNA DEVELOPMENTS - REDESIGNATION REQUEST
6006-55 AVENUE - LOTS 27 AND 27, BLOCK 15, PLAN 7604 S

The Engineering and Public Works Departments have no objections to the development of the four-plex as shown, subject to the following conditions:

1. Parking area being paved.
2. The Developer will be required to pay for any service connections or kills as may be required by the Engineering Department. As this is an older area, it is possible the water service may be inadequate for a four-plex.



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

BCJ/emg

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

DATE; June 19, 1989 CS-2.262

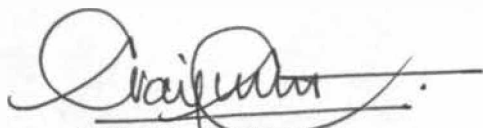
TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: SHANNA DEVELOPMENTS LIMITED:
PROPOSED REDESIGNATION FOR 4-PLEX,
6006 - 55 AVENUE
Your memo dated June 13, 1989 refers.

Shanna Developments Ltd. are requesting the City to redesignate two lots along 55 Avenue, from R2-RESIDENTIAL to R3-RESIDENTIAL, to accommodate a proposed 4-plex development. It should be noted, however, that the lots are presently designated R1A-RESIDENTIAL in the Land Use By-Law, not R2.

I have discussed the proposed redesignation with the Parks, Recreation & Culture and Social Planning Managers, and we have no objections from a Community Services perspective. The most appropriate zoning would likely be R2-RESIDENTIAL. This will permit the construction of a 4-plex as a discretionary use, with control exercised by the Municipal Planning Commission.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Rick Assinger, Social Planning Manager

DATE: June 14, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: Shanna Developments / Redesignation Request
6006 - 55 Avenue

The E. L. & P. Department has no objection or other comments
regarding the above request.



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

AR/jjd

DATE: June 16, 1989

TO: City Clerk

FROM: City Assessor

RE: SHANNA DEVELOPMENTS
REDESIGNATION REQUEST
6006 - 55 AVENUE

In review of the document as submitted by Mr. Bob Gudwer of Shanna Developments Ltd., I would advise that the property legally described as indicated within the correspondence is presently zoned R1A and not R2. In discussions with Mr. Strader, Bylaws and Inspections Manager, it is apparent that a rezoning of this property to R2 would constitute a discretionary use and allow residents within the area to comment on the development of this site as proposed. Therefore, I would concur with Mr. Strader's comments that he has indicated he will make regarding this application and agree that a redesignation of R2 would be reasonable on that basis.



Al Knight, A.M.A.A.

AK/bw

cc Director of Finance

DATE: June 14, 1989
TO: City Clerk
FROM: Fire Chief
RE: SHANNA DEVELOPMENTS/REDESIGNATION REQUEST

We would not have any objections to this request.



R. Oscroft
Fire Chief

RO/dd

Commissioners' Comments

We would recommend that Council approve in principle the redesignation of the subject property only from R1A to R2 designation. This rezoning would be subject to a Public Hearing and would give the neighbors an opportunity to object if they so wish.

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



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 14, 1989

SHANNA DEVELOPMENTS LTD.
#6, 7895 - 49 Avenue
RED DEER, Alberta
T4P 2B4

Attention: Bob Gudwer

Dear Sir:

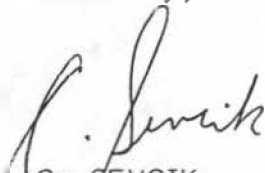
RE: Lots 27 & 28, Block 15, Plan 7604
Redesignation from R-2 to R-3

We wish to acknowledge with thanks your letter of June 12, 1989 concerning the above noted redesignation.

Your proposal will be placed on the Council agenda of June 26, 1989 for consideration by City Council. Please contact this office on the Friday prior to the said meeting to discuss the time when this matter is scheduled to be discussed, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8198

City Clerk's Department 342-8132

June 28, 1989

Shanna Developments Ltd.
#6, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Attention: Mr. Bob Gudwer

Dear Sir:

**RE: REDESIGNATION REQUEST, LOTS 27 & 28, BLOCK 15, PLAN 7604 S,
6006 - 55 AVENUE**

Your application to redesignate the above noted property in order to accommodate a proposed four-plex development was considered by Council June 26, 1989.

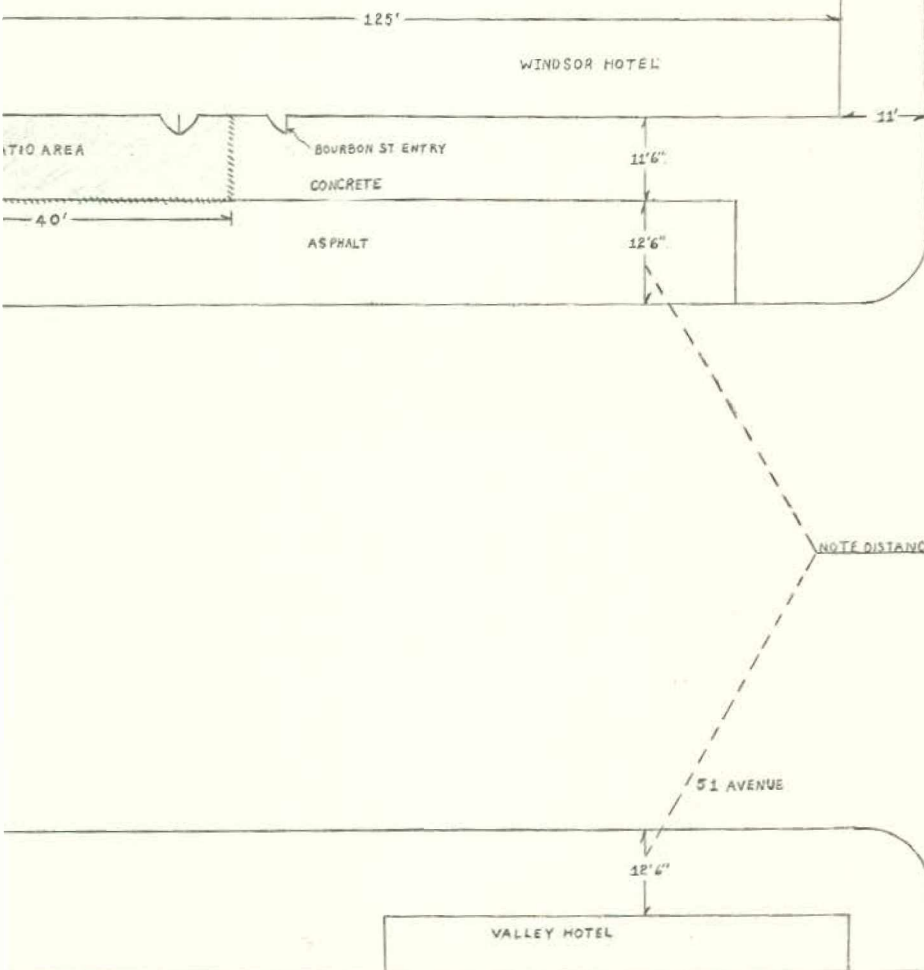
At the above noted meeting, Council passed the following motion approving your application in principle:

"RESOLVED that Council of The City of Red Deer hereby approves in principle the redesignation of Lots 27 & 28, Block 15, Plan 7604 S, 6006 - 55 Avenue, from R.1A to R.2 designation to accommodate a proposed four-plex development and hereby authorizes the administration to prepare a Land Use Bylaw Amendment for Council's consideration."

The decision of Council in this instance is submitted for your information and by way of a copy of this letter we are requesting the Red Deer Regional Planning Commission to prepare a bylaw amendment for consideration at the Council meeting of July 10, 1989.

Following first reading of the bylaw on July 10, 1989, this office will proceed with preparation of advertising for a public hearing to be held on Tuesday, August 8, 1989, commencing at 7:00 p.m., or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising. The estimated cost in this instance is \$400.00, and we will require this deposit prior to July 14, 1989. Once the actual costs are known you will be either invoiced for or refunded the balance.

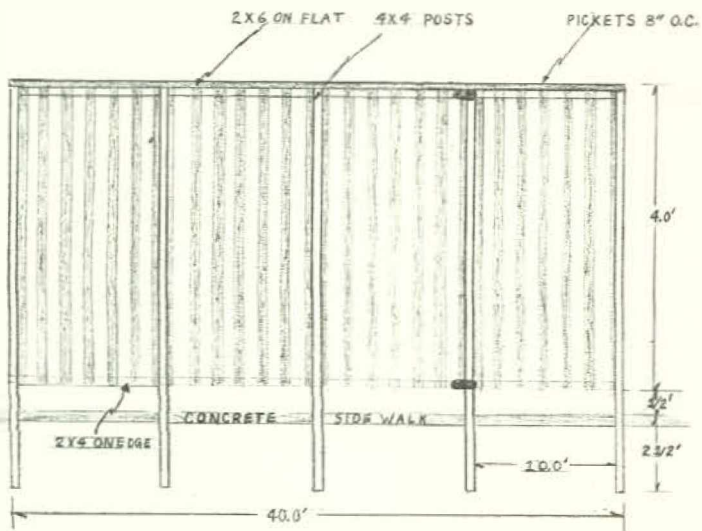
TH END



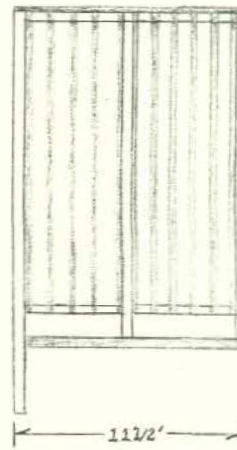
PARKING

SCALE 1" TO 10'

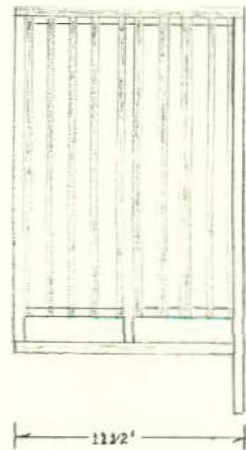
49 STREET



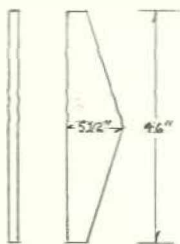
FRONT



NORTH



SOUTH



PICKETS

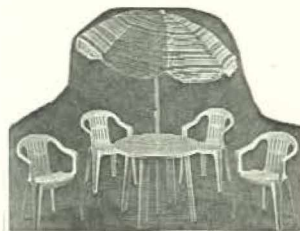
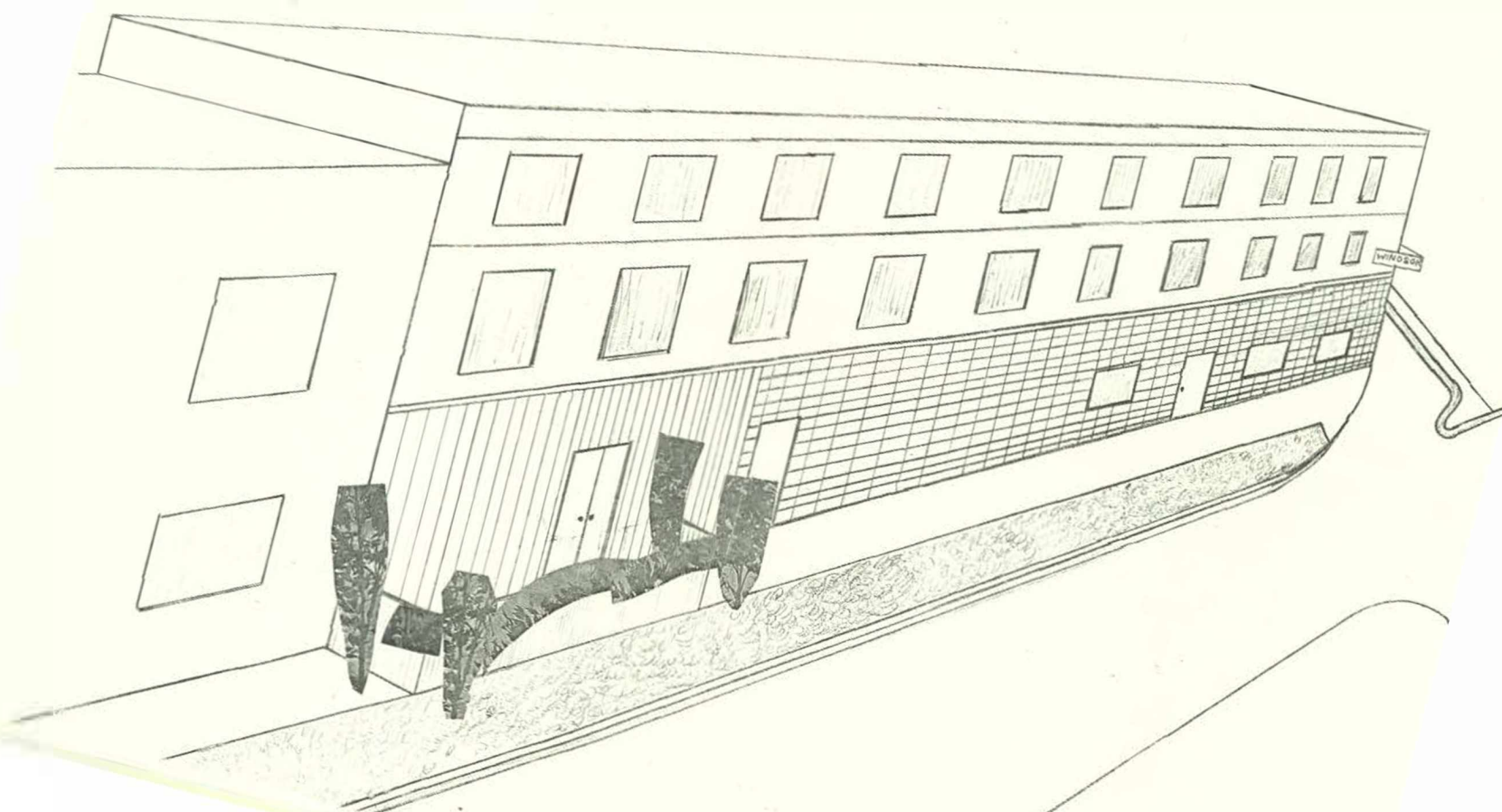


TABLE ENSEMBLE

FENCE RAISED 5" OFF CONCRETE FOR EASE OF WASHING.
FENCE BUILT IN SECTIONS FOR EASE OF REMOVAL.
ONE SECTION OF FENCE OPENS FOR EMERGENCY EVACUATION OF BUILDING.
POTS ARE SET IN THE ASPHALT AREAS AND DIRT TAMPED AROUND THEM FOR EASY REMOVAL.
AREA TO HAVE SHRUBBERY AND FLOWERS.
TEN TABLES AND UMBRELLAS WITH SEATING FOR 40 PEOPLE.

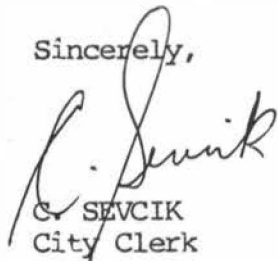


DRAWINGS
42 a, b, c.
H. P. ROUSSELET.

Shanna Developments Ltd.
Page 2
June 28, 1989

I trust that you will find this satisfactory, however, if you have any questions please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/dh

c.c. Urban Planner
Director of Engineering Services
City Assessor
Bylaws & Inspections Manager
E. L. & P. Manager
Fire Chief
Director of Community Services
Council & Committee Secretary, Wilma

NO. 5

IN CONFIDENCE

TO: CITY COUNCIL

FROM: MICHAEL BOJSZA
21 SELKIRK BLVD.
RED DEER, ALTA
T4N 0G1
346-5656

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	12:20
DATE	June 12/69
BY	SP

RE: I AM LOOKING AT STARTING A NEW BUSINESS IN RED DEER. THE SERVICE I WILL OFFER INVOLVES THE CLEANING OF DOG WASTE FROM THE YARDS OF THEIR OWNERS. THE WASTE WILL BE REMOVED BY MYSELF OR LEFT IN PLASTIC GARBAGE BAGS FOR THE WASTE DISPOSAL SERVICE. WHICH EVER THE CUSTOMER WOULD LIKE.

I HAVE CONTACTED THE LICENSING DEPT. AND THE PERSON I SPOKE WITH SAID I WOULD NEED TO ASK CITY COUNCIL FOR THEIR APPROVAL SO THAT HE WOULD BE ALLOWED TO RELEASE THE LIST OF LICENSED DOGS. I WOULD LIKE THE LIST SO THAT I WOULD BE ABLE TO DO A DIRECT MAILING TO THE POTENTIAL CUSTOMERS.



DATE: June 14, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: MICHAEL BOJSZA - DOG WASTE DISPOSAL SERVICE

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

There may be some objections from people who obtained licenses if their names were revealed for commercial purposes. As well, once the list is released, there is the possibility it could be passed on to other commercial enterprises.

From our point of view, we have no objections to releasing the list, however, given the above concerns, Council may wish to keep the list confidential.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/ljs

DATE: June 19, 1989 CS-2.259
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: MICHAEL BOJSZA:
DOG WASTE DISPOSAL SERVICE

Michael Bojsza is proposing to establish a dog waste disposal service, involving the cleaning of dog waste from residential yards. He is requesting the City to release the list of licensed dogs so that he will be able to undertake a direct mailing to potential customers.

I have discussed this issue with the Parks Manager. We support the establishment of the service, and recommend that City Council release the list of licensed dog owners.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager

Commissioners' Comments

We would recommend that this type of information be not made public to any individual or business. We would suggest that the applicant could advertise its service and those people wishing to take advantage of this service could contact the business.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

June 14, 1989

Michael Bojsza
21 Selkirk Blvd.
RED DEER, Alberta
T4N 0G1

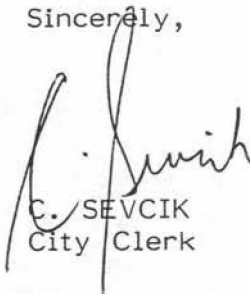
Dear Sir:

We acknowledge with thanks your letter received June 12, 1989 regarding a business involving the cleaning of dog waste from the yards of their owners.

Your proposal will be placed on the Council agenda of June 26, 1989 for consideration. Please contact this office on the Friday prior to the Council meeting to discuss the time this item will be scheduled for discussion, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132
June 29, 1989

Mr. Michael Bojsza
21 Selkirk Blvd.
Red Deer, Alberta
T4N 0G1

Dear Sir:

RE: DOG WASTE DISPOSAL SERVICE/LIST OF OWNERS OF LICENSED DOGS


Your letter pertaining to the above topic was considered by Council June 26, 1989, and at which meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request of Michael Bojsza that the City release the list of licensed dog owners be not approved.

Council further suggests that the applicant advertise its service and those people wishing to take advantage of this service could contact the business, and as recommended to Council June 26, 1989, by the Commissioners."

The above decision of Council is submitted for your information. It was suggested that you could advertise your service and those owners of dogs wishing to take advantage of your service could contact you. I would further like to point out that a number of calls were received prior to the Council meeting from dog owners who objected to the City releasing this list.

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


C. Sevcik
City Clerk
CS/ds
c.c. Bylaws & Inspections Manager
Dir. of Community Services
Parks Manager



Windsor Hotel

4822 - 51 AVENUE
RED DEER, ALBERTA
T4N 4H3

173.

NO. 6

MAY 23, 1989

MR. C. SEVCIK
CITY CLERK
CITY OF RED DEER
RED DEER ALBERTA

DEAR SIR;

PLEASE ACCEPT THIS LETTER AS A FORMAL REQUEST, FOR APPLICATION TO CONSTRUCT A OUT DOOR PATIO ON LOCATION AT 4822-51AVE.THE EXACT LOCATION WOULD BE ON 51st. AVE.

AS YOU WILL NOTICE, THE ATACHED DRAWING, OUTLINES IN DETAIL, THE IDEA WE ARE TRYING TO PUT ACCROSS. IT WILL CONSIST OF ONLY THE BEST IN BUILDING MATERIALS, AND WILL BE COVERED AND SURROUNDED WITH FLOWERS AND SHRUBS.

I FEEL THAT THIS PATIO, WILL NOT ONLY BEAUTIFY, NOT ONLY THE HOTEL, BUT CAN ONLY BE AN ADDED IMPROVEMENT, TO WHAT IS NOW A SOME WHAT PLAIN ONE WAY STREET.

I AWAIT YOUR REPLY WITH EAGER ANTICIPATION, AND LOOK FORWARD TO HEARING FROM YOU.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:35 pm
DATE	May 23/89
BY	W.V. / Co.

KINDEST REGARDS

BERNIE HOFFMAN
GENERAL MANAGER
WINDSOR HOTEL

SOUTH END

125'

PATIO AREA

BOURBON ST. ENTRY

CONCRETE

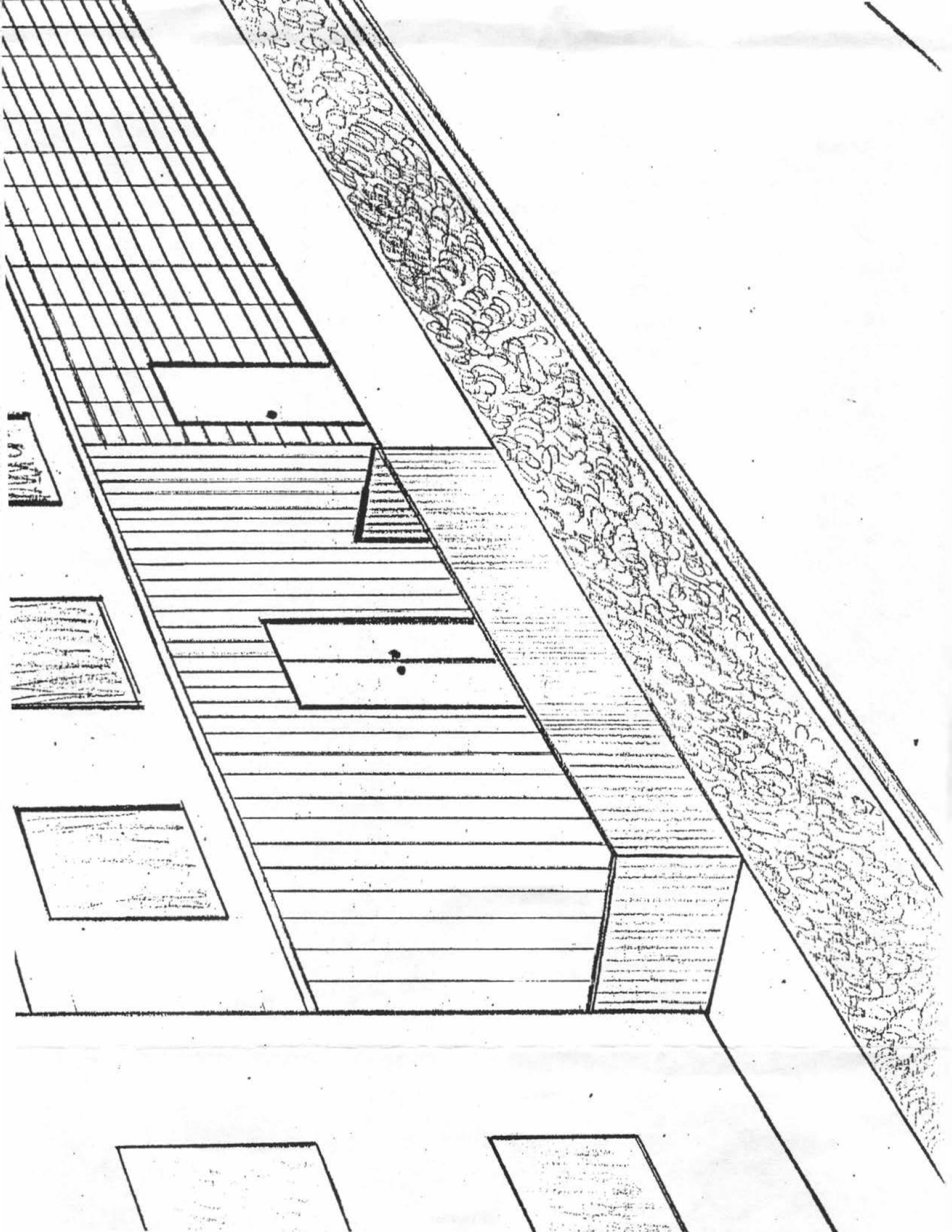
40'

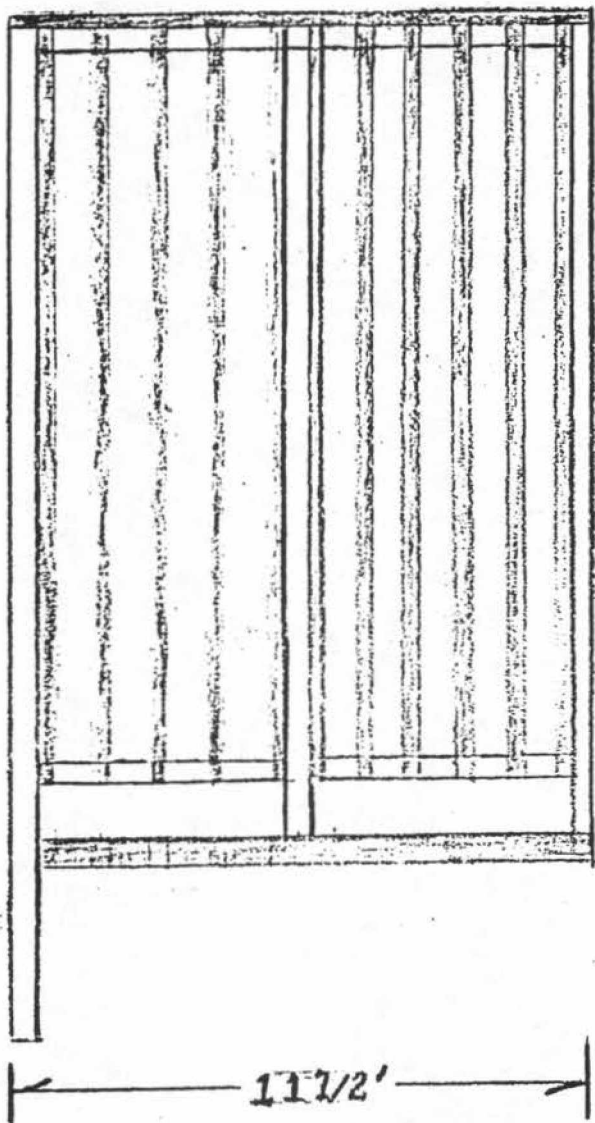
ASPHALT

WINDSOR HOTEL

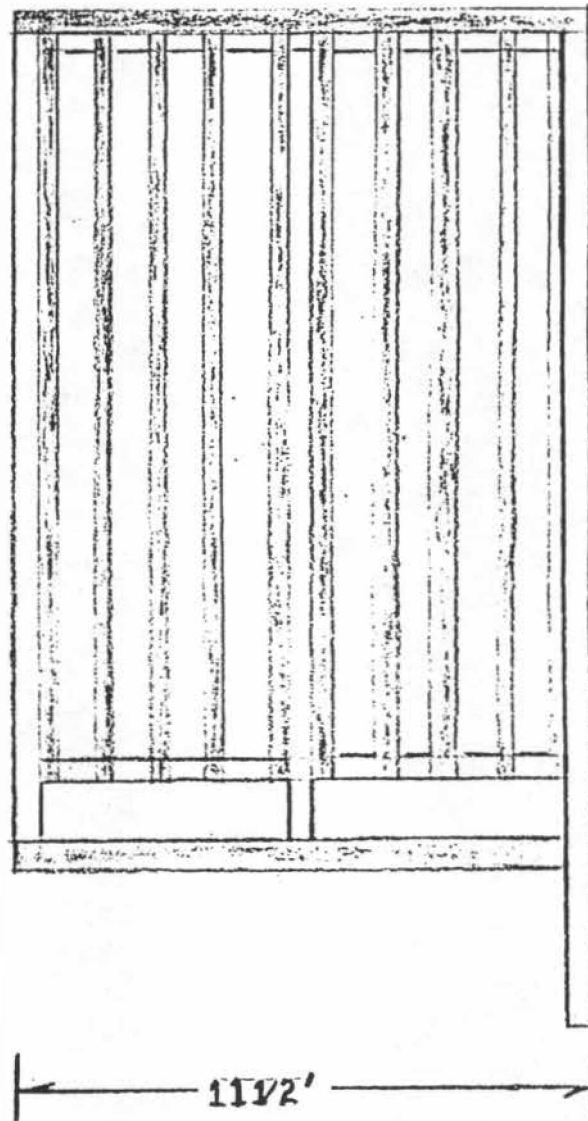
11' 6"

12' 6"





NORTH



SOUTH

FENCE RAISED 6" OFF CONCRETE FOR
EASE OF WASHING.

FENCE BUILT IN SECTIONS FOR EASE
OF REMOVAL.

ONE SECTION OF FENCE OPENS FOR
EMERGENCY EVACUATION OF BUILDING.

POSTS ARE SET IN THE ASPHALT AREA

MAY 24, 1989

TO WHOM IT MAY CONCERN:

AFTER DISCUSSIONS WITH MR. BERNIE HOFFMAN, OF THE WINDSOR HOTEL, I HAVE TO ADMIT , THAT I AM IN FULL AGREEMENT, WITH HIM, WHEN IT COMES TO A OUT DOOR PATIO IN FRONT OF THE WINDSOR HOTEL.

I FEEL NOT ONLY WILL IT ENHANCE A SOMEWHAT DREARY 51ST. AVE. BUT I FEEL TOO, THAT IT MIGHT POSSIBLY ADD TRAFFIC TO A VERY PEDESTRIAN QUIET STREET.

REGARDS,

Janet Moffat

RED DEER PET CENTER INC.

MAY 24, 1989

TO WHOM IT MAY CONCERN:

AFTER DISCUSSIONS WITH MR. BERNIE HOFFMAN, OF THE WINDSOR HOTEL, I HAVE TO ADMIT , THAT I AM IN FULL AGREEMENT, WITH HIM, WHEN IT COMES TO A OUT DOOR PATIO IN FRONT OF THE WINDSOR HOTEL.

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REGARDS,

B. Starkman
Valley Hotel
5617-4951
RED DEER AR3

MAY 24, 1989

TO WHOM IT MAY CONCERN:

AFTER DISCUSSIONS WITH MR. BERNIE HOFFMAN, OF THE WINDSOR HOTEL, I HAVE TO ADMIT , THAT I AM IN FULL AGREEMENT, WITH HIM, WHEN IT COMES TO A OUT DOOR PATIO IN FRONT OF THE WINDSOR HOTEL.

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REGARDS,

Debbie Long

OGILVIE'S
MEN'S WEAR



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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 14, 1989

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

Dear Sir:

Windsor Hotel - Outdoor Patio

The general manager of the Windsor Hotel is requesting City Council to grant him permission to construct an outdoor patio located at 4822 - 51 Avenue.

It has been our policy to support activities contributing to the revitalization of downtown, but in this case we cannot support this request for the following reasons:

- The patio would occupy the concrete section of sidewalk and force people to walk on asphalt which is in poor condition.
- Fencing around the patio will not contribute to any visual attraction but rather detract from the area. Most outdoor patios are open to the public on the sidewalk side and usually decorated with flower beds, etc.

We feel this is an extension of their operation to the sidewalk, with no visual attraction. Therefore, we recommend the application for a licence to occupy the sidewalk be denied in this instance.

Yours truly,

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

c.c. Director of Community Services
Director of Engineering Services
Bylaws and Inspection Manager

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 STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWMAN—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALD—VILLAGE OF ELDORA—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 NORGLAND—SUMMER VILLAGE OF ROCKY SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No 14—COUNTY OF MOUNTAIN VIEW No 17—COUNTY OF PAINTED EARTH No 18—COUNTY OF RED DEER No 23—COUNTY OF STETTLER No 6—MUNICIPAL DISTRICT OF CLEARWATER No 99

DATE: June 5, 1989
TO: CHARLIE SEVCIK
City Clerk
FROM: DON BATCHELOR
A/Director of Community Services
RE: WINDSOR - OUTDOOR PATIO

CS-2.243

I have reviewed the proposal for an outdoor patio on the sidewalk of 51st Avenue by the Windsor Hotel. I am opposed to this proposal for the following reasons:

- a) The fenced patio would force pedestrians off the concrete sidewalk and onto an uneven asphalt surface. This fence line would then be inconsistent with respect to all other storefront alignments on the west side of 51st Avenue.
- b) City Council has, in the past, denied requests to lease city boulevards or portions of road right-of-way, in accordance with existing policy. If approval was granted in this instance, an undesirable precedent would be set for applications throughout the city.



DON BATCHELOR

DB:dmg

DATE: June 13, 1989

TO: City Clerk

FROM: City Assessor

RE: WINDSOR - OUTDOOR PATIO

To locate the patio as proposed will require City Council approval of a license to occupy a portion of 51 Avenue.

Even though the patio may enhance the appearance of this Avenue, we would concur with the City Engineering Department that the location would create an obstacle to pedestrian traffic.

We also have a concern that if this application is approved that other businesses would also request the opportunity to occupy a portion of the street for similar uses.

We cannot support or recommend approval of this use of public lands.



Al Knight, A.M.A.A.

DK/bw

cc Director of Engineering
Director of Finance

060-073

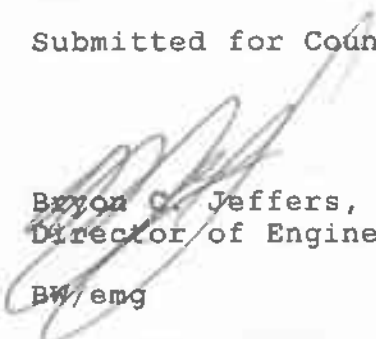
DATE: June 2, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: WINDSOR HOTEL - OUTDOOR PATIO

The Engineering Department is not in favour of the proposed patio for the following reasons:

1. The proposed location of the patio would fully occupy the concrete sidewalk located on 51 Avenue, disrupting the natural pedestrian walkway and force pedestrians to walk around the patio on the paved asphalt boulevard.
2. The structure may be a hazardous obstacle for the visually handicapped.
3. We are not in favour of holes being cut into the sidewalk. The holes may cause further damage to the sidewalk in the winter due to the freezing of accumulated water.
4. We are not convinced by the drawings submitted that the structure would be a visual enhancement to the street.

If the patio is approved, a Licence to Occupy would have to be approved by Council.

Submitted for Council consideration.


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

BW/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Fire Chief
c.c. RCMP Inspector
c.c. Urban Planning Section Manager

DATE: May 30, 1989

TO: City Clerk


FROM: Bylaws and Inspections Manager

RE: WINDSOR HOTEL

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

It is our understanding that the patio would be located in a position that will block the City sidewalk, requiring pedestrians to walk on the boulevard. The location is such that we recommend that the request be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: May 30, 1989
TO: City Clerk
FROM: Fire Marshal
RE: WINDSOR HOTEL - OUTDOOR PATIO

The patio will hinder the access to exit from the actual building. This patio is constructed of combustible material and any structure added to the hotel shall be of non combustible material.

Therefore this department cannot approve an outdoor patio at this location.



Cliff Robson
Fire Marshal

CR/dd

cc: Fire Chief

Commissioners' Comments

We concur with the comments of the administration and strongly recommend that Council deny this request.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE May 29, 1989

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☒ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☒ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ URBAN PLANNING SECTION MANAGER
- ☐



FROM:

CITY CLERK

RE: WINDSOR - OUTDOOR PATIO

Please submit comments on the attached to this office by JUNE 19
 for the Council Agenda of JUNE 26, 1989

C. Sevcik
C. SEVCIK
City Clerk



Windsor Hotel

4822 - 51 AVENUE
RED DEER, ALBERTA
T4N 4H3

MAY 23, 1989

MR. C. SEVCIK
CITY CLERK
CITY OF RED DEER
RED DEER ALBERTA

DEAR SIR;

PLEASE ACCEPT THIS LETTER AS A FORMAL REQUEST, FOR APPLICATION TO CONSTRUCT A OUT DOOR PATIO ON LOCATION AT 4822-51AVE.THE EXACT LOCATION WOULD BE ON 51st. AVE.

AS YOU WILL NOTICE, THE ATACHED DRAWING, OUTLINES IN DETAIL, THE IDEA WE ARE TRYING TO PUT ACCROSS. IT WILL CONSIST OF ONLY THE BEST IN BUILDING MATERIALS, AND WILL BE COVERED AND SURROUNDED WITH FLOWERS AND SHRUBS.

I FEEL THAT THIS PATIO, WILL NOT ONLY BEAUTIFY, NOT ONLY THE HOTEL, BUT CAN ONLY BE AN ADDED IMPROVEMENT, TO WHAT IS NOW A SOME WHAT PLAIN ONE WAY STREET.

I AWAIT YOUR REPLY WITH EAGER ANTICIPATION, AND LOOK FORWARD TO HEARING FROM YOU.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:35 pm
DATE	May 23/89
BY	W.V. / Co.

KINDEST REGARDS

BERNIE HOFFMAN
GENERAL MANAGER
WINDSOR HOTEL

MAY 24, 1989

TO WHOM IT MAY CONCERN:

AFTER DISCUSSIONS WITH MR. BERNIE HOFFMAN, OF THE WINDSOR HOTEL, I HAVE TO ADMIT , THAT I AM IN FULL AGREEMENT, WITH HIM, WHEN IT COMES TO A OUT DOOR PATIO IN FRONT OF THE WINDSOR HOTEL.

I FEEL NOT ONLY WILL IT ENHANCE A SOMEWHAT DREARY 51ST. AVE. BUT I FEEL TOO, THAT IT MIGHT POSSIBLY ADD TRAFFIC TO A VERY PEDESTRIAN QUIET STREET.

REGARDS,

Debbie Long

OGILVIE'S
MEN'S WEAR

MAY 24, 1989

TO WHOM IT MAY CONCERN:

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I FEEL NOT ONLY WILL IT ENHANCE A SOMEWHAT DREARY FIRST. AVE. BUT I FEEL TOO, THAT IT MIGHT POSSIBLY ADD TRAFFIC TO A VERY PEDESTRIAN QUIET STREET.

REGARDS,

Janet Moffat

RED DEER PET CENTER INC.

MAY 24, 1989

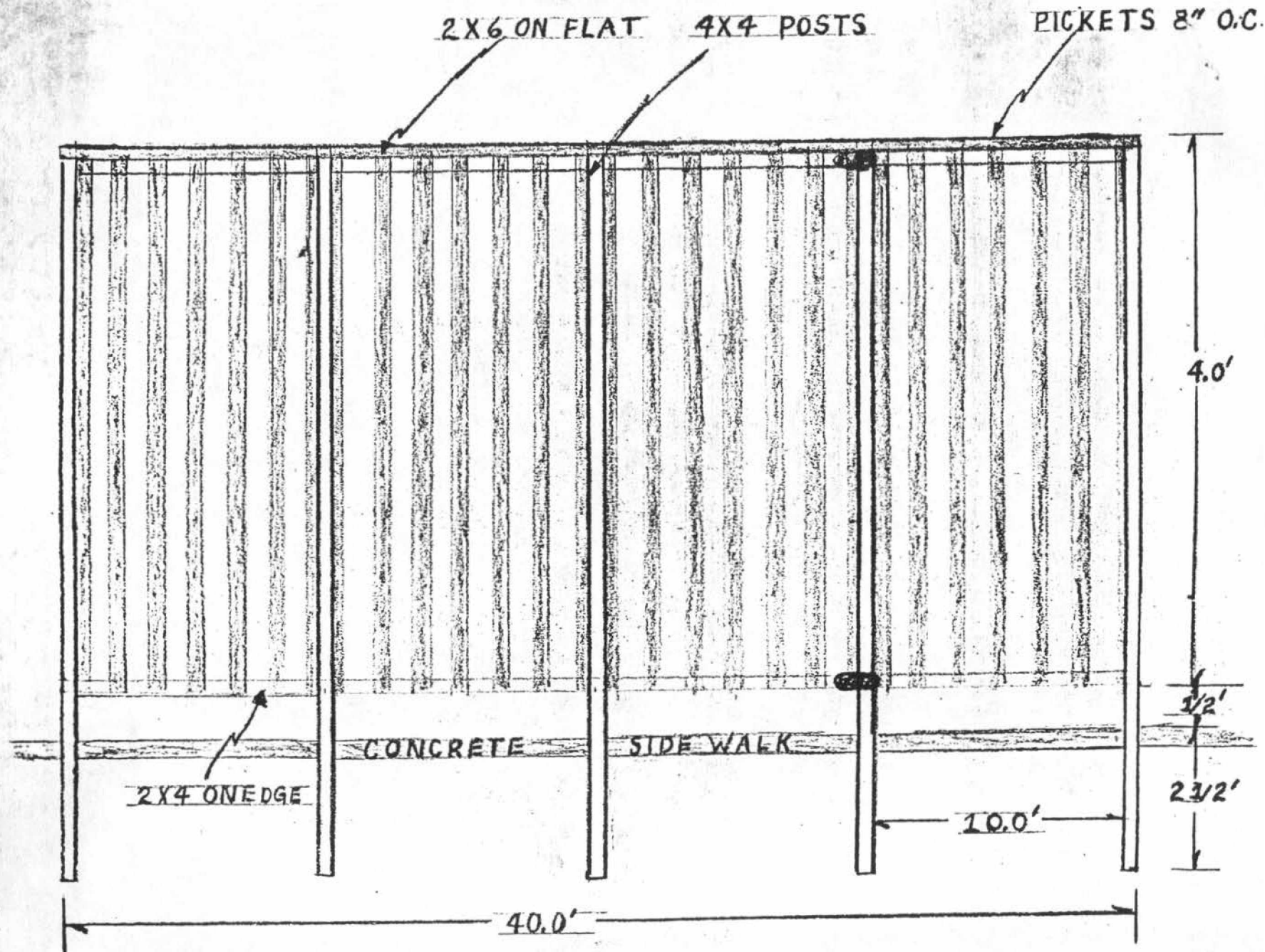
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REGARDS,

B. Starkman
Valley Hotel
5617-4951
RED DEER ARB



FRONT

35 MM REFERENCE

DRAWING #42

JUNE 26, 1989 REGULAR AGENDA

WINDSOR HOTEL
OUTDOOR PATIO
REQUEST TO CONSTRUCT AT 4822-51 AVENUE



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

June 8, 1989

Mr. Bernie Hoffman
General Manager
WINDSOR HOTEL
4822 - 51 Avenue
RED DEER, Alberta
T4N 4H3

Dear Sir:

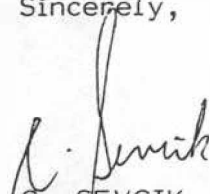
RE: OUTDOOR PATIO/WINDSOR HOTEL

We acknowledge with thanks your letter of May 23, 1989 requesting approval of an outdoor patio at 4822 - 51 Avenue (Windsor Hotel).

Your request will be presented to City Council on the agenda for their meeting of June 26, 1989. Please call this office on the Friday prior to the said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
CITY Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

June 29, 1989

Windsor Hotel
4822 - 51 Ave.
Red Deer, Alberta
T4N 4H3

Attention: Mr. Bernie Hoffman, General Manager

Dear Sir:


RE: OUTDOOR PATIO, 51 AVENUE

Your request pertaining to the above noted matter was presented to Council June 26, 1989, and at which meeting Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer hereby agrees that the application by the Windsor Hotel to construct an outdoor patio on the sidewalk at 4822 - 51 Ave. be not approved."

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk
CS/as

c.c. Urban Planner
Parks Manager
Dir. of Community Services
City Assessor
Dir. of Engineering Services
Bylaws & Inspections Manager
Fire Chief
Inspector Pearson

NO. 7

June 2, 1989.

Mr. Charlie Sevcik,
City Clerk,
City of Red Deer,
4914 48 Ave.,
Red Deer, Alta.

Dear Mr. Sevcik;

I wish to apply to the City of Red Deer for a change of zoning for the enclosed property, currently owned by Mr. H.C. Harper of Red Deer, on 64th Avenue, adjacent to the Red Deer Golf and Country Club. I hold an option to purchase this property, and will be submitting a subdivision request to the Red Deer Regional Planning Commission.

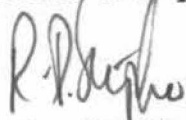
We have reached an agreement with the Red Deer Golf and Country Club for an exchange of land that will allow the Golf Course to have access to the southwest corner of the Harper property, in exchange for portions of the golf course at the northwest and southeast corners.

We wish the property to be rezoned to accomodate a condominium development that will consist of 18 units.

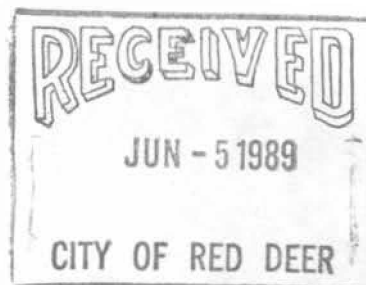
I also wish to discuss with the City, for the purchase of the adjacent undeveloped city road right-of-way that is shown in the shaded area of the enclosed drawing.

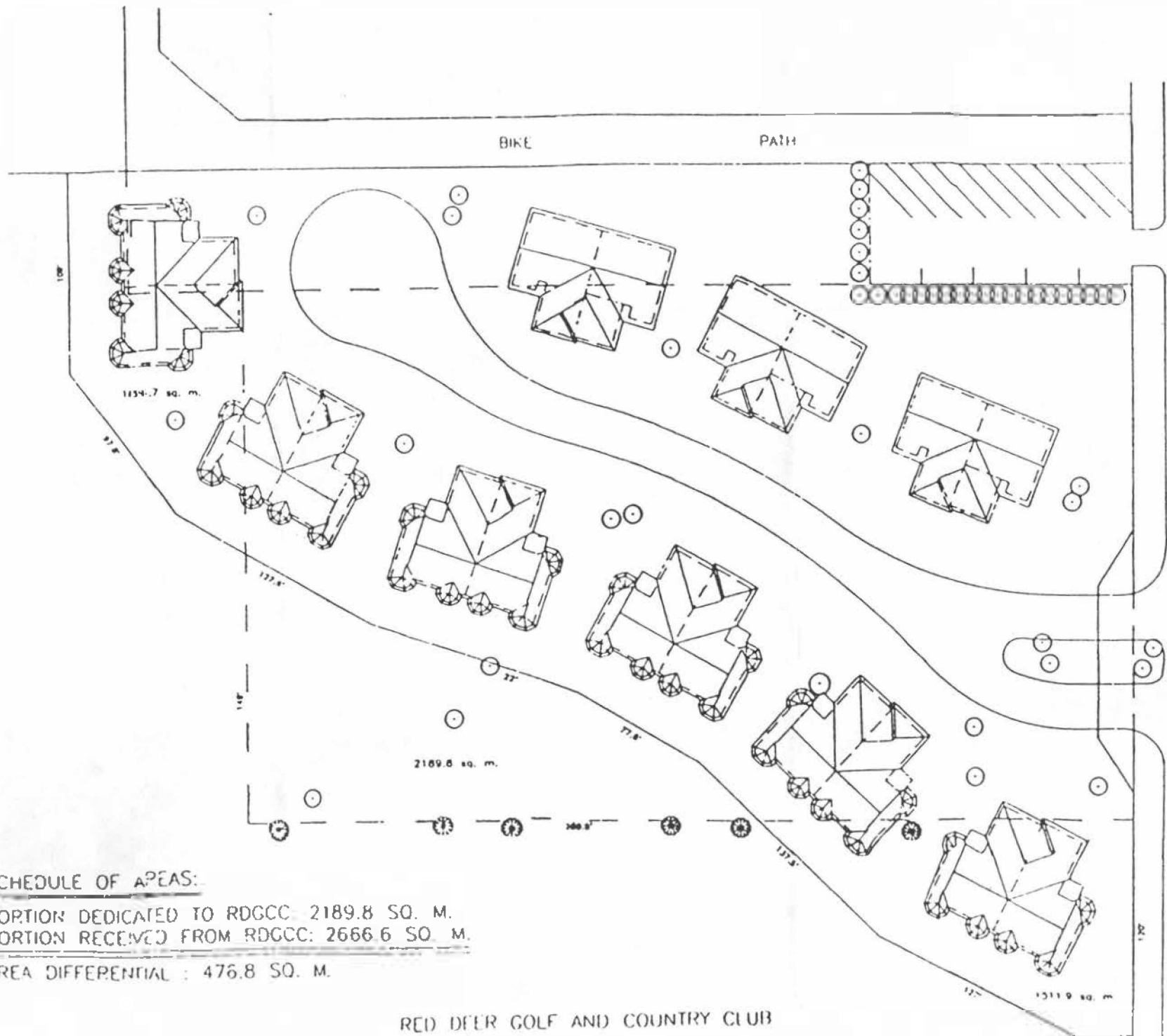
I would be available for the City Council meeting of June 26, 1989, and may be reached for further information at either 343-1170 or 346-5326.

Yours truly,



R.D. (Rod) Stephen,
11 Savoy Crescent,
Red Deer, Alta.
T4N 0C9.





SCHEDULE OF APPEALS:

PORTION DEDICATED TO RDGCC 2189.8 SQ. M.

PORTION RECEIVED FROM RDGCC: 2666.6 SO. M.

AREA DIFFERENTIAL : 476.8 SQ. M.

RED DEER GOLF AND COUNTRY CLUB

080-056

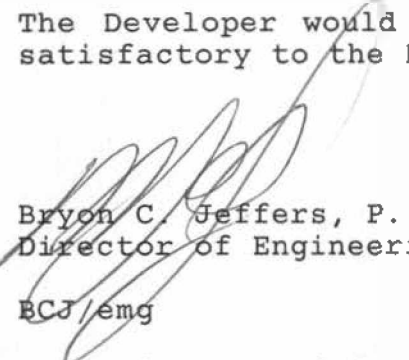
DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: BLOCK 4, PLAN 1339 A.J. (HARPER PROPERTY) - 64 AVENUE
ROD STEPHEN - PROPOSED CONDOMINIUM DEVELOPMENT

The Engineering and Public Works Departments have reviewed the proposal as presented by Mr. Stephen.

The site can be serviced with water and sanitary sewer to the property line. The sanitary service is available to the northwest and the Developer would be required to place a lift station on his site. Water is available from the east. As this is a condominium project, internal servicing remains the concern of the Developer. Storm drainage issues would have to be addressed and resolved in a manner satisfactory to the Engineering Department.

The Engineering Department has no requirement for the undeveloped road right of way.

The Developer would have to enter into a Development Agreement satisfactory to the Engineering Department.



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

BCJ/emg

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

DATE: June 12, 1989
TO: City Clerk
FROM: Fire Marshal
RE: H.C. HARPER PROPERTY

The roadway and turnaround must comply with the 1985 Alberta Building Code.

A hydrant will have to be installed on site so the distance from the hydrant to the principal entrance of all buildings is not more than ninety (90) meters.

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

A handwritten signature in cursive script, appearing to read "Cliff Robson", followed by a horizontal line.

Cliff Robson
Fire Marshal

CR/dd

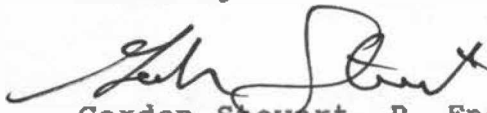
cc: Fire Chief

DATE: June 8, 1989
TO: City Clerk
FROM: Public Works Manager
RE: Rod Stephen - Proposed Condo Development 64 Avenue
(H. C. Harper Property)
=====

The Public Works Department does not operate any utilities in the above noted area, or the roadway right-of-way to the north. The only utility in the area is the watermain in the 64 Avenue right-of-way.

Sanitary sewer service would have to be by a lift station and force main. This should be owned and operated privately.

The Public Works Department has no objections to the proposed rezoning.


Gordon Stewart, P. Eng.
Public Works Manager

GAS/sh
c.c. Director of Engineering Services

DATE: June 8, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: ROD STEPHEN - PROPOSED CONDO DEV. 64 AVENUE

The E. L. & P. Department has no objections to the request for rezoning nor to the request to have the City sell the undeveloped road right-of-way adjacent to the north boundary of the property.



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

AR/jjd

DATE: June 20, 1989

TO: City Clerk

FROM: City Assessor

RE: ROD STEPHEN - PROPOSED CONDO DEV. 64 AVENUE
(H. C. HARPER PROPERTY)
BLOCK 1, PLAN 1339 A.J.

We have no objection to the request for rezoning to accommodate the proposed condominium development.

The disposal of the road rights of way abutting on the north side of the Harper property being Block 1, Plan 1339 A.J. to be subject to:

1. Road closures in accordance with the Municipal Government Act
2. Approval by City Council of the market value to be determined by an inhouse appraisal satisfactory to the City Assessor
3. All advertising fees and legal survey fees pertaining to the rights of way being disposed of and consolidated with the developer lands to be paid by the developer
4. An agreement satisfactory to the City Solicitor



Al Knight, A.M.A.A.

WFL/bw

cc Director of Finance



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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 13, 1989

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

Dear Sir:

Re: Rod Stephen - Proposed Condo Development
64 Avenue (H.C. Harper property)
Block 1, Plan 1339 A.J.

The block of land under consideration is located to the west of 64th Avenue, south of Cannavest proposed development and west of Great Chief Park. The block has a 89.30m (293 ft.) of frontage, with an area of about 1.361 ha (3.36 Ac.). There is also an unconstructed road right-of-way to the north of the block containing 0.34 ha (0.85 Ac.).

The Proposal

The proposal involves the following land.

- The acquisition of 0.85 acre road right-of-way from the City. This requires road closure under provision of the Municipal Government Act.
- Land exchange with the Golf and Country Club. The development will expand into existing Club land at the north-west and south-east, in exchange for the south-west corner which will be added to the golf course.

If all the land exchange and acquisition takes place as planned, the total area for development would be \pm 1.40 ha (\pm 3.4 acres).

The proposal is for the construction of nine condominium duplex buildings containing a total of 18 units. The road access is planned through 64 Avenue. A common parking area is shown on the north-east corner, with a separate access to 64 Avenue.

Land Use Bylaw

The existing Harper property is designated as A1 for Future Urban Development which requires redesignation to R2 to permit the construction

C. Sevcik, City Clerk
 Re: Rod Stephen - Proposed Condo Dev.

Pg. 2

of duplex units. The golf course is designated as P1 or Park and Recreation area.

Part of the golf course requires designation to R2 to permit the development.

Subdivision

The plan, as proposed, requires subdivision to consolidate the City right-of-way with the block and execute the land exchange with the Red Deer Golf and Country Club.

Density

The proposed density of 18 units will give a density of 42 persons per hectare (16.87 persons per acre), which is normal for a duplex type of development.

Comments

The proposed development is approximately 6 m (20 ft.) below the Canavest Development to the north, and it is below the hill escarpment.

It has not been the City's policy to encourage any development in low-lying areas which cannot be serviced with the City gravity sanitary system because the use of lift stations can create maintenance problems. Since it is a condominium development, the maintenance would be the responsibility of the developer, not the City's.

We are not in favour of this development and feel the area below the hill should form part of the golf course and that the trees should be preserved. However, if the City Council agree with the proposed development, then the required land use amendment will be brought forward for Council's consideration.

Yours truly,



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

c.c. Director of Community Services
 Director of Engineering Services
 Bylaws and Inspection Manager

DATE: June 13, 1989

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
A/Director of Community Services

RE: ROD STEPHEN - PROPOSED CONDO DEV. 64 Ave.
(H.C. Harper Property)

I have discussed the above proposal with the Parks Manager and the Recreation & Culture Manager. We have no objections to the rezoning. However, the applicant should be aware of the following points since he is considering purchasing this property for an eighteen-unit development:

- A) A Recreation Levy will be applied to this development at a rate of \$6,203.50/hectare.
- B) Public Reserve Dedication, in an amount equal to 10% of the gross developable area, is required at the time of subdivision.
- C) All proposed access/egress points off 64 Avenue for this development should be discussed with the Engineering Department before any preliminary design of the site. This is to ensure that a conflict does not occur with the main access/egress road into Great Chief Park and Bower Ponds.
- D) Due to the significant stands of trees on this site, the development design should be sensitive to maximize the number of trees that can be retained. The Parks Department has an Arborist who can assist the applicant in assessing the health and vigor of all existing trees.



DON BATCHELOR

DB/ad

c.c. Bryon Jeffers, Director of Engineering Services
Ken Haslop, Engineering Manager
Lowell Hodgson, Recreation & Culture Manager

DATE: June 12, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: ROD STEPHEN

In response to your request, we have the following comments for Council's consideration:

The area in question will require rezoning to allow the proposed development as either a permitted or discretionary use. We have no objections to a rezoning, subject to any conditions raised by other City departments.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We would agree with the proposal subject to the comments and conditions as outlined in the Director of Engineering Services report and other administrative reports.

This proposal would be subject to Council approval prior to final reading of the Land Use Bylaw Amendment.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

June 8, 1989

R.D. (Rod) Stephen
11 Savoy Crescent
RED DEER, Alberta
T4N 0C9

Dear Sir:

RE: PROPOSED CONDIMINIUM DEVELOPMENT

We acknowledge with thanks your letter of June 2, 1989 requesting rezoning to accommodate a condominium development on 64th Avenue.

Your request will be presented to City Council on their agenda of June 26, 1989. Please call this office on the Friday prior to the said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

DATE June 6, 1989

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☒ E.L. & P. MANAGER
- ☒ ENGINEERING DEPARTMENT MANAGER
- ☒ FIRE CHIEF
- ☒ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☒ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☒ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ URBAN PLANNING SECTION MANAGER
- ☐

Cliff
Any problems with
this fire hydrants?
What about
Ro

FROM:

CITY CLERK

RE: ROD STEPHEN - PROPOSED CONDO DEV. 64 Ave.
(H.C. HARPER PROPERTY)

Please submit comments on the attached to this office by June 19
_____ for the Council Agenda of June 26, 1989

L. Swick
SEVCIK
City Clerk



June 2, 1989.

Mr. Charlie Sevcik,
City Clerk,
City of Red Deer,
4914 48 Ave.,
Red Deer, Alta.

Dear Mr. Sevcik;

I wish to apply to the City of Red Deer for a change of zoning for the enclosed property, currently owned by Mr. H.C. Harper of Red Deer, on 64th Avenue, adjacent to the Red Deer Golf and Country Club. I hold an option to purchase this property, and will be submitting a subdivision request to the Red Deer Regional Planning Commission.

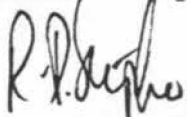
We have reached an agreement with the Red Deer Golf and Country Club for an exchange of land that will allow the Golf Course to have access to the southwest corner of the Harper property, in exchange for portions of the golf course at the northwest and southeast corners.

We wish the property to be rezoned to accomodate a condominium development that will consist of 18 units.

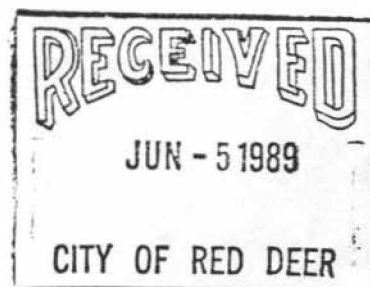
I also wish to discuss with the City, for the purchase of the adjacent undeveloped city road right-of-way that is shown in the shaded area of the enclosed drawing.

I would be available for the City Council meeting of June 26, 1989, and may be reached for further information at either 343-1170 or 346-5326.

Yours truly,



R.D. (Rod) Stephen,
11 Savoy Crescent,
Red Deer, Alta.
T4N 0C9.



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 28, 1989

Mr. R. D. (Rod) Stephen
11 Savoy Crescent
Red Deer, Alberta
T4N 0C9

Dear Mr. Stephen:

**RE: REDESIGNATION REQUEST/H.C. HARPER PROPERTY
BLOCK 4, PLAN 1339 A. J.**

Your request to have the above noted property redesignated to accommodate a proposed 18 unit condominium development was considered at the Council meeting, June 26, 1989.

At the above noted meeting, Council passed the following motion approving your application in principle:

"RESOLVED that Council of The City of Red Deer hereby approves in principle the request by Rod Stephen to redesignate Block 4, Plan 1339 A. J. to accommodate a proposed 18 unit condominium development subject to the comments and conditions as outlined in the Director of Engineering Services report and other administrative reports appearing on the Council agenda of June 26, 1989.

Council hereby authorizes the administration to prepare a Land Use Bylaw Amendment for Council's consideration."

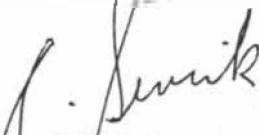
The decision of Council is submitted for your information and by way of a copy of this letter we are requesting the Red Deer Regional Planning Commission to prepare a Land Use Bylaw Amendment for Council's consideration at the July 10, 1989 Council meeting.

Mr. Rod Stephen
Page 2
June 28, 1989

Following first reading of the bylaw on July 10, 1989, this office will proceed with preparation of advertising for a public hearing to be held on Tuesday, August 8, 1989. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising. The estimated cost in this instance is \$550.00, and we will require this deposit by no later than July 14, 1989. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions please do not hesitate to contact the undersigned.

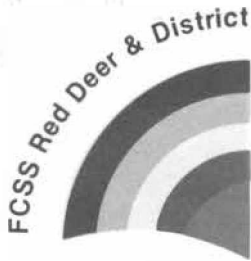
Sincerely,



C. SEVCIK
City Clerk

CS/dh

c.c. Urban Planner
Bylaws & Inspections Manger
Director of Engineering Services
Director of Community Services
City Assessor
E. L. & P. Manager
Council & Committee Secretary, Wilma
Fire Chief



Family and Community Support Services
Box 5008
City Hall
RED DEER, Alberta T4N 3T4
342-8100

SP-2.311

DATE: June 8, 1989
TO: MAYOR MCGHEE AND COUNCIL
FROM: COLLEEN PALICHUK, Chairman
F.C.S.S. Board
RE: RED DEER CABS LTD.
FINANCIAL REQUEST

The attached correspondence from Red Deer Cabs Ltd. addressed to the Red Deer Action Group and the response from Mr. Howard Maki, Executive Director, along with the report from Rick Assinger, Social Planning Manager, were taken to the Family and Community Support Services Board for discussion. At our June 6, 1989 Board meeting we agreed with the recommendation of the Social Planning Manager and we respectfully request that City Council consider giving a grant of \$1,500 to Red Deer Cabs Ltd. to defray some of the capital costs of converting the van so it is able to accommodate wheelchair passengers, such grant to be made available at the rate of \$125 for each month in which the service is available, up to the total of \$1,500.

It was the feeling of F.C.S.S. Board members that the initiative shown by Red Deer Cabs Ltd. should be supported by the City. The availability of a wheelchair van through Red Deer Cabs Ltd. will likely reduce the pressure on the Handi-Bus operation to expand in the future and it will also make available this service at hours when the Handi-Buses are not available.

We encourage the support of City Council and would recommend that this cost be charged as an over-expenditure in the Social Planning budget.

COLLEEN PALICHUK, Chairman
Red Deer and District
Family and Community Support Services Board

RA/jt

c.c. Howard Maki, Chairman
Red Deer Action Group

RED DEER ACTION GROUP

198.



5210 - 61 Street
Red Deer, Alberta
T4N 3P5

NEW ADDRESS:
4935 - 51 Street
Red Deer, Alberta T4N 2A8

Mr. Rick Assinger
Manager F.C.S.S.
City of Red Deer
City Hall

Dear Rick:

Red Deer Cabs Ltd. have purchased and equipped a Van to use as a wheelchair/taxi unit and have written to the Red Deer Action Group (letter attached) requesting our support in obtaining some financial assistance to recover the costs of the special equipment.

The letter was discussed at the Apr. 11/89 board meeting and the Directors were very pleased that Red Deer Cabs had taken this initiative. As a result they unanimously passed a motion to strongly support this request for the following reasons.

1. Red Deer Cabs have stated that they will give the Action Bus priority for overload bookings.
2. Due to the fact that the Action Bus does not provide full evening and weekend service, this will now give the disabled in Red Deer an opportunity to get out during these times. Many of the facilities in the city, such as the Memorial Centre, the Arena, Kin City and the College Arts Centre are or have been made accessible and wheelchair seating spaces have been provided. However the problem has been that while the Action Bus can get them there they cannot provide the return trip home. This will now be possible by booking the wheelchair taxi.

While the board was fully supportive of this request, it was noted that if some funding was to be provided that there should be some sort of commitment from the Taxi Co. guaranteeing service for a minimum period of time.

Yours very truly

Howard L. Maki
Exec. Director



RED DEER CABS Ltd.

#6, 4845 - 79 Street
Red Deer, Alberta
T4P 2T4
347-1110

March 31, 1989

Mr. Gordon Paton, President
Red Deer Action - group
C/O 4935-51 Street
Red Deer, Alberta
T4N 5A8

Dear Mr. Paton:

Red Deer Cabs Ltd. have purchased and equipped a 1986 Ford Econoline Van as a wheelchair/ taxi unit.

This vehicle will be put on our fleet to provide a service to the handicapped on an overload basis for the C.A.B. and after hours service so that the handicapped are able to get out and use the facilities provided by the city, local businessess and other institutions in the city of Red Deer.

We are requesting assistance in recovering the costs of the special equipment needed to put this unit on the road. They are as follows:

Assembly and Mounting of Ramp-----	762.40
Special Heater Unit-----	300.00
Wheel Chair Tie Downs-----	100.00

1,162.40

Any assistance you can offer in this manner would be appreciated.

Yours Truly,


Philip K. Sergeant
Manager

SP-2.225

DATE: April 25, 1989
TO: F.C.S.S. BOARD
FROM: RICK ASSINGER
Social Planning Manager
RE: RED DEER CABS LTD.
FINANCIAL REQUEST

Red Deer City Council had some discussion during budget deliberations about investigating alternatives to the continued expansion of the Handibus operation in meeting the transportation needs of the handicapped and elderly in the community. The Red Deer Action Group did explore these alternatives and found that Red Deer Cabs Ltd. were interested in becoming involved in transporting the handicapped. City Council did approve expansion to the Handibus operation to take effect in September, 1989. This plan is proceeding as scheduled.

Recently, Red Deer Cabs Ltd. purchased and equipped a 1986 van as a wheelchair/taxi. The cost of converting this unit for accommodating wheelchairs was \$1,162.40. In addition, we have since learned that Red Deer Cabs Ltd. will incur an additional cost of approximately \$1,300 to install a raised roof to accommodate the wheelchair passengers. Red Deer Cabs Ltd. is requesting City assistance to help defray some of the costs of this conversion.

I have investigated the possibility of utilizing provincial capital grants for transportation purposes for this project. Transportation capital costs are usually shared between the province and municipalities on a 75%/25% basis. In a recent discussion with Bob Rebus of Alberta Transportation, I learned that it is government policy not to give capital grants to private concerns. Any purchase of special vehicles or adaptation must be under public ownership. Therefore, provincial funding is not available for this purpose. However, Alberta Transportation expressed enthusiasm with our experimenting with such a project.

....2

F.C.S.S. Board
 April 25, 1989
 Page 2

It is my view that there is considerable merit in encouraging Red Deer Cabs Ltd. to be involved in this field of service:

1. This vehicle will be available after the regular Handibus hours in the evening and on weekends. The smaller demand for service in late evenings and on Sundays can likely be accommodated by this private service and therefore lessen the pressure to expand the Handibus operation.
2. This vehicle will also be available during Handibus operating hours and, therefore, will be able to accommodate some of the need during peak hours. Again, this will lessen the pressure to expand the Handibus service.

The Red Deer Action Group suggests that any grant to Red Deer Cabs Ltd. be contingent upon a commitment to provide service. This could be accomplished by requiring that the service be available in the evenings to 11:00 p.m. and on Sundays, and that any grant be spread out over the period of time in which we want them to guarantee service.

The Red Deer Action Group has discussed this proposal and are recommending in favour of some support to Red Deer Cabs Ltd. I, too, feel there is merit in providing support to this firm and I encourage the Board to support the request as well.

It is recommended that The City of Red Deer give a grant of \$1,500 to Red Deer Cabs Ltd. to defray some of the capital costs of converting the van so it is able to accommodate wheelchair passengers to 11:00 p.m. weekdays and on weekends as an encouragement to continue in this field of service, such grant to be made available at the rate of \$125 for each month in which the service is available, up to the total of \$1,500.00.

R. Assinger
 RICK ASSINGER
 Social Planning Manager

RA/jt

c.c. Gordon Paton, President
 Red Deer Action Group

Howard Maki, Executive Director
 Red Deer Action Group

DATE: June 13, 1989
TO: CITY CLERK
FROM: TREASURY SERVICES MANAGER
RE: RED DEER CABS LIMITED - FINANCIAL REQUEST

In the absence of the Director of Financial Services at the time of writing, I wish to provide the following comments.

It appears that Red Deer Cabs Limited are able and willing to provide a service to disabled persons in the City at times when service is not provided by the Handi-Bus operation, as well as provide some relief for the demands on the Handi-Bus operation during their peak hours.

My concerns with respect to approval of the request are:

- (a) the expenditure was not provided for in the 1989 budget
- (b) the implication is that there are no other private operators who wish to provide this service; however, any assistance to one particular operator could be seen as an advantage to that operator. There may be an obligation created to assist other private operators in a similar fashion if such requests were to come forward.

If the request for assistance is approved, I believe that the following conditions should apply:

- (1) the grant should be paid on a monthly basis as long as the service continues to be provided to a maximum of the approved grant
- (2) the private operator should be required to give some assurance that:
 - (a) service will be available at all times
 - (b) the fees charged to patrons will be reasonable
 - (c) that usage Statistics will be provided to the City on a regular basis.


D. G. Norris
Treasury Services Manager

DGN/mrk
c.c. Director of Community Services

DATE: June 19, 1989 CS-2.260
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: RED DEER CABS LIMITED - FINANCIAL REQUEST
Your memo dated June 12, 1989 refers.

1. Red Deer Cabs Ltd. have purchased and equipped a van as a wheelchair/taxi unit. The vehicle will be put into the fleet and provide a service to the handicapped on an overload basis and after hours. The firm is requesting assistance in the sum of \$1,162.00 to recover the cost of this special equipment. However, it is now recognized that additional costs in the sum of \$1,300.00 will also be incurred.
2. The F.C.S.S. Board considered a report on this matter from the Social Planning Manager at their meeting on June 6, 1989. The board recommends that City Council award a special grant of \$1,500.00 to Red Deer Cabs Ltd., to be paid at the rate of \$125.00 for each month in which the service is available.
3. In my view, the private sector should be encouraged wherever possible to provide services of this nature. The availability of this van will likely reduce pressure on the handi-bus operation to expand in the future. It will also provide an additional after-hours service to the handicapped when the handi-buses are not available.
4. RECOMMENDATION

I support the comments of the Social Planning Manager and the F.C.S.S. Board, and recommend that City Council award a special grant to Red Deer Cabs Ltd. in the sum of \$1,500.00 for the conversion of a van to a wheelchair/taxi unit.


CRAIG CURTIS

CC:dmg

- c. Rick Assinger, Social Planning Manager
Colleen Palichuk, F.C.S.S. Board Chairman

Commissioners' Comments

We would concur with the recommendations subject to the conditions as outlined in the attached reports.

We would further recommend that this particular service be evaluated prior to next year's budget and reported to Council. We would also suggest that no further similar service be approved until this evaluation has taken place.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

Social Planning 342-8100

SP-2.342

July 4, 1989

Mr. Phil Sergeant, Manager
Red Deer Cabs Ltd.
#6, 4845 - 79 Street
RED DEER, Alberta
T4P 2T4

Dear Phil:

As we discussed recently, Red Deer City Council has approved a grant of \$1,500 to Red Deer Cabs Ltd. to defray some of the capital costs of converting the van to accommodate wheelchair passengers. As I mentioned to you when we met recently, we will pay this grant at the rate of \$125.00 per month up to the total of \$1,500 on the understanding that the service will be available on a regular basis, the fees charged to patrons will be reasonable, and statistics will be provided to the City on a regular basis. Our department will be monitoring this service over the next six months and City Council has requested that we prepare a report on this pilot project before the budget for 1990 is adopted. Therefore, we will be taking a report to them in early January for the first six months' operation.

Enclosed is a supply of the form we discussed for recording the number of trips that are made in the handivan on a monthly basis. I would appreciate it if you or the person in charge at Red Deer Cabs Ltd. could complete this form at the end of each month and forward it to this office as soon as possible. Each month we will then return a cheque in the amount of \$125.00 payable to Red Deer Cabs Ltd. I hope this is acceptable to you.


Let me also congratulate you on the initiative that your firm has shown in leading the way in providing a special transportation service as part of your operation. In discussing this matter with

....2

Mr. Phil Sergeant
Red Deer Cabs Ltd.
July 4, 1989
Page 2

the Red Deer Action Group, it was the general feeling that your service will complement the existing handibus operation and you can, therefore, expect their full co-operation in this venture. Good Luck in this initiative.

Yours sincerely,


RICK ASSINGER, Manager
Social Planning Department

RA/jt

c.c. Craig Curtis,
Community Services Director

Mike Day,
City Commissioner

Howard Maki,
Citizens Action Bus Administrator

Gordon Paton,
President, Red Deer Action Group

Please complete at month end
and forward to:

Social Planning Depoartment
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

RED DEER CABS LTD.
HANDIVAN CAB PROJECT

Monthly Report for _____

1. Hours van was available:

2. Total Number of Trips (One-Way)

	Before 7:00 a.m.	7:00 a.m. - 6:00 p.m.	After 6:00 p.m.
Monday - Friday	_____	_____	_____
Saturday	_____	_____	_____
Sunday	_____	_____	_____

3. Number of Trips Booked Through Citizens' Action Bus:

	Before 6:00 p.m.	After 6:00 p.m.
Monday - Friday	_____	_____
Saturday	_____	_____

4. Other Information:

DATE: _____

Representative
RED DEER CABS LTD.

DATE: June 28, 1989
TO: FAMILY & COMMUNITY SUPPORT SERVICES BOARD
FROM: CITY CLERK
RE: RED DEER CABS LTD. FINANCIAL REQUEST

The above matter was considered at the Council meeting of June 26, 1989 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby approves the grant of \$1,500.00 to Red Deer Cabs Ltd. to defray some of the capital costs of converting a van to accommodate wheel chair passengers subject to the following conditions:

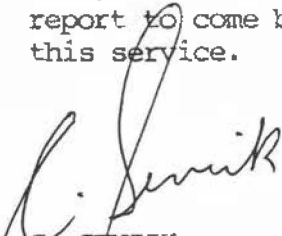
1. the grant to be paid at the rate of \$125.00 for each month in which the service is available, up to the total of \$1,500.00
2. Red Deer Cabs Ltd. shall give assurance that:
 - A) the service will be available at all times
 - B) the fees charged to patrons will be reasonable
 - C) that usage statistics will be provided to the City on a regular basis.

Council further agrees that this particular service be evaluated prior to next year's budget with a report being submitted back to Council. No further similar service shall be approved until this evaluation has taken place."

The decision of Council in this instance is submitted for your information and by way of a copy of this memo we are requesting the F.C.S.S. Manager to convey this decision to Red Deer Cabs Ltd. and to ensure that the conditions of the resolution are complied with.

Family & Community Support Services Board
Page 2
June 28, 1989

Also, in accordance with the above resolution we look forward to a further report to come back to Council prior to next year's budget pertaining to this service.



E. SEVCIK
City Clerk

CS/dh

c.c. F.C.S.S. Manager
Director of Community Services
Director of Financial Services

A PROPOSAL FOR STREET ENTERTAINERS

Presented: by Siobhan MacGowan (Wildberry Productions specialising in children's entertainment: face painting, storytelling, clowning, etc.).

Purpose: to provide the City of Red Deer with some guidelines for managing street entertainers, performers, buskers, etc.

1. Activities would occur whenever weather permits and a supportive audience could be found.
2. Activities would be allowed in private or public venues including sidewalks, parks, and recreational areas and facilities.
3. Activities are not allowed if there is a conflict with other activities or performers sponsored or contracted by the City or the private sector.
4. Permits are required as a matter of good management practice but would be issued for a nominal fee.
5. Entertainers and performers generally depend on good will support of their audiences and patrons but should be allowed to charge for their work.

Arguments in support of this proposal:

1. Street Entertainment is becoming a colorful part of our urban way of life throughout North America.
2. Edmonton is a fine example with its annual Street Performers

Festival, which is celebrating five outstanding years of success.

3. Smaller centers in Alberta like Fort MacLeod sponsor this festival atmosphere during the summer months.

4. Vancouver and Toronto demonstrate the same festival flare throughout the summer months while in the province of Quebec it is virtually a way of life.

5. Street Entertainers and Street Entertainment generally enhances the pedestrian environment by creating a festival atmosphere of fun and friendliness which is good for business especially the tourist trade.

6. Downtown is not just a commercial enterprise but a social and cultural experience. Similarly, Street Entertainers are not just a commercial enterprise but a creative human activity.

7. Street Entertainment is strongly encouraged by the Heritage Canada Foundation and its Main Street Programs span from coast to coast.

8. Red Deer is becoming a preferred convention centre because it is centrally located for our western region in the heart of Alberta's rich and attractive parkland, and offers services usually found only in the larger centres. A successful Street Entertainment program would enhance Red Deer's reputation.

9. To punctuate the local enthusiasm for this proposal, the Towne Centre Association is prepared to monitor and report on this year's activities and present recommendations to the City Council for establishing a permanent Street Entertainment Program in the City of Red Deer.

May 29, 1989



Siobhan MacGowan
84A OAK ST
RED DEER, T4P 1S1
343-8251

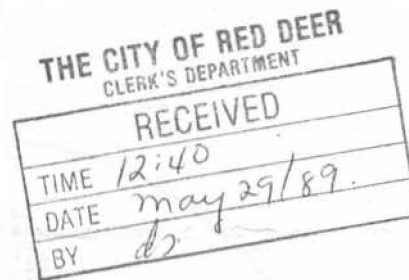


Let yourself go ... Downtown

207.

May 29, 1989.

Mayor McGhee,
City Hall,
City of Red Deer,
Red Deer, Alberta.



Dear Mayor McGhee,

This letter is to inform the Mayor and City departments that Shavan McGowan (Wildberry) will be performing throughout Downtown under the sponsorship of our Association.

As in the past with street performers, she will be soliciting gratuities from her audiences.

Respectfully,

John P. Ferguson, General Manager.



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

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

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

June 16, 1989

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

Dear Sir:

Re: Wildberry Productions / Street Entertainment Program

The Wildberry Productions, specializing in children's entertainment, is requesting permission from the City to perform entertainment on downtown streets during the summertime.

We support the idea and would recommend that the street entertainment program be monitored and supervised by the Towne Centre Association.

Yours truly,

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

- c.c. - Director of Community Services
- Director of Engineering Services
- Bylaws and Inspection Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORDONATION—TOWN OF DIDSBURY—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 DELBURN—VILLAGE OF DONALD—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 NORSEWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERS No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

FILE NO.: R-31498

DATE: JUNE 2, 1989

TO: CHARLIE SEVCIK
City Clerk

FROM: LOWELL R. HODGSON
Recreation & Culture Manager

RE: WILDBERRY PRODUCTIONS/STREET ENTERTAINERS PROPOSAL

The proposal to offer this service in the downtown is one that I can support with the understanding that this is never to be offered invading the privacy of people. Certainly this type of service can add to a festival atmosphere, and for the most part is usually well received. However, there are times and conditions when this is not appropriate, and the one offering the service needs to be sensitive to this and respect the privacy of people and certainly not be in a position of soliciting.

With that as a rider, I have no objection from a Recreation & Culture perspective to this proposal.



LOWELL R. HODGSON

/cjm

c. Don Batchelor, Acting Director of Community Services



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Your file Votre référence

June 12, 1989

Our file Notre référence

C.SEVCIK
City Clerk
City of Red Deer

Dear Sir:

RE: Wildberry Productions/Street Entertainers

Your correspondence dated 89 JUN 02, refers.

Such an endeavour does not appear to create any concerns of note at this stage in time. Should the production become a reality same will be monitored with advice to follow, if warranted.

Yours truly,

(R.RUSSELL) S/Sgt.

Ops. N.C.O.

Red Deer City Detachment

DATE: June 13, 1989 CS-2.249

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
A/Director of Community Services

RE: WILDBERRY PRODUCTIONS:
STREET ENTERTAINERS PROPOSAL

I have discussed the proposal of Siobhan MacGowan with the Parks and Recreation & Culture Managers. In principle, the concept would be an interesting cultural attraction in the downtown area.

Entertainers in the downtown area would serve as an interesting and enjoyable attraction if it did not conflict or compete with other activities, special events or the daily operation of downtown business.

In view of the process the City administration followed with respect to street vendors (food), I recommend that a similar process be followed for this proposal. Specific locations should be identified in the downtown area that are compatible with other activities and safe from a vehicle/pedestrian perspective. This may include the civic parking lot during Farmers' Market, some consideration to other City parking lots and, perhaps, a location around the perimeter of City Hall Park or on the downtown sidewalks.

With respect to private property, I would encourage the applicant to pursue this option as many suitable sites are available.



DON BATCHELOR

DB:dmg

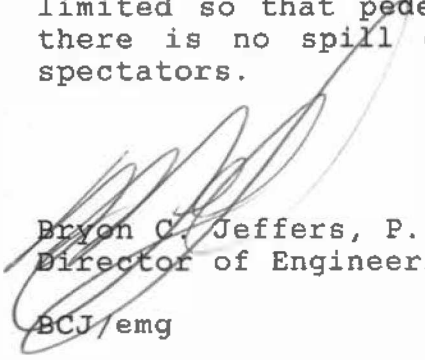
- c. Lowell Hodgson, Recreation & Culture Manager
Bryon Jeffers, Director of Engineering Services

060-020

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: WILDBERRY PRODUCTIONS - PROPOSAL FOR STREET ENTERTAINERS

The Engineering and Public Works Departments would have no strong concerns with respect to the request under consideration. The activities took place last year with little or no problems, that we are aware of.

It would be our recommendation that any activities on sidewalks be limited so that pedestrian movement is not impeded, and so that there is no spill over onto the roadway of performers and/or spectators.



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

BCJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. RCMP Inspector
c.c. Recreation and Culture Manager
c.c. Urban Planning Section Manager
c.c. Towne Centre Association

DATE: June 8, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: WILDBERRY PRODUCTIONS

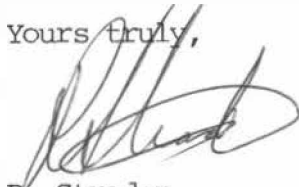
In response to your memo regarding the above, we have the following comments for Council's consideration:

The City Licensing Bylaw does not have a classification for street entertainers. There are two classifications in the bylaw that are somewhat similar:

- 1) Arts and Crafts, Sale of by Artist - no fee for resident, \$50 fee for nonresident.
- 2) Push Cart Vending Units - \$50 fee.

Neither category would apply completely to this application. Our recommendation is that a new category be inserted in the bylaw with a nominal fee of \$20. This would provide a means of controlling who could locate on City property.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/lis

Commissioners' Comments

We concur with the recommendations of the Administration including the recommendation to amend the Licensing Bylaw to cover this particular activity.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

June 13, 1989

To: City Clerk

From; Fire Chief

Re: Wildberry Productions/Street Entertainers Proposal

We have no comments to offer with regard to this matter.

A handwritten signature in dark ink, appearing to read "R. Oscroft". The signature is fluid and cursive, with a large, stylized "R" and a long, sweeping tail that extends to the right.

R. Oscroft
FIRE CHIEF

RO/cb

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

June 28, 1989

Siobhan MacGowan
84A Oak Street
Red Deer, Alberta
T4P 1S1

Dear Ms. MacGowan:

RE: WILDBERRY PRODUCTIONS/STREET ENTERTAINERS/LICENCE

Your proposal pertaining to the above matter was considered by Council June 26, 1989 and at which meeting Council passed the following motion:

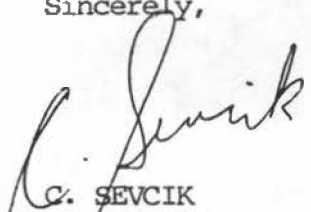
"RESOLVED that Council of The City of Red Deer hereby approves the proposal by Siobhan MacGowan, Wildberry Productions, for street entertainers, including the recommendations of the administration as presented to Council June 26, 1989"

In addition to the above, Council gave three readings to Bylaw 2846/B-89 being a bylaw to amend the Licensing Bylaw requiring street entertainers to be licensed. The annual licensing fee is \$20.00 and this bylaw comes into effect immediately.

To proceed further with your proposal it will now be necessary for you to obtain a licence from the Building Inspections Department. Please contact Joyce Boon, License Inspector, 3rd Floor, City Hall in regard to this matter.

Trusting you will find this satisfactory and with very best wishes.

Sincerely,



C. SEVCIK
City Clerk

CS/dh

Siobhan MacGowan

Page 2

June 28, 1989

c.c. Bylaws & Inspections Manager
Urban Planner
License Inspector
Recreation & Culture Manager
Inspector Pearson
Parks Manager
Director of Engineering Services
Towne Centre Manager

NO. 10

36 MUNRO CRES
RED DEER, ALBERTA
T4N 0J1

214.

Phone: 343-0532 home
342-4951 work

June 6, 1989

Mayor McGhee
City Council

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	8:15
DATE	June 7/89
BY	SA

Dear Mr. McGhee & City Council members:

Recently we had saved enough money to purchase a travel trailer so we can take our two small children camping.

On June 5th, 1989, we received a letter from the City of Red Deer stating that it is illegal to park a trailer in our front yard and that we had to move it to the back yard.

I confronted our neighbours regarding the complaint to the city and they said yes, the trailer was blocking their view of the school. The neighbours work all day and their children are grown and do not attend the school. Also, I was told by the neighbour that when he backs out of his driveway, he cannot see if any children are coming.

Before we moved the trailer in the front yard, we had to remove a 6 foot hedge which while in the process of moving, the lady neighbour was told what we were doing. The 6 foot hedge blocked from 2 feet in from the sidewalk down 14 feet 4 inches.

There is now 9 feet from the sidewalk to the trailer hitch, and the length of the trailer runs 21 feet plus 2 feet from the back of the trailer to the house.

This in FACT leaves more vision while backing up.

We had planned to put a driveway in as soon as possible as soon as we could come up with the money.

The only other location and ideal place to locate the trailer is behind our garage but the City has a big electrical box blocking the entrance.

Being of NOT a high income family, and depleting our savings on a second hand family trailer, we are unable to afford the \$2500 to relocate the electrical box.

We are unable to come up with any logical solution of an appropriate place to put the trailer. We don't know anyone who would be willing to store it for us, therefore, leaving us not knowing what to do or where to park the trailer.

I would like to request that the City relocate the electrical box or if not, request that the Bylaw section 4.9.2.(a) be changed, or allow for special circumstances like ours.

If there is a law, then I would think that every citizen in Red Deer who parks a trailer in their front driveway should abide by it, but I know the majority of citizens are not aware of the Bylaw, just like us...

If we are forced to abide by this law, then everyone who has a trailer parked in their front yard should have to abide also, this in fact would have hundreds of very upset citizens, just like us.

I would greatly appreciate if you would please sincerely consider our requests.

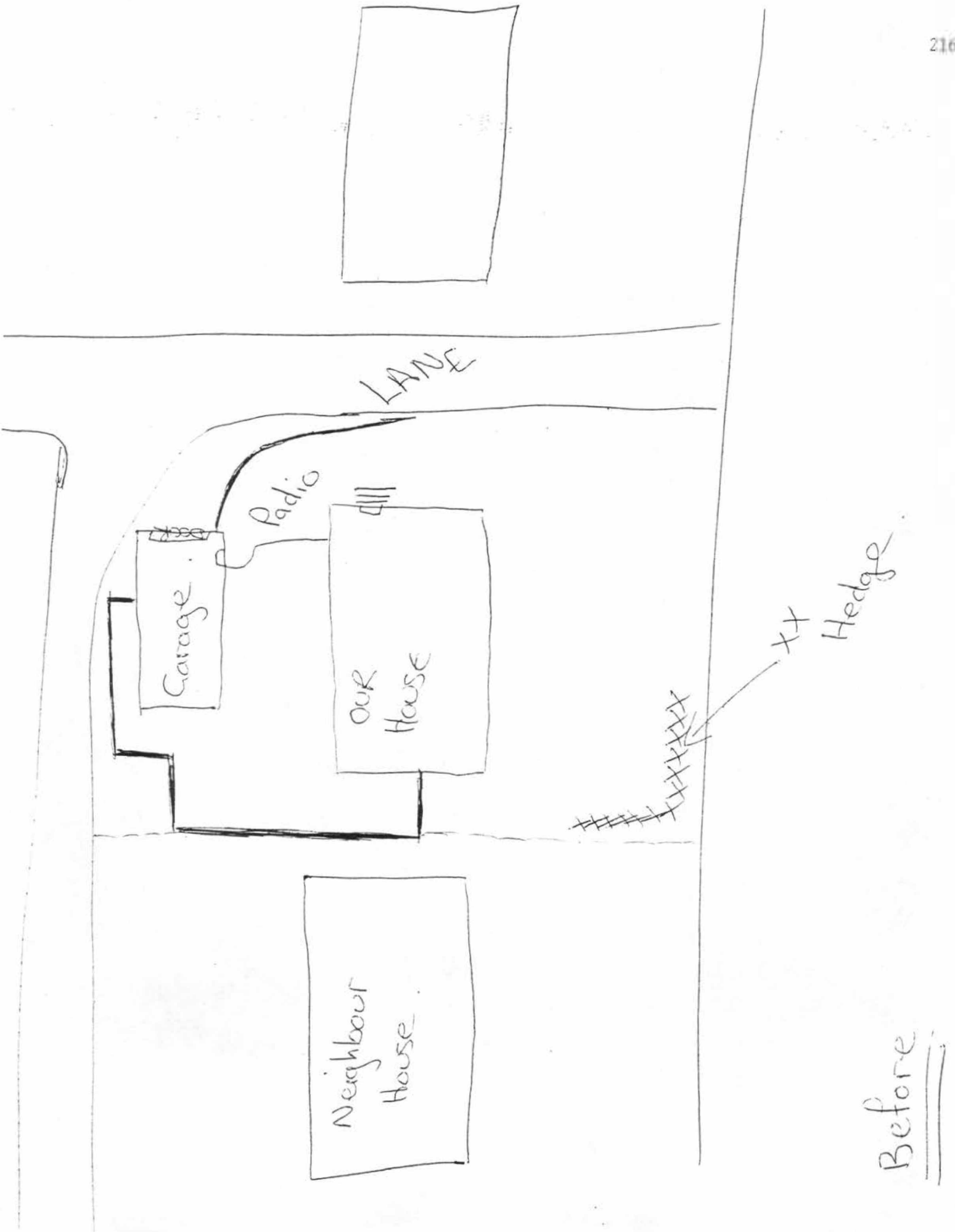
Enclosed is diagrams on the location.

Thank you...

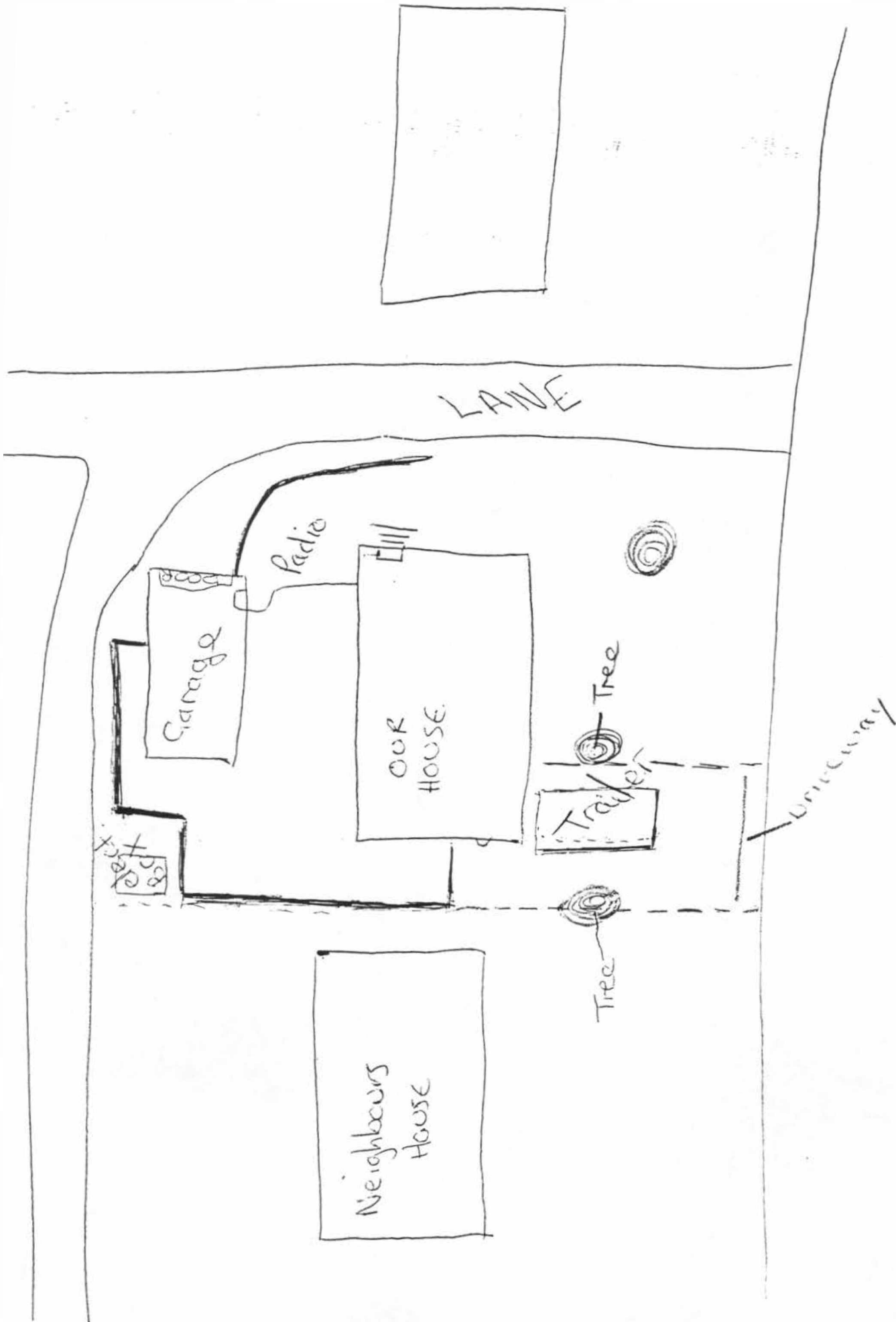
Yours truly,

A handwritten signature in dark ink, appearing to read 'P. Holliday' with a large, stylized flourish at the end.

Stanley & Patricia Holliday



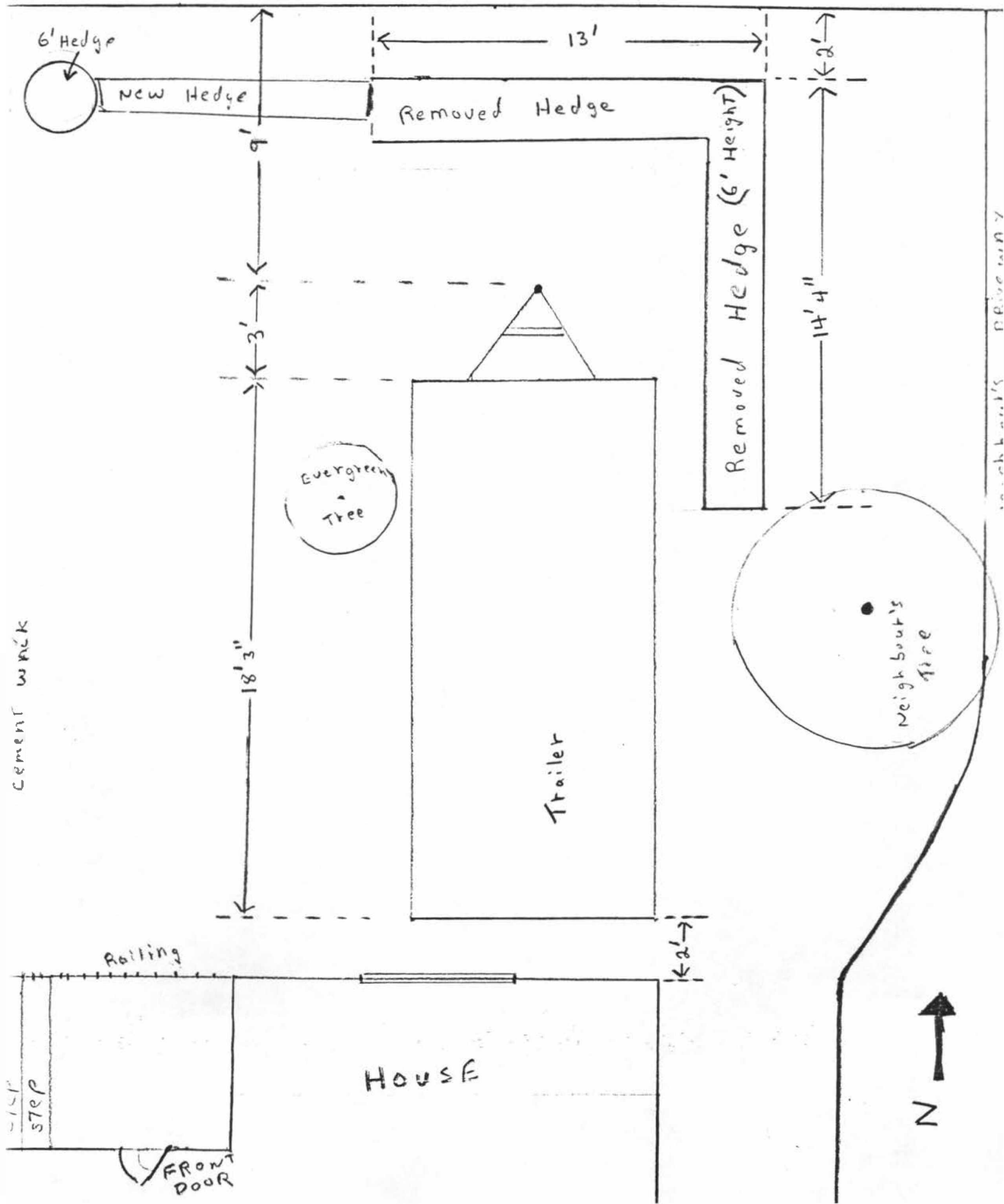
Before



SideWalk

Scale 1"=4'

218.



House

Tree



Fence

Due to the width
of the Lane, we
would have to
curve the trailer
+ because there is
only a 9' Clearance
+ the trailer being 8'
it would not curve
as is...

GARAGE

25'

10' 5"

6' 5"

9'

Electrical
BOX

ACT

Cable

BACK ALLEY



RED DEER REGIONAL PLANNING COMMISSION

220.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 15, 1989

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

Dear Sir:

Re: Stanley & Patricia Holliday
Parking Trailer - 36 Munro Crescent

The house in question is located on the south side of Munro Crescent within 60 m (196 ft.) of Annie L. Gaetz School in the Morrisroe subdivision.

The owner of the house has been parking their trailer on their front yard. The trailer has a total length of 21 feet including the hitch.

Section 4.9.2(a) of the Land Use Bylaw reads:

"No person shall allow a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district."

As I understand, the neighbour to the east of the house has been complaining that the trailer is blocking their view when they back out of the driveway. The house being so close to the school there are always children walking along the sidewalk and this creates a dangerous situation when the car is backing out of the driveway.

We feel this is a valid complaint and recommend the trailer be removed if it cannot be accommodated at the back.

Yours truly,

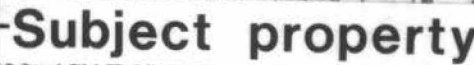
D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION
DR/cc

c.c. - Director of Community Services
- Director of Engineering Services
- Bylaws & Inspection Manager

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 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 DELBURN—VILLAGE OF DONALD—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—SUMMER VILLAGE OF JARVIS BAY—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—MUNICIPAL DISTRICT OF CLEARWATER No. 99

1.7 221.



Revisions :

DATE: June 8, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: STANLEY & PATRICIA HOLLIDAY - PARKING TRAILER

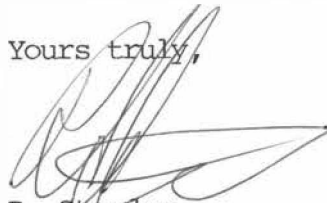
In response to your memo regarding the above, we have the following comments for Council's consideration:

The City Land Use Bylaw contains a provision that holiday trailers cannot be parked in the front yard of a residential site. A complaint was received about Stanley and Patricia Holliday's trailer, prompting a letter outlining the provision of the bylaw.

The reason for the bylaw requirement is evident from the fact that a complaint was received. Storage of a trailer in the front yard of a site is objectionable to a number of people.

We recommend that Council not amend the bylaw.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/lb

DATE: June 8, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: S & P HOLLIDAY RE PARKING TRAILER

As stated by the Hollidays, the E. L. & P. Department can relocate the electrical box (transformer) at a cost of \$2,500. to them. The E. L. & P. Department policy in all of these situations is to recover the total out-of-pocket expense from the party requesting the relocation.

I would recommend that this policy be adhered to in this instance as well.



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

AR/jjd

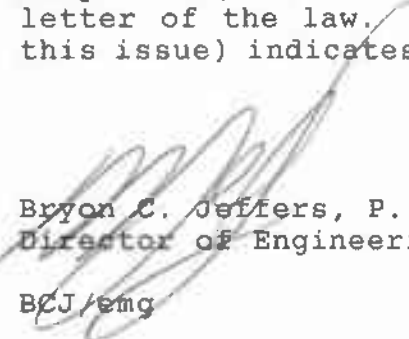
150-099

DATE: June 15, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: 36 MUNRO CRESCENT -LOT 19, BLOCK 9, PLAN 971 R.S.
STANLEY AND PATRICIA HOLLIDAY - PARKING OF TRAILER

The Engineering and Public Works Departments have no specific comment to make in reference to this request.

Given the information presented is accurate, there would not appear to be a serious problem with respect to blocked sight distances.

We understand that there is a by-law in place prohibiting parking of trailers/motor homes in the front yard area. Mr. and Mrs. Holliday are correct in stating that there are other locations where such vehicles are parked in front driveways. It is our understanding that the By-laws Department responds primarily to complaints, as in this case, rather than actively enforcing the letter of the law. The fact that there are complaints (such as this issue) indicates to us that the by-law should remain in force.



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

BCJ/emg

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

DATE: June 19, 1989 CS-2.255

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: STANLEY & PATRICIA HOLLIDAY:
TRAILER PARKING - 36 MUNRO CRESCENT
Your memo dated June 7, 1989 refers

Stanley and Patricia Holliday have been illegally parking their trailer in the front yard of their property at 36 Munro Crescent. This has resulted in a complaint from the neighbour and a request by the City that the trailer be either parked in the rear yard or removed. Access to the rear yard can only be accommodated by relocating an electrical box, at an estimated cost of \$2,500. The applicants are requesting that the City either relocate the electrical box or amend the land use by-law to accommodate their trailer.

I have discussed this problem with the Parks Manager, and it is our recommendation that the by-law be enforced. The parking of commercial vehicles or trailers in front yards is not aesthetically pleasing, and can restrict visibility along the street. In this case, the onus is clearly on the applicants to relocate the electrical box. Alternatively, an off-site location could be leased or negotiated with another property owner.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager

Commissioners' Comments

We would concur with the comments of the administration and recommend that there be no change to the Land Use Bylaw.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 8, 1989

Stanley & Patricia Holliday
36 Munro Crescent
RED DEER, Alberta
T4N 0J1

Dear Sir/Madam:

We acknowledge with thanks your letter of June 6, 1989 concerning the parking of a holiday trailer.

Your letter will be presented to City Council on their agenda of June 26, 1989 for consideration. Please call this office on the Friday prior to the said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in cursive script, appearing to read 'C. Sevcik'.

C. SEVCIK
City Clerk

DATE: June 8, 1989
TO: Bylaws and Inspections Manager
FROM: Executive Assistant to the Mayor and Commissioner
RE: LETTER FROM STANLEY AND PATRICIA HOLLIDAY RE TRAVEL TRAILER

Attached is a copy of a letter dated June 6, 1989 from Mr. and Mrs. Holliday, concerning a problem with a travel trailer which is parked on their property.

Further to your conversation with Mayor McGhee yesterday, could you please follow this up with Mrs. Holliday, and let this office know the outcome.

Thank you for your attention to this matter.



PATRICIA M. SHAW
Executive Assistant to the
Mayor and Commissioner

/bd

Att.

c.c. City Clerk

June 13, 1989

To: City Clerk

From: Fire Chief

Re: Stanley & Patricia Holliday/parking trailer

We have no comments to offer regarding this matter.

A handwritten signature in dark ink, appearing to read "R. Oscroft". The signature is fluid and cursive, with the first name "R." and last name "Oscroft" clearly distinguishable.

R. Oscroft
FIRE CHIEF

RO/cb

DATE: June 16, 1989

TO: City Commissioner's Secretary

FROM: R. Strader

RE: **MR. & MRS. HALLIDAY**

The above matter will be considered by Council June 26, 1989 and I spoke with Mrs. Halliday about the situation.

Yours truly,

A handwritten signature in dark ink, appearing to be 'R. Strader', written over the typed name.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

B/f JUNE 15
Central

DATE: June 8, 1989
TO: Bylaws and Inspections Manager
FROM: Executive Assistant to the Mayor and Commissioner
RE: LETTER FROM STANLEY AND PATRICIA HOLLIDAY RE TRAVEL TRAILER

Attached is a copy of a letter dated June 6, 1989 from Mr. and Mrs. Holliday, concerning a problem with a travel trailer which is parked on their property.

Further to your conversation with Mayor McGhee yesterday, could you please follow this up with Mrs. Holliday, and let this office know the outcome.

Thank you for your attention to this matter.

PATRICIA M. SHAW
Executive Assistant to the
Mayor and Commissioner

/bd

Att.

c.c. City Clerk

36 MUNRO CRES
RED DEER, ALBERTA
T4N 0J1

Phone: 343-0532 home
342-4951 work

June 6, 1989

* CHARLIE HAS HIS OWN COPY.
OK

Mayor McGhee
City Council

Dear Mr. McGhee & City Council members:

Recently we had saved enough money to purchase a travel trailer so we can take our two small children camping.

On June 5th, 1989, we received a letter from the City of Red Deer stating that it is illegal to park a trailer in our front yard and that we had to move it to the back yard.

I confronted our neighbours regarding the complaint to the city and they said yes, the trailer was blocking their view of the school. The neighbours work all day and their children are grown and do not attend the school. Also, I was told by the neighbour that when he backs out of his driveway, he cannot see if any children are coming.

Before we moved the trailer in the front yard, we had to remove a 6 foot hedge which while in the process of moving, the lady neighbour was told what we were doing. The 6 foot hedge blocked from 2 feet in from the sidewalk down 14 feet 4 inches.

There is now 9 feet from the sidewalk to the trailer hitch, and the length of the trailer runs 21 feet plus 2 feet from the back of the trailer to the house.

This in FACT leaves more vision while backing up.

We had planned to put a driveway in as soon as possible as soon as we could come up with the money.

The only other location and ideal place to locate the trailer is behind our garage but the City has a big electrical box blocking the entrance.

Being of NOT a high income family, and depleting our savings on a second hand family trailer, we are unable to afford the \$2500 to relocate the electrical box.

We are unable to come up with any logical solution of an appropriate place to put the trailer. We don't know anyone who would be willing to store it for us, therefore, leaving us not knowing what to do or where to park the trailer.

PAGE 2. HOLLIDAY, STANLEY & PATRICIA

I would like to request that the City relocate the electrical box or if not, request that the Bylaw section 4.9.2.(a) be changed, or allow for special circumstances like ours.

If there is a law, then I would think that every citizen in Red Deer who parks a trailer in their front driveway should abide by it, but I know the majority of citizens are not aware of the Bylaw, just like us...

If we are forced to abide by this law, then everyone who has a trailer parked in their front yard should have to abide also, this in fact would have hundreds of very upset citizens, just like us.

I would greatly appreciate if you would please sincerely consider our requests.

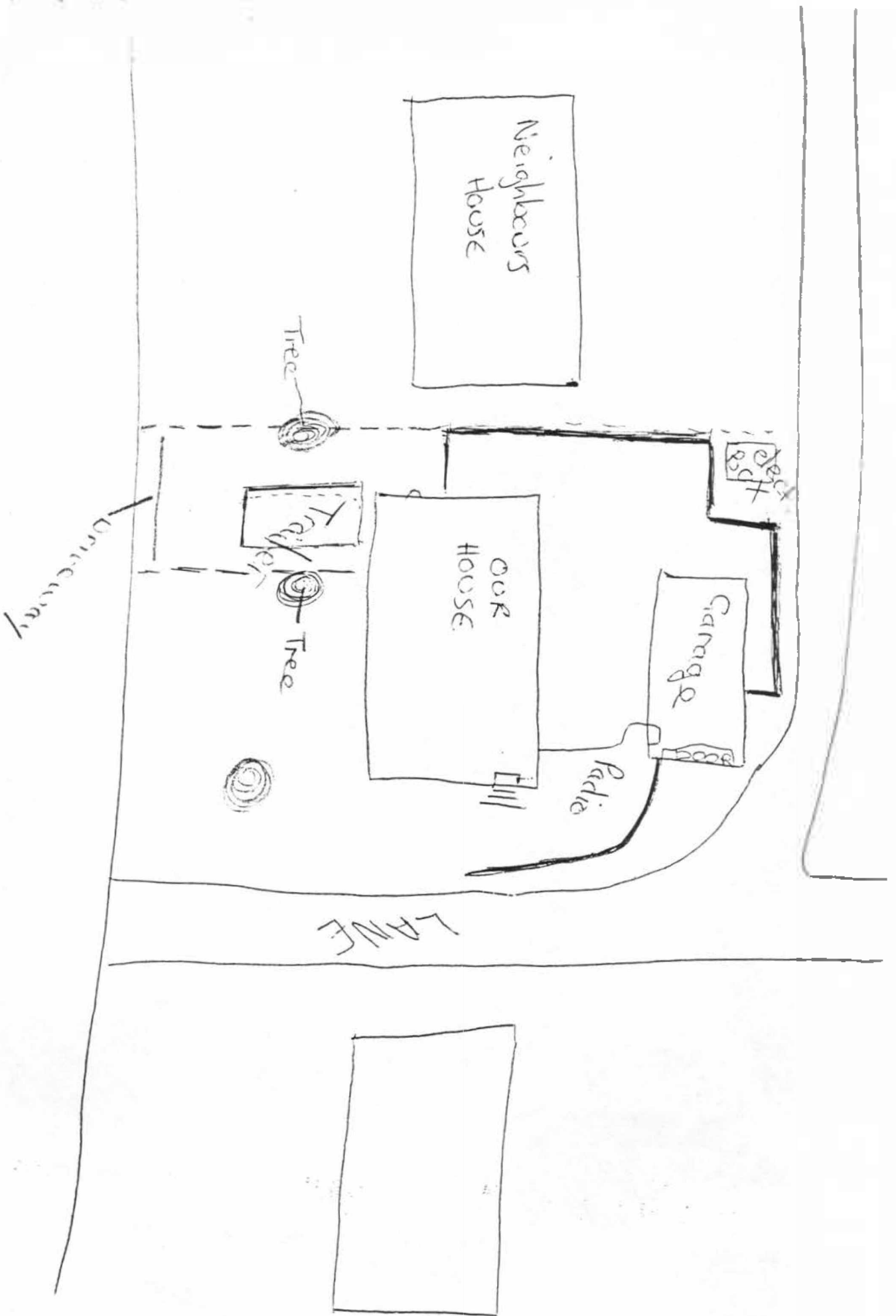
Enclosed is diagrams on the location.

Thank you...

Yours truly,

A handwritten signature in dark ink, appearing to read 'S. Holliday' with a large, stylized flourish at the end.

Stanley & Patricia Holliday



Neighbors
House

Tree

Back

Garage

OUR
HOUSE

Radio

Taller

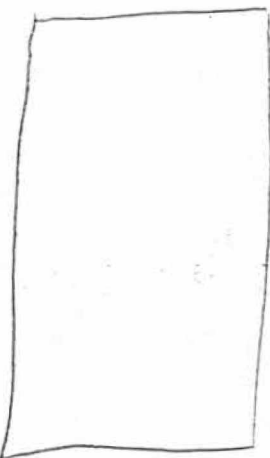
Tree

Driveway

LANE



LANE

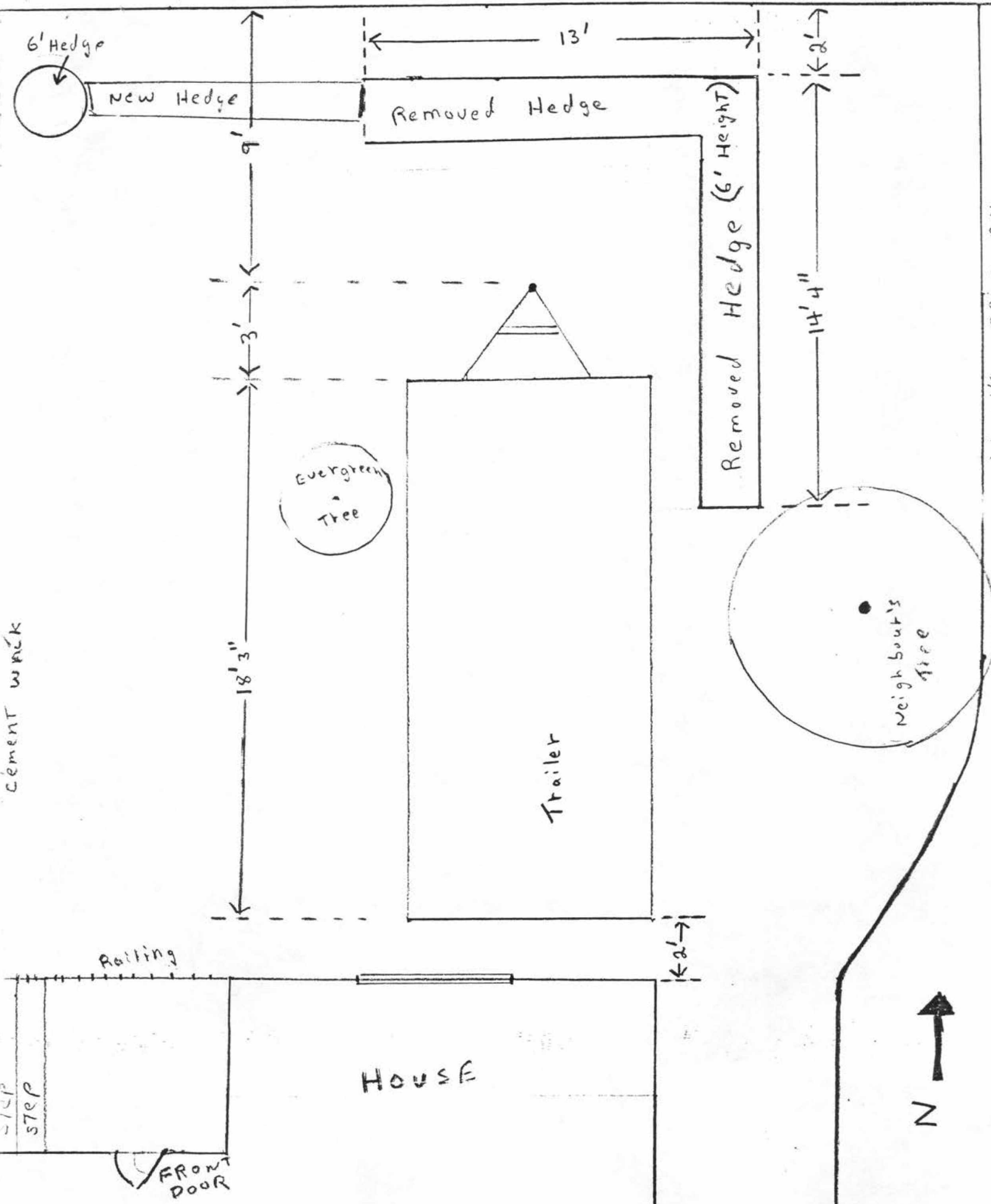


Before

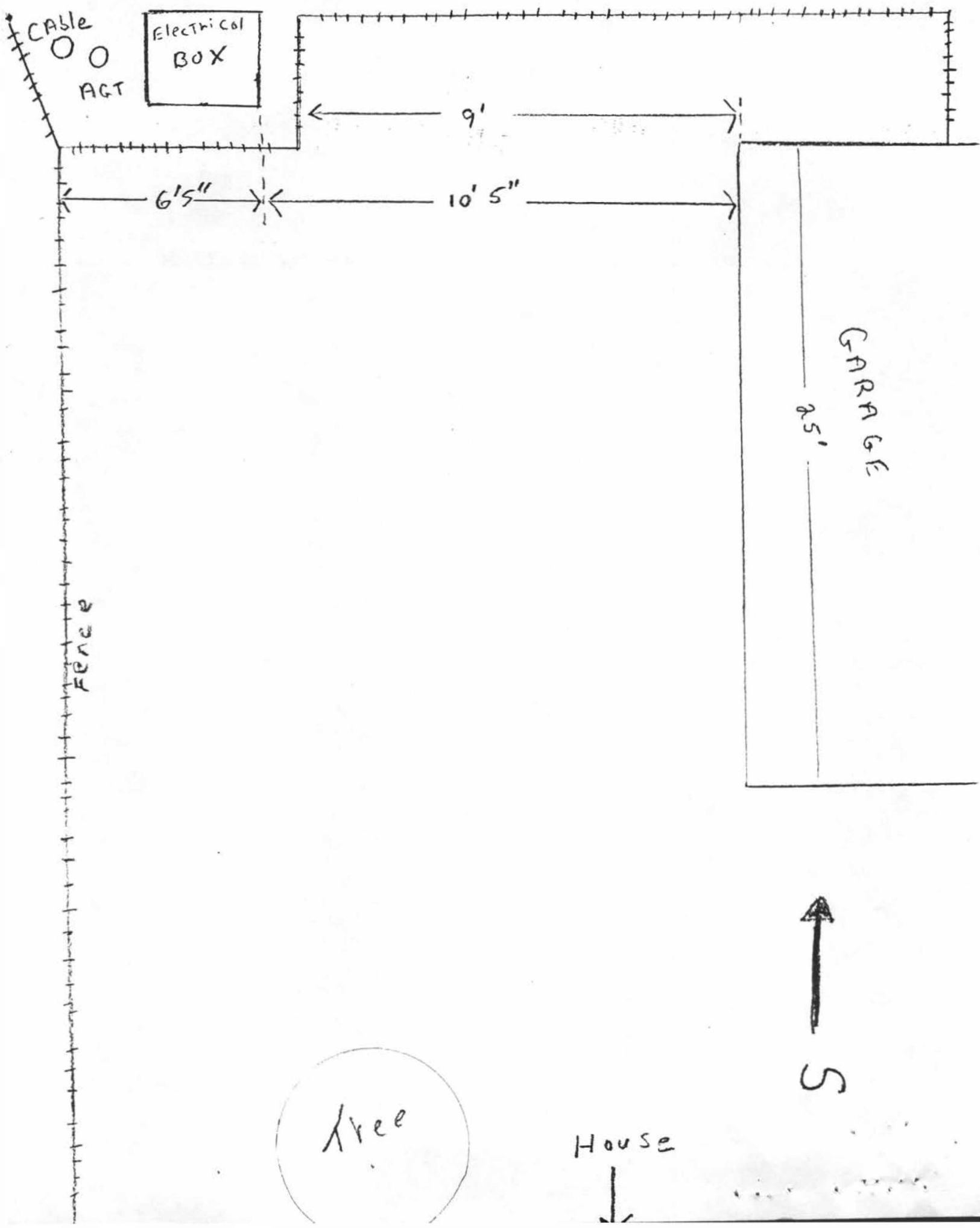
xx
Hedge

Side walk

Scale 1" = 4'



BACK ALLEY



Electrical
BOX

Cable
AGT

9'

6' 5"

10' 5"

GARAGE
25'

Fence

Tree

House

↑
S

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

June 29, 1989

Stanley & Patricia Holliday
36 Munro Crescent
Red Deer, Alberta
T4N 0J1

Dear Mr. & Mrs. Holliday

RE: PARKING OF TRAILER

Your request to amend the Land Use Bylaw to enable you to park your trailer in the front yard of your residential property was presented to Council June 26, 1989.

At the above noted meeting, Council agreed that there be no change in the Bylaw restrictions, however a further motion was passed that the E.L. & P. Department reassess their estimates and that they meet with you to determine whether a more equitable financial arrangement might be achieved.

In the event you wish to further pursue the relocation of the electrical box, please contact Mr. Daryle Scheeler, Distribution Engineer, E.L. & P. Department, at 342-8274.

The decision of Council in this instance is submitted for your information and if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
City Clerk
CS/ds

c.c. E.L. & P. Manager
Distribution Engineer
Urban Planner
Bylaws & Inspections Manager
Dir. of Engineering Services
Dir. of Community Services
Parks Manager

**THE CITY OF RED DEER**

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

Electric, Light, and Power Department 342-8274

July 6, 1989

Stanley & Patricia Holiday
36 Munro Crescent
Red Deer, Alberta
T4N 0J1

Dear Mr. & Mrs. Holliday:

Re: Electrical Transformer
Relocation Request

This letter is to confirm our telephone conversation of July 6, 1989 in which I indicated that we have reviewed the costs involved in relocating our transformer.

These costs are estimated to be \$4,375.00 subject to Engineering Departments approval for an encroachment into the alley.

When relocating existing equipment, our workers are required to excavate over energized high voltage lines, A.G.T., Shaw Cable and Northwestern Utilities. These must be exposed by hand digging. This process is very time consuming and is labour intensive.

These utilities must remain energized, as we cannot inconvenience other customers unnecessarily.

Our department would not recommend to relocate transformers in general as this would tend to lower the reliability of our system.

In addition, our department cannot recommend that we absorb the cost of relocating the transformer. When a new subdivision is developed, all utilities are co-ordinated to avoid the majority of problems that can be foreseen, and requests to relocate are usually other than technical considerations or merits, and as such, cannot be justifiably charged to the utility.

Mr. & Mrs. Holliday
Page 2
July 6, 1989

If you wish to proceed with this request a work order must be signed at our office with payment due prior to start of work. If you have any questions or further comments, please advise.

Yours truly,

A handwritten signature in cursive script, reading "Daryle Scheelar".

Daryle Scheelar,
Distribution Engineer

DS/jjd

c.c. City Clerk
Eng. Dept. - Tom Warder



CANADIAN PARAPLEGIC ASSOCIATION: ALBERTA DIVISION

HEAD OFFICE: BOX 20, SUITE 1120 WEBER CENTRE, 5555 CALGARY TRAIL,
EDMONTON, ALBERTA T6H 5P9 • (403) 438-5046

June 5, 1989

The Mayor and City Council
City of Red Deer
City Hall
Red Deer, Alberta

Dear Sirs:

This is a request for the City of Red Deer to grant permission for the Canadian Paraplegic Association to occupy leased premises at 7803 - 50 Avenue, Bay #4.

The Canadian Paraplegic Association wishes to open an office in Red Deer to serve Central Albertans who have experienced traumatic spinal cord injury. Services to our clients fall into three main categories: Counselling Services, Information Services, and Advocacy for Community Change. These services help the disabled adjust to life in a wheelchair and give them the opportunity to compete in the workplace with their able-bodied peers.

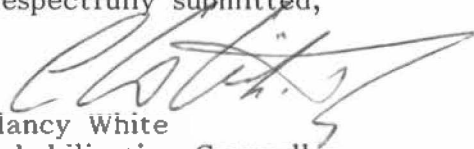
Since January, we have used the services of four realtors and our own resources to find suitable office space in the C1 zone. We have failed at this because so many criteria must be met. Our office must be accessible to our clients. Accessibility in this instance means that designated parking must be close enough for the wheelchair user to reach our office in adverse weather conditions. It also means that there must be level or ramped entry to the premises, that there are elevators to upper floors as necessary, and that the washrooms are wheelchair adapted. Furthermore, we operate under stringent budgetary restraints.

The above mentioned property either meets or exceeds all of the stated criteria.

Because it is imperative that we have an office to continue our program, we trust that you will give this special request your immediate consideration.

We look forward to your reply.

Respectfully submitted,


Clancy White
Rehabilitation Counsellor
Canadian Paraplegic Association
107 - 25 Howarth Street
Red Deer, Alberta, T4N 6J6



DATE: June 16, 1989
TO: City Clerk
FROM: Economic Development Manager
RE: PARAPLEGIC ASSOCIATION TO OCCUPY 7803 - 50 AVENUE

Because of the special circumstances surrounding this request, the Economic Development Department would have no objection to permitting the Canadian Paraplegic Association to occupy leased premises at 7803 - 50 Avenue.

Accessibility, which is important, in this instance is much better at the site requested than it would be in most C-1 zones.

M. Mitchell

for: Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

DATE: June 19, 1989 CS-2.263

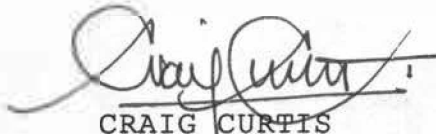
TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: PARAPLEGIC ASSOCIATION:
PROPOSED OFFICE AT BAY #4, 7803 - 50 AVENUE
Your memo dated June 7, 1989 refers.

1. The Canadian Paraplegic Association is requesting permission to open an office at Bay #4, 7803 - 50 Avenue. The office would service Central Albertans who have experienced traumatic spinal cord injury. The proposed location for the office is designated C4-COMMERCIAL (MAJOR ARTERIAL) DISTRICT, in which offices are neither a permitted nor discretionary use.
2. I have discussed this proposal with the Social Planning Manager, and we are sympathetic to the applicants' problem. Special accessibility and close parking are both required, and there are limited suitable facilities in the downtown area. Space could be made available in the proposed Community Services Centre in the old Provincial Building. However, this accommodation will not be available until the end of the year.
3. RECOMMENDATION

In view of the above, it is our recommendation that the Land Use By-Law be amended to accommodate the proposed office for the Canadian Paraplegic Association in Bay #4 of the commercial development at 7803 - 50 Avenue.



CRAIG CURTIS

CC:dmg

c. Rick Assinger, Social Planning Manager



RED DEER REGIONAL PLANNING COMMISSION

229.

2630 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

June 16, 1989

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

Dear Sir:

Re: Paraplegic Association - to occupy 7803 - 50 Avenue

The Canadian Paraplegic Association is requesting permission to occupy Bay #4 at 7803 - 50 Avenue for their use which will include counselling and information services for disabled people to prepare them for job opportunities, etc.

Their requirements are such that they require easy accessibility and close parking for their clients.

Considering the special circumstances mentioned, we feel their request is justified and therefore we recommend that permission be granted by an amendment to the Land Use By-law for this particular bay (Bay #4) to be used for office by the Canadian Paraplegic Association, (Site Specific).

Yours truly,

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

- c.c. - Director of Community Services
- Director of Engineering Services
- Bylaws & Inspection Manager
- Economic Development Manager

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 DIDSBUY—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—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 DONALD—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—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: June 12, 1989

TO: City Clerk

FROM: City Assessor

RE: PARAPLEGIC ASSOCIATION
TO OCCUPY 7803 - 50 AVENUE (BAY #4)

We have no objection to this proposal subject to the Bylaws and
Inspections Manager's comments.



Al Knight, A.M.A.A.

WFL/bw

cc Director of Finance

DATE: June 8, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: PARAPLEGIC ASSOC. - TO OCCUPY 7803 - 50 AVENUE

The E. L. & P. Department has no objections to the proposal.

A handwritten signature in dark ink, appearing to be 'A. Roth', written in a cursive style.

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

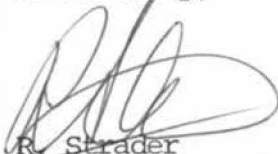
AR/jjd

DATE: June 8, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: PARAPLEGIC ASSOCIATION

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

The area in question is zoned C4 in which an office is neither a permitted nor discretionary use. However, given the unique status of this application, we recommend that Council approve this as a permitted use on this site only.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/ljs

DATE: June 19, 1989
TO: City Clerk
FROM: Fire Prevention Bureau
RE: PARAPLEGIC ASSOCIATION - 7803 - 50 AVENUE

This department has no objection to the Paraplegic Association occupying #4, 7803-50 Avenue.



Dale Kelly
Fire Inspector

DK/dd

Commissioners' Comments

We would concur with the comments of the Senior Planner and Bylaws & Inspections Manager and recommend that Council give first reading to the draft bylaw 2672/M-89.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-5195

City Clerk's Department 342-8132

June 9, 1989

Clancy White
Rehabilitation Counsellor
CANADIAN PARAPLEGIC ASSOCIATION
107, 25 Howarth Street
RED DEER, Alberta
T4N 6J6

Dear Sir:

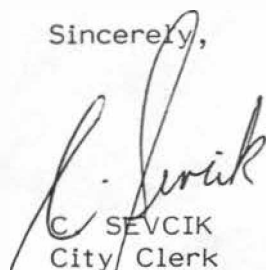
RE: Permission to Occupy - Bay 4, 7803 - 50 Avenue

We acknowledge with thanks your letter of June 5, 1989 requesting permission for the Canadian Paraplegic Association to occupy leased premises at 7803-50 Avenue, Bay #4.

Your request will be presented to City Council at their meeting of June 26, 1989. Please call this office on the Friday prior to the said meeting to discuss the time this item will be scheduled, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

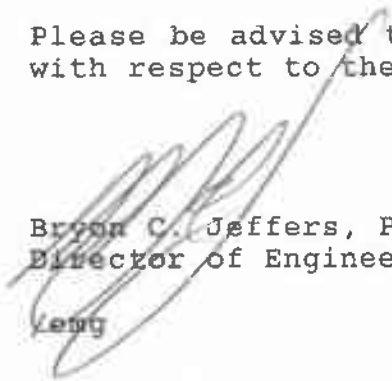
DATE: June 13, 1989

TO: City Clerk

FROM: Director of Engineering Services

RE: 7803-50 AVENUE; LOT 3, BLOCK 5, PLAN 762-0870
PARAPLEGIC ASSOCIATION

Please be advised that the Engineering Department has no comment with respect to the above.



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

/eng

**THE CITY OF RED DEER**

P. O. BOX 6008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

June 28, 1989

Canadian Paraplegic Association
107 - 25 Howarth Street
Red Deer, Alberta
T4N 6J6

Attention: Mr. Clancy White, Rehabilitation Counsellor

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/M-89/7803 - 50 AVE., BAY #4

Your letter of June 5, 1989, requesting Council to redesignate the above noted property in order to allow the Canadian Paraplegic Association to occupy the said premises, was considered by Council June 26, 1989.

At the above noted meeting Council gave first reading to Land Use Bylaw Amendment 2672/M-89, a copy of which is enclosed herewith for your information.

This office will now proceed with preparation of advertising for a Public Hearing. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of advertising. The estimated cost in this instance is \$350.00 and we will require this deposit before we may proceed with advertising. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust you will find this satisfactory, however if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
C. Sevcik
City Clerk
CS/as

c.c. Bylaws & Inspections Manager
City Assessor
Urban Planner
Council & Committee Secy., Wilma

Dir. of Engineering Services
Dir. of Community Services
Economic Dev. Manager

BYLAW 2672/H-89

Being a Bylaw to amend Bylaw 2672/80, the Land Use Bylaw
of The City of Red Deer.

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

- (1) The "Use District Map" as referred to in Section 1.4 is hereby
amended in accordance with the Use District Map No. 4/89
attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing
hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1989.

READ A SECOND TIME IN OPEN COUNCIL this day of 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

MAYOR

CITY CLERK



Revisions :

MAP NO. 4/89
(BYLAW No. 2672/H-89)

Change from ROAD to C2 .

BYLAW 2672/M-89

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

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

1. Section 4.13.1 is amended by adding the following:

 (31) On those sites, or portions thereof, hereinafter listed,
 "Office by Canadian Paraplegic Association" is a
 permitted use.

 (a) 7803 - 50 Avenue, Bay #4
2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1989.

READ A SECOND TIME IN OPEN COUNCIL this day of 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

MAYOR

CITY CLERK

BYLAW 2846/B-89

Being a Bylaw to amend Bylaw 2846/84, the Licensing Bylaw.

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

- 1) Schedule "A" is amended by adding after line 27 and under the headings "Type of Business" "Resident" "Non-Resident" the following words and figures respectively:

"27.1 Street Entertainers" "\$20.00" "\$20.00"

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

READ A FIRST TIME IN OPEN COUNCIL this day of 1989.

READ A SECOND TIME IN OPEN COUNCIL this day of 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

MAYOR

CITY CLERK

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

- "8.58/assess m 70.00/m"

"9.91/assess m 77.00/m"

- READ A FIRST TIME IN OPEN COUNCIL this day of 1989.
READ A SECOND TIME IN OPEN COUNCIL this day of 1989.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

CITY CLERK

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

- READ A FIRST TIME IN OPEN COUNCIL this day of 1989.
- READ A SECOND TIME IN OPEN COUNCIL this day of 1989.
- READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

CITY CLERK

BYLAW NO. 2991/89

OF

THE CITY OF RED DEER

Being a Bylaw to authorize the Mayor and the City Clerk of The City of Red Deer to sign and execute on behalf of the City an agreement with Northwestern Utilities Limited amending and renewing a certain franchise agreement dated the 24th day of September, 1945 and made between the City and Northwestern Utilities Limited.

WHEREAS the City and Northwestern Utilities Limited entered into an agreement dated September 24, 1945, (hereinafter called the "Franchise Agreement") wherein the City was to be supplied with natural gas;

AND WHEREAS the City and Northwestern Utilities Limited agree that the date on which Northwestern Utilities Limited commenced to supply natural gas to the City pursuant to the original franchise agreement dated September 24, 1945, was the 22nd day of August, 1947;

AND WHEREAS the Franchise Agreement dated September 24, 1945, was renewed, extended and amended for a further period of ten (10) years from August 22, 1967, by agreement dated November 17, 1967;

AND WHEREAS the Franchise Agreement was renewed and extended for a further term of ten (10) years from the 30th day of May 1978, by agreement dated May 30th, 1978;

AND WHEREAS the City deems the privilege or franchise under consideration is necessary and proper for the public convenience and properly conserves the public interests.

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

1. The City of Red Deer hereby grants to Northwestern Utilities Limited (Company), its successors and assigns, a renewal of the franchise and the rights to be derived under the Franchise Agreement, for a further term of ten (10) years, in accordance with the provisions of the Agreement marked Schedule "A", hereto, and subject to any orders of the Public Utilities Board.
2. Upon the final passing of this Bylaw the Mayor and the City Clerk of the City are hereby authorized, empowered and directed to execute the said Agreement Schedule "A" hereto by, for, and on behalf of The City of Red Deer.

3. This Bylaw shall take effect upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1989.

READ A SECOND TIME IN OPEN COUNCIL this day of 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

MAYOR

CITY CLERK

RENEWAL AGREEMENT

THIS MEMORANDUM OF AGREEMENT made and entered into this _____
day of _____ A.D., 19 ____.

BETWEEN:

THE CITY OF RED DEER
a municipal corporation in the Province of
Alberta
(hereinafter called the "City")

OF THE FIRST PART

- and -

NORTHWESTERN UTILITIES LIMITED
a corporation having its head office in the
City of Edmonton in the Province of Alberta
(hereinafter called the "Company")

OF THE SECOND PART

WHEREAS the City and Northwestern Utilities Limited entered into an agreement dated September 24, 1945 (hereinafter called "The Original Franchise Agreement"), wherein the City granted to Northwestern Utilities Limited a special franchise to supply natural gas to the City and the inhabitants thereof for the term of Twenty (20) years from the 30 day of November, 1947;

AND WHEREAS the City and the Company agree that the date on which the Company commenced to supply natural gas to the City pursuant to the original franchise agreement dated the 24th day of September, 1945 was the 22nd day of August, 1947;

AND WHEREAS the franchise agreement was renewed and extended for a further term of Ten (10) years from the 22nd day of August, 1967 by an agreement between the City and the Company dated the 17th day of November, 1967;

AND WHEREAS the franchise agreement was renewed and extended for a further term of Ten (10) years from the 30th day of May, 1978 by an agreement between the City and the Company dated the 30th day of May, 1978;

AND WHEREAS by amending the agreement dated May 10, 1982, the original agreement was amended to provide for the eliminaton of Company paid service lines;

AND WHEREAS the City and the Company are desirous of renewing the Original Franchise Agreement for a further period of ten (10) years with alterations as agreed between the City and the Company as hereinafter provided;

AND WHEREAS the Original Franchise Agreement together with all amendments and renewals is hereinafter referred to as the "Franchise Agreement";

NOW THIS AGREEMENT WITNESSETH THAT the Franchise Agreement shall be and it and all the terms, conditions and provisions thereof with alterations therein as hereafter provided are declared to be renewed and extended for a period of ten (10) years from the date of execution of this agreement; the terms, conditions, and provisions therefore being amended and altered by deleting all clauses thereof and substituting therefore the following:

1. The City hereby grants to the Company, its successors and assigns, subject to the terms and provisions hereinafter contained, an exclusive franchise for the purpose of providing a supply of natural gas to the City and its residents other than for the City's own industrial uses as provided in clause 19 together with the exclusive right, authority and permission to use, break up, dig, trench and excavate in the public streets, roads, squares, lanes, utility lots, alleys and/or other public highways or places within the jurisdiction of the City including any area or areas which may hereafter be added to or be incorporated within and with the City and otherwise do such work therein as may from time to time be required to locate, construct, lay, operate, maintain, repair, renew, extend, relay and/or remove the pipelines or lines, plant or equipment of the Company necessary to be installed for the purposes of the agreement.

2. The said franchise shall be in full force and effect for a period of ten (10) years from the date hereof with such alterations, if any, as may be agreed upon by the parties and approved by the Public Utilities Board.

3. The said pipelines shall be located in the lanes and alleys rather than in the streets and main thoroughfares of the City when reasonably practicable and where the cost of so doing will not be unreasonably great.

4. ' In respect to subsequent extensions of its distribution system, the Company agrees that a plan showing the location of the proposed extensions shall be first submitted to and approved of by any person or persons appointed by the Council of the City or its authorized officers for that purpose. The Company shall give notice to the person or persons so appointed as foresaid of its intention to open or break up any of the public streets, roads, squares, lanes, utility lots, alleys and/or other public highways or places in the City not less than ten (10) days before the beginning of such work, except in cases of emergency arising from defects or breaking of the pipe or other works, when immediate notice shall suffice.

5. The Company agrees with the City that it will do as little damage as possible in the execution of the powers hereby granted and will cause as little obstruction as possible during the progress of the work and at all other times and will restore the streets, highways, lanes and other places hereinbefore described within the limits of the City to a state of repair as nearly as possible equal to their former state. When the Company does not have the equipment or labour available to effect the necessary repairs, said repairs will be undertaken by the City at the Company's expense. In this event, the basis of charges to be used by the City shall be such amounts as have been reasonably and necessarily incurred in this regard.

6. The Company agrees to supply the City with a set of detailed plan sheets showing in detail the as constructed locations and alignments of the Company's pipelines. In addition, the Company agrees to supply the City with as many prints of the overall distribution system as the City may reasonably require. These plans and plan sheets will be brought up to date annually.

7. The Company agrees to supply the City's Fire Department with the equipment necessary for the operation of curb boxes and service valves so that in case of fire these may be turned off by the Fire Department if they reach the fire before the Company's representative in Red Deer. The City will notify one of the Company's representatives of every fire, or in the event that they cannot be reached, the Company's standby man who shall be on call 24 hours a day 7 days a week in Red Deer. The Company's representatives will give every possible assistance to the City in preventing, controlling and investigating fires.

8. The Company further agrees that it will protect and indemnify the City against any damages or expenses in connection with the execution of the powers hereby granted and from and against all claims, demands and actions by third persons in respect of damages sustained by reason of any operations of the Company except to the extent that such claim, loss, damages or expenses was caused or contributed to by the fault or negligence of the City.

9. The Company agrees at its own expense and at the request of the City to change the location of any of its pipelines when any of the public streets, roads, squares, lanes, utility lots or other public highways within the City are closed by any by-law of the Council for any public purpose and to carry out such change within a reasonable time; provided, however, that should any of the public streets, roads, squares, lanes and/or other public highways within the City be legally closed for any other reasons, the Company will at the expense of the person or persons for whose benefit such closure was made relocate its pipelines with reasonable speed. In addition, the City agrees that where the Company is required by reason of construction, replacement, repair or alteration by the City in respect of any of its public services, to lower, move, repair, protect or otherwise be put to expense with regard to any of the Company's facilities, such expenses will be borne by the City unless such facilities were not located in accordance with the line assignment given for the facilities in question.

10. Before the City undertakes any construction, replacement, repairs or alterations in respect of any of its public works, the construction, replacement, repairs or alterations of which may in any way affect any of the Company's pipeline or lines, plant or equipment, the City shall give to the Company or its representative in the City ten (10) days' notice in writing, except in cases where the construction, replacement, repairs or alterations by the City are required to be done immediately, when any notice shall suffice. The City agrees with the Company that during any such construction, replacement, repairs or alterations in respect of any of the public works of the City either by itself or its agents, that it will do as little damage as possible to the pipeline or lines, plant or equipment of the Company and the City further agrees to protect, indemnify and save harmless the Company from and against any claims, loss, damages or expenses made against or sustained by the Company by reason of, arising out of or in any way connected

with any such operation of the City except to the extent that such claim, loss, damages or expense was caused or contributed to by the fault or negligence of the Company.

11. A meter which shall be owned by the Company shall be installed for each customer without charge by the Company at a location to be determined by the Company.

12. The Company shall charge for natural gas supplied to the City and its residents such prices and rates as may be approved or fixed from time to time by the Public Utilities Board of Alberta.

13. Other than for its own industrial uses as provided in clause 19, the City agrees that it will not, during the term hereof, grant to any other person, firm or corporation, the right to lay pipes in its public streets, roads, squares, lanes, utility lots, alleys and other public highways or places for the purpose of supplying natural gas to or in the City for any purpose, so long as the Company supplies to the City and its residents their reasonable requirements of natural gas and provided the Company is not in default of the terms hereof.

14. IT IS FURTHER AGREED that at the expiration of the term hereof this franchise may be renewed for a period not exceeding ten (10) years (and so on from time to time) with such alterations, if any, as may be agreed upon by the parties and approved by the Public Utilities Board and that if either party refuses to renew such franchise or if the parties fail to agree as to the conditions of such renewal, then the City, subject to the consent of the Public Utilities Board, may purchase all the rights of the Company within the City limits (as defined) in all matters and things under this franchise and in all apparatus and property situated within the City limits used for the purpose of supplying gas to the City and its residents for such price and on such terms as may be agreed upon with the Company, or failing such agreement, then for such price and on such terms as may be fixed by the Public Utilities Board on the application of either of the parties hereto, but nothing shall be

claimed by or paid to the Company for any and all franchise or franchises received from the City. This clause shall not be taken or read as referring to any property or apparatus forming part of the plant used in connection with the supplying of natural gas to other cities, towns, villages or municipalities.

15. The City consents to exercise within the City by the Company and its successors and assigns, of the powers which may be exercised by a Company with the consent of the municipality under and pursuant to the provisions of the Water, Gas, Electric and Telephone Companies Act.

16. The parties agree that with the approval of the Public Utilities Board and upon execution of this agreement, the Company, after the said date of execution, shall pay (as hereinafter mentioned) and the City shall accept 8.40% of the annual gross revenues of the Company derived from the sale of gas to domestic and commercial customers and to industrial customers served under Rate No. 1 General Rate or Rate No. 2 Optional Rate and 3.09% of the annual gross revenues of the Company derived from the sale of gas to industrial customers served under Rate No. 3 - Optional High Load Factor Rate, all within the City (exclusive of the aforementioned payment to the City) during the particular calendar year, in lieu of taxing the special franchise, lands, buildings, improvements, pipelines, works, machinery, equipment and apparatus belonging to and used by the Company in the exercise of the franchise. "Said payments in lieu of taxes"

(a) shall commence with the first billing sent by the Company to the customer for the period of gas delivery commencing:

- i. after the date of this agreement and
- ii. after the Public Utilities Board has by order approved any change in rates to the customer made necessary by this paragraph 16.

(b) for parts of a calendar year shall be apportioned according to the said gross revenue during the relevant part of the calendar year;

- (c) shall be made on a monthly basis on the 15th day of the month following receipt by the Company of the gross revenue to which the fixed percentage applies.

Provided, however, if the Company shall at any time own any lands within the corporate limits of the City, upon which is situated any building or buildings used either in whole or in part as a dwelling or dwellings, or occupied by any person or corporation other than the Company, then the same shall be liable to assessment and taxation in the same manner as other property in the vicinity of such parcel or parcels.

17. The Company will not without the consent of the City which consent will not be unreasonably or arbitrarily withheld, assign this franchise agreement or the rights, powers and privileges granted hereby or any of them.

18. This agreement shall enure to the benefit of and shall be binding upon successors and assigns of each of the parties hereto.

19. Upon giving a minimum of 12 months written notice to the Company, the City may elect, subject to agreement between the Company and the City, to supply natural gas for its own industrial uses at locations within the City from properties located within the boundaries of the City in which the City has mineral and/or surface rights. The City will endeavor to give more notice if possible.

IN WITNESS WHEREOF the parties hereto have affixed their respective corporate seals under the hands of their proper officers in that behalf, as of the day and year first above written.

THE CITY OF RED DEER

NORTHWESTERN UTILITIES LIMITED

BYLAW 2992/89

Being a Bylaw to close a portion of road in The City of Red Deer as described herein.

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

1. The following portion of roadway in The City of Red Deer is hereby closed.

"All that portion of road as shown on Plan 6062 K.S. lying within Plan 892 _____, containing 0.040 ha. more or less.

EXCEPTING THEREOUT ALL MINES AND MINERALS".

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

READ A FIRST TIME IN OPEN COUNCIL this day of 1989.

READ A SECOND TIME IN OPEN COUNCIL this day of 1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of 1989.

MAYOR

CITY CLERK