

FILE

DATE: February 15, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, FEBRUARY 14, 1994,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of January 31, 1994.

DECISION - CONFIRMED MINUTES

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Director of Engineering Services - Re: Northwestern Utilities Limited/Report
on Recent Incidents/Use of Natural Gas . . . 1

DECISION - RECEIVED AS INFORMATION

- 2) Director of Engineering Services - Re: Highway Route Marking within the
City . . . 8

**DECISION - AGREED THAT ADVANCE HIGHWAY ROUTE MARKING AT THE
INTERSECTION OF TAYLOR DRIVE AND 67 STREET BE INCLUDED IN THE
1995 BUDGET**

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendments:
 - A) 2672/A-94 - Redesignation of Taylor Drive Extension from 32 Street South
 - B) 2672/C-94 - Rezoning of land east of Bower Place Shopping Centre from P1 and Road to C2
 - C) 2672/D-94 - Photographic Studio as a permitted use in the existing structure on Lot 7, Blk. E, Plan K9 (4419 - 55 Street)
 - D) 2672/X-93 - Redesignation of Lot 5, Block 4, Plan 882-0682, N.W. Corner 52 Avenue and 67 Street from I1 to C4 . . 13

(4) **REPORTS**

- 1) Director of Financial Services - Re: Grants Bylaw 3105/94 . . 24

DECISION - BYLAW GIVEN 2 READINGS

- 2) Treasury Services Manager - Re: Utility Bylaw Amendment 2960/A-94/Rate Increase/Decrease . . 25

DECISION - BYLAW GIVEN 3 READINGS

- 3) Director of Community Services - Re: Cemetery Bylaw Amendment 2952/A-94/Fees/Indigent Burials . . 27

DECISION - BYLAW GIVEN 3 READINGS

- 4) Land and Economic Development Manager - Re: Request for License to Occupy/Olcorp Holdings Ltd. (Earl's Restaurant)/Fence . . 30

DECISION - AGREED TO LICENSE TO OCCUPY SUBJECT TO CONDITIONS

- 5) Land & Economic Development Manager - Re: City Oriole Park Phase 2B/Owens Close/Municipal Reserve . . 33

DECISION - AGREED TO DISPOSAL OF MUNICIPAL RESERVE

- 6) Recreation & Culture Department - Re: 1993 Annual Report . . 35

DECISION - REPORT RECEIVED AS INFORMATION

- 7) City Clerk - Re: Fire Department Fees & Charges Bylaw 3106/94 . . 36

DECISION - BYLAW GIVEN 3 READINGS

- 8) Director of Financial Services - Re: Council Policy No. 405/Budget Administration . . 45

DECISION - APPROVED REVISED POLICY

- 9) Recreation, Parks & Culture Board - Re: Lease Agreement with Allied Arts Council . . 50

DECISION - AGREED TO RENEW 5 YEAR LEASE OF THE OLD COURT HOUSE

- 10) Public Works Manager - Re: Storm Drain Marking Program/Utility Bylaw Amendment 2960/B-94/Harmful Substances in Storm Sewer System . 51

DECISION - AGREED TO SUPPORT YELLOW FISH ROAD PROGRAM AND GAVE UTILITY BYLAW AMENDMENT 3 READINGS

- 11) Parks Manager - Re: 1993 Parks Department Annual Report . . 53

DECISION - REPORT RECEIVED AS INFORMATION

- 12) Bylaws and Inspections Manager - Re: Alberta Planning Act/Approval of Certain Decisions/Advertising . . 54

DECISION - AGREED TO DIRECT ADMINISTRATION TO REVIEW AVENUES OF STREAMLINING THE APPROVAL PROCESS

(5) **CORRESPONDENCE**

- 1) Volk Builders Ltd. - Re: Church Site/Offer to Purchase/Senior Housing
Complex Development - 17 Douglas Ave. . . 56

**DECISION - DENIED REQUEST TO PURCHASE SITE AND AGREED TO
ADVERTISE SITE FOR SALE**

- 2) Red Deer River Naturalists - Re: Sale of a Parcel of Waskasoo Parkland
east of the Bower Mall . . 66

**DECISION - AGREED TO TABLE TO ALLOW THE ADMINISTRATION TO
OBTAIN COMMENTS RELATING TO THE CONSTRUCTED WETLANDS**

- 3) Capri Centre - Re: Request for Zoning Change, C4 to C2 . . 77

DECISION - AGREED TO REZONING SUBJECT TO CONDITIONS

- 4) Alberta Municipal Affairs - Re: School Board Requisition - 1994 . . 82

DECISION - RECEIVED AS INFORMATION

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/A-94 - Redesignation of Taylor Drive Extension from 32 Street South
2nd & 3rd readings . . 13

DECISION - BYLAW GIVEN 2ND AND 3RD READINGS

- 2) 2672/C-94 - Rezoning of land east of Bower Place Shopping Centre from
P1 and Road to C2 - 2nd & 3rd readings . . 13

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- 5) 2952/A-94 - Cemetery Bylaw Amendment/Fees - 3 readings . . 27
.. 89

DECISION - BYLAW GIVEN 3 READINGS

- 6) 2960/A-94 - Utility Bylaw Amendment/Rate Increase/Decrease - 3 readings
.. 25
.. 93

DECISION - BYLAW GIVEN 3 READINGS

- 7) 2960/B-94 - Utility Bylaw Amendment/Discharge of Harmful Substances into the Storm Sewer System - 3 readings . . 51
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DECISION - BYLAW GIVEN 3 READINGS

- 8) 3105/94 - Grants Bylaw - 3 readings . . 24
..102

DECISION - BYLAW GIVEN 2 READINGS

- 9) 3106/94 - The Fire Department Fees & Charges Bylaw - 3 readings . . 36
..103

DECISION - BYLAW GIVEN 3 READINGS

ADDITIONAL AGENDA

Alderman Pimm introduced a resolution relative to FCSS funding from the Provincial Government.

DECISION - AGREED TO CONTACT THE MINISTER OF MUNICIPAL AFFAIRS AND MINISTER OF SOCIAL SERVICES TO CLARIFY STATUS OF FCSS PROGRAM

Alderman Guilbault introduced the following resolutions relating to the 1994 budget.

DECISION - AGREED TO RECONSIDER 1994 BUDGET ON MARCH 7, 1994, AND DIRECTED THE ADMINISTRATION TO PRESENT ALTERNATIVE SCENARIOS RELATIVE TO POTENTIAL COST SAVING OR USE OF FUNDS TO OFFSET LOST TAX REVENUES

COUNCIL - FEBRUARY 14/94

ADDITIONAL AGENDA ITEMS: (No Agenda)

1. Alderman Pimm - Resolution relative to FCSS funding from the Provincial Government.
2. Alderman Guilbault resolution re: 1994 budget.



ALBERTA
FAMILY AND SOCIAL SERVICES

Office of the Minister

Also responsible for Metis Settlements Commission, Native Programs

Copy
Craig Curtis
Colleen Jensen
Kelly Klass
Alan Wilcock
Mar 18/94 m.

March 9, 1994

Her Worship Gail Surkan
Mayor
City of Red Deer
Box 5008
Red Deer AB T4N 3T4

Dear Mayor Surkan:

Please excuse the delay in responding to your letter about Family & Community Support Services funding.

We were unable to respond earlier as decisions relating to the transfer of funding were being reviewed by Cabinet.

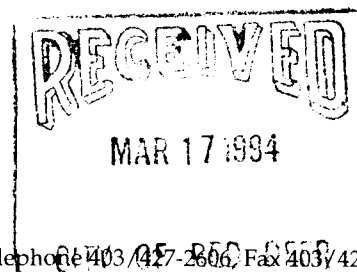
As announced during the release of our 1994-95 Budget and 3-year business plans, municipal grant funding is being consolidated under the Department of Municipal Affairs. We feel confident in the ability of municipalities to make decisions regarding the use of funds allotted to them by the provincial government.

You may wish to contact the Honourable Steve West's office regarding overall grants.

Sincerely,

Mike Cardinal
Minister
M.L.A. Athabasca-Wabasca

cc: Honourable Premier Klein
Honourable Stockwell Day
Victor Doerksen, MLA





February 18, 1994

The Honourable Mike Cardinal
Minister of Family & Social Services
424 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Cardinal:

City Council and the Red Deer and District Family and Community Support Services (F.C.S.S.) Board understand that the Province of Alberta is giving consideration to changing the funding to F.C.S.S. Based on the concern that the rumours have raised, City Council, at their meeting February 14, 1994, passed the following motion:

"RESOLVED that Council of The City of Red Deer, through the Office of the Mayor, contact the Minister of Municipal Affairs and the Minister of Social Services to clarify the status of the F.C.S.S. Programs and to urge the Province to maintain its partnership with municipalities in the F.C.S.S. Programs."

Our Council understands the thrust that the provincial government is taking in moving toward unconditional grants. We also understand and support the thrust towards disentangling the responsibilities of the three levels of government to avoid duplication and ensure accountability. Clearly, preventative social services is a part of the broader provincial responsibility for social services and should not, under any circumstances, be passed to the municipalities through the unconditional granting process. I note with interest Dr. West's recent comments regarding the need for municipalities to return to their traditional areas of responsibility.

In the case of F.C.S.S., we believe the current process of distributing provincial funds is a good one. The F.C.S.S. Act and Regulations clearly define the roles of both the municipal and provincial governments. It is truly an initiative where the Province maintains its responsibility for social programs, by both the legislation and channelling of dollars through Family & Social Services, yet effectively meets local needs by granting the community authority to determine priorities.

The Honourable Mike Cardinal
February 18, 1994
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Family & Community Support Services, formerly Preventive Social Services, has been an effective collaborative partnership for over 25 years. The F.C.S.S. funded programs generate tremendous volunteerism in the community with over 100,000 hours in 1993 alone for the Red Deer & District F.C.S.S. Program.

We understand that decisions will be made through the development and presentation of budgets and business plans on February 24. As our resolution states, I am asking for your direct intervention to maintain the current partnership with municipalities in the F.C.S.S. Program.

Sincerely,



GAIL SURKAN
Mayor

/kb

- c. The Honourable Ralph Klein, Premier of Alberta
The Honourable Stockwell Day, M.L.A. Red Deer North
Victor Doerksen, M.L.A. Red Deer South
Craig Curtis, Director of Community Services
Colleen Jensen, Social Planning Manager
Roger Clarke, Chairman, F.C.S.S. Board
Kelly Kloss, City Clerk
Paula Dorval, F.C.S.S., Provincial Director



ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister

MLA, Drayton Valley - Calmar

MU00009-CB

January 17, 1996

Her Worship Gail Surkan
Mayor of the City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

The Honourable Mike Cardinal, Minister of Alberta Family and Social Services, provided me with a copy of your letter of November 14, 1995, concerning the future of Family and Community Support Services (FCSS).

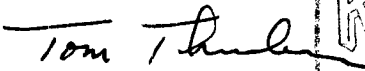
By channeling conditional funding to municipalities, the FCSS Act helped create an effective provincial system for delivering preventive social services throughout Alberta. However, it is unclear whether the Province needs to continue setting conditions on FCSS funding.

Municipalities and FCSS agencies have established strong working relationships that should ensure that the preventive social services that are important to the community can still be provided under unconditional funding.

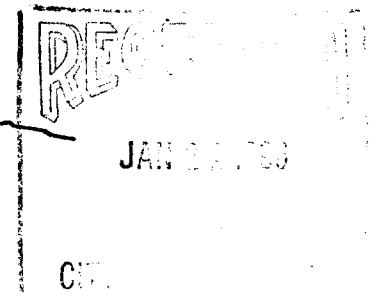
The Province will continue to provide FCSS funding to municipalities even though the Canada Health and Social Transfer will mean less federal dollars for Alberta.

As you know, the FCSS Act is presently under review and it is our intent to advise FCSS stakeholders of the future arrangements shortly.

Yours sincerely,


Tom Thurber
Minister

cc: Premier Ralph Klein
Honourable Mike Cardinal
Honourable Stockwell Day, MLA
Mr. Victor Doerksen, MLA



424 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 Telephone 403/427-3744, Fax 403/422-9550
5008 - 51 Avenue, Drayton Valley, Alberta, Canada T0E 0M0 Telephone 403/542-3355, Fax 403/542-3331



November 14, 1995

The Honourable Mike Cardinal
Minister of Alberta Family and Social Services
#104 Legislature Building
10800 - 97 Avenue
Edmonton, Alberta
T5K 2B6

Dear Minister Cardinal:

I am writing to thank you for addressing the 1995 difficulties as outlined in my letter of October 2, 1995, relating to the Canada Assistance Plan. Although the \$111,000 that is proposed as Red Deer's share of CAP will not totally cover our 1995 budgeted projections, it will certainly address the majority of our need. Red Deer has always found your department, as well as your colleagues Stockwell Day and Victor Doerksen, to be most responsive to our requests.

It was, therefore, of great concern to me when I read further in your November 3 News Release where it states that "Alberta's FCSS legislation is expected to be repealed". The Release implies that the rationale for such a decision is that "the federal government ends its CAP cost-sharing in April 1996". To me this suggests that the only reason for maintaining the FCSS Act is to cost-share under CAP. I believe, Mike, that there is a flaw in this thinking. Although the FCSS Act provided the avenue for cost-sharing, it was not the reason it was enacted.

In 1966 the Preventive Social Services Act was put into place to clarify provincial and municipal roles in the delivery of social programs. Through the partnership agreement whereby the Province provided funding and set guiding principles regarding prevention, and the municipalities set priorities and delivered the programs, there was an assurance that the citizens of Alberta would get the services they needed. By investing in prevention, both the Province and municipalities have been winners. It has worked well for thirty years.

Previously, I have written to you on behalf of Red Deer City Council and the Red Deer and District FCSS Board to express our strong support for maintaining the FCSS Act and conditional funding. To quote from my February 18, 1994, letter "In the case of FCSS, we believe the current process of distributing provincial funds is a good one. The FCSS Act and Regulations clearly define the roles of both the municipal and provincial governments. It is truly an initiative where the Province maintains its responsibility for social programs, by both the legislation and channelling of dollars through Family and Social Services, yet effectively meets local needs by granting the community authority to determine priorities". Our position has not changed. I also inform you of the support shown at the recent Alberta Urban Municipalities Association Conference regarding FCSS where the following resolution put forward

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195

The Honourable Mike Cardinal

November 14, 1995

Page 2

by Red Deer/Calgary/Cochrane received strong approval. "Now therefore be it resolved that the Alberta Urban Municipalities Association recognize the unique characteristics of the current FCSS program and the local government acceptance of the same, and subsequently request the Government of Alberta to retain the responsibility of developing the mandate, principles, standards and policies for preventive social programming in Alberta, to be delivered at the municipal level, with provincial legislation and funding support granted conditional to municipal participation in cost-sharing and program delivery".

You will note from the resolution that Red Deer's position for maintaining the FCSS Act and conditional funding is also upheld by municipalities representing the majority of Alberta's population.

We understand that the decision regarding FCSS will be considered in the near future. I again strongly urge you to intervene to prevent the repealing of the FCSS Act and conditional funding. Municipalities and Albertans have expressed their position; we look to you, as you have done in the past, to listen and to act accordingly.

Sincerely,



Mayor Gail Surkan

:kt

- c. Premier Ralph Klein
Tom Thurber, Minister of Municipal Affairs
Victor Doerksen, MLA, Red Deer South
Stockwell Day, MLA, Red Deer North
Lowell R. Hodgson, Director of Community Services, City of Red Deer
Roger D. Clarke, Chairman, Red Deer and District FCSS Board
Colleen Jensen, Manager, Social Planning Department, City of Red Deer

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

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- (1) Confirmation of the Minutes of the Regular Meeting of January 31, 1994.

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| 2) | Director of Engineering Services - Re: Highway Route Marking within the City | . . 8 |

(3) **PUBLIC HEARINGS**

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*Canmore - North American Free Trade Environmental
Secretariat. C.F.W.*

Committee of the Whole

- 1) Legal Opinion
- 2) Administrative Matter

NO. 1

600-099

DATE: February 7, 1994

TO: City Clerk

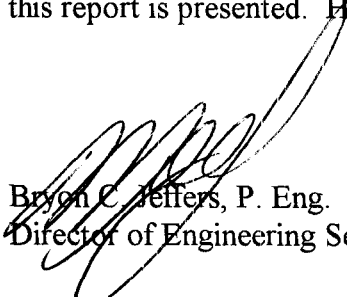
FROM: Director of Engineering Services

**RE: NORTHWESTERN UTILITIES LIMITED
CONCERN REGARDING RECENT INCIDENTS**

Some time ago, Alderman Pimm requested that the Engineering Services Division pursue with NUL the recent number of incidents involving natural gas. I contacted Mr. W. C. Stephens, the Manager of the Red Deer district, and asked him to provide me with the relevant information. Copies of Mr. Stephens' reports are attached for the information of Council. This report has taken some time to prepare and return to Council and I apologize for that. I am sure that Council appreciates that the last several months have been quite hectic.

In reviewing the material presented by Mr. Stephens, I am comfortable that NUL is committed to maintaining a safe, efficient natural gas delivery system. I do not believe that the risk to our citizens has increased over recent years.

In discussions with Mr. Stephens, he has indicated that he would be pleased to attend Council when this report is presented. He would at that time respond to any questions Council may have of him.



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

BCJ/emg
Att.



NORTHWESTERN UTILITIES LIMITED

10035 - 105 STREET, EDMONTON, ALBERTA T5J 2V6 • TELEPHONE (403) 420-7211 • FAX (403) 420-7400

November 9, 1993

NOV 12 1993

City of Red Deer,
Box 5008,
Red Deer, AB.
T4N 3T4

Bryon

Attention: Bryon Jeffers

Dear Sir

As I had indicated during our previous conversation regarding the natural gas incidents in Alberta in late August, I recognize and understand that such events elevate public concerns and perceptions with respect to the safety of natural gas. During our meeting we agreed that a brief summary of the incidents and some general background on our operating practices (related to the inspection and maintenance of our pipeline system as well as the services we provide to protect the safety of our customers) may be helpful in dissipating any public concerns.

August Incident Summary

N.E. Calgary Condominium Unit Explosion

On August 26, 1993 a condominium unit explosion occurred at 5407 Rundelhorn Drive, Calgary. The home owner and family were in the unit at the time and some members received serious injuries. Canadian Western Natural Gas Company Limited conducted a thorough inspection of it's facilities in the area and did not find any system failure. This incident is still under investigation by the Calgary Police.

Camrose House Explosion

On August 28, 1993 a house explosion occurred at 6211 - 54 Avenue, Camrose. The owner was in the house at the time of the explosion and was killed. Northwestern Utilities Limited conducted a thorough inspection of it's facilities in the area and did not find any system failure. The investigation by the Camrose Police determined that the natural gas line in the house had been tampered with and later ruled the death as suicide.



NORTHWESTERN UTILITIES LIMITED

City of Red Deer - Jeffers Page 2.....

S.W. Four - Plex Explosion

On August 30 ,1993 an explosion occurred in a four plex complex at 1930 - 28 Street S.W. Calgary. No serious injuries occurred. Canadian Western Natural Gas Company Limited conducted a thorough inspection of it's facilities in the area and did not find any system failure. The investigation conducted by the City of Calgary Fire Department concluded that the explosion occurred following maintenance work on the furnace carried out by the homeowner. The owner mistakenly turned on an additional inside natural gas valve after completing the work on the furnace. The valve that was incorrectly turned on provided gas to a location where a gas dryer was once located in one of the suites. The gas dryer had been removed and replaced with an electric dryer (by the tenants) and the pipe had not been sealed or capped at the termination point.

Inspection Programs

Northwestern Utilities conducts a number of inspections to ensure our customers receive safe and reliable natural gas service. The inspection programs meet or exceed industry standards related to the safe operation and maintenance of Canadian natural gas utilities. The following is a summary of some of the programs we conduct.

Flame Ionization Program

The Flame Ionization program is a leakage survey which is conducted on our underground pipelines up to and including our outside meter sets. With the use of a very sensitive instrument we can detect natural gas in parts per million by walking over our pipelines. The frequency of the survey varies depending on the pipeline's location (rural/urban), operating pressure and material makeup (steel/polyethylene). Based on these parameters pipelines located in Red Deer fall into three categories:

F.I. Program	Minimum Frequency Of Inspection
1) Steel High pressure lines (pipelines operating over 690 kPa)	Every 4 months
2) Steel Intermediate or Medium pressure lines (Pipelines operating under 690 kPa)	Every 2 years *



City Of Red Deer - Jeffers Page 3.....

- | | |
|---|---|
| 3) Polyethylene Intermediate or Medium pressure
lines (pipelines operating under 690 kPa) | After first winter *
then every 4 years |
|---|---|

* Frequencies have been in place for approximately 5 years. More recently, the survey is contracted rather than conducted by internal resources.

Specials

Our "Specials" program is a leak detection survey conducted once during the summer months and monthly from November to April. The survey is an inspection of the valve stop or natural gas entry point of all buildings generally occupied by 50 or more people. Examples are Schools, churches, hospitals, hotels multi-storey commercial and industrial buildings and large apartment complexes containing 12 or more suites.

Curb Box Inspections

Properties which do not have an above ground shut off located at the residence typically have a curb box located at or near the property line which houses an underground shutoff valve. These curb boxes are inspected to ensure they are accessible and in good working condition . This safety inspection is conducted once every 4 years.

We conduct many other monthly inspections such as odorant checks (to ensure adequate levels of odorant is present in our natural gas stream to alert customers of the presence of natural gas) and cathodic protection checks, (to ensure adequate levels of cathodic protection is present on our steel pipelines to reduce corrosion).

Based on results of the many inspection programs, capital improvement work is authorized to replace deteriorated pipelines if required. A recent example is the replacement of our 114 mm pipeline located at the intersection of 47 Ave & 49 Street up to our regulator station located at 50 Street & 43 Ave earlier this year.

Public Safety Services

Location service

We are an active member of Alberta 1st Call and minimize possible damages by providing locations through this service. Northwestern will locate our pipelines located in public rights of way as well as individual services located on our customer's property.



NORTHWESTERN UTILITIES LIMITED

City Of Red Deer - Jeffers Page 4.....

24 Hour Service

Upon request we will investigate suspected natural gas odors located inside or outside a customer premises. We also provide a diagnostic service or inspection to ensure the safe operation of natural gas furnaces and appliances.

Safety Surveys

Upon request or approximately every 7 years, we will conduct an inspection of the natural gas appliances for our customers to ensure they meet the applicable codes and are operating safely.

These are a few of our routine programs to ensure we continue to provide safe natural gas service to the residents of Red Deer. I hope you find the information valuable as an introduction to our extensive operating practices. The above programs are reviewed from time to time and revised to keep abreast of technological changes within our industry and to reflect changing industry standards. Should you have any questions I would be pleased to meet with you and discuss our programs and operating practices in more detail.



W. C. Stephens
Manager
Red Deer District

WCS:mf
93-33





NORTHWESTERN UTILITIES LIMITED

10035 - 105 STREET, EDMONTON, ALBERTA T5J 2V6 • TELEPHONE (403) 420-7211 • FAX (403) 420-7400

December 13, 1993

City of Red Deer,
Box 5008,
Red Deer, AB.
T4N 3T4

Attention: Bryon Jeffers

Dear Sir

Further to my letter of November 9, 1993 where I provided you with information regarding our inspection programs and our telephone conversation of November 22, 1993 where you requested some further information regarding the two recent incidents in Red Deer, I have the following:

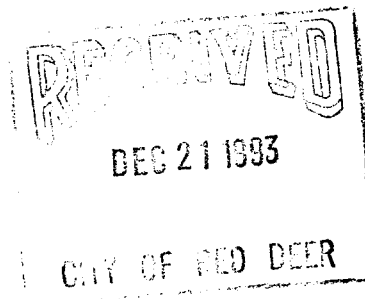
Ross Street Corrosion Leaks

I referred briefly to this as an example in my letter of November 9, 1993. To summarize, we experienced a couple of serious corrosion leaks on our 114 mm intermediate pressure pipeline located in Ross Street during the past winter. The leaks were repaired at that time but our inspection of the pipeline identified that the pipeline required replacement. In June of 1993 we abandoned the 114 mm in question and installed a 114 mm pipeline in 47 Street between 43 and 40 Avenue to provide the required linkage to our 168 mm pipeline in 43 Avenue.

70 Dunning Crescent Deer Park

On January 31, 1991 an explosion and fire occurred at 70 Dunning Crescent. Upon investigation the company found an underground natural gas leak located in the lane behind 70 Dunning Crescent. The leak was repaired and the area was monitored closely to ensure other leaks were not present.

DEC 21 1993



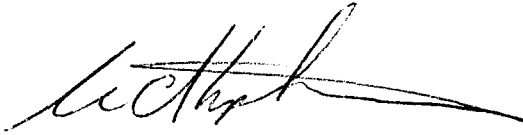
Bryon



7
NORTHWESTERN UTILITIES LIMITED

Bryon Jeffers City Of Red Deer Page 2.....

Bryan, as I have indicated during our discussions, it is difficult to outline all the safety related inspections our company employs to ensure our customers receive safe and efficient natural gas service. However, I would be pleased to discuss our services or any concerns you may have in more detail at your convenience.



W. C. Stephens
Manager
Red Deer District

cc: L. D. Bruce

WCS:mf
93-43

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



DATE: SEPTEMBER 14, 1993
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: ASSISTANT CITY CLERK
RE: NATURAL GAS SYSTEM

Unfinished

At the Council Meeting of September 13, 1993, during discussions regarding facilities maintenance costs at the Red Deer & District Museum, some concern was expressed with regard to the aging gas system.

At the above noted meeting, you indicated that you would be reporting back to Council with regard to the Natural Gas System within Red Deer and any potential for problems. This is submitted as a reminder only.


Kelly Kloss
Assistant City Clerk

KK/clr

DATE: FEBRUARY 16, 1994

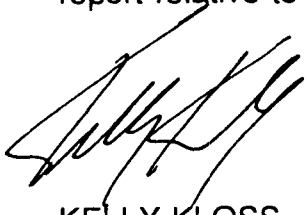
TO: DIRECTOR OF ENGINEERING SERVICES

FROM: CITY CLERK

**RE: NORTH WESTERN UTILITIES LTD. - CONCERN REGARDING
RECENT INCIDENTS**

At the Council Meeting of February 14, 1994, your report dated February 7, 1994 concerning the above topic was presented to Council and it was agreed that same be filed.

With regard to this matter, Alderman Pimm complimented you on providing a thorough report relative to his request. This is submitted for your information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name.

KELLY KLOSS
City Clerk

KK/clr

NO. 2

620-014

DATE: February 9, 1994

TO: City Clerk

FROM: Director of Engineering Services

RE: **HIGHWAY ROUTE MARKING WITHIN THE CITY**

In his October 11, 1993 letter, Mr. David Ferrier of Edmonton expressed concern for the lack of guidance to Highway 2 from the intersections of:

1. Gaetz Avenue and Ross Street
2. Taylor Drive and 67 Street
3. Taylor Drive and Sylvan Lake Trail
4. Highway 11A and Sylvan Lake Trail

There are five highways around Red Deer. They are Highways 2, 2A, 11, 11A and 595 (Delburne Road). Current practise is to install advance highway route markers with directional arrows (Figure 1) to advise motorists of the immediate approaching highway intersections within the City Limit. This practise basically assumes that the motorist knows the general direction he wishes to travel in, and due to the City's relatively small size, does not attempt to guide motorists to each highway from inner city locations.

Accordingly, advance highway route markers confirming the approaching highway are presently installed for all directions of traffic in advance of the following seven intersections:

- a. Highway 2 and 67 Street
- b. Highway 2 and 32 Street
- c. Highway 2 and Secondary Highway 595
- d. Highway 2 and Gaetz Avenue South
- e. Highway 2A and Gaetz Avenue North
- f. Gaetz Avenue and 67 Street
- g. Gaetz Avenue and Secondary Highway 595

If Council wishes to increase the level of signing to adjacent provincial highways, advance highway route markers (Figure 1) guiding motorists to Highways 2, 2A, and 11 can be added for all directions of traffic approaching the above seven intersections and the following nine additional key inner city intersections:

City Clerk
Page 2
February 9, 1994

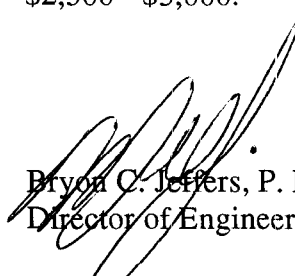
- 1) Ross Street and 30 Avenue
- 2) 32 Street and Gaetz Avenue
- 3) 32 Street and Taylor Drive
- 4) Ross Street and Taylor Drive
- 5) 67 Street and Taylor Drive
- 6) 19 Street (Highway 595) and Taylor Drive
- 7) Highway 11A and Taylor Drive
- 8) 32 Street and 30 Avenue
- 9) 55 Street (Highway 11) and 30 Avenue

We have not included Highway 11 advance markers at the intersections of 32 Street and Gaetz Avenue, 32 Street and Taylor Drive, and 19 Street (Highway 595) and Taylor Drive as it is too far away and in most cases this traffic would be directed to Highway 2 and not channelled through the City.

Figure 2 shows an example of this signing scheme for the intersection of 67 Street and Taylor Drive. This improvement will add approximately 145 advance highway markers and 310 direction/arrow tabs in the City, at an estimated cost of \$24,000.

RECOMMENDATION

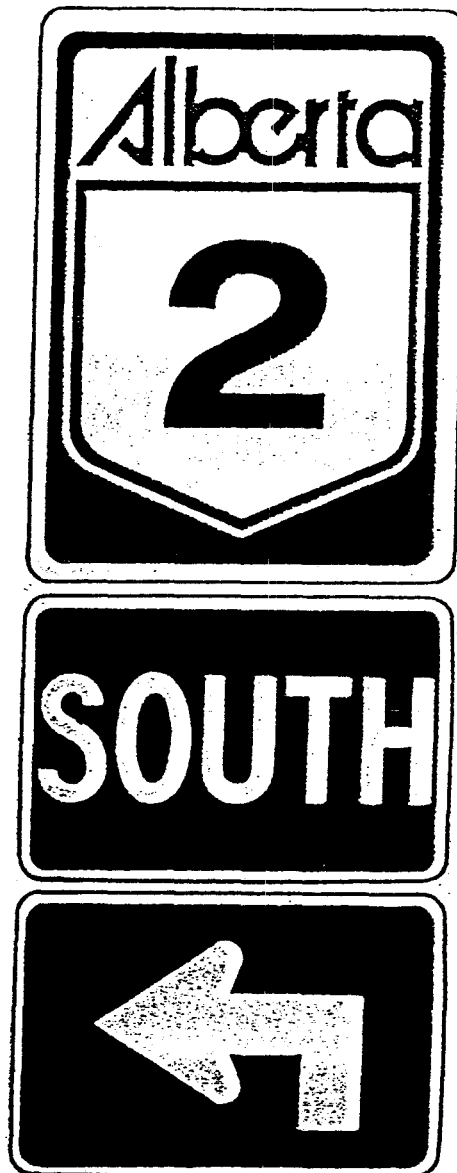
Based on one concern expressed to Council, we do not feel that any additional intersections need be signed at this time. If, however, we do begin to receive expressions of concern from citizens or visitors to our City, we could look at the above mentioned intersections on an individual merit basis. In my opinion, the intersection we may be looking at in the near future is that of 67 Street and Taylor Drive. Given the figures presented, it would appear that the cost per intersection could be \$2,500 - \$3,000.



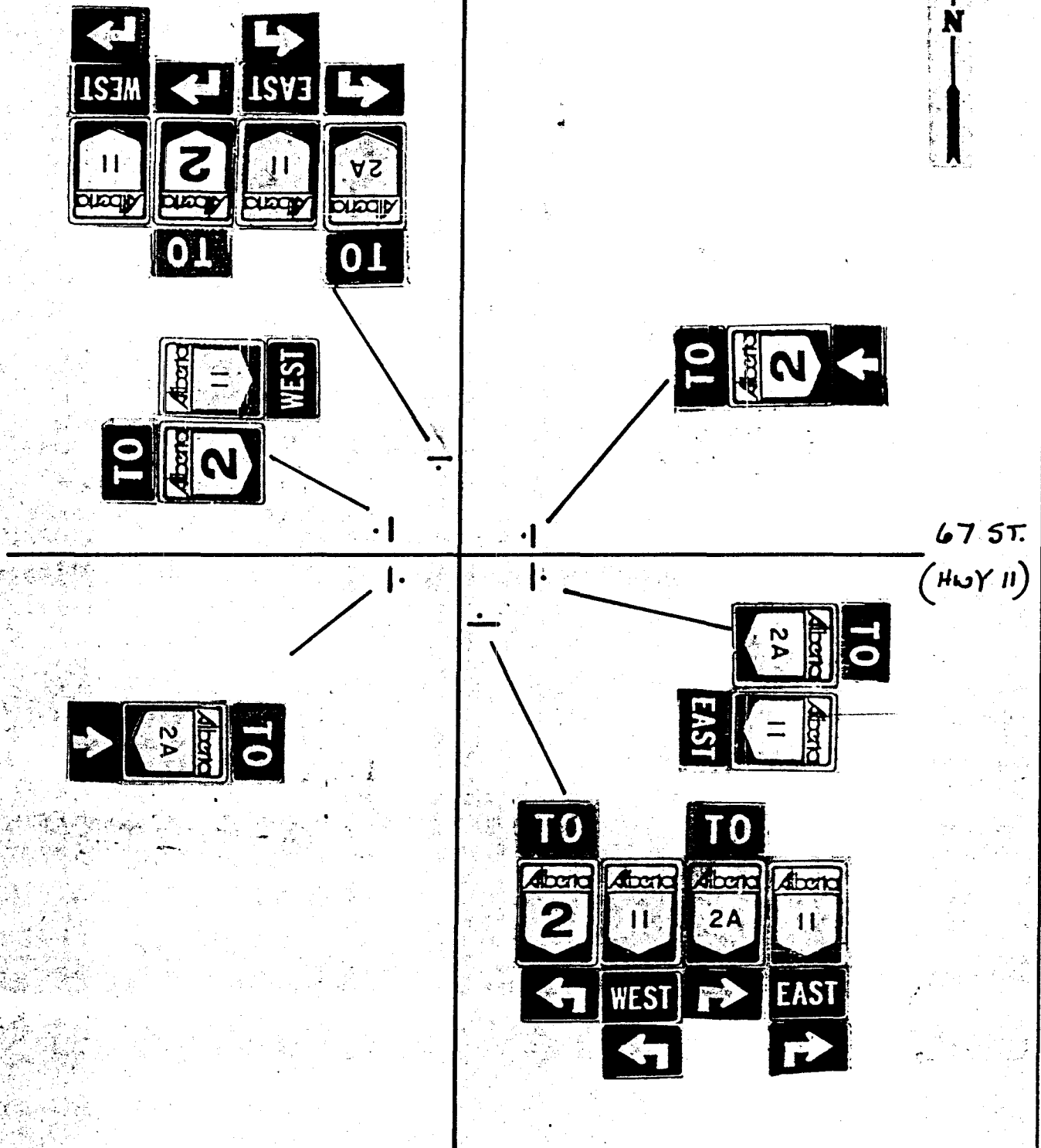
Bryon C. Jeffers, P. Eng.
Director of Engineering Services

LM/emg

c.c. Public Works Manager



				DRAWN	THE CITY OF RED DEER ENGINEERING DEPARTMENT ADVANCE ROUTE TURN MARKER FIGURE 1	APPROVED BY
				DATE		ENGINEER
				SCALE		DRAWING NO.
NO	DATE	REVISION	APP'D			

TAYLOR
DRIVE

				DRAWN		THE CITY OF RED DEER ENGINEERING DEPARTMENT		APPROVED BY	
				DATE		HIGHWAY ROUTE MARKERS 67 STREET AND TAYLOR DRIVE FIGURE 2		ENGINEER DRAWING NO.	
				SCALE					
NO	DATE	REVISION	APP'D						

COMMISSIONER'S COMMENTS

We concur with the recommendations of the Director of Engineering Services with the exception that we recommend that the signage at 67 Street and Taylor Drive be incorporated into the 1995 Engineering Budget. Since the completion of the major continuous corridor, this intersection has become a key intersection in redirecting traffic from the city proper to the highway interchanges.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: NOVEMBER 9, 1993

TO: ENGINEERING DEPARTMENT MANAGER

FROM: CITY CLERK

RE: DAVID FERRIER - SIGN POSTING

Unf.

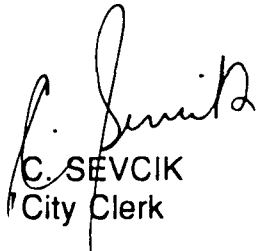
At the Council Meeting of November 8, 1993, concerns expressed by Mr. David Ferrier in his letter of October 11, 1993, pertaining to the above topic, received consideration.

Following is the motion which was passed by Council in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer hereby agrees that the concern expressed by Mr. David Ferrier re: Sign Posting, be deferred for a period of six weeks to enable the Engineering Department to prepare an overall City "Primary Highway Guide Signs" plan, together with an estimate of costs for implementation, and as recommended to Council November 8, 1993."

The decision of Council in this instance is submitted for your information and we look forward to your report in due course as directed by Council.

End of Dec. - early January


C. SEVCIK
City Clerk

CS/clr

cc: Land and Economic Development Manager
Principal Planner

*Mike to follow up.
94/02/08
SK*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 9, 1993

Mr. David Ferrier
407, 8715 - 104 Street
Edmonton, Alberta
T6E 4G7

Dear Sir:

RE: SIGN POSTING

This is to advise that your letter of October 11, 1993 pertaining to the above topic was presented on the Council Agenda of November 8, 1993.

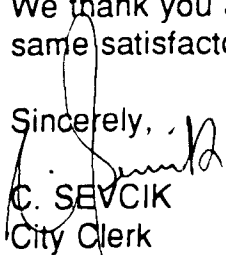
At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the concern expressed by Mr. David Ferrier re: Sign Posting, be deferred for a period of six weeks to enable the Engineering Department to prepare an overall City "Primary Highway Guide Signs" plan, together with an estimate of costs for implementation, and as recommended to Council November 8, 1993."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith the Administrative comment which appeared on the said agenda (pages 100-102).

We thank you again for bringing this matter to Council's attention and trust you will find same satisfactory.

Sincerely,



C. SEVCIK
City Clerk

CS/clr
Encls.

*a delight
to discover!*

DATE: FEBRUARY 16, 1994

TO: DIRECTOR OF ENGINEERING SERVICES

FROM: CITY CLERK


RE: HIGHWAY ROUTE MARKING WITHIN THE CITY

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 9, 1994 regarding the above and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Engineering Services, dated February 9, 1994, re: Highway Route Marking Within the City of Red Deer, hereby agrees that advance highway route markers at the intersection of Taylor Drive and 67 Street be included in the 1995 Engineering Department Budget, for consideration during the 1995 budget deliberations, and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I assume that you will now be presenting this information with your 1995 Budget documentation.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Public Works Manager

NO. 1

DATE: FEBRUARY 4, 1994

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: LAND USE BYLAW AMENDMENTS 2672/A-94, 2672/C-94, 2672/D-94
AND 2672/X-93**

A Public Hearing has been advertised in regard to each of the above noted Land Use Bylaw Amendments. The Public Hearings are scheduled to be held in the Council Chambers on Monday, February 14, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/A-94 pertains to the redesignation of Taylor Drive Extension from 32 Street South (see attached map).

Land Use Bylaw Amendment 2672/C-94 provides for the rezoning of land located East of Bower Place Shopping Centre from P1 and Road to C2 (regional shopping centre) - see attached map.

Land Use Bylaw Amendment 2672/D-94 provides for an amendment to allow a photographic studio as a permitted use in the existing structure on Lot 7, Block E, Plan K9 (4419-55 Street) - old Red Deer Funeral Home building.

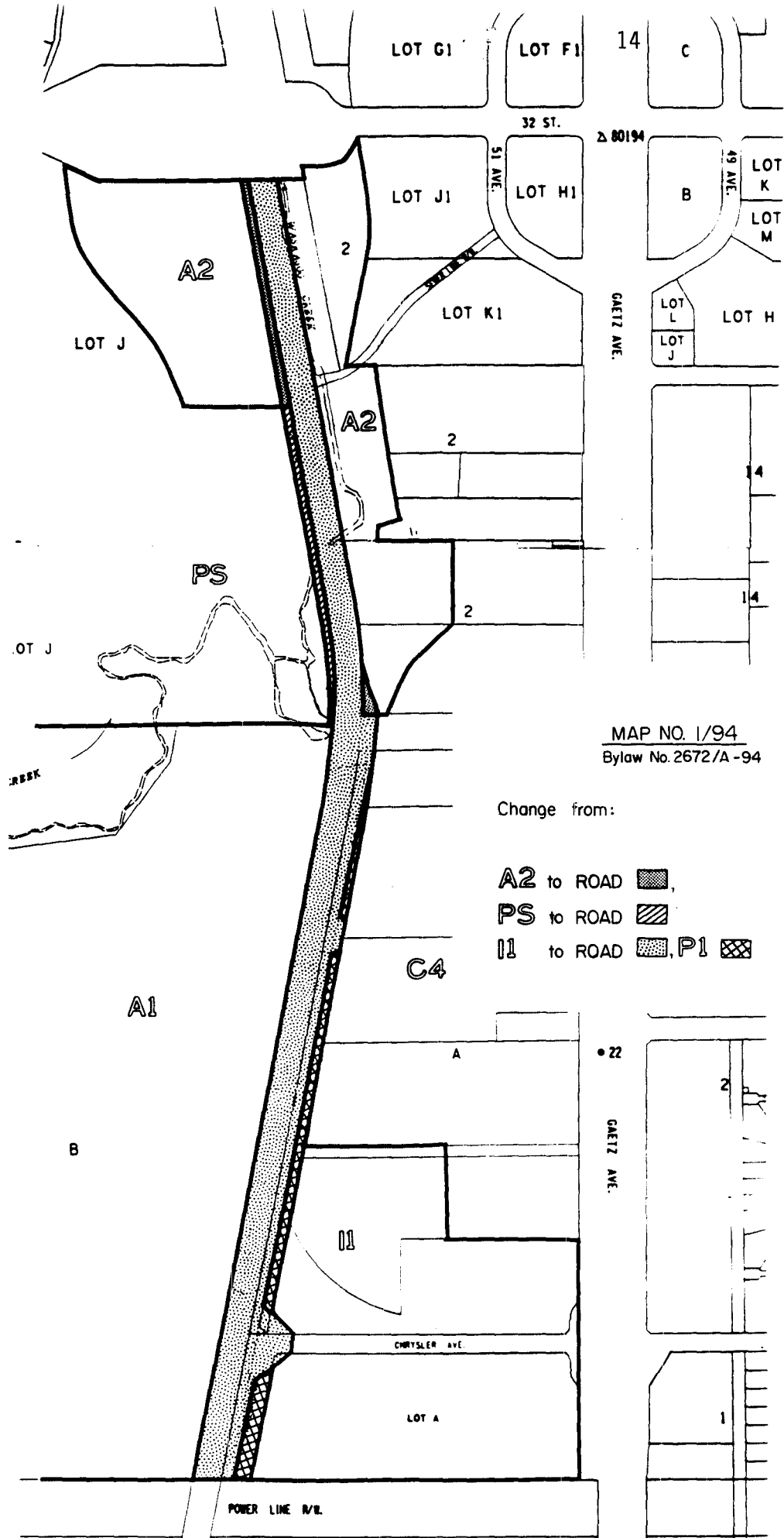
Land Use Bylaw Amendment 2672/X-93 pertains to the redesignation of Lot 5, Block 4, Plan 882-0682, N.W. Corner 52 Avenue and 67 Street (former Imperial Lumber Site), from I1 to C4 designation (see attached map).

Following the Public Hearings, Council may choose to give the bylaw amendments second and third readings.



KELLY KLOSS
City Clerk

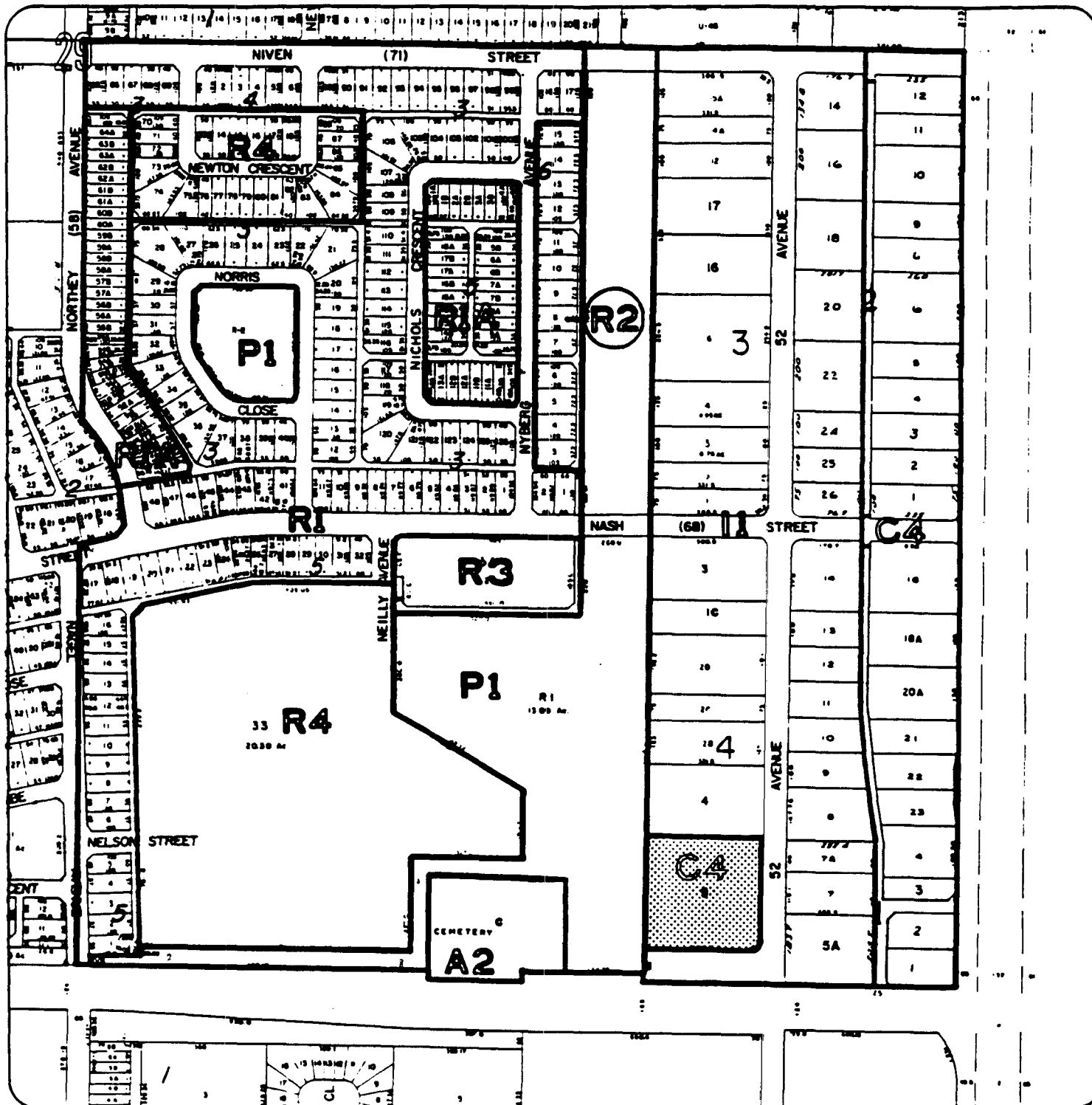
KK/clr
Attchs.



City of Red Deer —¹⁵ Land Use Bylaw

Land Use Districts

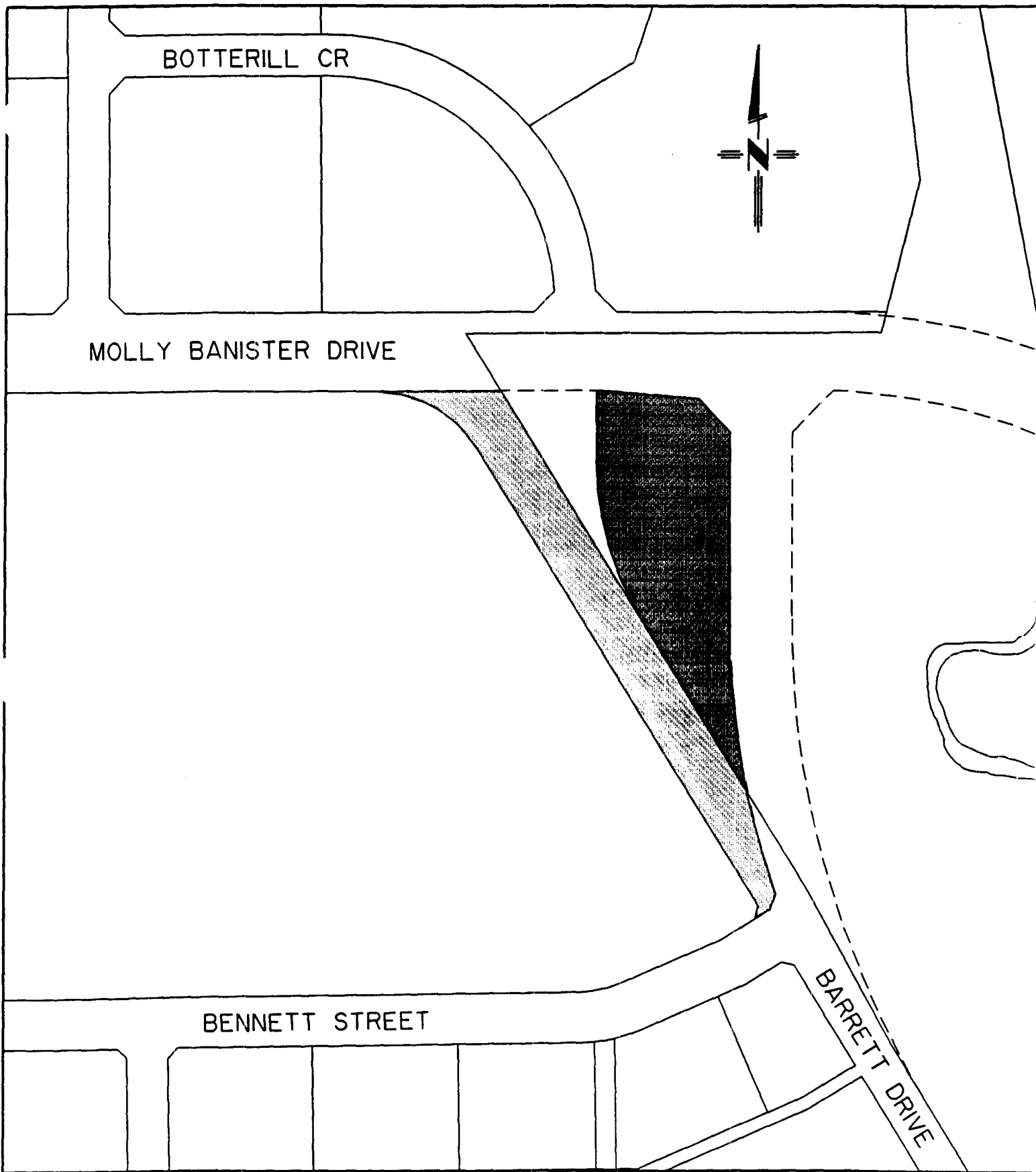
F-12



Revisions :

MAP NO. 15/93
(BYLAW NO. 2672/X-93)

Change from I1 to C4  .



Change from PI to C2
 Change from ROAD to C2



WHERE AS:

C2 - Commercial (Shopping Centre)

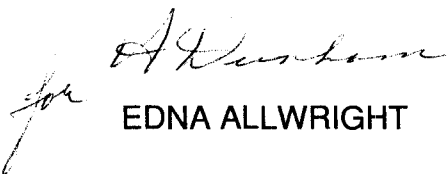
PI - Parks and Recreational

CS-P-4.759

DATE: February 9, 1994**TO: KELLY KLOSS**
City Clerk**FROM: EDNA ALLWRIGHT, Chairman**
Recreation, Parks & Culture Board**RE: PROPOSED LAND SALE - CAMBRIDGE SHOPPING CENTRE LTD.**

The Recreation, Parks & Culture Board passed the following resolutions at their February 8, 1994 meeting:

1. "That the Recreation, Parks & Culture Board support and recommend to City Council the sale of approximately 4 acres of parkland to Cambridge Shopping Centres Ltd. on the condition that the surplus funds from the sale be placed in a Reserve Fund for the purpose of purchasing a portion of the E½, Section 4-38-27-W4."
2. "That the Recreation, Parks & Culture Board recommend to City Council that this +/- 4 acres of parkland be removed from the boundaries of Waskasoo Park."


EDNA ALLWRIGHT

DB/ad



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

MEMORANDUM

DATE: February 8, 1994

TO: City Council

FROM: Paul Meyette, Principal Planner, RDRPC
Craig Curtis, Director of Community Services, City of Red Deer
Bryon Jeffers, Director of Engineering Services, City of Red Deer
Alan Scott, Land and Economic Development Manager, City of Red Deer

**SUBJECT: BOWER PLACE SHOPPING CENTRE - EXPANSION AND LAND SALE
PUBLIC OPEN HOUSE COMMENTS**


A public open house was held on Tuesday, February 1, 1994 in the Bower Kin Community Centre to review the Bower Place Shopping Centre Expansion and the Land Sale. City staff from the Land and Economic Development, Engineering and Parks Department as well as Red Deer Regional Planning Commission and Bower Place Shopping Centre staff were there to answer questions. Approximately 65 people attended the meeting and comments were generally favourable. The individual comment sheets as well as a summary sheet of positive and negative comments is enclosed.

RECOMMENDATION

Several of the comments will be examined in terms of the design details by the Engineering Department. The comments are generally favourable. The plan will result in an expansion of Waskasoo Park, a resolution of traffic concerns in Horizon Village and provide for the expansion of the shopping centre. It is therefore recommended that Council approve the Land Use Bylaw Amendment as proposed.


Paul Meyette
Principal Planner


Bryon Jeffers
Director of Engineering Services


Craig Curtis
Director of Community Services


Alan Scott
Land & Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

BOWER OPEN HOUSE - RESPONSE FORM

POSITIVE COMMENTS

SUPPORT FOR THE PROPOSED LAND SALE & PARK ACQUISITION:

- like the idea of purchasing land for park
- like the open house so we can express our opinion
- no problems with these plans - especially if sidewalks along 28 Street are in place; improvements to south end of Botterill Crescent are encouraging
- no problem with mall expansion
- very informative & worthwhile as what the papers had was confusing. You should designate the creek area so it remains parkland forever
- I commend that ideas reflected in the plan - looks like a win/win situation - so long as the creek property is bought for park. I have no objections to the mall expansion and am supportive of the road situation.
- We have a lovely city conscientiously managed by family minded planners
- I think the proposed plans are acceptable
- Good presentation - congrats
- The mall expansion is good - parkland acquisition a benefit
- The proposed development is good planning, happy to see the acquisition of parkland
- Proposal looks good
- I feel this is a well planned and thought out development - good presentation in favour of the land sale
- The land sale to acquire park is good - it will help reduce urbanization and retain our wildlife habitat
- Happy with the changes
- Thanks for the opportunity for the one on one discussion - I approve of the plans
- Satisfied with the plan and would like to see more parkland bought
- I support the purchase of the land in the ravine to be used as park
- The proposed changes seem satisfactory to residents at present
- I am in favour of your proposed plan for Bower Place Shopping Centre park area as well as the change to Barrett Drive
- I have no objection to the Bower Place expansion
- After looking at the plans for Bower Mall & the park - we have no objections as the plans will not affect us
- I was impressed by the display, but you needed name tags

- I appreciate the plan and am pleased to see sidewalk access being addressed as well as access to 28 Street from Botterill; the purchase of park is good, it will improve our park system
- very satisfied with the presentation
- road as proposed is ok with me

MOLLY BANNISTER EXTENSION:

- I can see the potential for the expansion of Molly Bannister Drive in the distant future - would appreciate seeing data on this and being involved in discussions of that extension
- I support Molly Bannister Drive knowing that the City would accommodate the wildlife
- I would like to see Molly Bannister Drive continued
- Extend Molly Bannister to 40th
- In favour of Molly Bannister extension
- Would like to see 28th Street extended

OTHER:

- make sure trees are planted to replace ones removed
- approve of traffic being kept out of residential areas
- good to hear the City will ensure minimal disruption to wildlife - hope you can do the same on East side of the creek
- we could also include good sidewalk access - especially for electric wheelchairs
- Plant fir trees on north end of Barrett instead of a berm

NEGATIVE COMMENTS & CONCERNS

MALL EXPANSION:

- like the size of Red Deer now, it is safer, less traffic and parkland needs preservation
- why build more stores, what about the downtown and all the empty stores there?
- why would we encourage progress that includes more traffic, pollution and crime?
- hope this is not the first in a long line of adjustments to our community (such as a main arterial through it)
- is there enough dollars from the land sale to buy future parkland
- don't like destroying parkland to meet the whims of outside commercial developers
- Parkland should not be used for commercial purposes
- there must be a berm so headlights and noise don't affect Horizon Village
- Bower Mall parking requirements could be met with a parkade
- use vacant land in the downtown

TRAFFIC:

- Barrett Drive traffic is extremely fast - there needs to be some way of discouraging traffic flow
- something must be done to slow down the traffic on Barrett Drive as well as people using residential streets as shortcuts
- turn lane and arrows needed at Bremner and 28 - Bennett and Boyce should be organized to facilitate better traffic flow
- don't close off Botterill as it will create congestion at the Bremner Mall entrance
- concerned over the increased traffic along 47 Avenue with the expansion of the mall
- Botterill is a road not a lane, it serves Bower, it is not just for access of the small group at Horizon Village - no need for a 3 way stop at Barrett and Molly Bannister
- could we not extend Boyce east if we had to, along the power line r/w
- concerned about the traffic noise and headlight glare for Horizon Village residents
- Botterill Crescent should not be closed as a public thoroughfare
- don't agree with Botterill being shut off as it serves more than Horizon Village

MOLLY BANNISTER EXTENSION:

- don't like the idea of expanding Molly Bannister Drive east over the creek with a bridge
- Molly Bannister extension not needed because of expense and loss of parkland

- formally opposed to Molly Bannister extension
- have some concerns over Molly Bannister extension but I am under the impression that nothing will be done for a few years
- concerned about extension of Molly Bannister - vital area for wildlife and nature
- I do object to the idea of extending Molly Bannister east as it would disturb the creek and the wildlife and the environment
- not in favour of extending Molly Bannister; instead upgrade 32 Street and Delburne Road

ENVIRONMENTAL:

- keep park system intact - what we have is great but future growth/expansion might endanger the environment
- want assurance that remaining parkland will be retained; should designate the remainder of Lot 7A as Municipal Reserve

OTHER:

- There is also a need for a fence there to reduce the possibility of vandalism - why use dollars to buy a creek - land yes, but bush and creek make no sense to me
- electric wheelchair access needed
- hope the berm is not too big so it cuts down my view and sunlight
- when Bower Place was developed this sector of land had a low value placed on it as it was classed parkland, it should not be developed as roadway for commercial use now. There must be an alternative that has a minimum of trees affected
- concerned about the sidewalk from Safeway north to 28 Street; it is very dangerous
- needs to be wheelchair access to the mall and the need for sidewalks should be reviewed

COMMISSIONER'S COMMENTS

With regard to the memo from the Regional Planning Commission dated February 8, 1994 re: Bower Place - Public Meeting, the actual comment forms from individuals (40 pages) are located in the City Clerk's Department should any member of Council wish to review same.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner



MA
Charlton
& ASSOCIATES INC

P.O. Box 117, 490 - 580 Hornby St.
Vancouver, B.C. V6C 3B6
Phone: (604) 683-5584 Fax: (604) 681-1759

February 14, 1994

Submitted to City Council
Date: Feb. 14/94

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

Attention: Kelly Kloss, City Clerk

Dear Mr. Kloss;

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/A - 94

We have received notice of the proposed Land Use Bylaw Amendment as noted above and while we have no specific comments on the bylaw itself, we would like to make some general comments at this time. It is not possible for us to be in attendance at the Public Hearing and request that this letter be received by Council accordingly.

As you are probably aware, we initiated conversations with City Staff regarding access to Bower Business Centre mid last year during the rezoning of the rear portion of the site from I1 to C4. One of the initial requirements of the rezoning bylaw was that Bower Centre negotiate an access agreement with the owner of the adjacent Peavy Mart project. I am sure that you are also aware that in spite of our willingness to fulfill the cross agreement requirement we were unsuccessful in our attempts.

Due to the fact that the access to Bower Business Centre is becoming increasingly difficult and presenting us with serious difficulty we are continuing our discussions with City Staff and Alberta Transportation and Utilities. We have retained the services of ISL Consulting Engineers and are currently in the process of attempting to arrange a meeting of all parties to arrive at a mutually agreeable solution which will meet our immediate needs, as well as provide for the future development of the remaining Drummond Brewery lands.

It is our objective that the south half of the block will achieve access which is similar to the north half of the block, and we are working in cooperation with the Brewery to ensure that the solution to our access problem also meets their satisfaction. It is our understanding that neither the Province of Alberta nor the City of Red Deer have any funds available for such improvements, and therefore, we are limiting the range of potential solutions to those which we will be able to fund.

The foregoing does not directly address the proposed bylaw, however, provides a general update on what we consider to be related issues.

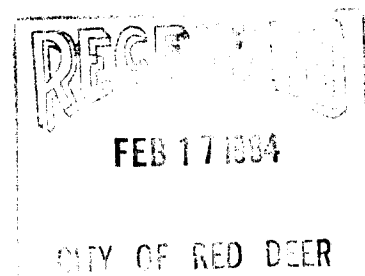
Thank you for considering our position at this time.

Yours truly,

BOWER BUSINESS CENTRE

Michelle Charlton

Michelle Charlton



RED DEER REGIONAL PLANNING COMMISSION

①

"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

REGISTRATION (PLEASE PRINT)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
ETHEL SCHREIBER	#29-2821 BATTERILL CRES. REDDEER	341-5563
AUDREY CRISP	#22- " " "	342-0982
Tom D. HERTY	26 " " "	342-3306
Phyllis Jerram	Box 445 Red Deer	346-6467
Sandra R	339 Barrett Dr.	340-2604
John P. Luck	47-2821 Batterill Crs	346-3502
John & Elizabeth Walker	327 Barrett Drive	346-6464
Mary P. Luck	47-2821 Batterill Cr.	346-3502
Margaret Muell	60-2816 Batterill Cr	346-4226
Lene Ridd	31-2821 Batterill Cres.	346-3244
Edward Rombough	78-BATTERILL CR.	346-7310
Marengo Bennett	59 Bunn Cres	343-0632
Brian Mellon	53A EASTMAN CRES.	341-4959
Bob S. Kals	435 BARRETT DR	342-6875
LETE WASICSHYN	CITY OF REDDEER	342-8159
M. P. F. Rizzell	41-B, 214 Close	346-2652

**"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"**

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

REGISTRATION (PLEASE PRINT)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Shelley Alackson	81 Bell Street	340-8897
Garry Rentz	443 Barrett Dr.	346-4412
Russ. FORBES	66 Botterill Cr.	346-5158
HENRIETTA THOMPSON	23 Baker Ave	342-6374
RICHARD + JUDY WEGNER	96 BEST CR	342-0364
JOHN HUNTER	423 BARRETT	343-6363
Wendy Christianson	46 Grant St.	340-3858
ROY AMUNDSON	331 BARRETT DR.	347-6706
GARY STEHLER	163 Banner Dr	342-2529
Michael Wall	"	"
R. V. H.	44 BROOKES CREK	343-3163
Jack Gordon	20-2821 Botterill Cres	347-3186
Noella peregrinowski	283 Barrett	340-3445
Jim & Bernice REYNOLDS	12 BEST CR	347-0963
Karen Blake	403 Barrett Dr	343-0152
Rome McLeod	311 Barrett Dr.	342-5733

**"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"**

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

REGISTRATION (PLEASE PRINT)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Hargrett + Carol Heber	455 Barrett DR.	347-3325
Don Ballin	93 Gilbert Cres	347-8104
Jay Hetherington	16 Brookes Cr.	342-6089
CRAIG CURTIS	City of Red Deer	342-8323
Harry Wright	5141 44 St	341-5331
Pilly Maryam Barry	167 Barrett Dr.	342-1797
Don Andronik	339 BARRETT DR	340-2604
Bev Amundson	331 Barrett Dr.	347-6706
Mandy Blair	427 Barrett Dr.	343-1036
Donna Haleley	431 Barrett Dr	347-2798
Roberto BENCIVENA	451 BARRETT DR	347-0177
S. Edwards	Horizon Village	340-0171
PAUL LAWRENCE	CITY OF RD.	346-7345
PATRICK MASCHIO	56 BEST CR	341-5313
FAMILY HORNBY	88 BEST CR.	342-7201

**"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"**

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

REGISTRATION (PLEASE PRINT)

NameAddressPhone No.

Helen and Nancy to Streete 447 Burgett Dr. 343-1064

Don Fowler 13-2628 BOTTERRIN CREB 342-1324

Larry LaPlare 2845 Bismarck Ave (11 Mayberry (Case) 341-2171

John M. L. L. #4 SAPOY CREB 346 2450

Betsy M. L. L. " " " " "

Gordie Stumble 93 Boria 346-9348

Murray Dwyer " 346-9348

Robert L. L. 346-4090

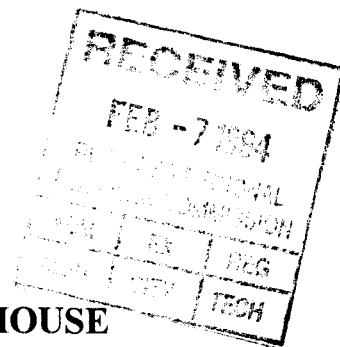
Robert & June L. L. 11 Beatty Cr. 340-8668

Lisa Lonsnes 279 Barnett Dr. 346-1621

61+

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"



BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Feb. 4/94

Name: Jack R. Gordon

Address: 20-2821 Butterill Cr.

Phone No.: 347-3186

Please provide your comments below:

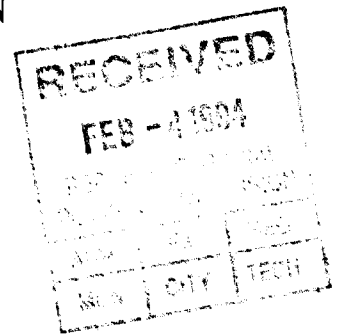
I was impressed with the display showing
the proposed road changes to accommodate
Bower Place expansion - I would suggest
the Representatives in attendance wear name tags
to identify the Department responsible for when
Residents direct questions.

The Advocate ad displayed the handicap wheelchair
which is appropriate for our Horizon Village
residents. We have been walking directly south
on Butterill Cres. on our path to Futons for nearly
five years. This will no doubt continue even
though it may be "jay walking", when the
Plsly Bonister Street is extended to the east.
We have about six villagers^{now} who have small
electric carts. I would suggest that
OVER

2830 Bremner Ave.
T4R-1M9.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"



BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Huguette + Carol Lebel
Address: 455 Barnett Drive, Red Deer
Phone No.: 347-3325

Please provide your comments below:

After looking at the plans for the Bower Mall
expansion and the changes proposed for the park,
I don't think we will be affected by it.

The propose park expansion is a good idea. It
should help maintain the quality of life in the
City.

We have no objection in the plans.

Carol Lebel

Paul

Very satisfied with
the presentation.

RED DEER REGIONAL PLANNING COMMISSION

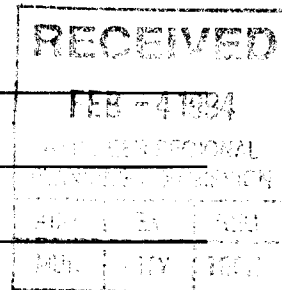
"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"

Handwritten signature

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: AUDREY CRISP
Address: #32-2821 BOTTERILL CRES.
Phone No.: 343-0932



Please provide your comments below:

Road as proposed is O.K. with me.
1. One concern I have - the sidewalk from
Safeway north to the lights is very dangerous
to walk on as it slants at quite an angle.
Could this be levelled? and perhaps widened.
2. My second concern - I would never be
in favour of extending Mallory Bannister St.
(28th St) east to 40th Avenue through the
parking destroying some more of Red Deer's
wild area. Upgrading 32nd St. or
twinning Wilburne Rd. would make
more sense.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
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BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Ton Dunlop

Address: 216, 12801 BOTTICILL CIR.

Phone No.: 342-3306

Please provide your comments below:

Your consideration with regard to sidewalks, auto park, is much appreciated. Mr. Greg Stender, manager of Bower Place, was also receptive to improved sidewalk access to the mall from both 28 St. and Botticill Cir. I am also pleased that there will continue to be both access and egress from 28 St. to Botticill Cir.

I remain concerned, however, in regard to traffic noise and glare from car lights for the homeowners in Oblique Village adjacent to 28 St. In private conversation Mr. Stender indicated to me that extra land on the north side of 28 St. could be made available if the city would consider this as an option in order to solve the problem.

The purchase of reserve along paper creek is a good move and will continue to improve our park system and, hopefully, pacify materialists.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Cyrus Gamble
Address: 936216 Close
Phone No.: 346-9348

Please provide your comments below:

Do Not Like:

What about all the empty stores? Why
build more? What about downtown!
Why would we encourage progress
which includes more traffic is
pollution? City growth is more crime
With the expansion and hope of
building a bridge through the park
Like:

The size of Red Deer Today Feb. 1994.
Safer environment, less traffic in Horizon
Saving park land and securing more
natural environment.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Murray Wieting
Address: 93 Baile Close
Phone No.: 346-9348

Please provide your comments below:

- * Is there enough #'s left over from sale of land to cover "purchase" of future parkland along Pipe Creek, relocation of Barrett Drive and landscaping of present park following construction?
- * We sincerely hope this is not the first step in a long line of community adjustments such as a main arterial roadway through our community.
- * Progress is: following through with purchase of 21 acres along Pipe Creek to be developed as future park or retained in its natural state.
- * Progress is not: destroying precious already designated parkland to meet the whims of an "Outside" commercial real estate developer.
- * Please continue your "Open-Ear" policies!

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Nancy te Stroete

Address: 447 BARRETT DR

Phone No.: 343-1064

Please provide your comments below:

① WE HAVE NO ACTUAL PROBLEMS WITH
THE SHOPPING CENTRE PLAN AS IT IS.
- WOULD LIKE TO SEE SIDEWALKS AROUND
THE MALL PARKING LOT FOR BOWER
RESIDENTS WHO WALK. ALSO SIDE WALKS
INTO THE MALL FROM THE STREET.

② - LANDSCAPING IS VERY IMPORTANT. AS
THE EXISTING TREES WILL BE TAKEN OUT
THERE SHOULD BE NEW MATURE TREES
PLANTED.

③ - BARRETT DRIVE TRAFFIC FLOW IS EXTREMELY
FAST - THERE WILL NOW BE EVEN MORE
TRAFFIC - THERE NEEDS TO BE SOME
WAY TO DISCOURAGE THRU TRAFFIC
ALSO TO SLOW THE TRAFFIC DOWN
A LOT OF PEOPLE CROSS THE STREET → OVER

TO GO TO THE WALKING TRAILS.

④ THE PARK SYSTEM NEEDS TO STAY IN CONTACT SO I HAVE A LOT OF

PROBLEMS WITH ANY FURTHER ROAD OR RESIDENTIAL EXTENSIONS THRU OR AROUND THIS ONE GREAT THING

IN THE CITY. THIS CITY IS KNOWN FOR THE GREAT PARK SYSTEM. IT

IS REALLY STARTING TO BE USED

A LOT NOT JUST BY LOCALS, BUT

BY PEOPLE FROM OTHER AREAS.

PLEASE KEEP IT AS LOVELY AS IT NOW IS. KEEP THE DEER,

THE BIRDS, OTHER WILDLIFE SAFE.

WITH A MOLLY BANISTER EXTENSION

(OR FUTURE HOUSING ALONG PIPER CREEK) YOU WILL DO GREAT ENVIRONMENTAL

DAMAGE.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: John McVHAN
Address: #4 SAVOY CRES
Phone No.: 346-2450

Please provide your comments below:

- ① land should not be used for
commercial use:
- ② Parking reqd for new store could be
done with a parkade structure
- ③ use vacant land in the downtown
corridor instead:
- ④ 3rd st extension not needed
because of expense & loss of
parkland

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Hans te Stroete
Address: 447 Barrett Drive
Phone No.: 343-1064

Please provide your comments below:

- Something more must be done to slow down speed on Barrett Drive plus to discourage non-local (i.e. non-Bower) traffic from using Barrett and Boyce Street as a short cut.
- Improvements at south end of Batterill Crescent are encouraging.
- No problems as such with proposed mall extension, but it will generate more traffic, which must be kept out of residential streets such as Barrett Drive (south of the

Jehovah's Witnesses Church) and Boyce
Street

- Firmly opposed to any further
Molly Bannister extension east.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Donna Hately

Address: 431 Barrett Dr

Phone No.: 347-3798

Please provide your comments below:

Very informative, very worthwhile
Appreciated aerial view & opportunity to discuss
future expansions to south end.

Found the diagrams in the paper Advocate Jan 28/94
"Land Use Bylaw Amendment" confusing as they were
not drawn "as it actually is" but reflected the
"legal" drawing. A drawing was also in the Sunday
Express Jan 30/94 which confirmed the confusion.
Would highly recommend designating the proposed
purchase of parkland area so that it remains
green parkland.

Have some environmental concerns about potential
expansion of Holly Bannister but am under the
impression nothing will be done in this area for

a few years yet. ~~but~~ I can also see the
potential for an extension in the future (but not
near future). Would like to be involved as
a citizen in future discussions in this area.

Would also like to see some hard data supporting
the extension. All participants in discussion
need to look at issues from different perspectives
and alternatives available.

Thanks!

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
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BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Larry La Clare
Address: c/o 2845 Bremner Ave. (work)
Phone No.: 341-2171

Please provide your comments below:

I commend the ideas reflected in
the plan and feel that the proposal
is win/win assuming the
creek valley property is bought for bid.
I sympathize w/ Horizon Village &
their traffic concerns. The proposal
enhances their situation.
I have no objection to Mall Expansion.

Finally I lend my support to the
extension of Mall Banister Drive
knowing the city would adequately
accommodate continued wildlife
traffic from the south.

We have a lovely city, conscientiously
managed by family minded planners.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: DON FOWLER
Address: 13 BOTTERILL CRESCENT HORIZON VILLAGE
Phone No.: 342-7324

Please provide your comments below:

- ① THERE MUST BE A BURN SO HEADLIGHTS AND NOISE
^{SHINE}
DOES NOT ~~SHINE~~ INTO RESIDENCES ON NORTH SIDE OF
HORIZON VILLAGE.
- ② A CHAIN LINK FENCE SHOULD BE PUT ON SOUTH END OF
PARLINE LOT (NORTH SIDE OF HORIZON VILLAGE) TO
STOP VANDALISM AND TRASHCANS ON HORIZON VILLAGE
PROPERTY.
- ③ WHY USE MONEY TO BUY A CREEK? LAND, YES
BUT CUSH AND CREEK MAKES NO SENSE TO ME

**"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"**

FEBRUARY 1, 1994

Please provide your comments below:

I think that the proposed plans are acceptable.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Will & Margaret Perry
Address: 167 - Barrett Dr. Red Deer
Phone No.: 342-1797

Please provide your comments below:

a good presentation.
Cynthia
We would like to see Wally Barrett, Mr.
continued.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Karen Bruce
Address: 403 Barrett Rd
Phone No.: 343-0152

Please provide your comments below:

The mall expansion is good.
Proposed land acquisition - as explained
today - would be a benefit.
Batteries Cres. should not be closed
as a public thoroughfare.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: HARPER KAW AND BEREZOWSKI Noella
Address: 283 Barrett Drive
Phone No.: 340-3445

Please provide your comments below:

The proposed development is good
planning. Happy to see the City acquire
more parkland and that existing bicycle
trails will not be disturbed.

Intental Acquisition of land on East Side
of creek (near to Delburne Road would be
positive step for parks extensions (small
farm is now situated on that land)

Would like to know that the City
will ensure minimal disruption to
wildlife.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Jim/Bonnie Reynolds
Address: 12 BEST CRE.
Phone No.: 347-0963

Please provide your comments below:

Extend MOLLY BANISTER ROAD To 40th
SEE Turn Light (ARROW) Going East (OFF BREMMER
onto 20th).

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: _____

Address: _____

Phone No.: _____

Please provide your comments below:

Proposal looks good!!!

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Richard / Judy Wegner

Address: 96 Best Cres.

Phone No.: 342-0364

Please provide your comments below:

Turn lane & advances will need to be in place at Maely Banister St. and Bremner Ave to increase traffic flow in and out of Bower. Since the exit into Batteries Cres will be only & limited we feel that the other roadway in and out of Bower (ie Bennett & Boyce St) should be reorganized to facilitate better traffic flow.

We do not agree with the access to Bremner ~~into~~ from Batteries being shut off. We think that it should be open as we do not see Horizon Village as their own little community.

We are in favor of a road cutting through to the east.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
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BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: ROY AMUNDSON
Address: 331 BARRETT DRIVE
Phone No.: 347-6706

Please provide your comments below:

I FEEL THIS IS A WELL PLANNED
AND THOUGHT OUT DEVELOPMENT.

I FAVOR THE SALE OF THE LAND AND
THE ADDITION OF ZELLERS TO THE MALL.

A VERY GOOD PRESENTATION WITH
GOOD INFORMATION AVAILABLE.

AM TOTALLY IN FAVOR.

R. Amundson

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
Expansion/Land Sale
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BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Shirley Thompson
Address: 23 Baker Ave
Phone No.: 342-6374

Please provide your comments below:

Would like to see 28 st extended
to 40 ave because of easier access
from the east to Bower Place.
If you close Battersall partially
the traffic congestion at Bremner
will be backed up will the other
2 entrances to Bower.

Shirley Thompson

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Wendy Christianson
Address: 46 Grant St. Red Deer
Phone No.: 340-3858

Please provide your comments below:

The idea of land swapping is again a good
one. There is very little value (besides aesthetics)
to the area of parkland which is proposed for sale.
The land which is to the East (the creek bed &
adjacent wooded areas) is of much more biological
value to both people & wildlife. If this area is
incorporated into Red Deer's Parks system, it will help to
reduce the effect of further urbanization on the more isolated
park area of the River Valley. The isolation of the river valley's
wildlife is increasing at an alarming rate as the City expands so
rapidly. If the adjoining ^{creek} ~~river~~ area is incorporated into the parks
system it will help alleviate this matter.

**"Bower Place Shopping Centre
Expansion/Land Sale
and the
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For Park"**

FEBRUARY 1, 1994

Phone No.: 7421299

HAPPY WITH THE CHANGE.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: JOHN POLLOCK
Address: 47-2821- BUTTERILL CRES.
Phone No.: 346-3502. (HORIZON VILLAGE)

Please provide your comments below:

THANKS FOR THIS OPPORTUNITY TO EXAMINE THE
DRAWINGS, AND THE ONE-TO-ONE DISCUSSION WITH
CITY OFFICIALS. I APPROVE THE PLAN BUT HAVE
ONE CONCERN - I.E. THE SIDEWALK SITUATION AT
THE SOUTHEAST CORNER OF THE MOLLY BANISTER /
BREMNER AVENUE WILL CERTAINLY REQUIRE
SOME IMPROVEMENT. PRESENTLY IT WOULD BE
IMPOSSIBLE FOR ELECTRIC CARTS / WHEELCHAIRS
FOR THE HANDICAPPED. THERE ARE 7 OR 8 IN
THE VILLAGE AT PRESENT. PLEASE FORWARD
THIS CONCERN TO THE BOWER MALL MANAGEMENT.

J.P.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: John & Elizabeth Walker
Address: 327 Barnett Drive
Phone No.: 346-6464

Please provide your comments below:

We are satisfied with the plan & would
like to see as much park land as possible
bought.

J. M. Walker

RED DEER REGIONAL PLANNING COMMISSION

**"Bower Place Shopping Centre
Expansion/Land Sale
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BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Margaret Muell
Address: 60 - 2816 Batterill Cr
Phone No.: 346-7226

Please provide your comments below:

Planting of fir trees on North end
of road would be preferable to a berm.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Lrene Ridd

Address: 31-2821 Batterill Cres.

Phone No.: 346-3244

Please provide your comments below:

I support the purchase of the land in the
ravine to be used as a park. This is a
unique area - a diversity of flora
and fauna in the heart of the city.
Relative to the building of a berm (as a
sound barrier?) - I would hope it
would not be too high as it would then
cut off my view of the grassy area. Also
I would hope that it would not be so close
to the Horizon Village fence that it would
cut down on the amount I receive from
in my south-facing windows

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Shelley Alackson

Address: 21 Bell Street

Phone No.: 340 8897

Please provide your comments below:

The proposed changes seem satisfactory to residents of
the community at present. My family does have
serious concerns about extending Molly Bannister Drive
to 40th street Bower Woods is a vital location for
wildlife, and the existing trails are full of families
enjoying nature, and a peaceful escape from the
noise of the city.

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"

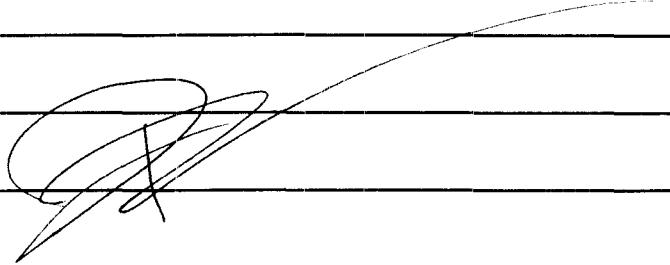
BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Row Villeneuve
Address: 44 Brookes Cres
Phone No.: 343-3163

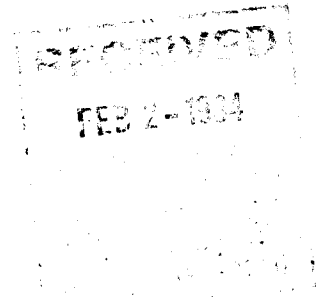
Please provide your comments below:

Has a study or concern been
raised as to % of traffic increase
along 47 Ave from 32st to 30st
due to the expansion of the
mall?



RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre Expansion/Land Sale and the Proposed Acquisition of Land For Park"



BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

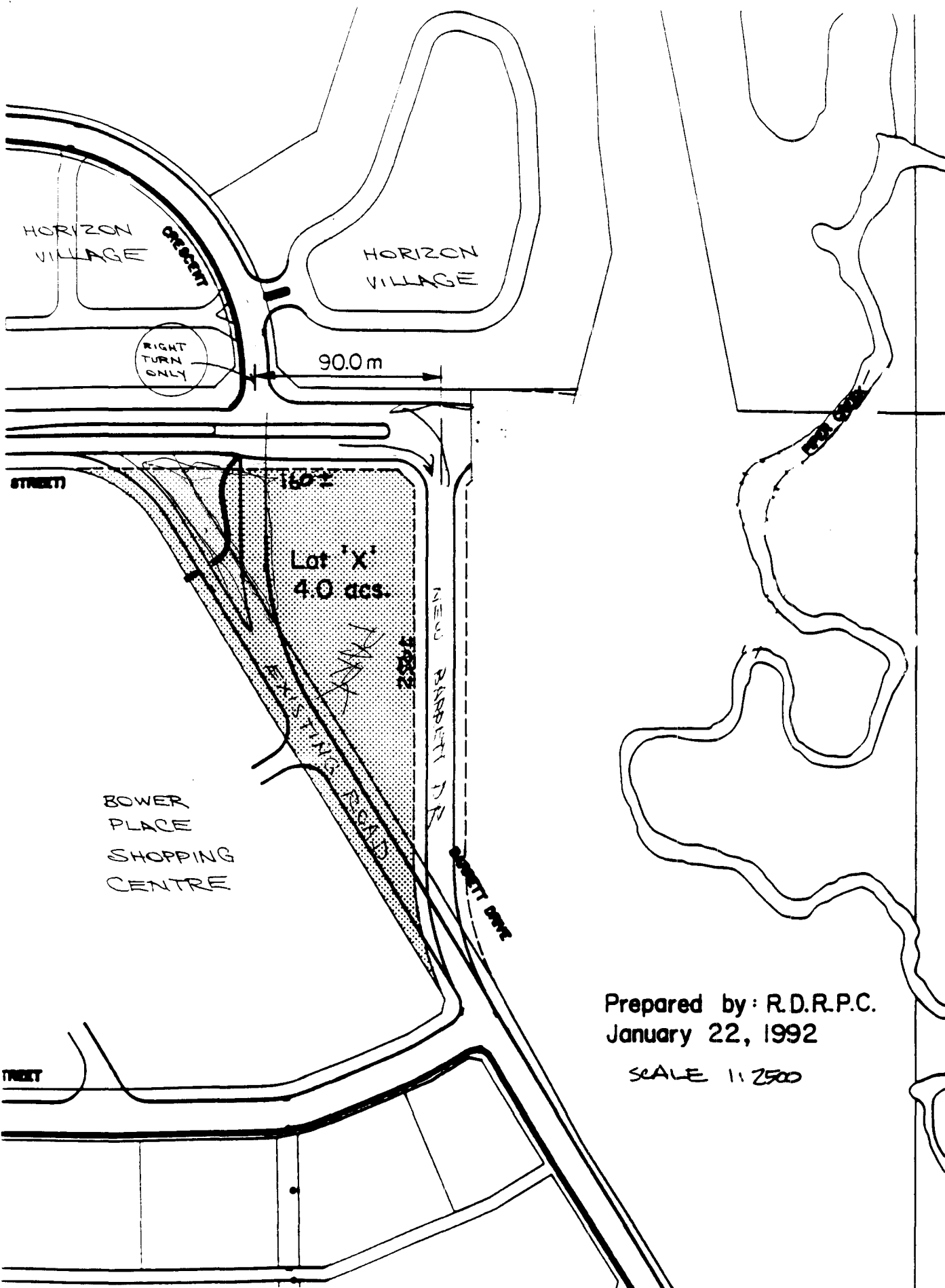
Name: (Mrs.) Beverly J. Amundson
Address: 331 Barrett Drive
Phone No.: 347-6706 (bus. Tues through Thursday 347-1191)

Please provide your comments below:

I am in favor of your proposed plan for the expansion of the Bower Place
Shopping Centre and parking area, as well as the change for Barrett Drive
AND THE ANNEXATION OF AREA FOR PARKS,
where it connects with Molly Bannister Drive. You are to be commended on
the excellent presentation provided at the Bower Community Centre on Tuesday.

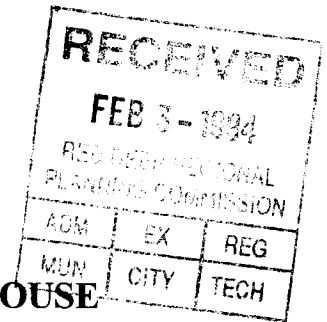
I am aware that the people in Horizon Village do not support your
proposal, however I do not feel a small group of people should be able to
veto a proposal which is, I am sure, supported by a majority in the area.
The change that they were responsible for at the junction of Barrett Drive,
Botterill Crescent and Molly Bannister Drive was completely senseless. I
travel that road (through on Botterill Cres.) at least four times a day
to go to and from work and have only once had to stop for a pedestrian and
seldom do I see anyone walking in that area at all. It is seldom that a
car comes from the West on Molly Bannister Drive, so the idea of having a
3-way stop sign made no sense at all. Botterill Crescent is a regular city
street, servicing what was the liquor store, Sims Furniture/Jordans Carpets
and the Fitness Centre - it is not a laneway, so I don't see how they can
say people use it as a "cut-through". I have written to City Council on
this matter previously and have every confidence in our elected aldermen and
Mayor making the right decision in this matter.

Beverly Amundson



RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
Expansion/Land Sale
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For Park"



BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: PHYLLIS M. JERRAM
Address: Box 445, RED DEER
Phone No.: 346-6467

Please provide your comments below:

I have no objections to the
Bower Place Shopping Centre Expansion
but I do object to the idea of even
thinking of ~~pro~~ extending Molly Banister
Dr. east to 40th Ave.

Firstly - it would go through the
most vital part of the creek
bed - disturbing & eventually doing
away with ~~all~~ the wildlife that
is down in there - the vegetation
included.

Secondly - If people are too disinclined
to drive to 32 St or Delburne Rd. to get
across to 40th Ave why not extend
Boyer St across to 40th Ave. or else
if not Boyer, ^{make a road} ~~take it~~ across ~~where~~ over

the creek where the power lines go. That way you would not be going thru the ~~the~~ ^{most} dense part of the creek bottom. If somebody said to me it would be in residential area - wouldn't extending Molly Bamister Dr be in residential also.

I think, if necessary, make a one way east & another street one way west. and Boyce street could be the one way west & the next street south the one way east and have your road across ^{to the} either from Boyce or little further south.

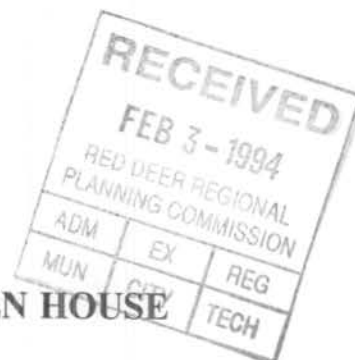
I would be too awful costly - maybe some residence would complain about being on a one way but isn't our environment and our parks & wildlife our most valuable & important assets

Thank you.

Rhyllis McFerram

RED DEER REGIONAL PLANNING COMMISSION

"Bower Place Shopping Centre
Expansion/Land Sale
and the
Proposed Acquisition of Land
For Park"



BOWER KIN COMMUNITY CENTRE - PUBLIC OPEN HOUSE

FEBRUARY 1, 1994

Name: Norman Bower
Address: 4701 - 30 st.
Phone No.: 346-6976

Please provide your comments below:

When the city was acquiring the property now known as Bower Place
the asking price was \$2000.00 per acre. When attention was directed
to the land known as the creek valley the commissioners
reaction was "This is something different. The city valuation
is \$300.00 per acre. Thus this appraisal established this
sector or area as parkland not suitable for development
and should not now be developed as a roadway for
commercial use when there is an alternative and more
practical location a quarter mile south that carries a
minimum of tree growth.

Road design must adapt to some complex & tough
conditions and road traffic must adapt to
some ^{reduced} road conditions



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Weddell Mehling Pander
and Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, AB
T4N 4A1

ATT: Mr. Murray Mehling
Commercial Specialist

Dear Sir:

RE: TRAPTOW PHOTOGRAPHY LTD./FOTO BULL STUDIO (4419 - 55 STREET)
LAND USE BYLAW AMENDMENT 2672/D-94

Further to my letter of January 18, 1994 wherein I 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 February 14, 1994, Land Use Bylaw Amendment 2672/D-94 was given second and third readings by Council following the Public Hearing. Enclosed herewith is a copy of the above noted Land Use Bylaw Amendment as approved by Council.

... / 2

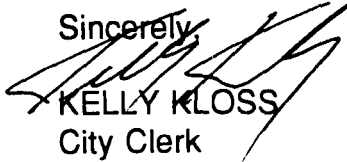


*a delight
to discover!*

Weddell Mehling Pander
and Associates Realty Ltd.
February 15, 1994
Page 2

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,



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Principal Planner
Council and Committee Secretary - Sandra

DATE: FEBRUARY 15, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
**RE: LAND USE BYLAW AMENDMENTS 2672/A-94, 2672/C-94, 2672/D-94
AND 2672/X-93**

Council of the City of Red Deer, at its meeting held on February 14, 1994, gave second and third readings to the aforementioned Land Use Bylaw Amendments, copies of which are enclosed herewith.

Land Use Bylaw Amendment 2672/A-94 pertains to the redesignation of Taylor Drive Extension from 32 Street South.

Land Use Bylaw Amendment 2672/C-94 provides for the rezoning of lands located East of Bower Place Shopping Centre from P1 and Road to C2.

Land Use Bylaw Amendment 2672/D-94 provides for an amendment to allow a photographic studio as a permitted use in the existing structure of Lot 7, Block E, Plan K9 (4419 - 55 Street), Old Red Deer Funeral Home Building.

Land Use Bylaw Amendment 2672/X-93 pertains to the redesignation of Lot 5, Block 4, Plan 882-0682, NW Corner of 52 Avenue and 62 Street (Former Imperial Lumber Site), from I1 to C4 designation.

Trusting you will find this satisfactory and that you will be sending us the revised pages for inclusion in the Office Consolidation Copy, at your earliest convenience.


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
Fire Chief
Parks Manager
Public Works Manager
Council and Committee Secretary - Sandra

DATE: FEBRUARY 15, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: CAMBRIDGE SHOPPING CENTRES LTD. -
LAND USE BYLAW AMENDMENT 2672/C-94**

At the Council Meeting of February 14, 1994, second and third readings were given to Land Use Bylaw Amendment 2672/C-94 which provides for the rezoning of the land East of Bower Place Shopping Centre from P1 and Road to C2.

I ask that you advise Cambridge Shopping Centres Ltd. of Council's decision in this instance.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Weddell Mehling Pander
and Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, AB
T4N 4A1

ATT: Mr. Murray Mehling
Commercial Specialist

Dear Sir:

RE: FORMER IMPERIAL LUMBER SITE - LAND USE BYLAW AMENDMENT
2672/X-93

Further to my letter of January 18, 1994 wherein I 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 February 14, 1994, Land Use Bylaw Amendment 2672/X-93 was given second and third readings by Council following the Public Hearing. Enclosed herewith is a copy of the above noted Land Use Bylaw Amendment as approved by Council.

... / 2



*a delight
to discover!*

Weddell Mehling Pander
and Associates Realty Ltd.
February 15, 1994
Page 2

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,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Principal Planner
Council and Committee Secretary - Sandra

Tuesday, February 15, 1994

Environmental Advisory Committee, Red Deer City Council,
Red Deer, Alberta

Dear members of the Committee, Council members.,

Re: Reallocation of park land by Cambridge Developments.

In your discussions today please consider the following:

The Bower Mall already has excess parking space as can be noted on any shopping day. So much so, that they can put in exhibition rides, leave semi trailers parked there for an extended period of time and, presently, dump large quantities of snow. None of these seem to inhibit the availability of parking. Perhaps the Zellers store could be built, using some of this existing land.

On the other hand, the downtown area has developed parking areas and buildings and is dying. Why is Zellers not encouraged to re-invest in the old Bay building or the present Zellers store? Why does the city not give them economic incentives to encourage this re-development? Certainly, monetary considerations will be a persuasive consideration...as I'm sure it already is in the proposal by Cambridge Developments that you are presently considering.

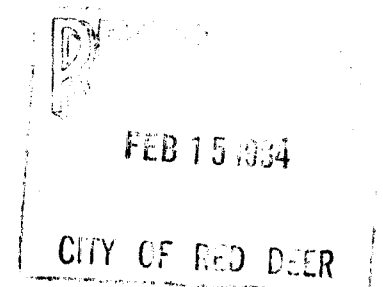
We are beginning to have a plethora of empty buildings and concrete downtown. Surely you need to address this at the present time.

I encourage you to remember that we are the market from which Zellers and other companies wish to make money. Surely we can influence their decisions as to where to locate...encourage them to think creatively about the design and placement of their buildings so as to best serve our needs and that of the developer.

Once land is turned to concrete, it is rarely given back to parkland.

Sincerely,

H. Steinke
Heather Steinke,





**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

MEMORANDUM

TO: Kelly Kloss, City Clerk

DATE: January 10, 1994

FROM: Doug Free, Technician

**RE: BYLAW AMENDMENT TO ALLOW THE SALE OF LAND TO CAMBRIDGE
SHOPPING CENTRES LIMITED (BOWER PLACE)**

Please find enclosed a land use by-law amendment which provides for the rezoning of land located east of the Bower Place Shopping Centre from P1 and Road to C2 (Regional Shopping Centre). This bylaw amendment reflects the recommendation contained in the Land and Economic Development Manager's report in the January 17 Council agenda.



Doug Free
Technician

DF/eam

cc. Alan Scott
Ken Haslop
Craig Curtis
Don Batchelor

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Charlton & Associates Inc.
P. O. Box 117
490-580 Hornby Street
Vancouver, BC
V6C 3B6

Att: Michelle Charlton

Dear Ms. Charlton:

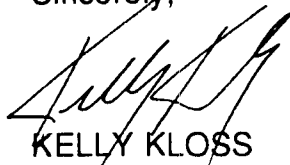
RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/A-94

At the City of Red Deer Council Meeting held on February 14, 1994, Land Use Bylaw Amendment 2672/A-94 was given second and third readings. Attached hereto for your information is a copy of said bylaw as finally passed by Council.

Land Use Bylaw Amendment 2672/A-94 pertains to the redesignation of Taylor Drive Extension from 32 Street South. Your letter dated February 14, 1994 concerning this topic was circulated to Council Members at the above noted meeting.

Trusting you will find this satisfactory.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
Attch.

cc: Director or Engineering Services, attch.
Land and Economic Development Manager, attch.
Principal Planner, attch.

*a delight
to discover!*

**Charlton**
A ASSOCIATES INCP.O. Box 117, 490 - 530 Hornay St.
Vancouver, B.C. V6C 3R6

Phone: (604) 683-5534 Fax: (604) 681-7759

February 14, 1994

The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4Submitted to City Council
Date: Feb 14/94

Attention: Kelly Kloss, City Clerk

Dear Mr. Kloss;

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/A - 94

We have received notice of the proposed Land Use Bylaw Amendment as noted above and while we have no specific comments on the bylaw itself, we would like to make some general comments at this time. It is not possible for us to be in attendance at the Public Hearing and request that this letter be received by Council accordingly.

As you are probably aware, we initiated conversations with City Staff regarding access to Bower Business Centre mid last year during the rezoning of the rear portion of the site from I1 to C4. One of the initial requirements of the rezoning bylaw was that Bower Centre negotiate an access agreement with the owner of the adjacent Peavy Mart project. I am sure that you are also aware that in spite of our willingness to fulfill the cross agreement requirement we were unsuccessful in our attempts.

Due to the fact that the access to Bower Business Centre is becoming increasingly difficult and presenting us with serious difficulty we are continuing our discussions with City Staff and Alberta Transportation and Utilities. We have retained the services of ISL Consulting Engineers and are currently in the process of attempting to arrange a meeting of all parties to arrive at a mutually agreeable solution which will meet our immediate needs, as well as provide for the future development of the remaining Drummond Brewery lands.

It is our objective that the south half of the block will achieve access which is similar to the north half of the block, and we are working in cooperation with the Brewery to ensure that the solution to our access problem also meets their satisfaction. It is our understanding that neither the Province of Alberta nor the City of Red Deer have any funds available for such improvements, and therefore, we are limiting the range of potential solutions to those which we will be able to fund.

The foregoing does not directly address the proposed bylaw, however, provides a general update on what we consider to be related issues.

Thank you for considering our position at this time.

Yours truly,

BOWER BUSINESS CENTRE

Michelle Charlton

DATE: JANUARY 18, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENTS 2672/A-94, 2672/C-94 AND 2672/D-94

At its meeting of January 17, 1994, Council of the City of Red Deer gave first reading to each of the above noted bylaws.

Land Use Bylaw Amendment 2672/A-94 pertains to the redesignation of Taylor Drive Extension from 32nd Street South.

Land Use Bylaw 2672/C-94 provides for the rezoning of land located East of the Bower Place Shopping Centre from P1 and Road to C2 (Regional Shopping Centre).

Land Use Bylaw 2672/D-94 provides for an amendment to allow a photographic studio as a permitted use in the existing structure on Lot 7, Block E, Plan K9 (4419-55 Street).

Enclosed herewith is a copy of each of the aforementioned bylaws. This office will now proceed with advertising for a Public Hearing to be held on Monday, February 14, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Council and Committee Secretary - Sandra



**RED DEER
REGIONAL PLANNING COMMISSION**

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

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: Kelly Kloss, City Clerk

DATE: January 11, 1994

FROM: Frank Wong, Planning Assistant

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/D-98/4
LOT 7, BLOCK E, PLAN K9 (4419 - 55 STREET)

Attached herewith is a proposed land use amendment to permit a "photography studio" in the existing structure at 4419 - 55 Street, as an exception to the bylaw.

On the same Land Use Bylaw Amendment we would like to delete Section 4.13.1(20) the "Drive Through Photo Lab" which is now allowed as a permitted use in the C4 District.

Planning staff recommend that Council give first reading to the proposed amendment.

Frank Wong
Planning Assistant

FW/eam

Att.

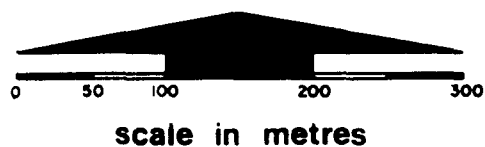
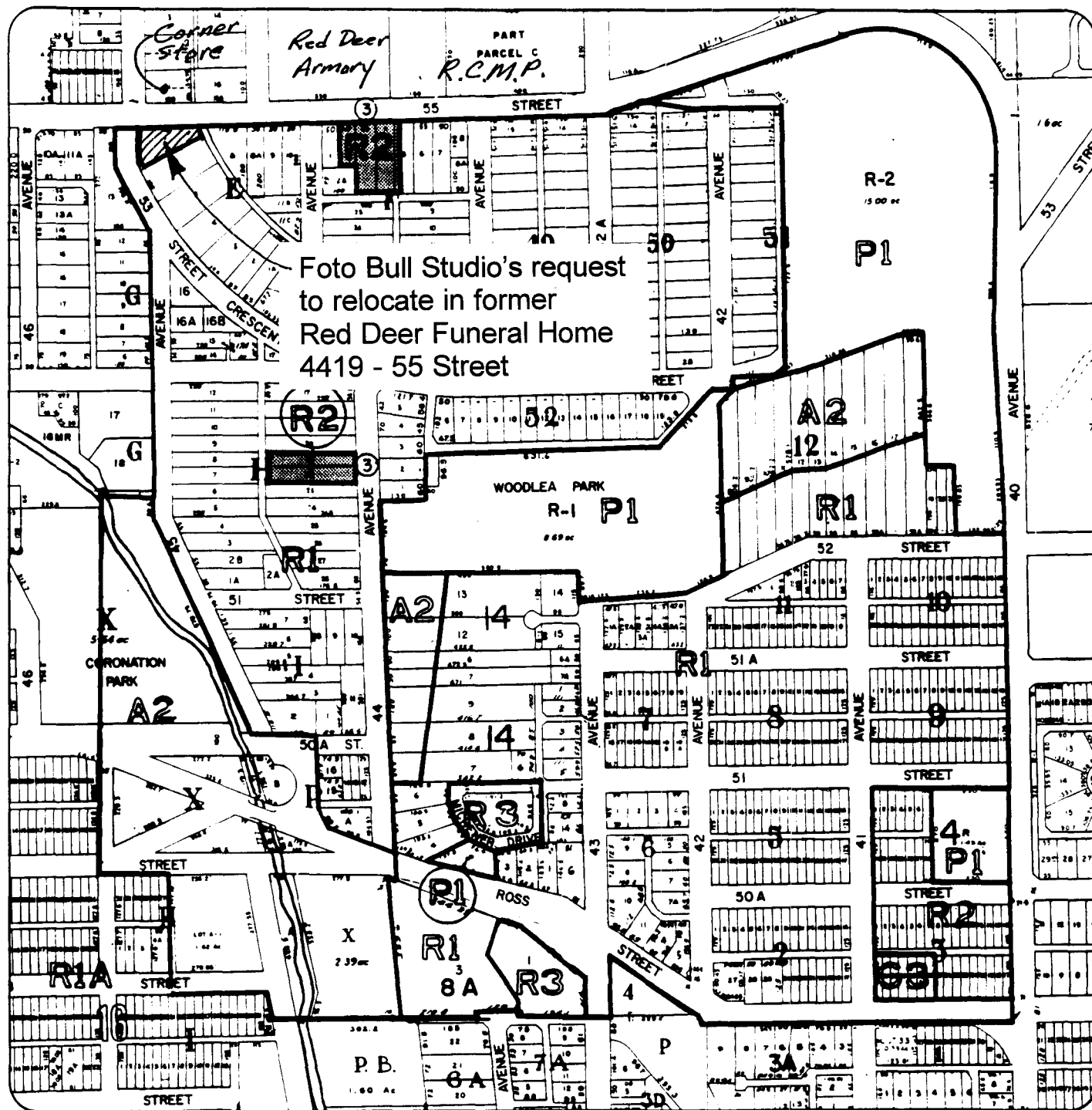
MUNICIPALITIES WITHIN COMMISSION AREA

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SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

City of Red Deer --- Land Use Bylaw

Land Use Districts

H9



Revisions :

2672/1-88 (11/07/88)

DATE: JANUARY 20, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: CAMBRIDGE SHOPPING CENTRES LTD.
APPLICATION TO PURCHASE PUBLIC LAND - BOWER SUBDIVISION**

At the Council Meeting of January 17, 1994, consideration was given to your report dated December 30, 1993 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby approves the sale of approximately 4.1 acres of land, described as Part of Lot 7A, Plan 862-0189 to Cambridge Shopping Centres Limited at a price of \$175, 000 per acre, subject to the following conditions:

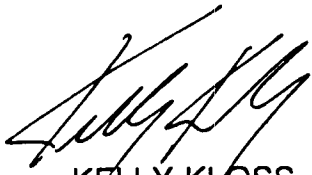
1. Cambridge Shopping Centres Limited to pay \$50,000 towards the cost of service relocation.
2. Final price to be determined by a legal plan of survey.
3. Rezoning of the site to C-2 to be the responsibility of the City.
4. The costs associated with relocation of Barrett Drive and all underground and above ground services to be the responsibility of the City.
5. Road construction to be completed by October 31, 1994 and title to be conveyed at earliest possible date.
6. The surplus funds obtained from the sale of this property, any repayment in the future due to front-ending of services, plus all generated revenue obtained from the Government of Alberta on cost sharing roadway improvements be placed in a Reserve Fund for the purpose of acquiring the land west of Piper Creek in the E1/2, Section 4-38-27-W4.
7. The portion of Lot 7A sold to Cambridge Shopping Centres Limited be excluded from the Waskasoo Park boundary and that the Government of Alberta be informed of this amendment.

8. The Waskasoo Park boundary be amended in principle to include the area west of Piper Creek pending successful negotiations to acquire this property.
9. A public meeting be held with the residents of the Bower Place community to inform them of this proposal.
10. An agreement subject to the satisfaction of the City Solicitor."

In addition to the above noted resolution, Council also gave first reading to Land Use Bylaw Amendment 2672/C-94 which rezones the land in question from P1 and Road to C2. A copy of said bylaw is attached hereto. A Public Hearing for this Land Use Bylaw has been set for February 14, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. Also referred to in the above noted resolution, is the direction that a Public Meeting be held with residents of Bower Place Community to inform them of this proposal. I assume that you will be working with the Regional Planning Commission to set up this Public Meeting.

It is my understanding that a road closure bylaw will also be required for this site, however, the final details on same are not yet available. When the information is available, I trust you will forward same to this office so Council may begin the road closure process.

I trust you will be advising the Developer of Council's decision in this instance.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Director of Community Services
Director of Financial Services
Bylaws and Inspections Manager
Principal Planner

Submitted to City Council
Date: Jan 17/94

CS-P-4.719

DATE: January 14, 1994
TO: KELLY KLOSS
City Clerk
FROM: DON BATCHELOR, Parks Manager
PAUL MEYETTE, Principal Planner, R.D.R.P.C.
RE: CAMBRIDGE SHOPPING CENTRES LTD.
APPLICATION TO PURCHASE PARKLAND

Further to the Land & Economic Development Manager's report of December 30, 1993, I would like to provide some further information relative to the sale of a portion of the parkland contained on Lot 7A, Plan 862-0189.

The area in question is contained within the designated boundaries of Waskasoo Park and, as such, this land sale proposal should be forwarded to the Government of Alberta for their information. Due to this park designation, City Council should consider formally amending the Waskasoo Park boundary to exclude the proposed land sale area as outlined in the Land & Economic Development Manager's report.

The sale of this portion of parkland was presented to the executives of the Bower Place Community Association, the Red Deer River Naturalists and Horizon Village. These meetings were positive and supportive of the plan subject to the surplus funds acquired from this land sale being used to acquire parkland adjacent to Piper Creek in Bower Place, and the holding of a public meeting to discuss the proposal with Bower Place residents. The attached plan illustrates the area that executives of the community, Red Deer River Naturalists and administration feel should be acquired as parkland. This area is identified as future park in the Waskasoo Park Master Plan. There are significant stands of spruce and aspen poplar within this area, which is isolated between Barrett Drive and Piper Creek. It would be our intention, if successful in negotiating the purchase of this land, to formally incorporate it within Waskasoo Park, designating it as A-2 Environmental Preservation District, and protect it in its natural state.

In view of the fact that revenue is being created from the sale of parkland and comments received from the executives of the Bower Place Community Association, Red Deer River Naturalists and Horizon Village, it would be appropriate for Council to consider placing the surplus funds obtained from the land sale, any repayment in the future due to front-ending of associated service installations, and all revenues generated from any cost-sharing agreement with the Province for roadway improvements into the Public Reserve Trust Fund. These funds could then be used for the purchase of the area outlined on Attachment I.

.../2

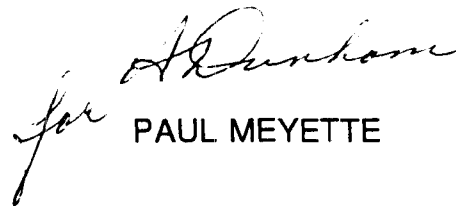
It would also be appropriate to conduct a public meeting to inform all the residents of Bower Place of this proposal.

RECOMMENDATIONS

Further to the report submitted by the Land & Economic Development Manager, that City Council consider the following additional recommendations:

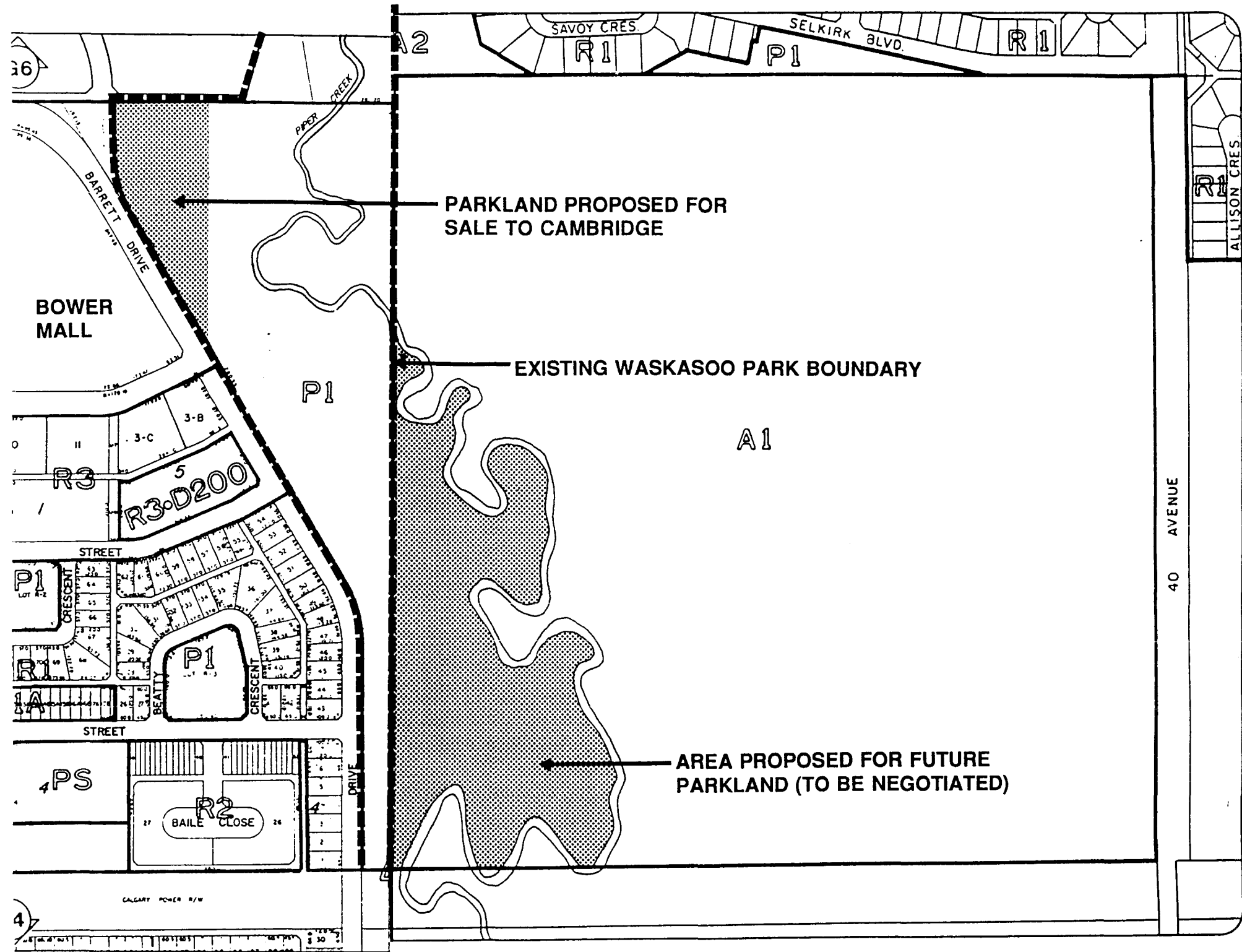
1. That the surplus funds obtained from the sale of this property, any repayment in the future due to front-ending of services, plus all generated revenue obtained from the Government of Alberta on cost sharing roadway improvements be placed in the Public Reserve Trust Fund for the purpose of acquiring the land west of Piper Creek in the E½, Section 4-38-27-W4.
2. That the portion of Lot 7A sold to Cambridge Shopping Centres Limited be excluded from the Waskasoo Park boundary and that the Government of Alberta be informed of this amendment.
3. That City Council agree in principle to amend the Waskasoo Park boundary to include the area west of Piper Creek pending successful negotiations to acquire this property.
4. That a public meeting be held with the residents of the Bower Place community to inform them of this proposal.


DON BATCHELOR


for PAUL MEYETTE

:ad
Atts.

- c. Alan Scott, Land & Economic Development Manager
Ken Haslop, Engineering Manager



NO. 1**CONFIDENTIAL**

DATE: December 30, 1993

TO: Mayor Surkan and Members of Council

FROM: Alan Scott, Land and Economic Development Manager

**RE: CAMBRIDGE SHOPPING CENTRES LIMITED
APPLICATION TO PURCHASE PUBLIC RESERVE LAND -
BOWER SUBDIVISION**

Attached is a letter dated November 19, 1993, from Cambridge Shopping Centres Limited requesting that Council consider the sale of approximately four acres of the public reserve, located immediately east of the existing Bower Place Shopping Centre. The intention would be to consolidate this parcel with the existing shopping centre site, in preparation for a planned expansion of the shopping centre. As can be seen from the attached correspondence and other related material, discussions with Cambridge Shopping Centres have occurred over a period of over twenty-four months, and have involved public meetings in the Bower community.

History

The attached Chronology of Events gives detail of the activities which took place surrounding the potential sale of this property between December 1991 and the end of October 1992. It appeared on October 29, 1992 Cambridge Shopping Centres was no longer interested in proceeding with the purchase of the property. However, within two weeks, we received communication from Cambridge indicating that while they could not proceed at this time, they felt that if the City was prepared to put a hold on the proposal, there might be an opportunity some time in the future to resurrect it. We therefore communicated with Cambridge and encouraged them to reconsider moving the project forward. As there were no other offers for the site, we suggested to Cambridge that we were prepared to give them until September 30 to consider a purchase of the property.

In June 1993, our office was approached by Medican Construction Ltd. of Medicine Hat, looking for a site for the development of an adult condominium complex. Their interest was in sites near existing shopping centres and they zeroed in on the land to the east of the Bower Shopping Centre. We advised them that it was conceivable that a site could be made available in this area, but at present we were in the midst of negotiations with another potential client.

2/...

Mayor and Members of Council
Page 2
December 30, 1993

In early September, we received a second letter of interest on this site from Realty Investments Corp. of Red Deer. This proposal was also for an adult residential complex.

As the September 30 deadline for further interest from Cambridge neared, we attempted on several occasions to contact Cambridge in an effort to find out what their intentions might be. Although I personally made five telephone calls to the Cambridge office in Toronto, I did not receive a response until late October or early November. I advised Cambridge that as we had received no indication of interest in the site, we had subsequently made it available for other proposals. At that time, Cambridge advised that they had received the necessary approvals to proceed with the expansion of the Bower Place mall, and sent us a formal offer for the property, dated November 19, 1993.

By the time the Cambridge offer arrived, we had received a formal offer from Realty Investments Corp., dated October 22, 1993 for \$160,000 per acre, and a letter from Medcan Construction Ltd., dated October 21, 1993, indicating a willingness to pay "up to" \$250,000 per acre for the property.

The Cambridge Shopping Centres Limited offer is the equivalent of \$187,500 per acre.

Review of Offers

The administration then sat down to review the alternate proposals for the site, to determine if high density housing was a feasible option for the area. It was quickly determined that a subdivision of the area other than as originally proposed, to consolidate the additional four acres of public reserve with the Bower site, would create problems. As a free standing site, the encroachment into the public reserve would be much greater. The existing roadway along the eastern boundary of the Bower Place Shopping Centre would have to remain, in order to provide access, necessitating a movement of the site further east. This would encroach on the existing trail system and come unreasonably close to the escarpment.

It is the opinion of the administration that even if the Bower Place Community Association is prepared to support the development of high density housing on this site, the encroachment into the public reserve would not be acceptable.

On the other hand, the removal of approximately four acres of land from the public reserve, cancelling the existing right-of-way of Barrett Drive on the east side of the shopping centre, and re-routing the traffic around the new parcel, would be a reasonable use of this public reserve area. The public reserve could be replaced with much better parkland, located further to the south along Waskasoo Creek. Access to the Bower Place Shopping Centre would remain intact, and the existing Horizon Village traffic problem would be corrected.

Mayor and Members of Council
Page 3
December 30, 1993

Sale Price


We commissioned the completion of an independent appraisal of the site to confirm the value. The proposed site was appraised at \$625,000 equalling \$152,440 per acre. This is less than the offer, which we feel is not surprising, in view of the purchaser and the intended use. The site offers the only option to the Bower Place Shopping Centre for expansion and, therefore, would command a premium price. Total costs associated with the relocation of Barrett Drive and the servicing of the site are estimated at \$600,000. A sale to Cambridge would therefore result in a net revenue, which would be used to acquire replacement public reserve, of \$150,000.

Recommendation

The administration recommends that The City of Red Deer approve the sale of approximately 4.1 acres of public reserve, described as Part of Lot 7A, Plan 862-0189 to Cambridge Shopping Centres Limited at a price of \$175,000 per acre. In addition, Cambridge Shopping Centres Limited would pay \$50,000 toward the cost of service relocation. Final price to be determined by a legal plan of survey. The sale to be subject to the following conditions:

1. Rezoning of the site to C-2, to be the responsibility of the City.
2. The costs associated with relocation of Barrett Drive and all underground and above ground services to be the responsibility of the City.
3. Construction to be completed and title conveyed by October 31, 1994.
4. An agreement subject to the satisfaction of the City Solicitor.

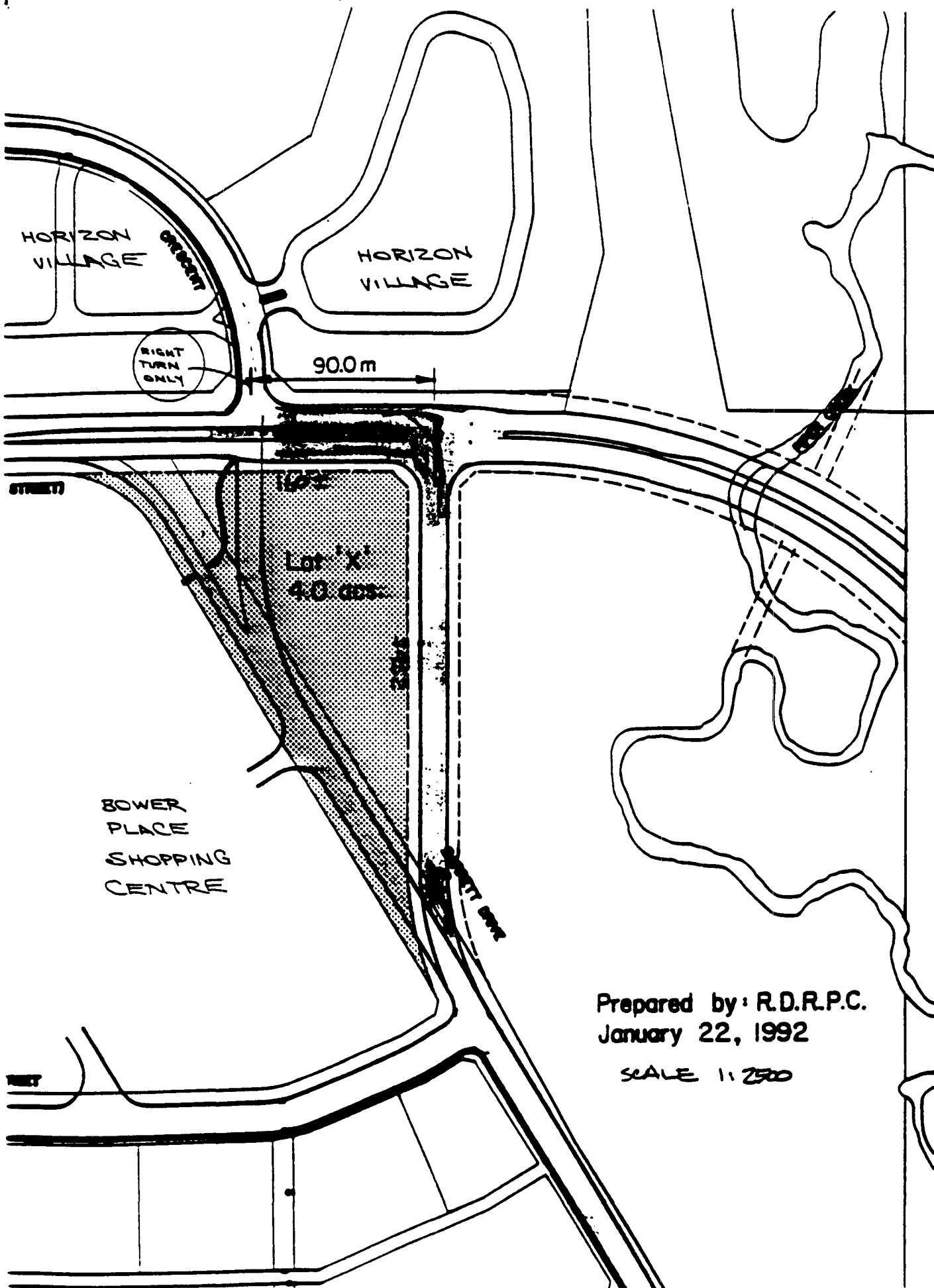
Respectfully submitted,



Alan V. Scott

AVS/mm

Att.



DATE: December 31, 1993

TO: Land and Economic Development Manager

FROM: Streets and Utilities Engineer

RE: **BOWER PLACE SHOPPING MALL SITE EXPANSION
RELOCATION OF BARRETT DRIVE**

As you requested, I am forwarding herewith a plan which illustrates the changes required in road and utility alignments to facilitate the proposed expansion of the above noted site. The following is an outline of the work required and the associated cost estimates:

ITEM DESCRIPTION	ESTIMATED COST
Extension of 400 mm water main along 28 Street	\$22,000
Relocation of 300 mm water main along Barrett Drive (including extension of 250 mm water main at mall entrance)	\$42,000
Extension of a sanitary sewer along Botterill Crescent to the site	\$25,000
Extension of 28 Street to the new Barrett Drive intersection (including storm sewer, streetlighting, median, and sidewalk as shown)	\$237,000
Relocation of Barrett Drive between Bennett Street and 28 Street (including storm sewer, streetlighting, and sidewalk as shown)	\$279,000
TOTAL:	\$605,000

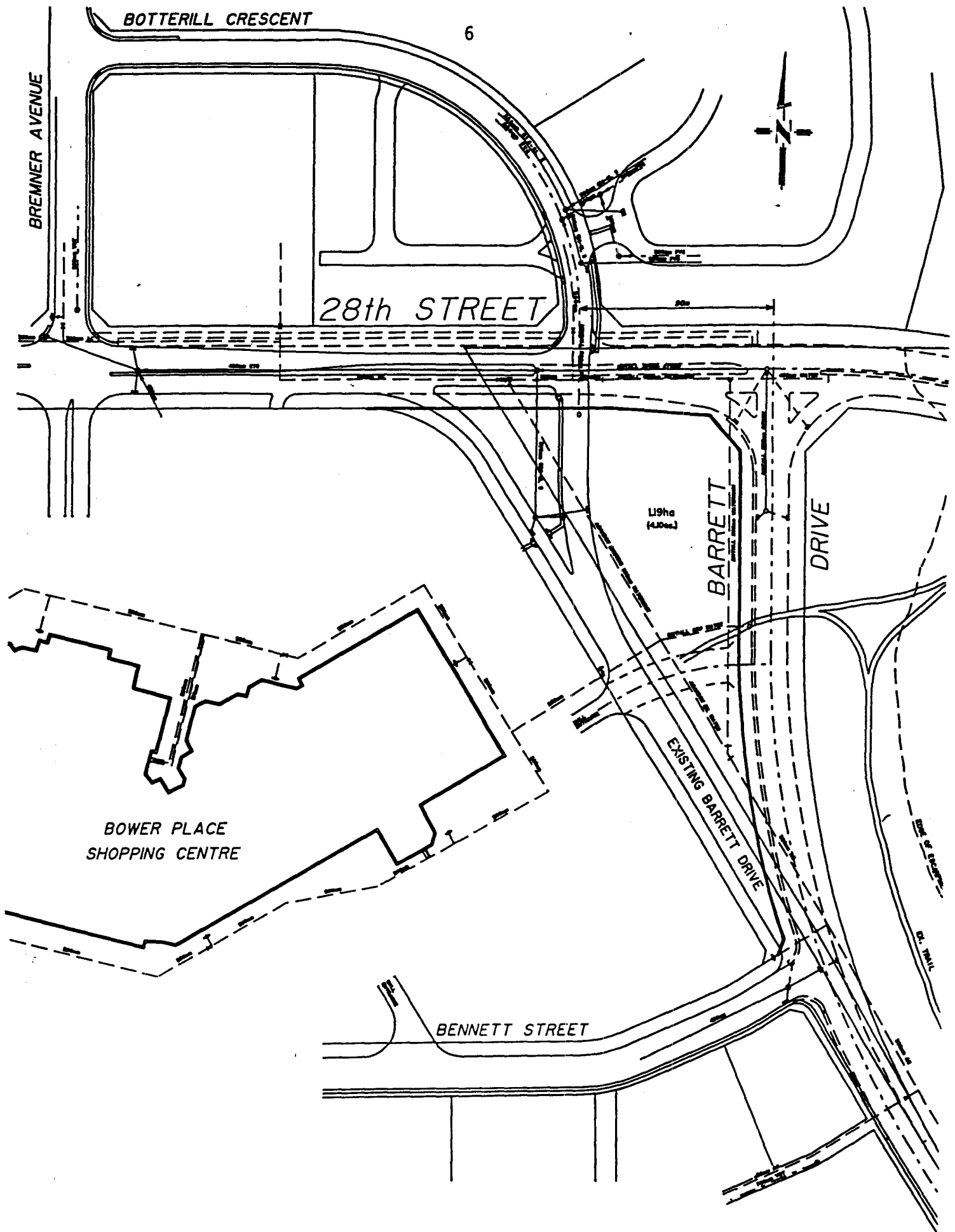
Because 28 Street is an arterial, its cost may be eligible for 75% cost sharing by the Province under the Basic Capital Program. As you know, Provincial funds are drying up, so this is not guaranteed. Furthermore, the remaining 25% of the cost of this arterial can likely be recovered from the off-site levy fund if and when it is extended across the creek to the new development area. Similarly, because the 400 mm water main is a trunk, its cost can eventually be recovered by off-site levies, if and when the line is extended across the creek.

I trust this is the information you require. Please give me a call if you have any questions.



Tom C. Warder, P. Eng.
Streets and Utilities Engineer

TCW/emg
Att.
c.c. Design Administrator



BOWER PLACE EXPANSION



CAMBRIDGE

Cambridge Shopping
Centres Limited95 Wellington Street West
Suite 300
Toronto, Ontario
Canada M5J 2R2Telephone
(416) 369 1200
Facsimile
(416) 369 1327

VIA FAX ~ (403) 346-6195

November 19, 1993

Mr. Alan V. Scott
Manager Economic Development
CITY OF RED DEER
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Scott:

**RE: Bower Place Shopping Centre ~ Red Deer, Alberta
Land Purchase**

As per our telephone discussion I have now received Co-ownership Approval for the purchase of the 4 acres of land from the City of Red Deer.

The terms of the approval were based on our previous agreed to terms as follows:

1. Purchase Price	
\$175,000 per acre x 4	\$700,000
2. Service relocation	<u>50,000</u>
Total	\$750,000

3. 4 acres of land to be fully re-zoned by the City to C-2 zoning.

4. The cost associated with the relocation of Barret Drive and all underground and above ground services on to the account of the City of Red Deer.

Given current time frames I would assume work could be completed by August, 1994.

As indicated by you I am aware of an alternative proposal and acknowledge that the final decision will require Council approval.

To that end, once the Council meeting date has been scheduled I would appreciate 2 weeks notice, if at all possible.

I am assuming that once Council makes their decision closing could take place upon final zoning approval.

I look forward to seeing you again at the Council meeting. Should you have any question please do not hesitate to call.

Yours Truly,

ed J. Stanyk
Vice President, Development
Shopping Centre Group

eJS/mr

cc: R. Meiers
A. Evans
M. Cogliano

CHRONOLOGY OF EVENTS BOWER PLACE SHOPPING CENTRE

- | | |
|----------------------|--|
| December 1991 | <ul style="list-style-type: none"> - Preliminary discussion among City Administration about the possibility of Bower Place Shopping Centre expansion - At approximately the same time Horizon Village representatives appear before Council to express their concern with the amount of through traffic on Botterill Crescent. |
| January 1992 | <ul style="list-style-type: none"> - RDRPC preliminary road design which would allow Bower Place Shopping Centre to expand eastward; the same design would resolve the "through traffic" concerns of the Horizon Village residents. The design had some negative features including the loss of parkland and inconvenience for residents in the Bower subdivision. |
| May 1992 | <ul style="list-style-type: none"> - City Administration supported the proposal to realign Barrett Drive subject to Cambridge Shopping Centres agreeing to purchase the lands and public acceptance of the proposal |
| May 12, 1992 | <ul style="list-style-type: none"> - Al Scott met with Ed Stanyk, Cambridge Shopping Centres Limited. Agreement was reached on a tentative offer to purchase subject to four conditions including an approval from the Bower Place Shopping Centre co-owners. |
| July 6, 1992 | <ul style="list-style-type: none"> - City Council considered the proposal "in camera" and agreed to the offer to purchase subject to a number of conditions including public acceptance of the proposal. Red Deer Regional Planning Commission was asked to co-ordinate the public responses to the proposal. |
| July 13, 1992 | <ul style="list-style-type: none"> - RDRPC met with the President of the Red Deer River Naturalists to discuss the issue related to the impending loss of parkland. - The President indicated support for the proposal provided that the parkland was replaced by purchasing an equivalent amount of land for park use; there was agreement that the City would seek to purchase some property southeast of the shopping centre along Piper Creek. |

- | | | |
|--------------------------|---|--|
| July 15, 1992 | - | Initial meeting with Horizon Village representatives to discuss the realignment of Barrett drive. |
| July 28, 1992 | - | Second meeting with Horizon Village executive. The executive referred the matter to their full general meeting in August. |
| August 6, 1992 | - | Initial meeting with Bower Place community association executive. Strong concern was expressed regarding the proposal. |
| August 25, 1992 | - | Full general meeting of Horizon Village residents. After a full presentation on the merits of the proposal, the residents voted in favour of the proposal. The primary reason for favouring the development was the view that this proposal would reduce the amount of "through traffic" on Botterill Crescent by over 50%. |
| September 8, 1992 | - | A full executive meeting of the Bower Place Community Association agreed to support the proposed realignment of Barrett Drive on condition that the park land be replaced with lands along Piper Creek. |
| October 28, 1992 | - | The Mayor opened negotiations to purchase park land along Piper Creek to replace land lost because of the Shopping Centre expansion. |
| October 29, 1992 | - | Advice from Cambridge Shopping Centres that the project will not proceed. |

November 11, 1992

*Mr. Alan Scott
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4*

Dear Alan:

Re: Land Purchase

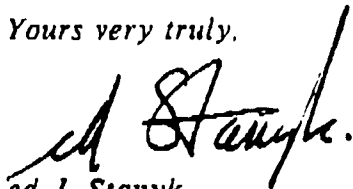
I have received the comments back from the co-owners on the proposal to extend the land payment to the City over ten or more years. Both have indicated they will not support this proposal and in fact have asked that all discussions be put on hold indefinitely.

Alan, I wish to apologize for any inconvenience this has caused the City of Red Deer given the efforts you have gone to, to date to secure the approvals that would have been necessary.

I am continuing to pursue development opportunities for this site and will be back to you once a concrete proposal is in hand.

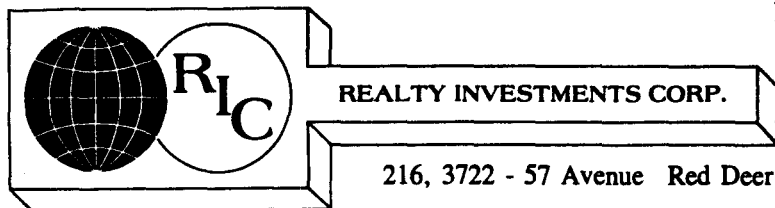
I thank you for your efforts on our behalf and look forward to meeting with you on my next trip to Red Deer.

Yours very truly,



*Ed J. Stanyk
Vice President, Development
Shopping Centre Group*

eJS/ck



216, 3722 - 57 Avenue Red Deer, Alberta T4N 4R6 Phone (403) 346-0808 Fax (403) 347-9577

October 22, 1993

Mr. Al Scott
Economic Development
City of Red Deer
BOX 5008 4914-48th Avenue
Red Deer,, AB
T4N 3T4

Dear Mr. Scott:

Re: Plan 862-0189, Part of Lot 7A, Containing 4 acres M/L

Further to our telephone conversation some days ago,
enclosed is an Offer to Purchase the above property.

The purchasers intend to develop a quality seniors
apartment condominium. Enclosed is a brochure containing
information on a similar project, Grandview Village, just
completed in Lethbridge. Also enclosed is a comprehensive
study of the "Effective Demand for Moderately Priced
Retirement Housing in Six Alberta Cities" for your
perusal.

The purchasers believe that the site would accomodate 120
units and have tailored the offer price accordingly.

Construction could start as early as April or May 1994.

Your early consideration of this proposal is appreciated.

Yours very truly

Daryl R. Hillman CCIM
Daryl Hillman Commercial Realtor
U/C to Realty Investments Corp.

.../drh

enc.

"All Persons signing this Document are advised to read it carefully."
This Form Approved by the Red Deer & District Real Estate Board Co-op Ltd.

TO: REALTY INVESTMENTS CORP.

Agents for the Vendor of the property described as follows:

PLAN 862-0189, PART OF LOT 7A CONTAINING 4 ACRES M/L
FULLY SERVICED LAND

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:

ONE HUNDRED AND SIXTY THOUSAND PER ACRE 160,000.00/ACRE Dollars

1. TO BE PAID IN THE FOLLOWING MANNER:

- (a) \$ 10,000.00/ACRE deposit to be dealt with in accordance with the terms of this contract.
- (b) \$ ON ACCEPTANCE OF THIS OFFER
- (c) \$ 150,000/ACRE (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.
- 160,000/ACRE 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: CITY COUNCIL APPROVAL OF SALE BY DECEMBER 31/93
APPROVAL BY PURCHASERS PARTNERS BY JANUARY 31, 1994

3. This Offer shall be open for acceptance by the Vendor in writing until 5 o'clock P M., on the 29 day of OCTOBER 19 93
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 180 DAYS AFTER REMOVAL OF ALL CONDITIONS OR SOONER IF AGREED BY VENDOR & PURCHASER 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 closing date 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 REFUNDABLE 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 VENDOR MAY ALSO TAKE SUCH OTHER REMEDIES AGAINST THE PURCHASER AS THE VENDOR HAS AT LAW.

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: RED DEER this _____ day of OCTOBER 19 93
DEERFOOT INNLTD.

SIGNED in the presence of: _____

Witness: David Mannick Signature of Purchaser: _____

Witness: _____ Signature of Co-Purchaser: _____

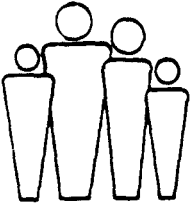
Purchaser's Lawyer: DAVID MANNICK Phone: 343-7401 Address: #300 4406 50 AVE.

Law Firm: JOHNSON MING MANNING RED DEER Postal Code: T4N 4E6

Lawyer's Address: 4943 50 ST. RED DEER Lawyer's Phone: 346-5591

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 GOODS AND SERVICES TAX IF ANY, 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 _____



Bower Place Community Association

Box 1231
Red Deer, Alberta
T4N 6S6

Sept 9, 1992

Paul Meyette
Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9

RE: Change of road at the NE end of Barrett Drive
28th Street road from Bower east

Dear Paul,

After considerable discussion the Bower Place Community Association Executive made a motion to support the proposal regarding the sale of land to the Bower Mall to change the NE portion of Barrett Drive with the following conditions:
1) that the revenue from the sale be used to construct the new road as well as purchase two green parcels of land on the west side of Piper Creek 2) the two green areas remain park areas.

We also support the proposal to build the new 28th street road with the conditions:
1) a controlled bycycle/pediestrian crossing be established on 28th street 2) no further traffic restrictions on Botterill Cres be implemented.

As an executive we support the two proposals but would suggest that the city and the R.D.R.P.C. may also hold a public meeting at Bower Kin Place regarding the changes for any concerned residents.

If you have any further concerns please feel free to contact me.

Thanks.

Sincerley,

MARLENE BENNETT
President
Bower Place Community Association
Encls.
*mb

copies to: H.M.C Day
C Sencik
Al Scott
- - -



IMCO MANAGEMENT

(A Division of Rayland Properties Inc.)
"Your Personalized Property Management People"

15

September 30, 1992

Red Deer Regional Planning Commission
Red Deer, Alberta

ATTENTION: Mr. Paul Meyette

Dear Sir:

RE: PROPOSED RE-ALIGNMENT OF BARRETT DRIVE

Further to our previous correspondence please be advised as follows:

The proposed re-alignment of Barrett Drive some 90 meters east of the present alignment (as per the attached diagram) was presented by Ken Haslop at a General Meeting of the Owners of the Bower Estates Condominium on August 25, 1992. After presentation the Condominium Board president requested a show of hands in support of the proposal, which resulted in a strong show of support from the 72 owners present at the meeting (out of a total of 77 homes).

Yours truly,

Ray Pratt,
PRESIDENT

RECEIVED
SEP 30 1992
RED DEER REGIONAL PLANNING COMMISSION
1000 - 10th Street S.E.
Red Deer, Alberta T4N 1A1
Phone: (403) 293-1111



MEDICAN CONSTRUCTION LTD.

June 1, 1993

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

ATTENTION: MAY MITCHELL

Re: Proposed Development
Lot X - 4 Acres
Bower Place

Dear May:

Medican Construction Ltd., would like to make an offer on the above site. After visiting the site last week-end, we feel it would be a very good location for an Adult Condominium Complex similar to the complex we are just completing in Lethbridge.

Please find a sales brochure attached for your review. We would plan to build a complex very similar to Lethbridge.

CONCERNS:

1. A joint access agreement to the property from Barrett Drive would be acceptable. In Lethbridge we have a similar joint access agreement with Cadillac Fairview on Park Place Mall.
2. Are existing services large enough? Could you please send us existing design information on all of the existing services in the area.

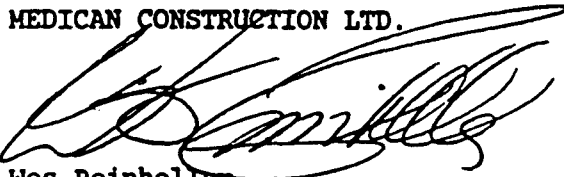
.....2

Page 2

If you have any questions on the access agreement, please call Tosh Kanashiro at the City of Lethbridge, phone # 320-3906 or myself at 526-3477.

Sincerely,

MEDICAN CONSTRUCTION LTD.




Wes Reinhell
President

WR/jw

Enclosure

NOTE: MAY. PLEASE ASK THAT OUR
PROPOSAL REMAINS CONFIDENTIAL
WITH ALL CITY DEPARTMENTS.

THANKS.


Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager. A resolution will have to be passed in open Council approving this transaction which will be subject to advertising of disposal of public reserve and the passage of the appropriate Land Use Bylaw Amendment.

"G. SURKAN"
Mayor
"H.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 (403) 342-8132

FAXED 347-1696

94.01.19. R.

January 18, 1994

Weddell, Mehling, Pander and
Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, Alberta
T4N 4A1

Att: Mr. Murray Mehling
Commercial Specialist

Dear Sir:

RE: TRAPTOW PHOTOGRAPHY LTD. / FOTO BULL STUDIO
(4419 - 55 STREET) LAND USE BYLAW AMENDMENT 2672/D-94

At the City of Red Deer Council Meeting held on Monday, January 17, 1994, consideration was given to your correspondence dated January 4, 1994, requesting a redesignation of the above noted property. At the noted meeting, Council gave first reading to Land Use Bylaw Amendment 2672/D-94, a copy of which is enclosed herewith. In addition, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Weddell, Mehling, Pander and Associates Realty Ltd., dated January 4, 1994, re: Traptow Photography Ltd./Foto Bull Studio (4419 - 55 Street) - Request for an Exception to the Land Use Bylaw to Permit a Photography Studio at the Former Red Deer Funeral Home Site, hereby agrees that said request be approved subject to the necessary Land Use Bylaw Amendment being passed, and as recommended to Council January 17, 1994."

This office will now proceed with preparation of advertising for a Public Hearing to be held in the Council Chambers of City Hall on Monday, February 14, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, January 28th and February 4, 1994.

... / 2



RED DEER

*a delight
to discover!*

Weddell, Mehling, Pander
and Associates Ltd.

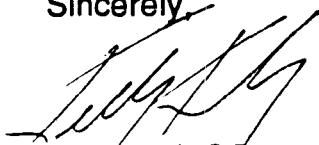
Page 2

January 18, 1994

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 said advertising, which in this instance is \$500. We will require this deposit by no later than Monday, January 24, 1994, in order to proceed with the advertising scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

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

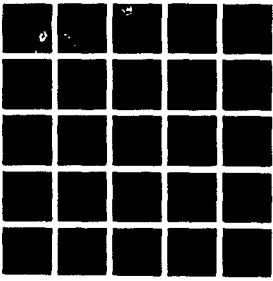
Sincerely,



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Principal Planner
Council and Committee Secretary - Sandra

NO. 1

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

January 4, 1994

City of Red Deer
RED DEER, Alberta

ATTENTION: MR. RYAN STRADER

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:25
DATE	Jan 4/94
BY	[Signature]

Dear Mr. Strader:

RE: Traptow Photography Ltd./Foto Bull Studio - Purchase of
4419 - 55 Street, RED DEER, Alberta

Please consider this letter as our official request for council approval of the following:

We have recently concluded a sale of the Red Deer Funeral Home property at 4419 - 55 Street, Red Deer to the above Red Deer firm.

When our company was hired to sell the Funeral Home property we concluded that the prospective purchaser would be a church or a type of use which would not generate large traffic or parking to the site since the property is zoned as R-1 with the use of a church or funeral home as an exception.

As a result, we have secured an Offer to Purchase from Traptow Photography Ltd./Foto Bull Studio who wish to occupy the building and property for their use as a photography studio. They are not into film processing and are strictly a photography studio for portraits, family pictures, wedding parties etc.

In addition to the studio, Rod & June Traptow the proprietors, plan to create an outdoor park like setting on the property to use for outdoor portraits.

Traptow Phototgraphy Ltd./Foto Bull has researched their traffic count to their existing business at 5409 Gaetz Avenue and find that they have an average of 30 vehicles per week visit their premises. Their hours of business are 9:00 to 5:00 four days a week.

Page 2
January 4, 1994

We have canvassed the neighbours surrounding the funeral home property and have visited each property owner and received 100% support from the neighbourhood. We have attached a list of the property owners, along with their address and signature supporting this application. There was one address of 5340 - 45 Avenue which was vacant at the time, so we were unable to talk to the people.

In all our discussions the property owners preferred to have the photo studio over the funeral home or church. The owners had been experiencing on street parking problems over the past which will not be created by the photography studio. The property can easily park 15 vehicles which is more than ample for this business.

We would request that council give this application approval as an exception to the bylaw to allow a photography studio to locate on this property at 4419 - 55 Street.

We will be pleased to be present at the January 17, 1994 meeting of council to answer any questions you may have.

Yours truly,

A handwritten signature in black ink, appearing to read 'Murray Mehling', with a stylized flourish at the end.

MURRAY MEHLING
Commercial Specialist

MM/bms



5409 Gaetz Avenue
Red Deer, Alberta
T4N 4B7
Phone (403) 346-3573

THIS IS TO CONFIRM THAT WE HAVE NO OBJECTIONS TO FOTO BULL STUDIO/TRAPTOW PHOTOGRAPHY'S APPLICATION TO LOCATE THEIR PHOTOGRAPHY STUDIO IN THE FORMER RED DEER FUNERAL HOME LOCATION AT 4419 - 55 STREET, RED DEER.

DATE	NAME	ADDRESS	SIGNATURE
Dec 6	Arnold Ritchie	5337 45 th	<i>[Signature]</i>
Dec 6	EUGENE WATSON	5334-45 Ave	<i>[Signature]</i>
Dec 6/93	KEVIN SPROULE	5335-45 Ave.	<i>[Signature]</i>
Dec 6/93	ARTHUR DYCK	5339-45 Ave.	<i>[Signature]</i>
Dec 6/93	Mrs T. PRINGLE	5336-45 Ave	<i>[Signature]</i>
Dec 7/93	Phillip Gibson	5344 45 Ave	<i>[Signature]</i>
Dec 7/93	Kim Schmitt	4501-55 St	<i>[Signature]</i>
Dec 9/93	Michael Holders	5344 45 Ave	<i>[Signature]</i>
Dec 8/93	Robert Thompson	4409-55 th Street	<i>[Signature]</i>





**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

M E M O


DATE: January 7, 1994
TO: Kelly Kloss, City Clerk
FROM: Paul Meyette, Principal Planner
RE: **TRAPTOW PHOTOGRAPHY LTD. / FOTO BULL STUDIO
- REZONING REQUEST**

Traptow Photography Limited / Foto Bull Studio is requesting that Council approve an exception to the Land Use Bylaw which would permit a photography studio in the former Red Deer Funeral Home Building. The property is currently designated R1-single family residential.

Planning staff have had ongoing discussions regarding the use of this vacant building. We have been opposed to rezoning the property to a commercial district but supportive of an exception to the Land Use Bylaw to permit a specific commercial use which would complement the surrounding residences. The photography studio appears to be a use which would complement the neighbourhood. In approving an exception to the Land Use Bylaw, Council would not compromise the long term objective of residential use on the site and it would allow the existing building to be fully utilized.

RECOMMENDATION

Planning staff support the request for an exception to the Land Use Bylaw to permit a photography studio at the former Red Deer funeral home site.


Paul Meyette
Principal Planner

- c.c. - Director of Community Services
- Director of Engineering Services
- Bylaws & Inspections Manager
- City Assessor
- Land & Economic Development Manager
- E.L. & P. Manager
- Fire Chief

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 STETTLETT
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 JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

DATE: 10 January 1994

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

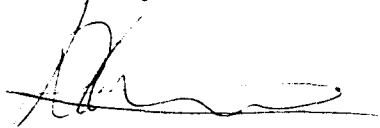
RE: **4419-55 STREET**
LOT 7, BLOCK E, PLAN K9

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

The above property has been operated as a variety of uses for a number of years (church, funeral home). At present, it is zoned R1; therefore, the uses are non-conforming but not illegal. In this case, the applicant, should Council decide to accommodate their request, requires the site be rezoned or an exception for this site only through a bylaw amendment. The site would accommodate the proposed use; it has access from 44 Avenue to 55 Street and the parking lot is paved. It appears the adjacent property owners would accept the proposed use.

Recommendation: We suggest the request be accommodated by adding an exception to the R1 table for this site only.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: January 7, 1993

TO: City Clerk

FROM: Fire Marshal

RE: 4419 - 55 St. (OLD RED DEER FUNERAL HOME)

This department has no objection to this proposed zoning change provided any alterations or structural changes comply with the Alberta Building Code.



Cliff Robson
Fire Marshal

CR/co

Commissioners' Comments

We recommend that Council approve this application subject to the appropriate Land Use Bylaw amendment being passed.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



**RED DEER
REGIONAL PLANNING COMMISSION**

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

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

NO. 1

MEMORANDUM

TO: Kelly Kloss, City Clerk

DATE: January 7, 1994

FROM: Frank Wong, Planning Assistant

**RE: PROPOSED LAND USE AMENDMENT 2672/A-94
TAYLOR DRIVE EXTENSION (From 32 Street to TransAlta Utilities R/W)
THE CITY OF RED DEER**

Enclosed please find a proposed land use amendment pertaining to the above.

This is another portion of the Taylor Drive Extension which has been in operation for some time and is now receiving the final survey (as built).

Planning staff recommend that City Council proceed with the first reading of the proposed land use amendment.

Frank Wong

Frank Wong
Planning Assistant

FW/eam

Encl.

Commissioners' Comments

We recommend that Council proceed with
1st reading of said bylaw following which a
Public Hearing will be held in 4 week's time.

"G. SURKAN"
Mayor

"H.M.C. DAY
City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
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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 JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

FAXED 347-1696

94-01-19.

January 18, 1994

Weddell, Mehling, Pander and
Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, Alberta
T4N 4A1

Att: Mr. Murray Mehling
Commercial Specialist

Dear Sir:

RE: FORMER IMPERIAL LUMBER SITE - LAND USE BYLAW AMENDMENT
2672/X-93

At the Council Meeting held on Monday, January 17, 1994, consideration was given to your letter dated January 7, 1994, concerning the above topic. At the noted meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered application from Weddell, Mehling, Pander and Associates Realty Ltd., dated January 7, 1994, to redesignate Lot 5, Block 4, Plan 882-0682 (N.W. corner of 52 Avenue and 67 Street), from I1 to C4 designation, hereby agrees to the application in principle subject to the following:

1. In order to comply with arterial road design standards, a proper deceleration bay must be constructed, at the developer's expense on 67 Street West of 52 Avenue, if access is desired to 67 Street. The design is to be completed by a recognized professional engineer and plans submitted for approval prior to construction.
2. The first access point on 52 Avenue is to be a minimum of 30 m North of 67 Street with a minimum spacing of 20 m between additional access points.

... / 2



RED DEER

*a delight
to discover!*

3. Arrangements must be made to either lease or purchase the City lands between 67th Street and this site. The City has a major water trunk line within this area.
4. All signs or pylons must be approved by the Engineering Department to avoid damage to the water line and permit access for maintenance purposes.
5. Construction and maintenance of the access roadway on City lands will be the responsibility of the developer.
6. Passage of Land Use Bylaw Amendment 2672/ X-93.
7. There being no uses on the site in contravention of the Hazardous Goods Regulations."

The first reading of Land Use Bylaw Amendment 2672/A-93 had been previously given at the December 6, 1993 Council Meeting, however, as the original applicant withdrew his application, a Public Hearing was neither advertised nor held.

A copy of this bylaw is attached herewith.

This office will now proceed with preparation of advertising for a Public Hearing to be held in the Council Chambers of City Hall, on Monday, February 14, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, January 28th and February 4th, 1994.

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 said advertising, which in this instance is \$550. We will require this deposit by no later than Monday, January 24, 1994, in order to proceed with the advertising scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

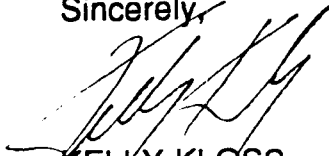
Weddell, Mehling, Pander
and Associates Ltd.

Page 3

January 18, 1994

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

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

Encls.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Principal Planner
Council and Committee Secretary - Sandra

DATE: JANUARY 19, 1994

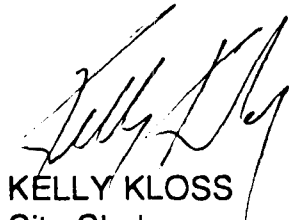
TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

**RE: LAND USE BYLAW AMENDMENT 2672/X-93 - FORMER IMPERIAL
LUMBER SITE (LOT 5, BLOCK 4, PLAN 882-0682 NW CORNER 52
AVENUE AND 67 STREET)**

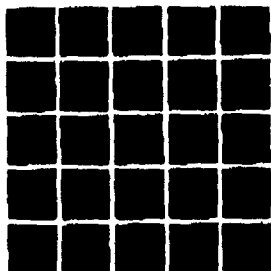
Council of the City of Red Deer, at its meeting held on December 6, 1993, gave first reading to the above noted Land Use Bylaw Amendment. Bylaw 2672/X-93 pertains to the redesignation to the above site from I1 to C4 designation.

As you are aware, the original applicant withdrew his application following first reading. However, Weddell, Mehling, Pander and Associates Realty Ltd. requested that they be allowed to proceed with the rezoning. In this regard, Council concurred and as such this office will now proceed with advertising for a Public Hearing to be held on Monday, February 14, 1994, commencing at 7:00 p.m. or soon thereafter as Council may determine. The advertising will appear in the Red Deer Advocate on Friday, January 28 and February 4, 1994.



KELLY KLOSS
City Clerk

KK/clr



NO. 4

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

January 7, 1994

City of Red Deer
City Clerks Department
RED DEER, Alberta

FAX # 346-6195

ATTENTION: KELLY KLOSS
City Clerk

Dear Mr. Kloss:

RE: Imperial Lumber - rezoning

In reference to the above property, I wish to inform you that we have secured an unconditional Offer to Purchase from 4 local investors. They now wish to have the property rezoned to C-4 usage.

The first application for the rezoning came from a party who had an option only on the property. This situation has changed over the past week and now is proceeding forward.

On behalf of my clients, we wish to proceed with the zoning application restricting the assembly occupancy to 60- persons, as has been discussed with Mr. Strader, as a result of the hazardous goods issue at Catons Farm Supply.

I will be at the council meeting on January 17, 1994.

Thank you.

for MURRAY MEHLING
Commercial Specialist

MM/bms

DATE: JANUARY 10, 1994

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: LAND USE BYLAW AMENDMENT 2672/X-93
FORMER IMPERIAL LUMBER SITE,
LOT 5, BLOCK, 4, PLAN 882-0682, NW CORNER 52 AVENUE &
67 STREET - I1 TO C4 DESIGNATION**

At the Council Meeting of December 6, 1993 first reading was given to the above noted Land Use Bylaw Amendment. In addition to the first reading being given, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered application from Midco Real Estate to redesignate Lot 5, Block 4, Plan 882-0682 (N.W. corner of 52 Avenue and 67 Street), from I1 to C4 designation, hereby agrees to the application in principle subject to the following:


1. In order to comply with arterial road design standards, a proper deceleration bay must be constructed, at the developer's expense on 67 Street West of 52 Avenue, if access is desired to 67 Street. The design is to be completed by a recognized professional engineer and plans submitted for approval prior to construction.
2. The first access point on 52 Avenue is to be a minimum of 30 m North of 67 Street with a minimum spacing of 20 m between additional access points.
3. Arrangements must be made to either lease or purchase the City lands between 67th Street and this site. The City has a major water trunk line within this area.
4. All signs or pylons must be approved by the Engineering Department to avoid damage to the water line and permit access for maintenance purposes.
5. Construction and maintenance of the access roadway on City lands will be the responsibility of the developer.
6. Passage of Land Use Bylaw Amendment 2672/ X-93.
7. There being no uses on the site in contravention of the Hazardous Goods Regulations."

City Council
January 10, 1994
Page 2

The above decisions were as a result of an application by Coldwell Banker/Midco Real Estate, however, prior to advertising a Public Hearing for Land Use Bylaw Amendment Hearing 2672/X-93, Coldwell Banker/Midco Real Estate withdrew their application as they were unable to resolve the dangerous goods problem within the time frame allowed by the land owner. Subsequent to this withdrawal, however, a further application was received by Weddell Mehling Pander and Associates Realty Ltd., dated January 7, 1994, requesting that Land Use Bylaw Amendment 2672/X-93 not be abandoned and that they be allowed to proceed with the rezoning. Attached for Council's information is the original application by Coldwell Banker/Midco Real Estate which appeared on the Council Agenda of December 6, 1993.

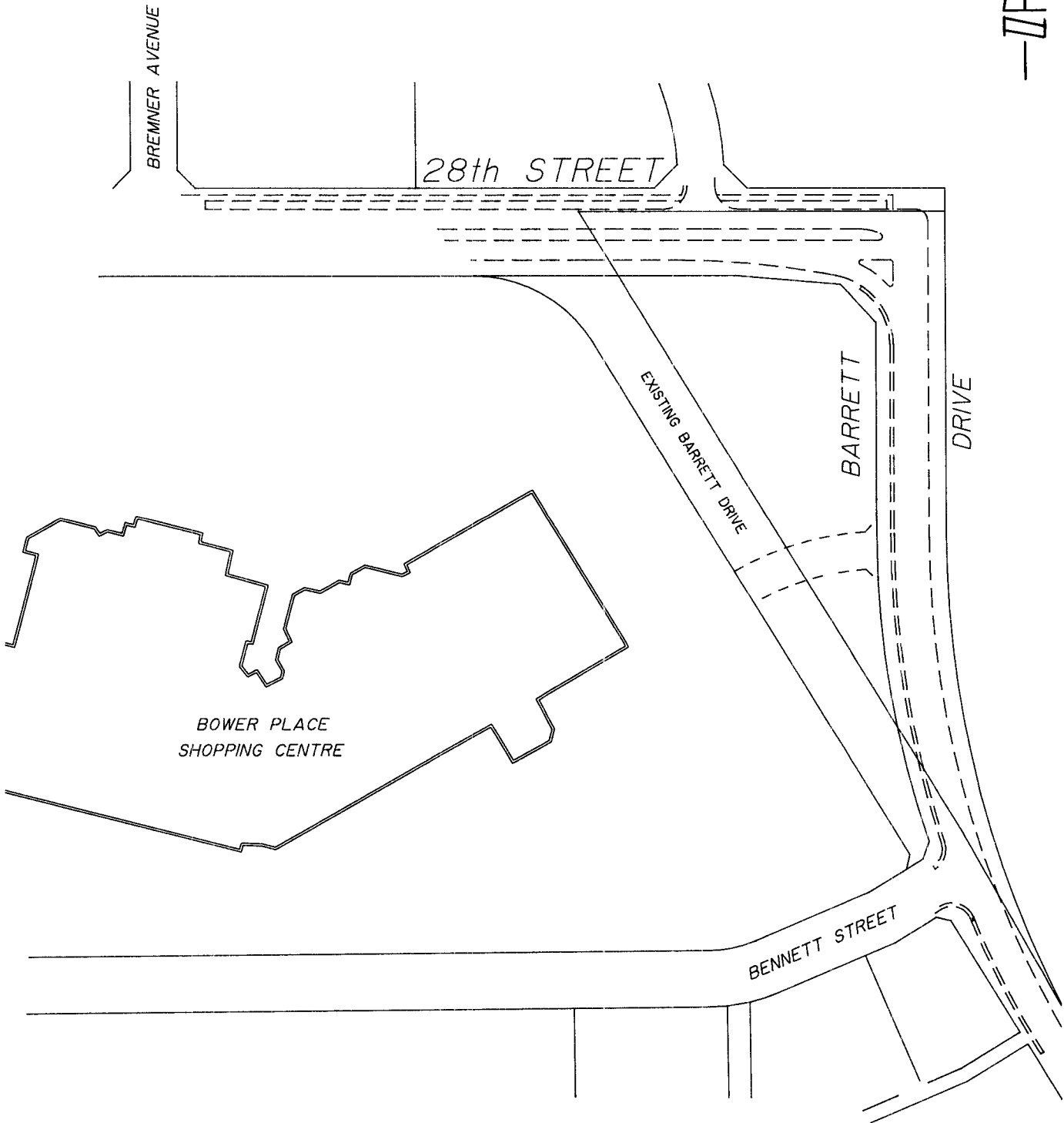
If Council is in agreement to allow Weddell Mehling Pander and Associates Realty Ltd. to proceed with this Land Use Bylaw, a new resolution similar to the one noted above should be passed. Following this, the Land Use Bylaw Amendment would be advertised for a Public Hearing to be held on February 14, 1994.

Submitted for Council's consideration.



KELLY KLOSS
City Clerk

KK/clr
Encls.



BOWER PLACE EXPANSION

NOTICE OF PUBLIC OPEN HOUSE

Residents of the City of Red Deer & the Bower Place Community are invited to a PUBLIC OPEN HOUSE to discuss the:

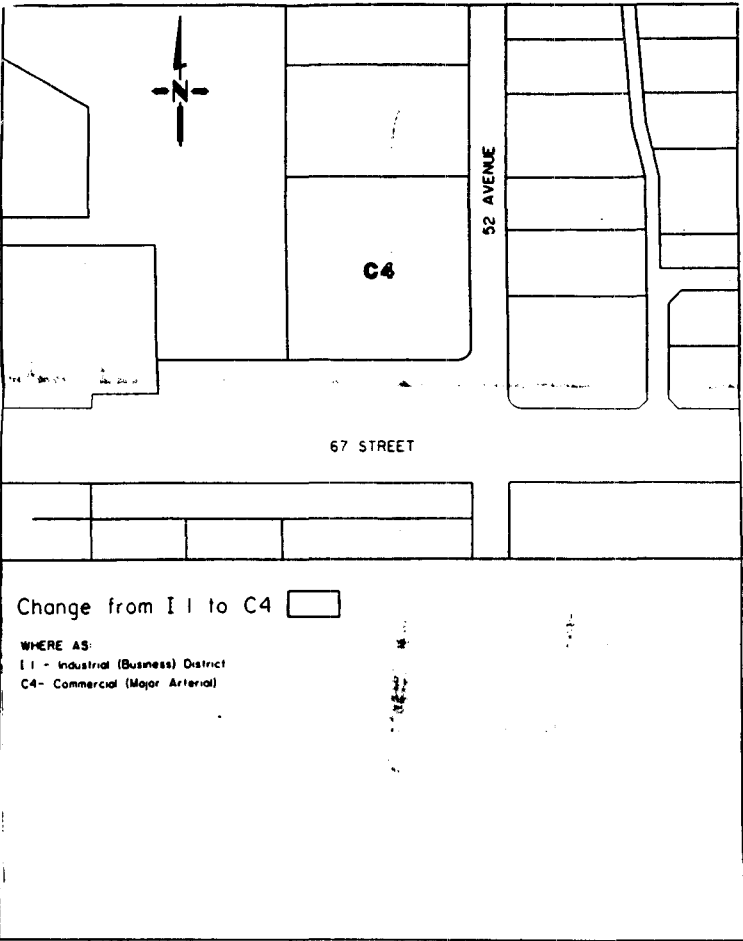
**BOWER PLACE SHOPPING CENTRE
EXPANSION/LAND SALE
and the
PROPOSED ACQUISITION OF LAND
FOR PARK**

DATE: *Tuesday, February 1, 1994*
TIME: *3:00 pm - 8:00 pm*
PLACE: *Bower Kin Community Centre*

In attendance will be representatives from the City of Red Deer, the Red Deer Regional Planning Commission and Bower Place Shopping Centre.

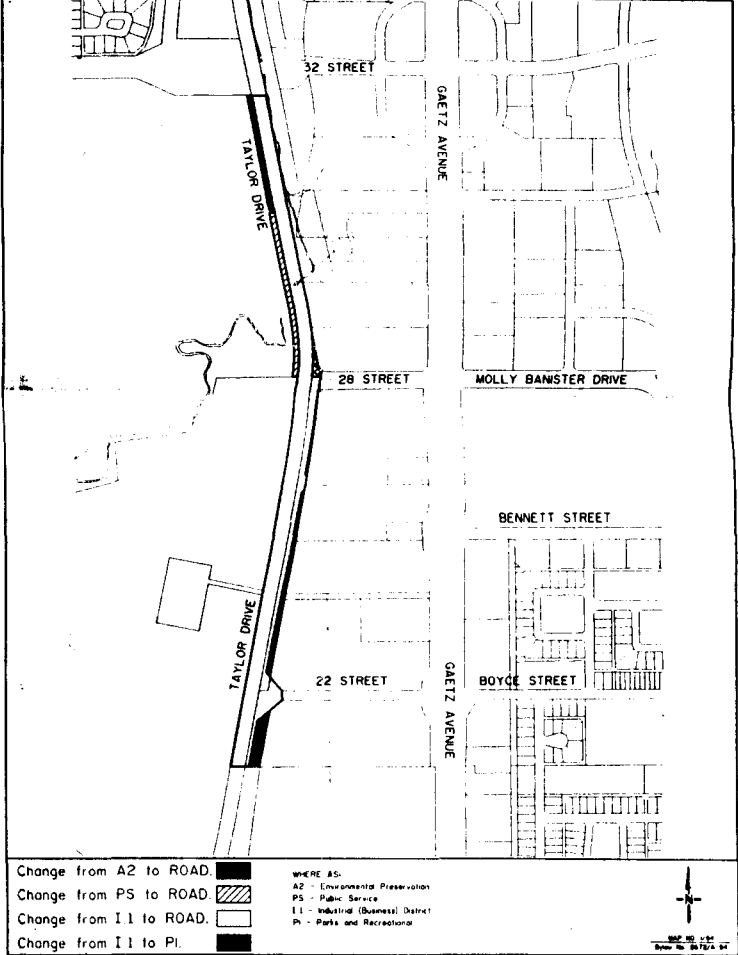
Your comments and suggestions would be appreciated.

LAND USE BYLAW AMENDMENT 2672/X-93



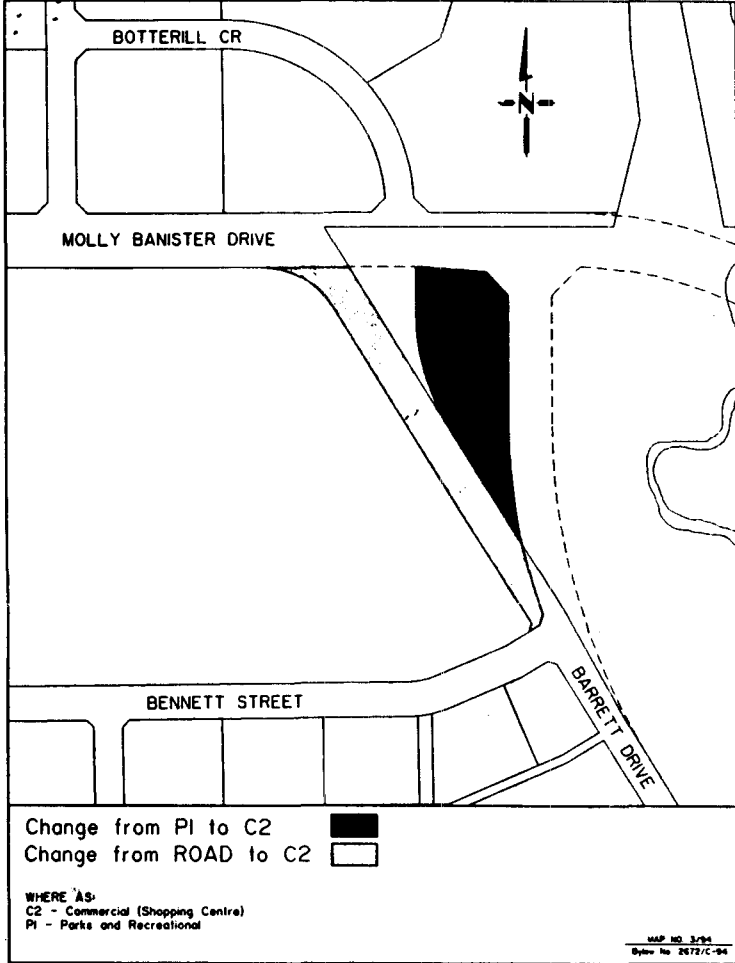
- 1. The Council of The City of Red Deer propose to pass Bylaw 2672/X-93, being an amendment to the Land Use bylaw of The City of Red Deer.
 - 2. The purpose of the proposed amending Bylaw 2672/X-93 is to amend the land use classification of the property referred to in the above plan.
- *See Land Use Bylaw Amendments Paragraphs 3 to 7 on this page

LAND USE BYLAW AMENDMENT 2672/A-94



- 1. The Council of The City of Red Deer propose to pass Bylaw 2672/A-94, being an amendment to the Land Use Bylaw of The City of Red Deer.
 - 2. The purpose of the proposed amending Bylaw 2672/A-94 is to amend the land use classification of the property referred to in the above plan.
- *See Land Use Bylaw Amendments Paragraphs 3 to 7 on this page

LAND USE BYLAW AMENDMENT 2672/C-94



- 1. The Council of The City of Red Deer propose to pass Bylaw 2672/C-94, being an amendment to the Land Use Bylaw of The City of Red Deer.
 - 2. The purpose of the proposed amending Bylaw 2672/C-94 is to amend the land use classification of the property referred to in the above plan.
- *See Land Use Bylaw Amendments Paragraphs 3 to 7 on this page

LAND USE BYLAW AMENDMENT 2672/D-94

- 1. The Council of The City of Red Deer propose to pass Bylaw 2672/D-94, being an amendment to the Land Use Bylaw of The City of Red Deer.
- 2. The purpose of the proposed amending Bylaw 2672/D-94 is to amend the Land Use Bylaw as follows:
4.13 EXCEPTIONS RESPECTING LAND USE:
4.13.1 Areas specifically designated for a particular use:
"Section 4.13.1 is amended by deleting therefrom subsection (20) and substituting therefor the following:
(20) On those sites, or portions thereof, hereinafter listed, "Photographic Studio" is a permitted use in the existing structure
(a) Lot 7, Block E, Plan K9. (4419-55 Street)".

*See Land Use Bylaw Amendments Paragraphs 3 to 7 on this page

- 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, February 14, 1994, 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, and
(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: JANUARY 28, 1994.
DATE OF LAST PUBLICATION of this Notice: FEBRUARY 4, 1994.
K. KLOSS
CITY CLERK

REPORTSNO. 1

DATE: January 31, 1994
TO: City Clerk
FROM: Director of Financial Services
RE: BYLAW NO. 3105/94 -
BEING A BYLAW TO APPROVE GRANTS TO ORGANIZATIONS

Attached is the above bylaw to authorize the grants approved by Council during the 1994 Budget deliberations.



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

AW/jt

Att.

PATH: alan\bylaws\grnt3105.94

Commissioners' Comments

We recommend that Council pass said bylaw.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994

TO: DIRECTOR OF FINANCIAL SERVICES

FROM: CITY CLERK

RE: BYLAW 3105/94 - APPROVAL OF GRANTS TO ORGANIZATIONS

At the Council Meeting of February 14, 1994, consideration was given to your report dated January 31, 1994 concerning the above and at which meeting first and second readings were given to the above noted bylaw.

Prior to consideration of third reading, Council agreed that same be tabled to the March 7, 1994 Council Meeting in order that it be considered when the rest of the 1994 Budget is revisited.

Also, with regard to our recent telephone conversation, this is to confirm that you will be advising those organizations who were to receive grants, of Council's decision in this instance. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

NO. 2

DATE: February 1, 1994

TO: City Clerk

FROM: Treasury Services Manager

RE: AMENDMENT TO UTILITY BYLAW 2960/88 -
UTILITY BYLAW AMENDMENT 2960/A-94

Attached is a proposed amendment to Utility Bylaw No. 2960/88 to implement the utility rate changes approved by Council during 1994 budget meetings.

The changes to be implemented by the amendment are:

<u>Utility</u>	<u>Rate Increase (Decrease)</u>	<u>Effective Date</u>
Water	3%	February 14, 1994
Recycling	(3%)	February 14, 1994

The Miscellaneous Rates on Schedule A (Water Rates) are unchanged; on Schedule D (Garbage Rates) the only change is to the Recycling Charge in Section 3.

The effect of the changes on an average monthly residential utility bill will be as follows:

Utility	Current Charge	New Charge	Increase (Decrease)	
			\$	%
Power	45.76	45.76	-	-
Water	18.48	19.03	.55	3
Sewer	14.11	14.11	-	-
Garbage Collection	6.19	6.19	-	-
Recycling	3.25	3.15	(.10)	(3)
	\$ 87.79	\$ 88.24	.45	.5

....2

City Clerk
Re: Utility Bylaw Amendment 2960/A-94
February 1, 1994
Page 2

The foregoing table indicates that an average monthly residential utility bill will increase by \$.45 or .5%.



D. G. Norris
Treasury Services Manager

DGN/jt

Att.

- c. Director of Financial Services
Utility Billing Supervisor
Computer Services Manager

PATH: doug\memos\2960.a94

Commissioners' Comments

We concur with the recommendations of the Treasury Services Manager and recommend Council give this bylaw 3 readings at this meeting so that the rate changes can be implemented effective February 14, 1994.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994
TO: TREASURY SERVICES MANAGER
FROM: CITY CLERK
RE: UTILITY BYLAW AMENDMENT 2960/A-94

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 1, 1994, concerning the above. At this meeting, three readings were given to Utility Bylaw Amendment 2960/A-94, a copy of which is attached hereto.

The decision of Council in this instance is submitted for your information. This office will now proceed with updating the Consolidated Copy of the bylaw.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Atch.

cc: Utility Billing Supervisor
Computer Services Manager

NO. 3**CS-P-4.754**

DATE: February 4, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director of Community Services
DON BATCHELOR, Parks Manager

RE: PROPOSED AMENDMENTS:
CEMETERY BYLAW 2952/A-94

City Council approved the 1994 Parks Department Operating Budget on January 18, 1994. Included in this budget were the rates/fees for the Red Deer and Alto Reste Cemeteries.

In order to change the 1993 fees, an amendment to the Cemetery Bylaw 2952/88 is required. Attached are the proposed amendments to the Cemetery Bylaw which include the following changes:

- Clearer definition of who can order an interment on a grave lot when held by two or more persons.
- Revised the maximum number of cremation burials on a regular lot to four (4).
- Schedule "D" is amended to include the new rates/fees for 1994, which can be summarized as: a \$75 increase in a regular lot purchase inclusive of perpetual care and burial fees; and a \$35 increase in a cremation plot purchase inclusive of perpetual care and burial fees.

The above bylaw amendments have been discussed with the City Clerk and the City Solicitor and they concur with the proposed amendments.

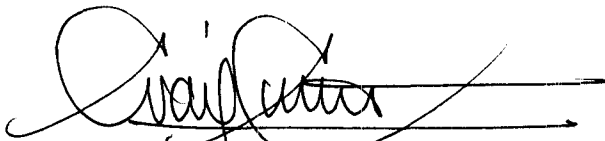
In regard to indigent burials, the Minister of Alberta Family and Social Services (Honourable M. Cardinal) has reconsidered the original directive and has announced that the Province will continue to cover the costs of all funeral and burial services of indigent persons. City Council, when considering the original direction by the Province for municipalities to incur these costs, had passed a resolution at their November 29, 1993 meeting requesting that a supplementary report be submitted back to Council concerning this issue. With the announcement by the Province that they will continue to cover the costs of indigent funerals and burials, there will be no downloading or financial implications to the City in 1994.

.../2

City Clerk
February 4, 1994
Page 2

RECOMMENDATION

That City Council approve and give three (3) readings to Cemetery Bylaw 2952/A-94.



CRAIG CURTIS



DON BATCHELOR

:ad
Atts.

- c. Cheryl Adams, Council/Committee Secretary
Ron Kraft, Parks Construction/Maintenance Superintendent

**Alberta Urban Municipalities Association**

8712 105 Street, P.O. Box 4807, Station S.E., Edmonton, Alberta T6E 5G4
Tel: (403) 433 4431 • Toll Free: 1 800 661 2862 • Fax: 433 4454

**FOR IMMEDIATE RELEASE
JANUARY 21, 1994**

Alberta Family and Social Services agrees to continue covering the cost of indigent burials

Alberta Family and Social Services has reconsidered its earlier decision to shift to municipalities the cost of burying deceased indigents. The Province will continue to cover these costs as it has in the past. This represents a cost to the Province of \$1.6 million annually.

The Province's decision was announced to the Executive of the Alberta Urban Municipalities Association (AUMA) at a meeting with Premier Ralph Klein and members of Cabinet on November 19th.

"We welcome this announcement," says AUMA President Mayor Bill Purdy. "It was one of several positive things that came out of our meeting with the Premier."

The announcement was made by Family and Social Services Minister Mike Cardinal, one of two cabinet ministers who were with the Premier in the meeting. The other minister in attendance was Dr. Stephen West, Municipal Affairs. Attending on behalf of the AUMA were President Purdy, Vice President (Cities) Alderman Pat Mackenzie, and Past President Alderman Dr. Ken Sauer.

Commissioners' Comments

We concur with the recommendation of the Parks Manager and Director of Community Services.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

cc City Clerk**Alberta Urban Municipalities Association**

8712 106 Street, P.O. Box 4807, Station S.E., Edmonton, Alberta T6E 5G4
Tel: (403) 433 4431 • Toll Free: 1 800 661 2862 • Fax: 433 4454

**FOR IMMEDIATE RELEASE
JANUARY 21, 1994**

**Alberta Family and Social Services agrees to continue
covering the cost of indigent burials**

Alberta Family and Social Services has reconsidered its earlier decision to shift to municipalities the cost of burying deceased indigents. The Province will continue to cover these costs as it has in the past. This represents a cost to the Province of \$1.6 million annually.

The Province's decision was announced to the Executive of the Alberta Urban Municipalities Association (AUMA) at a meeting with Premier Ralph Klein and members of Cabinet on November 19th.

"We welcome this announcement," says AUMA President Mayor Bill Purdy. "It was one of several positive things that came out of our meeting with the Premier."

The announcement was made by Family and Social Services Minister Mike Cardinal, one of two cabinet ministers who were with the Premier in the meeting. The other minister in attendance was Dr. Stephen West, Municipal Affairs. Attending on behalf of the AUMA were President Purdy, Vice President (Cities) Alderman Pat Mackenzie, and Past President Alderman Dr. Ken Sauer.

The disentanglement process

Disentanglement of provincial and local government responsibilities was another topic discussed with the Premier. The AUMA Executive were pleased that the Premier agreed to initiate a major review of local government financing and its relationship to the provincial government.

This process will involve an examination by local governments and the Province of their respective roles, defining who is responsible for what, who pays for the services, and from what sources of revenue. A disentanglement review is of considerable significance in light of the government's deficit reduction initiatives.

Page 2 - News Release on AUMA meeting with the Premier

Looking at three-year departmental business plans

Also on the agenda of the Premier's meeting was the matter of three-year business plans which are now being developed by government departments. The AUMA requested that it be permitted to review these plans before they are made public.

The Premier agreed that the Association will be provided the opportunity to review the business plans as they affect municipalities.

Premier's Council

Mr. Klein also agreed to give serious consideration to re-establishing the Premier's Council on Local Government. This is a group which was brought into being in 1986-87 by the former Premier, who felt there should be periodic opportunities for elected municipal officials to discuss with the Premier and key Cabinet Ministers any provincial government decisions which might be of particular concern to local government.

"We suggested to the Premier at the meeting that he consider re-establishing the Council, and that it meet at least twice a year, preferably before the commencement of the Spring and Fall Sessions of the Legislature." President Purdy said. "The Premier agreed to consider the Council as it would be an effective way of communicating with local governments.

-30-

For further information please contact AUMA Executive Director John Maddison, at 433-4431 (toll free 1-800-661-2862).

COPIED TO: PARKS MANAGER

C. CURTIS

A. WILLOCK

FEB 10/94
pm



Office of the Deputy Minister

Seventh Street Plaza, 10030 - 107 Street, Edmonton, Alberta, Canada T5J 3E4 403/427-6448

February 1, 1994

Her Worship Gail Surkan
Mayor of the City of Red Deer
City Hall
PO Box 5008
Red Deer AB T4N 3T4

Dear Mayor Surkan:

Last fall, staff of my department learned that by paying for all indigent burials, we were violating Alberta Regulation 240/90. In October, I asked the Deputy Minister of Municipal Affairs to advise local authorities about their obligation, under that regulation, to bury indigent persons who die within their boundaries, even though Family and Social Services has paid for such burials for several decades.

Since then, both departments have received letters of concern from local authorities. Several Members of the Legislative Assembly also received letters from their constituents, opposing the decision, and the Alberta Urban Municipalities Association took a strong position against the proposed change.

The transfer of responsibility was originally to take place on January 1, 1994; but late in December I wrote to tell you of a two-month postponement, to allow more time for planning and writing policy procedures.

I am pleased to tell you that the Honourable Mike Cardinal, Minister, has decided to ask the Minister of Municipal Affairs to rescind the sections of Alberta Regulation 240/90 that place responsibility for indigent burials on local authorities. Family and Social Services will continue to pay for these burials.

During the past few months, staff of my department have received many valuable suggestions from municipal officials, as to ways we might provide a more efficient service while reducing costs to Alberta's taxpayers. I would like to take this opportunity to thank all of you who have provided advice on this matter, which I think has now been brought to a conclusion that will satisfy everyone.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Fleming".

Don Fleming
Deputy Minister

Copied to: D. BARCELON
C. CURTIS
A. WILCOCK
K. KROSS

Feb 10/94
Dms



ALBERTA
FAMILY AND SOCIAL SERVICES

Office of the Minister

Also responsible for Metis Settlements Commission, Native Programs

FEB 02 1994

Her Worship Gail Surkan
Mayor
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

This is in response to your letter regarding the cost of indigent burials. The Honourable Steve West has also made me aware of your concerns.

As you are probably aware, I have decided that the department will retain responsibility for all indigent burials. Information to this effect will be sent to municipalities by the Deputy Minister, Mr. Don Fleming.

I trust that this alleviates your concerns and thank you for writing.

Sincerely,

Mike Cardinal
Minister
M.L.A., Athabasca/Wabasca

cc: Honourable Premier Klein
Honourable Steve West
Honourable Stockwell Day
MLA, Red Deer North
Victor Doerkson
MLA, Red Deer South

DATE: FEBRUARY 16, 1994

**TO: DIRECTOR OF COMMUNITY SERVICES
PARKS MANAGER**

FROM: CITY CLERK

RE: PROPOSED AMENDMENTS: CEMETERY BYLAW 2952/A-94

At the Council Meeting of February 14, 1994, three readings were given to Amending Bylaw 2952/A-94, a copy of which is attached hereto.

By way of a copy of this memo, I am requesting Council and Committee Secretary, Cheryl Adams, to notify all Funeral Homes and Monument Companies of the changes which come into effect immediately. Revised pages for the Office Consolidation Copy of the Cemetery Bylaw will be sent under separate cover.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Attch.

cc: Council and Committee Secretary, Cheryl Adams
Ron Kraft
Rolf Westera

NO. 4

DATE: January 28, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **REQUEST FOR LICENSE TO OCCUPY BY
OLCORP HOLDINGS LTD. (EARL'S RESTAURANT)
PART OF LOT U-5, BLOCK 1, PLAN 782-1624**

The attached request and plan has been circulated to various City departments for their comments. It would appear there are no objections to the granting of a License to Occupy for the existing fence.

We originally had a License to Occupy in place with Harbob Central Developments for the fence that was running north to south on the east side of Lots 11 and 12. Harbob sold Lot 12 to Olcorp. Olcorp purchased part of the MR south of Lot 12 from the City and consolidated all into Lot 13, Block 1, Plan 932-1993.

We would recommend Council of The City of Red Deer approve the requested License to Occupy, subject to the following conditions:

1. Enter into a new standard License to Occupy Agreement;
2. Annual licence fee of \$30.00;
3. General Liability insurance for \$1 Million naming The City of Red Deer as additional insured;
4. Existing fence to be located within the 1.61 metre license to occupy;
5. Any damage to City utilities as a result of the location of the fence, to be the responsibility of the Lessee;
6. If it becomes necessary to relocate the fence for the City to do maintenance on the utilities, it will be at the expense of the Lessee.



Alan W. Scott

PAR/mm
Att.
c: W. Lees, Land Supervisor

earls stationery

Jan. 13, 1994

To: Mr. Peter Robinson

From: Mr. William Olafson
Olcorp Holdings Ltd.

Dear Sir,

I will require a license agreement with the City of Red Deer, so that Olcorp Holdings Ltd. may occupy part of the land on U 5, where the fence on the east side of Earl's Restaurant is located.

I trust that this is in order, and am thanking you in advance for your cooperation.

Yours Truly,



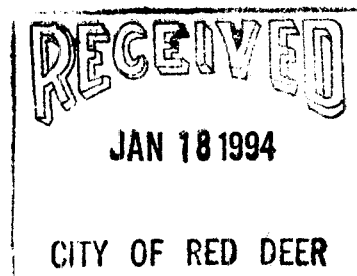
Wm. Olafson

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



Earl's Place
2111 Gaetz Avenue, Red Deer, Alberta T4R 1Z4 • (403) 342-4055

earls & earls & earls & earls

PLAN

LOT 11 BLOCK 1
832-2478
LONDON DRUGS

GAETZ

5.807

39.492

32

10.73

91.911

12.99

34.39

EARL'S
BUILDING

16.65

22.50

18.48

2.00

2.00

81.30

94.898

10.77

9.48

LOT 13

BLOCK 1

PLAN ~~832-2478~~
932-1993

1.61

13.716

1.0 m.

0.61 m

1.61 m = 5.28' ±
TOTAL

← N

SCHEDULE 'A'

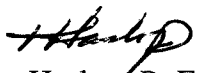
SCALE 1:51

Report

040-062

DATE: January 18, 1994
TO: Land Appraiser
FROM: Engineering Department Manager
RE: **LOT U5, BLOCK 1, PLAN 782-1624**
OLCORP HOLDINGS LTD. (EARL'S RESTAURANT)

In response to your January 13, 1994 memo regarding the License to Occupy part of Lot U5, please be advised that the Engineering Department has no comments.


Ken Haslop, P. Eng.
Engineering Department Manager

/emg

DATE: January 21, 1994

TO: PETER ROBINSON
Land Appraiser

FROM: CRAIG CURTIS
Director of Community Services

RE: LOT U-5, BLOCK 1, PLAN 782-1624
OLCORP HOLDINGS LTD. (EARL'S RESTAURANT)
Your memo of January 13, 1994 refers.

We have no objection to the lease of a portion of lot U-5, as outlined, subject to the same conditions as the portion of lot U-5, which is presently leased to Olcorp Holdings Ltd.

A handwritten signature in black ink, appearing to read 'Craig Curtis', with a long horizontal line extending to the right.

CRAIG CURTIS

DB/ad



**RED DEER
REGIONAL PLANNING COMMISSION**

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

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: Peter Robinson, Land Appraiser

DATE: January 20, 1994

FROM: Frank Wong, Planning Assistant

**RE: LOT U-5, BLOCK 1, PLAN 782 1624
OLCORP HOLDINGS LTD. (EARL'S RESTAURANT)**

Please be advised that planning staff have **NO OBJECTION** to the City granting a License to Occupy for a portion of the above noted land.

Frank Wong
Planning Assistant

FW/eam

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 DELBURNE • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

DATE: 18 January 1994

FILE NO. 94-1610

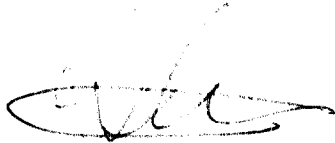
TO: Peter Robinson
Land Appraiser

FROM: Bylaws and Inspections Manager

RE: **LOT U-5, BLOCK 1, PLAN 782-1624**
OLCORP HOLDINGS LTD. (EARL'S RESTAURANT)

In response to your memo of January 13, 1994, we wish to advise that we have no objections to the proposal.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: January 17, 1994

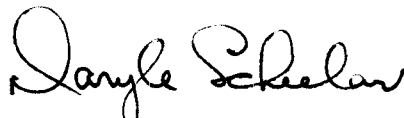
TO: Peter Robinson
Land Dept.

FROM: Daryle Scheelar
E. L. & P. Dept.

RE: Lot U5, Block 1, Plan 782 1624
Olcrop Holdings Ltd.

E. L. & P. have no objection to the request for a License to Occupy Part of U5 adjacent to Lot 13 for an existing wooden fence.

If you have any questions please advise.



Daryle Scheelar,
Distribution Engineer

GF/jjd

DATE: FEBRUARY 15, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: REQUEST FOR LICENSE TO OCCUPY BY OLCORP HOLDINGS LTD.
(EARL'S RESTAURANT), PART OF LOT U5, BLOCK1, PLAN 782-1624**

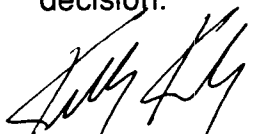
At the Council Meeting of February 14, 1994 consideration was given to your report dated January 28, 1994 concerning the above noted topic. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager, dated January 28, 1994, re: Request for Licence to Occupy by Olcorp Holdings Ltd. (Earl's Restaurant), Part of Lot U-5, Block 1, Plan 782-1624, hereby approves said licence to occupy subject to the following conditions:

1. Enter into a new standard License to Occupy Agreement;
2. Annual Licence fee of \$30.00;
3. General Liability insurance for \$1 Million naming The City of Red Deer as additional insured;
4. Existing fence to be located within the 1.61 metre license to occupy;
5. Any damage to City utilities as a result of the location of the fence, to be the responsibility of the Lessee;
6. If it becomes necessary to relocate the fence for the City to do maintenance on the utilities, it will be at the expense of the Lessee,

and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you now contact the applicant to advise them of Council's decision.


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services

NO. 5

DATE: February 4, 1994
TO: City Clerk
FROM: Land & Economic Development Manager
RE: **CITY ORIOLE PARK PHASE 2B
OWENS CLOSE (SEE ATTACHED MAP)**

Owens Close is proposed to be serviced and sold in the summer of 1994.

To finalize the registration of the legal subdivision plan, a portion of the Municipal Reserve designation (shown cross-hatched on attached map) must be cancelled to allow Owens Close to tie to Overdown Drive.

Recommendation:

We submit for City Council's approval the following description of that portion of Lot R-7, Plan 878 N.Y. that will be required for the extension of Owens Close:

"ALL THAT PORTION OF LOT R-7, PLAN 878 N.Y. LYING WITHIN PLAN 942-_____ CONTAINING 0.022 HECTARES MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS."



Alan V. Scott
WFL/pr

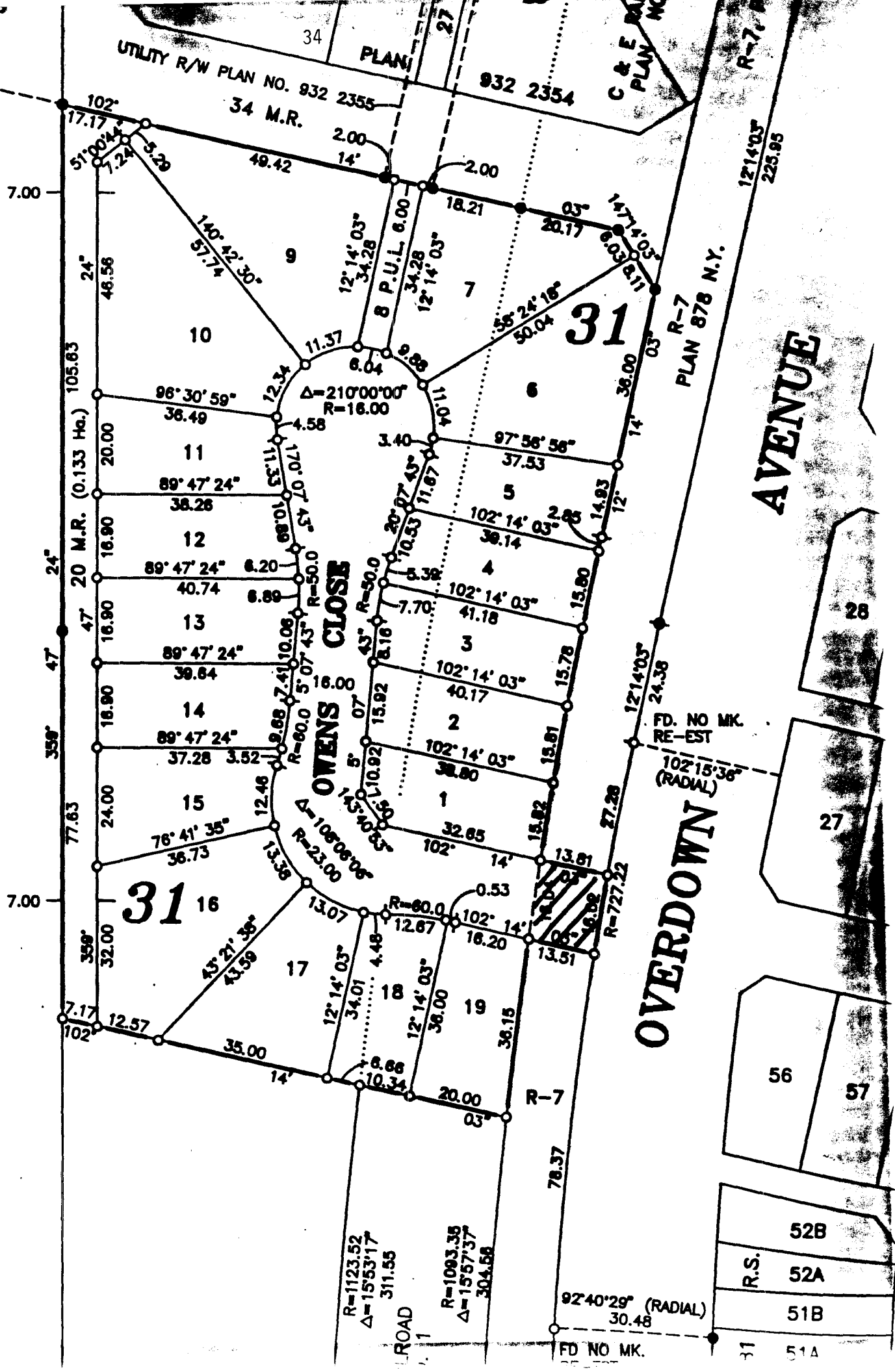
Att.

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager. We will now proceed to advertise this disposal as required by statute.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner




DATE: FEBRUARY 15, 1994
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: OWENS CLOSE

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 4, 1994 concerning the above topic. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager, dated February 4, 1994, re: City Oriole Park Phase 2B, Owens Close - Disposal of Municipal Reserve, hereby approves the disposal of municipal reserve lands described as 'All that portion of Lot R-7, Plan 878 N.Y. lying within Plan 942- containing 0.022 hectares more or less. Excepting thereout all mines and minerals', and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information. This office will now proceed with advertising and posting on the site in accordance with the requirements of the Planning Act, relative to the proposed disposal. It is my understanding that the City will pay the cost of advertising in this instance, however, the costs should be charged to Oriole Park Phase 2B.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Principal Planner
Council and Committee Secretary - Sandra

*Please prepare the necessary advertising and posting notices as required under the Act *

NO. 6**FILE NO. R-40859**

DATE: January 28, 1994
TO: KELLY KLOSS
City Clerk
FROM: LOWELL R. HODGSON, Manager
Recreation & Culture Department
RE: 1993 ANNUAL REPORT

Attached for your information, and for the information of the Mayor and City Council, are copies of the 1993 Annual Report for the Recreation & Culture Department.

I am very pleased with our financial performance during this very difficult economic time, and I believe this report summarizes the successes of the year just ended as well as the issues that we continue to address.



LOWELL R. HODGSON, Manager
Recreation & Culture Department

/s
Attach.

c: Craig Curtis

Commissioners' Comments

For Council's information.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994


TO: RECREATION AND CULTURE MANAGER

FROM: CITY CLERK

RE: 1993 ANNUAL REPORT

At the Council Meeting of February 14, 1994, the 1993 Annual Report for the Recreation and Culture Department was presented to Council for information and it was agreed that same be filed.

Thank you for keeping Council up to date on the operations of your department.



KELLY KLOSS
City Clerk

KK/clr

NO. 7

DATE: FEBRUARY 3, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: FIRE DEPARTMENT - 1994 FEES AND CHARGES

The procedure that City Council has followed in the past regarding approval of various rates and charges administered by The City, is that same are approved by bylaw, ie: Cemetery Bylaw, The Licence Bylaw, The Utility Bylaw, The Penalty Bylaw, etc.

One of the exceptions to this procedure, however, is that of approving rates and charges administered by the Fire Department. Traditionally this has been done by resolution. It is now the intent of the Fire Department to have these rates and charges adopted into a bylaw. Attached hereto is a report from the Fire Chief requesting Council's consideration of a bylaw regarding these rates and charges. Adopting this bylaw would bring the approving of such rates and charges in line with current practices.

RECOMMENDATION

That Council pass Bylaw 3106/94, a bylaw to approve the rates and charges administered by the Fire Department.



KELLY KLOSS
City Clerk

KK/clr

DATE: January 28, 1994
TO: City Clerk
FROM: Fire Chief
RE: 1994 FEES AND CHARGES

Would you please prepare a Bylaw to formally approve the new fees and service charges as presented to Council January 24, 1994, as well as to incorporate existing fees and charges.

Thank you.



R. Oscroft
Fire Chief

RO/dd

Att.

CITY OF RED DEER FIRE DEPARTMENT
RATES AND CHARGES - EFFECTIVE JANUARY 25, 1994

CHARGED TO	SERVICE	RATE	
County of Red Deer (previously approved by Council)	First Hour		
	Pumper x 4 men	\$550 per hour	+ \$1.75/km
	Tanker x 2 men	\$250 per hour	+ \$1.75/km
	Heavy Rescue x 2 men	\$300 per hour	+ \$1.75/km
	Heavy Rescue x 4 men	\$500 per hour	+ \$1.75/km
	Light Rescue x 2 men	\$250 per hour	+ \$1.75/km
	All Other Hours		
	Pumper x 4 men	\$400 per hour	
	Tanker x 2 men	\$200 per hour	
	Heavy Rescue x 2 men	\$250 per hour	
	Heavy Rescue x 4 men	\$450 per hour	
	Light Rescue x 2 men	\$200 per hour	
Provincial Government Responses to M.V.A. and Fires on Prov. Highways		\$300 per hour per unit responding	
Public and City Departments (previously approved by Council)	Yearly SCBA Service/Maintenance	\$90.00	
	S.C.B.A. Tank Fill	\$10.00	
	Hose Coupling	\$25.00/hour	+materials
	C.P.R. Training Dolls		
	Large Doll	\$15.00/day	
	Baby	\$10.00/day	
	Set of 10 Training Heads	\$10.00/day	
	Adult Intubation Head	\$10.00/day	
	Baby Intubation Head	\$5.00/day	
	Arrhythmia Generator	\$15.00/day	
	I.V. Training Arm	\$5.00/day	
	Inspection Services		
	Sprinkler Systems	\$42.00 per system	+\$15.50 for each additional floor
	Standpipe Systems	\$52.50 per system	+10.50 for each additional floor
	Fire Alarm Systems	\$25.25 per system	+11.00 for each additional floor

CITY OF RED DEER FIRE DEPARTMENT
RATES AND CHARGES - EFFECTIVE JANUARY 25, 1994

CHARGED TO	SERVICE	RATE	
Public and City Departments (New Fees and Charges approved by Council in 1994)	Hydrant Flow Tests	\$32.00/hour per man	+\$25.00 for report or report from file
	False Alarms due to		
	Faulty Equipment	Warning: \$300.00 per call thereafter	
	Fuel Storage Tank		
	Installation/Removal.		
	Above Ground or Underground	\$65.00	+\$20.00 each additional tank
	Regulated Occupancy Fee	\$32.00/hour per man	
	Dangerous Goods Abatement	\$300.00/hour per unit	+ cost of materials used
	Motor Vehicle Accidents (in City)		
	(includes response of pumper and rescue truck)	\$500.00 per hour	
	File Searches:		
	Current	\$25.00 each	
	Non-current, inspection required	\$32.00/hour per man	+\$25.00 per file
	Fire Investigations	\$32.00/hour per man	
		\$64.00/hour per man after hours	
		\$20.00 per report	
	Rescue Boat	\$100.00 per hour	



Insurance Bureau of Canada · Bureau d'assurance du Canada

10080 Jasper Avenue • Suite 1105 • Edmonton • Alberta T5J 1V9 • Fax (403) 423-4796 • Tel. (403) 423-2212

3 February 1994

Ref #: AWD-41-94

Ms. Gail Surkan
Mayor of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Madam Mayor:

Re Fire Department Extraction Fees

As the result of a call from the Red Deer Advocate on January 26th, I became aware that Red Deer City Council has approved a fire department fee structure to cover the costs of extracting the victims of motor vehicle collisions from their vehicles.

The following comments are based on information provided to me by the reporter.

While the insurance industry does not support the "fee for service" concept presently being advanced by various fire departments and municipalities throughout the province, I am not writing to argue that point.

Based on information provided by "The Advocate", however, two aspects of the Red Deer Fire Department billing process for extraction fees do concern us, as they appear to conflict with the terms and conditions of the Standard Alberta Automobile insurance policy. These two points of concern are (1) that insurance companies will be invoiced directly for the extraction fee and (2) that in multiple vehicle collisions, the fee will be split equally between the drivers involved. I'll address each of these concerns individually:

1. **The Red Deer Fire Department will invoice drivers insurance companies directly.** A claim under an automobile insurance policy can only be advanced by a person defined as "an insured" under the contract.

.../2

Page Two
AWD-41-94

The owner and/or driver of an insured automobile fall within this definition. The Red Deer Fire Department is not an insured and an insurance company is, therefore, under no obligation to respond to a claim filed directly with the insurance company by the fire department. The correct procedure would be for the fire department to invoice the driver, who can then forward it to his/her insurance company for consideration. If the policy provides coverage for that expense, the insurance company will then make appropriate arrangements for payment.

The key point here is that it is the individual that incurred the expense (the driver) that is responsible for payment of the invoice. Whether or not he/she has insurance to cover that expense should not be the concern of the fire department.

2. **Charges for extraction will be split equally between the drivers of all vehicles involved in the collision.** Receipt of an invoice from the fire department does not give a driver the automatic right to payment of the invoice by his/her own insurance company. Generally, an insurance company will only pay if an insured expense was incurred on their own policy holders behalf.

Perhaps some examples will help illustrate the circumstances under which a vehicle owner/driver can seek recovery of fire department charges from his/her own insurance policy.

Example #1

Single vehicle collision, driver and/or passengers trapped in vehicle, fire department uses jaws of life to free the victims, driver is invoiced by fire department for such service. Under Section B Accident Benefits of the Alberta Automobile Insurance policy, the insurer agrees to pay all reasonable medical expenses incurred as the result of bodily injury or death to all occupants of the insured vehicle, to a limit of \$5,000 per person. Most insurance companies would consider this fire department extraction fee as a medical expense and would pay the bill when submitted by their insured.

Example #2

Two vehicle collision, driver A at fault but does not require extraction, driver B is innocent victim but requires fire department extraction service. Fire department bills each driver for 50% of their fee. Since driver A did not require extraction, his share of the extraction fee would not be considered a necessary medical expense and therefore would not be paid under Section B of his policy. Driver B's share would be paid under his Section B as extraction was a necessary medical expense. By virtue of the Alberta Insurance Act, his insurer is prohibited from subrogating against driver A, even though he was responsible for the collision.

Page Three
AWD-41-94

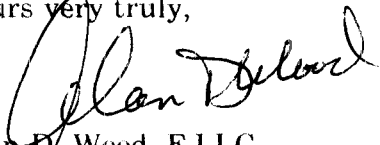
Example #3

Driver A is responsible for the collision and requires extraction, driver B is the innocent motorist but does not require extraction. Each driver is invoiced for 50% of the fire department fee. Driver A would be eligible for reimbursement under his own Section B coverage. Driver B, however, could not claim his share under his own Section because he did not require extraction. His only right is to seek reimbursement from driver A, on the basis that the expense was incurred as the result of driver A's negligence in causing the collision. If there is any dispute as to negligence, driver B may have to take legal action against driver A.

As illustrated by these examples, the fee for extraction will be covered by insurance in some cases but not in others. In those situations where insurance coverage is not available, the driver themselves will be responsible for payment of the bill.

I trust these comments will prove helpful to you in making a final decision on this subject. If there is any further information that I can provide, please do not hesitate in calling.

Yours very truly,

A handwritten signature in black ink, appearing to read "Alan D. Wood". The signature is fluid and cursive, with a large initial "A" and "D".

Alan D. Wood, F.I.I.C.
Regional Vice-President
Prairies and N.W.T.

AWD/jmn

DATE: February 8, 1994
TO: City Clerk
FROM: Fire Chief
RE: FIRE DEPARTMENT EXTRICATION FEES
INSURANCE BUREAU OF CANADA LETTER

The following will clarify our position with regards to charging for extrication services that result from motor vehicle accidents.

Our intent is to charge \$500.00 an hour for responding a pumper, rescue truck, and ambulance, and eight fire medics to motor vehicle accidents occurring within the City, and in which persons are trapped and require the use of power tools to free them. We presently charge for these same services that are performed outside the City limits.

If a person or persons are extricated from a single motor vehicle, the response fee will be charged to that vehicle.

If two vehicles are involved, and persons must be extricated from both vehicles, we would split the charges between the two vehicles, providing the time to extricate does not exceed one hour.

It is not our intent to make charges against vehicles where extrication is not required.

In his letter to the Mayor, Mr. Wood of the Insurance Bureau of Canada states that the Fire Department cannot submit invoices directly to the insurance companies. Mr. Wood indicates that only the insured can be invoiced, and they must submit the bill to their insurance company for payment.

The County of Strathcona Fire Department initiated a similar fee approximately six months ago, and they invoice the insurance companies directly. All their invoices have been paid promptly.

In discussion with the Director of Finance, we concluded that the insured is going to make a claim to the insurance company to repair or replace his vehicle anyway, and that billing the insurance company, and including the proper documentation would save one step in the recovery of our invoice.

If the insurance company refuses an invoice, it can be resubmitted to the vehicle owner for recovery.

City Clerk
Page 2
February 8, 1994

Recommendation:

1. The City directly invoice the insurance company representing the owner of a motor vehicle which has been involved in an accident, and for which extrication services have been provided to assist in the removal of trapped persons.
2. In the event that an insurance company refuses the City's invoice, the invoice will be submitted to the vehicle owner for recovery.

Respectfully submitted,



Robert Oscroft
Fire Chief

RO/dd

Commissioners' Comments

We concur with the recommendation of the City Clerk and Fire Chief.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994

TO: FIRE CHIEF

FROM: CITY CLERK

RE: 1994 FEES AND CHARGES - FIRE DEPARTMENT


At the Council Meeting of February 14, 1994, consideration was given to your report dated January 28, 1994 concerning the above topic and further to your report dated February 8, 1994 re: Fire Department Extrication Fees - Insurance Bureau of Canada Letter. At the above noted meeting, three readings were given to the Fire Department Fees and Charges Bylaw 3106/94, a copy of which is attached hereto. In addition, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Fire Chief, dated February 8, 1994, re: Fire Department Extrication Fees, Insurance Bureau of Canada Letter, hereby agrees as follows:

1. The City directly invoice the insurance company representing the owner of a motor vehicle which has been involved in an accident, and for which extrication services have been provided to assist in the removal of trapped persons.
2. In the event that an insurance company refuses the City's invoice, the invoice will be submitted to the vehicle owner for recovery,

and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information. I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Attch.

cc: Director of Financial Services

NO. 8

DATE: February 7, 1994

TO: City Clerk

FROM: Director of Financial Services

RE: COUNCIL POLICY NO. 405 - BUDGET ADMINISTRATION

The above policy has been reviewed and revised as follows:

Description	Existing Policy	New Policy
Maintenance Plan for City Infrastructure	Five year	Ten year
Surplus funds at year end	Lapse and transferred to surplus	Allow 50% to be carried forward to be used in next fiscal year
Transfers of budget funds between departments	Require Council approval	Require City Commissioner approval
Transfers of budget funds within departments	Require City Commissioner approval	Require Department Head approval
Budget for investment interest	Based on 7 1/2%	Based on 6%

The changes proposed for administration of budget funds will put more responsibility at lower levels (department head) and provide more flexibility for department heads to use surplus funds for creative purposes to save money and improve efficiency. The changes also recognize the department heads as responsible for monitoring their spending and revenues to ensure budgets are not overspent.

The changes made in the policy can be identified as follows:

- Bold items are items added
- Crossed out items are items deleted.

Recommendations

Approval of the revised Policy No. 405 - Budget Administration.



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

AW/jt
Att.

PATH: alan\counpol.405

Commissioners' Comments

We concur with the recommendation
of the Director of Financial Services.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Policy Section:
Finance

Page:
1 of 5

Policy Subject:
Budget Administration

Policy Reference:
405

Lead Role:
Treasurer

Resolution/Bylaw:
New

PURPOSE

To provide policies for the preparation and administration of the Capital and Operating Budgets

POLICY STATEMENT

1. CAPITAL BUDGET FINANCIAL POLICIES

The financial policies to be used in preparing and administering the Capital Budget are:

- 1) The City will have a Five Year Plan for major capital expenditure and update it annually.
- 2) The issue of debenture debt for financing major capital will be limited to:
 - 20 years for local improvement projects
 - 10 years for all other capital projects.
- 3) The E. L. & P. Utility should maintain a reserve balance equal to \$3 million for providing financing for Utility capital expenditures to avoid issuing debentures.
- 4) Local improvements will normally be financed by the use of surplus debenture borrowings or the use of accumulated surpluses in order to avoid issuing new debenture borrowings.
- 5) The Subdivision Fund should finance its capital expenditures from accumulated surpluses.
- 6) Increases in debt payments financed from property taxation should not exceed the rate of inflation and increases in tax revenue due to assessment growth.

Cross Reference:

Remarks

Date of Approval:

Effective Date:

Date of Revision:

February 16, 1993

Policy Section:
Finance

Page:
2 of 5

Policy Subject:
Budget Administration

Policy Reference:
405

Lead Role:
Treasurer

Resolution/Bylaw:
New

PURPOSE

POLICY STATEMENT

- 7) Major renovations of existing facilities should not be financed by long term borrowings.
- 8) Each Department Head is responsible for ensuring the department's capital projects do not exceed the budget authorized by Council.
- 9) Reallocation of unspent funds for Capital projects:
 - require only the City Commissioner's approval if the project was funded 100% by the Operating Budget,
 - require Council approval if funding is not provided 100% by the Operating Budget, and
 - if debenture financing was used, Local Authorities Board approval will also be required.
- 10) If significant increases in operating expenditures will result from Major Capital expenditures, the Capital budget should disclose the projected increases.

2. OPERATING BUDGET POLICIES

The financial policies to be used in preparing and administering the Operating Budget are:

- 1) Current expenditure should be financed by current revenues. The use of accumulated surpluses to finance current operations should be avoided.

Cross Reference:

Remarks

Date of Approval: Effective Date: Date of Revision:
February 16, 1993

Policy Section:
Finance

Page:
3 of 5

Policy Subject:
Budget Administration

Policy Reference:
405

Lead Role:
Treasurer

Resolution/Bylaw:
New

PURPOSE

POLICY STATEMENT

- 2) The Operating Budget should provide for the adequate maintenance of capital equipment and facilities and for their orderly replacement by a ~~five~~ Ten year plan.
- 3) The Operating Budget should be adopted on a basis of accounting consistent with generally accepted accounting principles. Revenues are budgeted when they become measurable and available and expenditures are charged against the budget when they become measurable and a purchase order has been issued.
- 4) ~~All unused budget funds at the year end will lapse. Unused funds will be transferred to accumulated surplus.~~
- 4) 50% of the budget savings achieved by a Department for a fiscal year can be carried forward to the following fiscal year and would be in addition to the budget approved by Council for the following fiscal year. The funds carried forward are to be used for one-time expenditures intended to:
 - create staff efficiencies to reduce costs
 - fund expenditures that would result in on-going savings in expenditures. The resulting savings would be reduced from the Department's base budget in future years.
- 5) Transfers between departments require ~~Council~~ City Commissioner approval. Transfers within ~~major~~ a department ~~programs~~ require ~~City Commissioner~~ the department head's approval.
- 6) Utility funds should be self supporting.

Cross Reference:

Remarks

Date of Approval:

Effective Date:

Date of Revision:

February 16, 1993

Policy Section:
Finance

Page:
4 of 5

Policy Subject:
Budget Administration

Policy Reference:
405

Lead Role:
Treasurer

Resolution/Bylaw:
New

PURPOSE

POLICY STATEMENT

- 7) The Equipment Fund should have a minimum surplus/reserve balance equal to one average year's equipment purchases.
- 8) The Operating Budget is approved by Council resolution at the department summary level.
- 9) The budget for investment interest will be based on an assumed ~~7 1/2%~~ 6% interest rate. If the average interest rate exceeds ~~7 1/2%~~ 6%, the excess will be put into accumulated surplus to offset shortfalls when the average interest earnings are less than ~~7 1/2%~~ 6%.
- 10) The City will consider on an annual basis inflation, market rates and charges levied by other public and private organizations for similar services in establishing fees and charges.
- 11) A ~~five~~-Ten year plan for repair and maintenance of City infrastructure should be completed and maintained.
- 12) A department head is responsible to ensure purchases made by the department will not exceed the budget approved by Council. This responsibility includes monitoring department revenues so that the net of actual expenditures and revenues does not exceed the net budget approved by Council.

Cross Reference:

Remarks

Date of Approval:

Effective Date:

Date of Revision:

February 16, 1993

Policy Section:
Finance

Page:
5 of 5

Policy Subject
Budget Administration

Policy Reference:
405

Lead Role:
Treasurer

Resolution/Bylaw:
New

PURPOSE

POLICY STATEMENT

- 13) If a department budget will be overspent, the City Treasurer is to be advised by the Department Head as soon as possible. If the overexpenditure is considered significant, then the ~~City Treasurer~~ department head will advise Council of the expected overexpenditure and the reasons, and request Council approval.
- 14) No later than April 30 of the year following, a report on significant budget variances is to be submitted to Council by the Treasurer and City Commissioners:
- identifying significant budget variances, and
 - explaining the reasons for variances in the previous fiscal year.
- 15) The Operating Budget will include a two year budget projection.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

February 16, 1993

DATE: FEBRUARY 16, 1994

TO: DIRECTOR OF FINANCIAL SERVICES

FROM: CITY CLERK

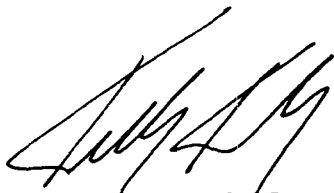
RE: COUNCIL POLICY #405 - BUDGET ADMINISTRATION

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 7, 1994 concerning the above. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Financial Services, dated February 7, 1994, re: Council Policy No. 405 - Budget Administration, hereby approves the revised Policy No. 405 - Budget Administration, as submitted to Council February 14, 1994."

The decision of Council in this instance is submitted for your information. This office will now be updating Council Policy #405 and circulating same in due course.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Donna Souch

NO. 9

FILE NO. R-40880

DATE: February 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

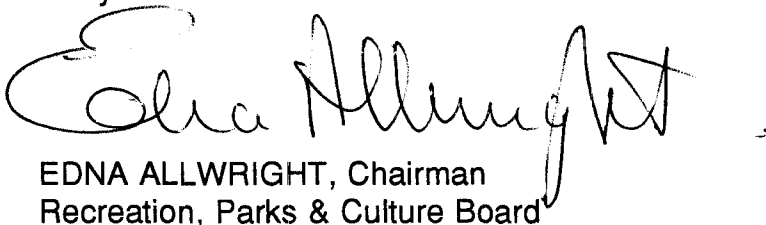
RE: LEASE AGREEMENT WITH ALLIED ARTS COUNCIL

Attached to this memo is an agreement prepared by the City Solicitor which was considered by the Recreation, Parks & Culture Board when we met on Tuesday, February 8, 1994, for the lease of the Old Court House to the Allied Arts Council. The existing lease with the Allied Arts Council expires February 12, 1994 and this new lease contemplated a five year term, with a five year renewal option.

After a review of this agreement, the Recreation, Parks & Culture Board passed the following resolution:

"That the Recreation, Parks & Culture Board recommend to City Council support for the agreement between the City of Red Deer and the Allied Arts Council for the operation of the Old Court House according to the agreement prepared by the City Solicitor, with clause #5 altered to have the agreement reconsidered after the initial five year term as opposed to the automatic renewal."

This minor alteration simply allows the City the opportunity to reconsider this lease after five years.



EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

/s
Attach.

c: Craig Curtis, Director of Community Services
Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

We concur with the recommendation of the Recreation, Parks & Culture Board.

"G. SURKAN", Mayor

"H.M.C. DAY", City Commissioner

CHAPMAN RIEBEEK

Barristers, Solicitors & Notaries

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

Your file:
Our file: GEN 02/94 THC
Red Deer Office

February 14, 1994

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

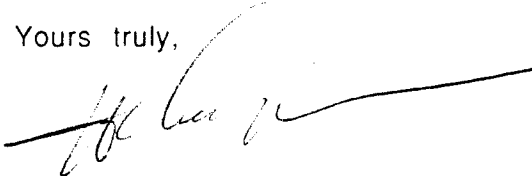
ATTENTION: Mr. Lowell R. Hodgson
Recreation & Culture Manager

Dear Sir:

Re: Lease of Old Court House

As discussed, I enclose amended page 4 of the agreement between the City and the Allied Arts Council of Red Deer.

Yours truly,



THOMAS H. CHAPMAN, Q.C.
THC/vjh
Enclosure

exercise any of its rights or obligations under this agreement.

Payment of Utilities and Taxes

15. The Arts Council will pay all utilities, rates, taxes and assessments which are lawfully imposed, or become due and payable, in respect of the Old Court House.

16. Sub-Tenants of the Arts Council shall be responsible for payment of any license or business tax lawfully imposed on them.

Insurance

17. The parties acknowledge that the Arts Council purchases comprehensive general liability insurance from the City in respect of claims for personal injury, death or property damage occurring upon, in or about the said lands. However, the Arts Council also acknowledges that its own assets and the contents of the building are not covered by the terms of the City's insurance policy and that the Arts Council is responsible for obtaining its own insurance coverage on the contents of the building.

Liability and indemnification

18. The Arts Council shall indemnify and save harmless the City from all costs, claims, demands, suits or actions of every nature or kind arising from property damage or personal injury, including death, arising either directly or indirectly from the activities of the Arts Council, its employees, agents, tenants and licensees upon the lands.

19. All property of the Arts Council kept or stored upon the said lands shall be so kept or stored at the sole risk of the Arts Council and the Arts Council hereby releases the City from any and all liability for any claims whatsoever arising out of damage to, loss of or theft of such property.

LEASE OF OLD COURT HOUSE

DATED FEBRUARY _____, 1994.

BETWEEN:

THE CITY OF RED DEER
(the "City")

-and-

ALLIED ARTS COUNCIL OF RED DEER
(the "Arts Council")

Background

1. The Arts Council wishes to lease a building and lands known as the Old Court House located at 4836 Ross Street in Red Deer, Alberta which is owned by the City.
2. The intention of the parties is that the building will serve as a Community Arts Centre to house individuals and groups which are involved in artistic activities so as to promote a greater awareness, understanding and appreciation of the arts in Red Deer and to provide a forum in which individuals and community organizations may become involved in the arts.

Lease

3. In consideration of the Arts Council operating and managing the Old Court House for the benefit of the community as described in this lease, the City hereby leases the Old Court House including grounds and parking lot, to the Arts Council. No rent shall be payable in respect of the lease of the demised lands. Instead, the City acknowledges that the operation, management and ongoing maintenance of the Old Court House will bring substantial benefits to the City of Red Deer and as such will serve as good and valuable consideration for this lease.

Term and Renewal

4. The term of the lease shall be from February 13, 1994 to March 31, 1999.

5. Provided that the Arts Council is not then in default under any of the terms of this lease, it shall be entitled to renew the term of the lease for a period of five years from April 1, 1999 to March 31, 2004. Notwithstanding the term of the lease, the Arts Council may terminate the lease upon one month's notice to the City.

Use of Land and Buildings

6. The Arts Council may use the Old Court House for the purposes set out in Schedule "A" attached hereto and for no other purpose.

7. The Arts Council acknowledges that the Old Court House is an Historic resource in Red Deer and agrees not to use the premises in any manner contrary to its status or designation as a Historic resource.

8. The Arts Council shall comply with, and shall use its best efforts to ensure that all sub-tenants and licensees also comply with, all applicable regulations, by-laws and statutes which may affect the use of the Old Court House. In particular, the Arts Council shall not discharge or permit any of its tenants or licensees to discharge any noxious substances from the Old Court House into the sewers or into the air in excess of the amounts permitted by legislation. For the purpose of this lease, "noxious substance" shall include any substance which is toxic, poisonous or a nuisance.

Alterations and Improvements

9. The Arts Council may not make any alterations or renovations to the Old Court House without the prior written consent of the City. Where alterations are permitted they shall be maintained by and at the cost of the Arts Council. In particular, the Arts Council agrees that it shall not post any exterior signs on the building or grounds without the prior approval of the City and acknowledges that all alterations must not impair the status of the Old Court House as an Historic Resource. This prohibition shall not apply to temporary signs such as those advertising events taking place within the building, advertising the United Way Campaign, advertising the price of food available for sale in the building or to other temporary signs approved by the City.

Repair and Maintenance

10. The Arts Council shall employ by way of an annual service contract a professional firm to inspect and repair the heating, electrical and plumbing systems of the Old Court House.

11. The Arts Council shall, at its own cost, keep the lands, buildings and facilities associated with the Old Court House in a good state of repair and neat and clean condition and in particular shall perform the tasks set out in Schedule "B" hereto and the following:

- a) the removal of snow and ice from the sidewalks on the property, from the City sidewalks adjacent to the property and from the parking lot;
- b) the weeding, trimming and care of grass, shrubs and trees;
- c) all routine caretaking and janitorial services;
- d) supplying all cleaning supplies and consumables such as toilet paper;
- e) the repair of all damage to the Old Court House, including normal wear and tear and including the repair of all electrical, heating and plumbing apparatus.

12. Notwithstanding the foregoing, the City shall be responsible to make any major structural repairs which may be required in connection with the building, the grounds or the parking lot and shall also be responsible to pay the cost of the replacement of any major items such as furnaces or boilers. For greater certainty, in respect of the parking lot, the City will pay for such major costs as the complete repaving of the parking lot, but the Arts Council will be responsible for the repair of pot holes and cracks in the asphalt and the re-painting of lines on the parking lot, etc.

13. Where any damage or injury to the Old Court House occurs, the City may give notice to the Arts Council to repair, rebuild and restore the same to the reasonable satisfaction of the City. If the Arts Council fails to do so the City may, at its option, repair such damage in which case the Arts Council shall upon demand forthwith repay and reimburse the City for all costs and expenses.

Right to Enter and Inspect

14. The City may at all times enter upon the said lands for the purpose of viewing the state of repair, condition and use of the said lands, or to perform any work or repair thereon, or to

exercise any of its rights or obligations under this agreement.

Payment of Utilities and Taxes

15. Except as stated in Clause 16, the Arts Council will pay all utilities, rates, taxes and assessments which are lawfully imposed, or become due and payable, in respect of the Old Court House, or any part thereof, whether in respect of the building, or its tenants. The Arts Council acknowledges that some of its sub-tenants require business licenses and pay business tax and that it shall be the responsibility of the Arts Council to ensure that such taxes are remitted to the City.

16. Notwithstanding the foregoing, the City shall pay all property and local improvement taxes which may be charged or levied against the Old Court House.

Insurance

17. The parties acknowledge that the Arts Council purchases comprehensive general liability insurance from the City in respect of claims for personal injury, death or property damage occurring upon, in or about the said lands. However, the Arts Council also acknowledges that its own assets and the contents of the building are not covered by the terms of the City's insurance policy and that the Arts council is responsible for obtaining its own insurance coverage on the contents of the building.

Liability and Indemnification

18. The Arts Council shall indemnify and save harmless the City from all costs, claims, demands, suits or actions of every nature or kind arising from property damage or personal injury, including death, arising either directly or indirectly from the activities of the Arts Council, its employees, agents, tenants and licensees upon the lands.

19. All property of the Arts Council kept or stored upon the said lands shall be so kept or stored at the sole risk of the Arts Council and the Arts Council hereby releases the City from any and all liability for any claims whatsoever arising out of damage to, loss of or theft of such property.

DEFAULT AND TERMINATION

20. Any of the following events shall be a default by the Arts Council under this lease:

1. failure to pay any payment due under this lease;
2. failure to perform any obligation under this lease;
3. seizure of any of the goods or chattels of the Arts Council;
4. if the Arts Council becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors or if a receiving order is made against the Arts Council, or a Receiver/Manager is appointed, or if any order is made for the winding-up of the Arts Council;
5. if the Old Court House is used by any persons other than those entitled to use them under the terms of this lease, or if the Old Court House shall be used for any purpose other than those permitted hereunder;
6. if the Arts Council ceases to occupy or manage the Old Court House.

21. If the Arts Council defaults under this lease then the City may at its option terminate this lease and re-enter and take possession of the Old Court House and in such event the City shall be entitled to deal directly with any sub-tenant of the Arts Council for the purpose of collecting rents, utilities or other payments due by such sub-tenants to the Arts Council as fully and effectually as if the City were the Arts Council and for such purpose, this agreement shall constitute an irrevocable assignment to the City of all of the rights of the Arts Council in any agreements with sub-tenants.

Waiver

22. No condoning, excusing or overlooking by the City of breaches or defaults similar to that for which re-entry is made shall be taken to operate as a waiver of the City's right to insist on strict performance of the terms of the lease.

Notices

23. Notices to be given under this agreement shall be effective upon personal service thereof or seven (7) days after mailing by ordinary mail, in the case of the Arts Council, in care of the

Old Court House, and in the case of the City, to:

The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4
ATTENTION: Land Department

MISCELLANEOUS

Overholding Tenant

24. If the Arts Council remains in possession of the said lands upon the expiration of the term of this lease, the Arts Council shall be deemed to be a tenant at will only and no other tenancy shall be created by implication of the law or otherwise.

Caveats and Encumbrances

25. The Arts Council shall not file or attempt to file or maintain any caveat or other encumbrance against the lands nor shall it permit any tenant or licensee to do so.

26. The Arts Council shall not suffer or permit any builder's lien or similar lien or encumbrance to be filed or registered against the said lands and, if such lien or encumbrance is so registered, the Arts Council shall, within twenty (20) days after the lien or encumbrance has come to the notice of the City, cause the said lien or encumbrance to be discharged from the title to the said lands.

Legal Expenses

29. If the City brings an action to recover possession of the said lands or to recover any money due under this lease, or to enforce any covenant or condition of this lease, the Arts Council shall pay to the City all expenses incurred therefore including the City's reasonable legal fees on a solicitor client basis.

Surrender

30. On termination of the lease, the Arts Council shall, if required by the City, forthwith remove from the said lands, all structures, equipment, supplies, articles, materials, effects and things at any time brought or placed thereon by the Arts Council, and shall return the Old Court House to the City in a neat and clean condition free and clear of all waste materials, debris and rubbish, and shall also repair any damage to the building all to the reasonable satisfaction of the City.

No Assignment

31. This agreement may not be assigned.

Enurement

32. Time shall be of the essence and this agreement shall enure to the benefit of and be binding upon the parties and their successors.

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

THE CITY OF RED DEER

ALLIED ARTS COUNCIL OF RED DEER

Per: _____

Per: _____

Per: _____

Per: _____

=====

DATED: FEBRUARY _____, 1994

=====

BETWEEN:

THE CITY OF RED DEER

-and-

**THE ALLIED ARTS COUNCIL
OF RED DEER**

=====

LEASE OF OLD COURT HOUSE

=====

Chapman Riebeek
Barristers & Solicitors
208-4808 Ross Street
Red Deer, Alberta
T4N 1X5

File No. CITY GENERAL DJS

SCHEDULE "A"

LIST OF ACTIVITIES - COMMUNITY ARTS CENTRE

OLD COURT HOUSE

RED DEER, ALBERTA

1. Provide a base for operations for the Allied Arts Council, providing office space and meeting rooms.
2. Provide a base for several community arts groups presently without a permanent home, providing office space, meeting rooms and space to carry out their particular activities.
3. Provide multi-purpose space for meetings of social events
4. Provide shared space for service organizations.
5. Provide rehearsal space for individual performing artists or organizations.
6. Provide storage space for community organizations.
7. Provide for a more effective distribution of general services to the community such as cooperative secretarial services, photocopying, sales outlet for member groups, bulk mailing, poster composition, ticket sales, special events information and general information on the arts in Red Deer.
8. Provide small community display and/or gallery space.
9. Provide social gathering space for those involved in the arts or supportive thereof.
10. Provide a centre for the promotion and advocacy of the arts.

SCHEDULE "B"

RESPONSIBILITIES OF THE LESSEE FOR MAINTAINING THE BUILDING HEATING AND OTHER ENVIRONMENTAL SYSTEMS AND PLUMBING SYSTEM

The Lessee shall be responsible for completing the following maintenance work in the Building during the term of this lease:

1. HEATING AND OTHER ENVIRONMENTAL SYSTEMS

- a) **Boilers** - Annual opening, cleaning, maintenance in accordance with procedures set down by the authorities having jurisdiction in the area of the Building.
- b) **Pumps** - Routine lubrication, packing, seal replacements and clean-up.
- c) **Convertors and Radiators** - Routine trap replacement, leak repair, seal and gasket replacements and clean-up.
- d) **Thermostats and Controls** - Annual inspection and calibration by qualified trade persons.
- e) **Air Conditioner** - Comprising motor compressors, fans, damper actuators, traps, valve and controls. Spring start-up and fall shut-down to be carried out by qualified trade persons.
- f) **Records and Logs** - Maintain a log of maintenance routines, which log book may be periodically inspected by the Lessor.
- g) **Water Treatment** - Carry out water treatment in accordance with a schedule provided by the Lessor.

2. PLUMBING SYSTEM

- a) **Water Closets, Urinals, Sinks and Lavatories** - Daily maintenance required to maintain in good working condition.

SCHEDULE "C"

RULES AND REGULATIONS

1. The use of alcohol in the demised premises must be in accordance with all existing provincial laws and shall also be in accordance with policies established by the Board.
2. The Lessee must submit an annual report to the Recreation Board of The City of Red Deer or such other body or person as may be designated by the Lessor.
3. The Lessee must annually submit an audited Financial Statement to the Treasurer of The City of Red Deer or such other body or person as the Lessor may designate.
4. The Lessee may not enter into a lease of all of the demised premises with any other person, body, board or body corporate, nor may the Lessee transfer its responsibilities to any other person, body, board or body corporate.

DATE: FEBRUARY 15, 1994
TO: RECREATION, PARKS AND CULTURE BOARD
FROM: CITY CLERK
RE: LEASE AGREEMENT WITH ALLIED ARTS COUNCIL

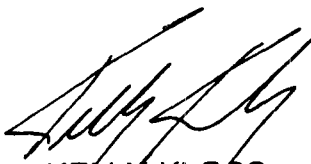
At the Council Meeting of February 14, 1994, consideration was given to your report dated February 9, 1994 concerning the above. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board, dated February 9, 1994, re: Lease Agreement with Allied Arts Council - Operation of the Old Court House, hereby approves said lease subject to:

1. Clause No. 5 within same being altered to have the agreement reconsidered after the initial five year term as opposed to the automatic renewal;
2. Sections 15 and 16 be deleted and the following new Sections 15 and 16 be substituted:
 - '15. The Arts Council will pay all utilities, rates, taxes and assessments which are lawfully imposed, or become due and payable, in respect of the Old Court house.
 16. Sub-Tenants of the Arts Council shall be responsible for payment of any license or business tax lawfully imposed on them.',

and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information. By way of a copy of this memo, I would ask the Recreation and Culture Manager to now proceed with preparing the necessary Lease Agreements for signing by the Allied Arts Council, followed by the Mayor and City Clerk.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Recreation and Culture Manager

DATE: February 8, 1994
TO: City Clerk
FROM: Public Works Manager
RE: STORM DRAIN MARKING PROGRAM

A year or two ago, the Public Works Department made a slight change in our procedures for marking the 1 300 catchbasins in our storm drainage system. When a catchbasin is cleaned, it is marked with a dab of water soluble green spray paint to indicate it has been done. The change we instituted was rather than marking with a dab of paint a small stencil in the shape of a fish was used. The intent was to remind people that anything that went into the storm sewer system made its way directly into our creeks and river.

We have not done much to publicize this, although we have had a number of inquiries about the fish. It was our intent to do some publicity on this to educate people.

We have since become aware of a program sponsored by Trout Unlimited Canada called The Yellow Fish Road. The intent of this program is to use a yellow fish stencil to remind people of the direct connection between storm sewers and natural water courses. We have had discussions with Tony Blake, a local member of Trout Unlimited Canada. In addition to marking the catchbasins, Mr. Blake explained to us that the Yellow Fish Road Program involves a very strong public information program of distributing literature door-to-door. This is done through the use of community service organizations and youth clubs, with funding through donations from local businesses.

The program, as we have discussed it with Trout Unlimited Canada, would work as follows:

1. The Public Works Department, as part of our regular maintenance program, would stencil on the yellow fish symbol supplied by Trout Unlimited.
2. Trout Unlimited would raise funds from local businesses and would organize local groups such as the Scouts and Guides to distribute information on the program door-to-door.
3. Trout Unlimited would also undertake other methods of public education.

The Public Works Department strongly supports this program and we see it as an excellent opportunity to work along with the community for something that will be beneficial to the environment. Our discussions on this topic have required us to research our bylaws.

February 8, 1994
City Clerk
Page 2 of 2

We were disappointed to find that our bylaws do not deal effectively with the situation of persons allowing harmful substances to be discharged into the storm sewer system. We believe this is an ideal opportunity to address the situation and amend the bylaw. We have discussed this with the City Solicitor and a bylaw amendment is included in this Council Agenda. Tony Blake from Trout Unlimited, will be in attendance at the Council Meeting, should Council have any questions.

RECOMMENDATIONS:

We respectfully recommend to Council that The City of Red Deer:

1. Support The Yellow Fish Road Program and work with Trout Unlimited to implement the program in 1994; and
2. Provide first reading of a bylaw amendment to address the potential for damage to the environment through the discharge of harmful substances into the storm sewer system.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
City Solicitor
Tony Blake

Commissioners' Comments

We concur with the recommendations of the Public Works Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994
TO: PUBLIC WORKS MANAGER
FROM: CITY CLERK
RE: STORM DRAIN MARKING PROGRAM

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 8, 1994 re: Storm Drain Marking Program, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Public Works Manager, dated February 8, 1994, re: Storm Drain Marking Program, hereby agrees to support the Yellow Fish Road Program and hereby directs the Administration to work with Trout Unlimited to implement the said program in 1994, and as presented to Council February 14, 1994."

In addition to the above resolution, three readings were given to Utility Bylaw Amendment 2960/B-94, a copy of which is attached hereto.

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

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Attch.

cc: Director of Engineering Services

NO. 11**CS-P-4.758**

DATE: February 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: 1993 PARKS DEPARTMENT ANNUAL REPORT

Attached is the Parks Department 1993 Annual Report for Council's review and information. I will be in attendance at the Council meeting to answer any questions or inquiries.



DON BATCHELOR

:ad
Att

Commissioners' Comments

This is submitted for Council's information.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994
TO: PARKS MANAGER
FROM: CITY CLERK
RE: 1993 PARKS DEPARTMENT ANNUAL REPORT

At the Council Meeting of February 14, 1994, your report dated February 9, 1994 re: Parks Department 1993 Annual Report, was presented to Council for information and it was agreed that same be filed.

Thank you for keeping Council up to date on the operations of your Department.


KELLY KLOSS
City Clerk

KK/clr

NO. 12

DATE: 7 February 1994

FILE NO. 94-0100

TO: Mayor Gail Surkan

FROM: Bylaws and Inspections Manager

RE: **ALBERTA PLANNING ACT**

When reviewing how permit applications for various stages of construction are processed, the requirement that the decision of the Development Officer or Municipal Planning Commission must be advertised has received much of our attention.

The Planning Act requires that decisions made by the Development Officer or Municipal Planning Commission are subject to appeal to the Development Appeal Board, therefore, these decisions are not final until fourteen (14) days after they are advertised.

In practical terms, this means three (3) weeks are added to the approval process because of the following procedure:

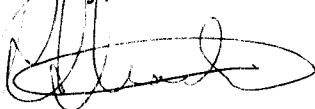
1. Application received.
2. Municipal Planning Commission/Development Officer makes decision on Monday; advertised following Friday.
3. Decision becomes final two (2) weeks from advertising date.

It is our experience that the Development Officer makes a large number of "routine" decisions regarding approval of uses and bylaw relaxations (eg. landscaping, parking) in commercial and industrial areas which are almost never appealed; in fact, there have been none in the last five years.

We believe the approval process for commercial and industrial uses could be considerably streamlined if the Act were changed to permit certain decision to be approved without advertising. The result would not only be helpful to business and developers, but would also lighten our administrative load.

If Council feels this is worth pursuing, perhaps a resolution could be forwarded to the Department of Municipal Affairs. We recommend that any approvals of use or relaxations in residential districts still be required to be advertised.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

COMMISSIONER'S COMMENTS

We concur with the comments of the Bylaws and Inspections Manager. If Council agrees, we will advance this request to the Department of Municipal Affairs following which we will advise Council of the result.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 16, 1994

TO: BYLAWS AND INSPECTIONS MANAGER

FROM: CITY CLERK

RE: ALBERTA PLANNING ACT

At the Council Meeting of February 14, 1994, consideration was given to your report dated February 7, 1994 concerning the above and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Bylaws and Inspections Manager, dated February 7, 1994, re: Alberta Planning Act, hereby concurs with the recommendations as outlined in the above noted report and directs that the Administration review with the Department of Municipal Affairs, avenues in streamlining the approval process within the Alberta Planning Act, and as presented to Council February 14, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will be advising Council, in due course, of the outcome of your review.



KELLY KLOSS
City Clerk

KK/clr

cc: Principal Planner

CORRESPONDENCENO. 1

February 01, 1994

Volk Builders Ltd.
24 Muldrew Cres.,
Red Deer, AB
T4R 1R4

City Of Red Deer
City Clerks Department

Attention: Mr. Kelly Kloss

RE: Church Site (17 Douglas Ave.)
Lot 26 Block 10 Plan 922-2183

As the proposed church site has been for sale for over two years it is becoming evident that there may not be a need for this parcel as a church site. Our intentions for this site would be to construct a senior housing complex similar to the one we recently completed in City Deer Park on Dale Close.

This letter is our formal offer to purchase the aforementioned site for the full asking price. We will however, require a zoning change for the site. We are willing to enter into a development agreement similar to the one used for our Dale Close project. Such criteria in the agreement are:

1. The land be developed for senior housing project for over 50 plus with the enforcement of restrictive covenant by the City.
2. The improvements be bungalow style type of development (single storey).
3. The Development be a home ownership project, not rental.
4. Front attached garage to provide off street parking.

The style of senior housing we build are unique in that they are constructed with no steps, stairs, or basements. We build to suit a more, senior clientele, as opposed to an adult community, and or empty nesters. There is a continual growing demand for this type of housing in our city. We strive to offer a top quality home at an affordable price to people who are over the age of 50. Our project on Dale Close was a success, however, when we originally went to council for re-zoning the area residents felt that a zoning change to R3 might increase traffic. I am pleased to say that of the 24 semi-detached units we constructed on Dale Close about two thirds of the units are occupied by only one resident.

Therefore, this type of use on R3 property, contrary to R1, actually decreases area density and traffic. We feel our type of housing met and surpassed the concerns of the area residents.

Realizing the site in question is zoned as a church site, we are willing to work with area residents to alleviate any concerns they may have over a zoning change. We hereby request to have this proposal presented to council at its meeting of February 14.

Yours truly,

Larry Volk

cc. Land Dept

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:34 PM
DATE	98/02/02
BY	JK

RED DEER (DEERPARK)

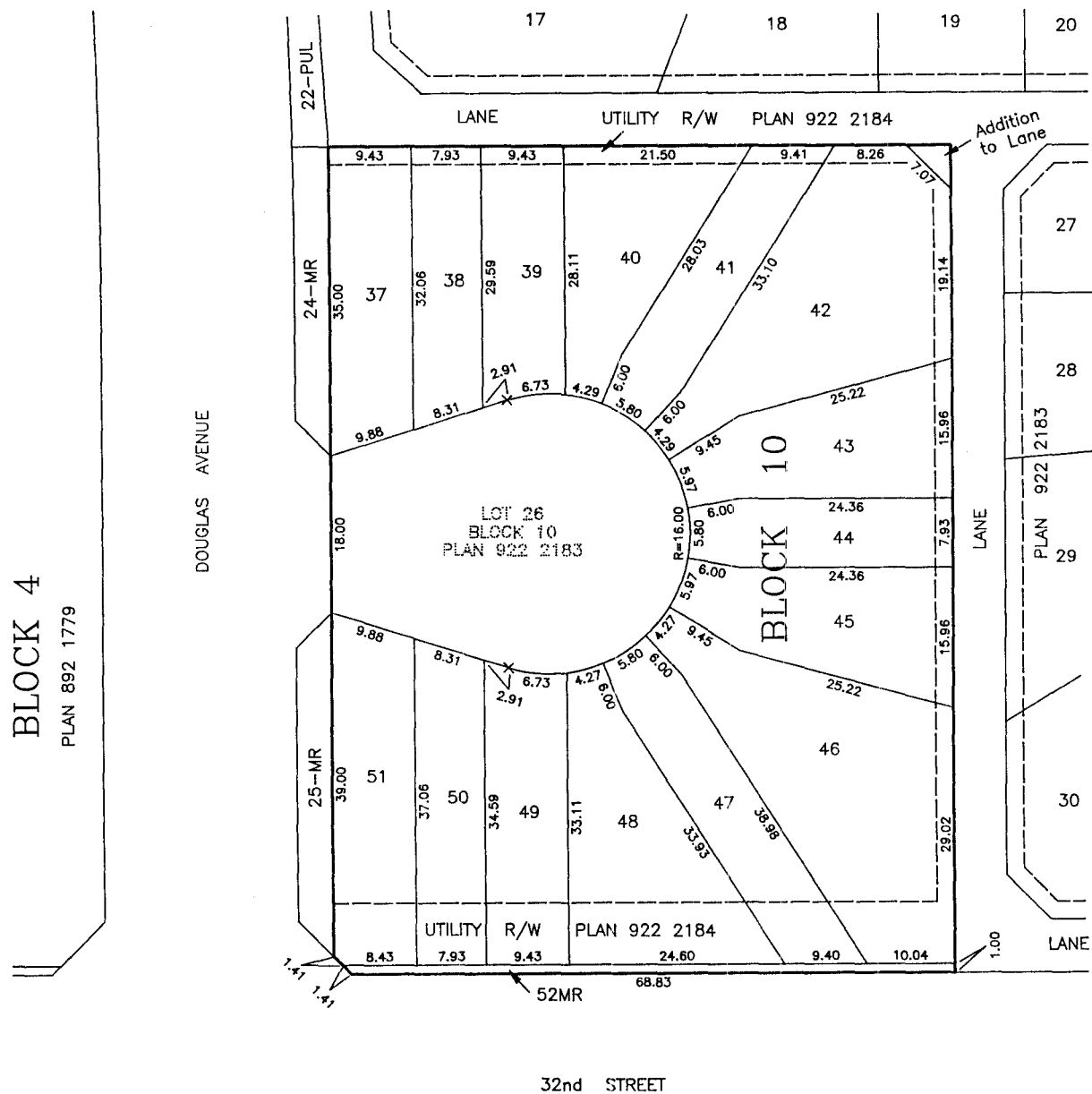
Plan Showing a Proposed Subdivision
of
LOT 26, BLOCK 10, PLAN 922 2183
in the
N.W.1/4 SEC.11,TWP.38,RGE.27 W4M

SCALE = 1:500

BY: DIRK VANDENBRINK A.L.S.

0 5 10 20 30 40 50 Metres

PROPOSED SUBDIVISION IS OUTLINED THUS
AND CONTAINS 0.666 ha.



DATE: February 7, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **LOT 26, BLOCK 10, PLAN 922-2183**
CHURCH SITE - DEER PARK

The above site consists of approximately 1.64 acres, located at the north-east corner of Douglas Avenue and 32 Street. The site is zoned R1, and was set aside as a future church site. The original bylaw, establishing the use, was passed by Council in June 1991.

In September 1991, the site was advertised for sale as a church site. Although some interest had been expressed prior to the advertising, no proposals were put forward. As a result, it was decided to retain the site as a church location and readvertise it at a future date.

Later that year, in December 1991, Volk Builders Limited indicated an interest in the site as a location for seniors housing development. Again, it was decided to retain the site as a future church location, and we subsequently sold another parcel within Deer Park to Volk Builders for the development of seniors housing.

In August 1993, the site was readvertised as a church site, again with no submissions. The site was reviewed by the Land Bank Committee, and it was again agreed that it should be retained for future development as a church site.

From September 1993 until January 1994, we received correspondence from two developers expressing interest in the site for multi-family housing. Both were advised that the site had been retained for a future church location.

Residents of Deer Park community have been advised on numerous occasions that this site is planned for the future location of a church. Prior to any rezoning of the site, we feel that it is necessary to give Deer Park residents an opportunity to be heard. If the residents of the community favour the rezoning of the site for development of multi-family housing, we would recommend that we advertise the site for sale and ask for development proposals.



Alan V. Scott

AVS/mm

CS-4.277

DATE: February 7, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: VOLK BUILDERS - DEVELOPMENT PROPOSAL
17 DOUGLAS AVENUE
Your memo of February 2, 1994 refers.

I have discussed the proposed development by Volk Builders with the Parks, Social Planning and Recreation & Culture Managers and we have no objection to this proposed offer to purchase for the purpose of developing a seniors housing project, subject to the following:

- The Level I and Level II (seeding to grass and tree planting respectively) landscaping of Lots 24 M.R. and 25 M.R. should be incorporated as a requirement of the developer (Volk Builders) in the respective Development Agreement. These M.R. lots are intended to provide a landscaped buffer and a major pedestrian/cycle path along the east side of Douglas Avenue. This is a direct route to/from the Hunting Hills High School and proposed Catholic high school.
- A landscaping plan should be forwarded to the Parks Department for approval. The design should be compatible with the landscaping already completed in the buffer strip immediately north of this proposed development.



CRAIG CURTIS

DB/ad

- c. Ken Haslop, Engineering Manager
Paul Meyette, Principal Planner, R.D.R.P.C.



**RED DEER
REGIONAL PLANNING COMMISSION**

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

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: City Clerk

DATE: February 6, 1994

FROM: Paul Meyette, Principal Planner

RE: Volk Builders - Development Proposals

Volk Builders is proposing to purchase the vacant parcel of land at the corner of Douglas Street and 32nd Street. This site has been designated for church development in the City Deer Park Outline Plan however there has been little interest expressed in the site.

BACKGROUND

Volk Builders have proposed the creation of a seniors' housing development similar to the development on Dale Close which consists of townhouse units. The site is currently zoned R1 which does not permit townhouse development. The property would have to be rezoned to the R2 (General) District in order to allow the proposed development. The Outline Plan would also have to be amended.

The site is self contained with direct access to Douglas Avenue. In the area around this site, there are single family dwellings to the east and north and townhouses across Douglas Avenue to the west. The south boundary borders 32nd Street.

SITE DESIGN

The proposed site design submitted with Volk Builders Ltd. letter provides for a compact seniors' development on the site. Planning staff are concerned however, that the Dale Close units which are proposed for this site would not meet the bylaw setback requirements. Some redesigning will be required in order to meet the requirements of the land use bylaw.

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 DELBURNE • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

RECOMMENDATIONS

Planning staff have no objection in principle to the sale of this site for housing. This particular proposal should however be redesigned to better meet the requirements of the Land Use Bylaw. If Council finds the proposal acceptable, Planning staff recommend the following actions:

1. Redesign of the proposal by Volk Builders to the satisfaction of the Red Deer Regional Planning Commission and the Bylaws and Inspections Department. The redesign should include a building plot plan.
2. Volk builders Limited should host a public meeting to identify any concerns by the Deer Park residents with the revised proposal.
3. Following receipt of the comments of the Deer Park residents, Council could consider first reading to a to a bylaw changing the zoning from R1 to R2.
5. Following a public hearing,, Council could then consider an amendment to the outline plan and second and third reading of the Land Use Bylaw amendment.

Planning staff have no comment on the price proposed by Volk Builders; it is assumed that this offer is acceptable to the Land and Economic Development Department.

Sincerely,



Paul Meyette

PM/pm

cc. Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
Fire Chief

12:20 p.m.
94.02.07
R

DATE: 7 February 1994

FILE NO. 94-0135

TO: City Clerk

FROM: Bylaws and Inspections Manager

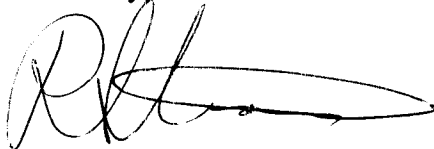
RE: **VOLK BUILDERS**
17 DOUGLAS AVENUE
LOT 26, BLOCK 10, PLAN 922-2183

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

Should Council wish to accommodate Mr. Volk's request, the site could be rezoned to either R2 or R3 zoning. R2 zoning would place the proposed use as discretionary; R3 would place the use as permitted. Both zonings would require Municipal Planning Commission approval of the parking site layout, building finishes, landscaping, etc.

Recommendation: We have no objections to the proposal, in principle, and concur with the comments of the Red Deer Regional Planning Commission.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Strader', with a long horizontal flourish extending to the right.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

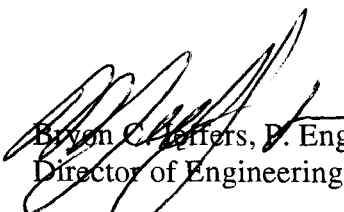
DATE: February 7, 1994

TO: City Clerk

FROM: Director of Engineering Services

RE: **DEER PARK - PHASE 4B SUBDIVISION - CHURCH SITE
SENIORS DEVELOPMENT PROPOSAL FROM VOLK BUILDERS**

We have reviewed Mr. Volk's letter dated February 1, 1994, and have no objections to his proposal to develop a bungalow style, seniors housing complex on the above noted site. Servicing and road access is readily available to the site, although some service and road extensions would be required on site. A Development Agreement would be required to cover construction of services, payment of development levies, etc.



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

TCW/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Land and Economic Development Manager
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. Principal Planner

COMMISSIONER'S COMMENTS

We concur with the recommendations of the Land and Economic Development Manager. At present there is no demand for a church site and if so we would have no problems with the reallocation of the site for residential purposes. Should there be a need for a church site in the near future, Council will recall that with our reduced role in land development the private sector have indicated they will meet the demand for speciality sites of this nature. We further agree with the comments of the Land and Economic Development Manager that as a number of other developers have expressed an interest in this site and have been refused on the grounds it was being reserved for a church, it would be unfair now to give it to one developer. We therefore recommend the site be advertised and that the Deer Park residents be given the opportunity to comment prior to the completion of any sale.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: February 4, 1994

TO: City Clerk

FROM: Fire Chief

RE: VOLK BUILDERS/DEVELOPMENT PROPOSAL/17 DOUGLAS AVE.

We have no objections to this proposal.



R. Oscroft
Fire Chief

RO/dd

DATE Feb. 2/94

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☒ LAND & 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____


FROM:

CITY CLERK

RE: VOLK BUILDERS - DEVELOPMENT PROPOSAL
17 Douglas Ave.

Please submit comments on the attached to this office by Feb. 7/94

for the Council Agenda of Feb. 14/94 .


C. SEVCIK
City Clerk

Feb 2/94

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☒ LAND AND ECONOMIC DEVELOPMENT MANAGER
☒ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
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☐ R.C.M.P. INSPECTOR
☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE:

Volk Builders - Development Proposal
17 Douglas Ave

Please submit comments on the attached to this office by Feb. 7/94
for the Council Agenda of Feb 14/94.


KELLY KLOSS
City Clerk

✓ **ACKNOWLEDGE**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 3, 1994

Mr. Larry Volk
Volk Builders Ltd.
24 Muldrew Crescent
Red Deer, Alberta
T4R 1R4

Dear Sir:

I acknowledge receipt of your letter dated February 1, 1994, re: Church Site, 17 Douglas Ave./Senior Housing Complex.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, February 14, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, February 11, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, February 11, 1994.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,

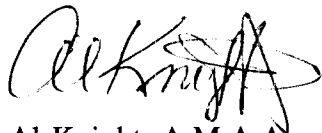
Kelly Kloss
City Clerk
KK/ds

**RED DEER***a delight
to discover!*

DATE: 8 February 1994
TO: City Clerk
FROM: City Assessor
RE: VOLK BUILDERS - DEVELOPMENT PROPOSAL
17 DOUGLAS AVENUE

We have no objection to the proposal, subject to comments from Engineering Department pertaining to servicing and access; Bylaws & Inspections pertaining to building permits; Planning Commission pertaining to zoning; and the Land Department pertaining to marketing of this for the proposed use.

I assume the Land Department will provide history of the marketing of this site, interest by other groups, etc.

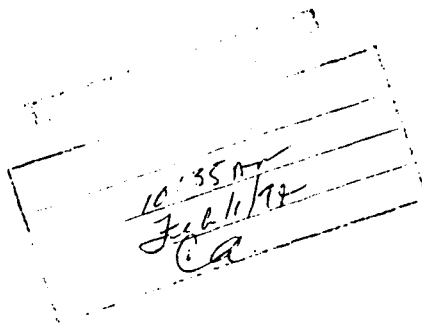


Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
Land & Economic Development Manager
E. L. & P. Manager
Fire Chief
Parks Manager
Principal Planner

Submitted to City Council
Date: Feb. 14/94



Bruce & Wendy Olson
14 Denmark Cres.
Red Deer, AB
T4R 2K4

February 9, 1994

Hon. G. Surkan
Mayor
City of RED DEER

RE: Developer Request for Alternate use of Proposed Church Lot in DEER PARK, Lot 26, Block 10, Plan 9222183

Dear Ms. Surkan:

We are writing regarding the above as we have discovered and confirmed a developer has approached the Land and Economic Development Department for approval to construct duplex and/or multi-family housing units on this site.

We would like to advise all members of city council that any departure from the existing zoning for church development will be met with strong opposition. This sentiment is also shared with other residents in the area.

As property owners backing on to this area we feel a movement away from the existing plan will adversely affect the value of our property. Prior to the purchase of property we were advised by city officials the lot in question was designated for a church with no plans to change the designation. The subsequent purchase of our property was based on this information. Any change of the proposed use would have a negative affect on the value of ours and surrounding properties.

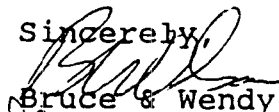
We would only ask you to seriously consider the possible ramifications of allowing a change in the proposed use of this property. We do understand the normal procedures that would be followed if this change were to be considered, however, please realize the potential relentless opposition to any such change. We hope you will also consider the level of opposition in view of the fact this information is not as yet public knowledge.

We are currently attempting to sell our property. The present mystery regarding the zoning or potential zoning has virtually made our property un-saleable. We would hope you can understand our concern and the need to have this issue clarified.

Please consider all options when this item is raised at the February 14 meeting.

Thank-you for your time and consideration.

Sincerely,


Bruce & Wendy Olson
for

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Bruce and Wendy Olson
14 Denmark Crescent
Red Deer, Alberta
T4R 2K4

Dear Mr. & Mrs. Olson:

RE: CHURCH SITE - 17 DOUGLAS AVENUE (LOT 26, BLOCK 10, PLAN 922-183)
- ALTERNATE USE

Thank you for your letter of February 9, 1994 concerning the above topic. Your letter was presented to City Council at its meeting of February 14, 1994 and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.
3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.

... / 2

*a delight
to discover!*

Bruce and Wendy Olson
February 16, 1994
Page 2

4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required, and as presented to Council February 14, 1994."

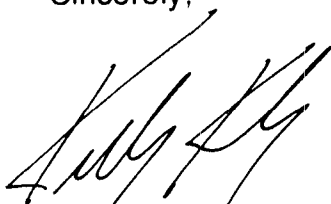
As outlined in the above resolution, Council did not accept the proposal from Volk Builders Ltd., at this time, to develop said site. Council did however agree to entertain proposals for the development of this site other than for Church purposes. However, these proposals would be submitted to a public meeting of Deer Park residents for review.

For your information, this site is zoned R1 which normally would allow for single family dwellings, however, as the outline plan indicates, this site is designated for a Church. Any changes to the use designated would have to be done as an amendment to the Outline Plan. If Council were to rezone this property to R2, which allows for medium density residential, a Land Use Bylaw Amendment would be required. In either case, the general public, and specifically residents of Deer Park, would be afforded the opportunity of a Public Hearing.

If you have any questions with regard to the development proposals, please contact the City's Land and Economic Development Manager, Mr. Al Scott, at 342-8106 or if you require any further information, please do not hesitate to contact the undersigned.

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized flourish at the end.

KELLY KLOSS
City Clerk

KK/clr

cc: Land and Economic Development Manager

DATE: FEBRUARY 15, 1994
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: CHURCH SITE - 17 DOUGLAS AVENUE

At the Council Meeting of February 14, 1994, consideration was given to correspondence from Volk Builders Ltd. dated February 1, 1994, concerning the above and at which meeting the following motion was passed:

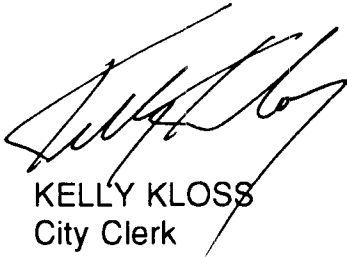
"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.
3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.
4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required,

and as presented to Council February 14, 1994."

Land and Economic Development Manager
February 15, 1994
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now proceed as indicated in the above noted resolution, following which the item will again be presented back to Council in due course.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Parks Manager
City Assessor
E. L. & P. Manager
Fire Chief
Bylaws and Inspections Manager
Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Volk Builders Ltd.
24 Muldrew Crescent
Red Deer, Alberta
T4R 1R5

Att: Mr. Larry Volk

Dear Sir:

RE: CHURCH SITE - 17 DOUGLAS AVENUE (LOT 26, BLOCK 10, PLAN 922-2183)

At the City of Red Deer Council Meeting held on February 14, 1994, consideration was given to your correspondence dated February 1, 1994 concerning the above site. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.

... / 2

*a delight
to discover!*


3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.
4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required,

and as presented to Council February 14, 1994."

As noted in the above resolution, Council did not accept your offer to purchase, however, did direct the Administration to receive proposals for the development of said site from those parties, including yourself, that previously registered an interest. In this regard, you may wish to contact the Land and Economic Development Manager, Al Scott, as to the form said proposal should take.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Land and Economic Development Manager

DATE: FEBRUARY 16, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER


FROM: CITY CLERK

RE: INQUIRY - ALDERMAN HULL

During discussion of the matter relative to Volk Builders Ltd. at the Council Meeting of February 14, 1994, Alderman Hull requested information as to whether property values would go up or down if located beside an R1, R2 or R3 site as opposed to a Church site.

Would you be able to provide Alderman Hull with this information and if so, would you please forward a copy of your response to this office.

Thank you.



KELLY KLOSS
City Clerk

KK/clr

Red Deer River Naturalists

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2

Date: January 28th, 1994

To: Mayor and Council of the City of Red Deer

Re: **Sale of a parcel of Waskasoo Parkland east of the Bower Mall**

At the recent Annual General Meeting of our society, held on January 27th, 1994, the following resolution was discussed and was passed unanimously.

Whereas it is to be understood that the following resolution does not alter our solid opposition to an extension of Molly Bannister Drive crossing Piper Creek, and

Whereas it is our understanding that all funds from the sale of grassed parkland east of Bower Mall will be used to the benefit of the Waskasoo Park, primarily to acquire and protect a much larger amount of more valuable habitat along the creek toward the Delburne Road, and

Whereas it is our understanding that an adequate buffer strip of parkland on the east as well as on the west side of the creek will be established,

Therefore, be it resolved that on the condition that all funds from the land sale will benefit the park system, the Executive and Board and the general membership of the Red Deer River Naturalists supports the sale of the proposed parcel of Waskasoo Park east of the Bower Mall in order to allow mall expansion parking.

The following resolution was also passed unanimously at yesterday's Annual General Meeting.

Whereas storm sewer run-off from streets and parking lots in Red Deer is untreated and thus harmful to the water quality of the City's creek system, river, and ultimately Canada's critical fresh water resource,

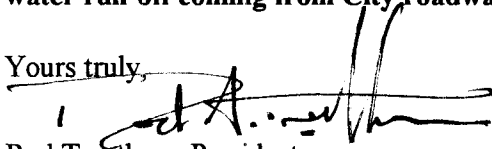
and whereas much of the storm water could be treated by employing modern yet relatively inexpensive "constructed wetland" technology,

and whereas incorporating "constructed wetlands" technology is likely to save the City money in future infrastructure costs as well as creating an attractive amenity for subdivisions and improved wildlife habitat within the City

and whereas federal funding is currently available for such infrastructure improvement projects,

Be it resolved that the Red Deer River Naturalists request City Council to seek design and engineering information to allow Council to give informed consideration to the possible inclusion of well designed "constructed wetlands" so as to reduce the environmental contamination from storm water run-off coming from City roadways, streets and parking lots.

Yours truly,


Rod Trentham, President

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:30 pm
DATE	94/01/28
BY	AK



DATE: February 7, 1994

TO: City Clerk

FROM: Engineering Department Manager

**RE: "CONSTRUCTED WETLANDS" FOR TREATMENT OF STORMWATER
PROPOSAL BY RED DEER RIVER NATURALISTS**

We have the following comments with respect to the letter from the Red Deer River Naturalists regarding the treatment of stormwater runoff with constructed wetlands:

1. We agree that stormwater runoff does wash contaminants from lawns and streets to the creeks and river system and may, therefore, be harmful to them. Although we have not done any testing to determine the level of contamination leaving the City, we suspect that the effect on the river would be insignificant because of the high degree of dilution. This would have a greater effect in the creeks, although we are not aware of any apparent damage.
2. We are somewhat familiar with the basic principles of Constructed Wetlands, but have not applied the technology anywhere in the City to date. For stormwater treatment, the basic parts of a constructed wetland would include the following:
 - a. Construction of a shallow detention pond to store storm runoff. The wetland pond may have to be broader and shallower than the conventional dry detention pond to increase the contact time for water treatment and reduce the depth of ponding.
 - b. Installation of storm sewer inlet and outlet structures.
 - c. Over-excavation of the pond bottom and installation of imported planting bed soil.
 - d. Importing, planting, and nurturing of various emergent plant materials.
3. The basic processes involved for stormwater treatment in a constructed wetland include the following:
 - a. Modification of chemicals into precipitates which remain in the pond .
 - b. Oxidation of chemicals into non-toxic solubles which continue down stream.
 - c. Filtration of bacteria and suspended solids through vegetation and underlying soil.
 - d. Plant uptake of nutrients.
 - e. Volatilization of hydrocarbons.
 - f. Chemical decomposition and evaporation.

City Clerk
 Page 2
 February 7, 1994

4. Some of the benefits of constructed wetlands include:
 - a. Reduction in the amount of sediment, nutrients, pesticides, heavy metals, chlorides, and other contaminants entering the creeks and river.
 - b. Flood storage (currently provided by detention ponds where necessary).
 - c. Groundwater recharge (only beneficial in some areas).
 - c. Creation of wildlife habitat .

5. Some of the concerns that we have with regard to constructed wetlands are as follows:
 - a. Additional cost of constructing the wetlands (e.g. bed construction, plantings, getting plants established, etc.).
 - b. Additional cost and land required to construct a broader/shallower detention pond.
 - c. Health and safety concerns related to bacteria and the standing water.
 - d. Aesthetic concerns related to smell and appearance.
 - e. Additional cost of maintenance (e.g. mosquito control, weed control along perimeter).

6. As you may recall, City Council adopted a stormwater management policy which included the use of detention ponds. The general principles relative to detention ponds adopted at that time included:
 - a. Where storage facilities are to be maintained by the City, they should be of the dry detention pond type and should be designated at the time of Subdivision Outline Plan approval to avoid conflicts with adjacent land uses.
 - b. Dry detention ponds are generally situated in park like settings and may incorporate sports fields or other facilities which are not prone to flood damage.
 - c. Unlike wet retention ponds, which permanently retain a portion of the stormwater, dry ponds drain completely between rainfall events.
 - d. Dry ponds should be aesthetically contoured and landscaped to provide an attractive feature for the subdivision.

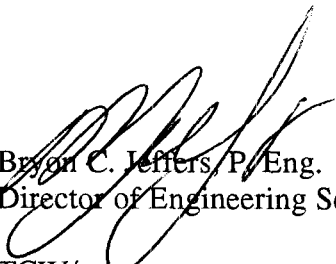
7. Servicing studies for virtually all new development areas of the City have recommended the use of dry detention ponds to reduce peak stormwater flows in the downstream sewer systems and receiving streams, and to prevent serious flooding during extreme storm events. Most of the proposed ponds are in residential settings and many are adjoining park areas so that sports fields can extend into these normally dry areas. We would suggest that constructed wetlands would not be appropriate in these areas. However, there are several future ponds that may be suitable, including:
 - a. North end of Maskepetoon Subdivision (privately owned - existing slough).

City Clerk
Page 3
February 7, 1994

- b. South end of West Park Extension (privately owned - existing slough).
- c. East of Michener Centre (owned by Alberta Public Works - existing slough).
- d. Three locations in Edgar Industrial Subdivision (City owned - existing farmland).

RECOMMENDATION

We feel there may be some merit in investigating the use of constructed wetland technology in certain parts of our stormwater system. However, such investigations cannot be done without additional cost. If Council wishes to pursue this matter further, we would be pleased to prepare an estimate of costs for a consultant study to analyze the cost/benefit of constructed wetlands.



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

TCW/emg

- c.c. Director of Community Services
- c.c. Parks Manager
- c.c. Principal Planner

CS-P-4.753

DATE: February 7, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director of Community Services
DON BATCHELOR, Parks Manager

RE: RED DEER RIVER NATURALISTS:
- WASKASOO PARKLAND EAST OF BOWER MALL
- CONSTRUCTED WETLANDS
Your memo of January 31, 1994 refers.

The two resolutions passed by the Red Deer River Naturalists (R.D.R.N.), as outlined in their January 28, 1994 letter can be summarized as follows:

1. The Red Deer River Naturalists support the sale of ± 4 acres of parkland to Cambridge Shopping Centres Ltd., on the understanding the surplus funds from the sale will be used to acquire privately-owned land contained between Barrett Drive and Piper Creek. The R.D.R.N. go on to reiterate their opposition to the proposed Molly Bannister Drive crossing of Piper Creek.
2. The R.D.R.N. have proposed that the City investigate the concept of constructing wetlands, or wet stormwater retention facilities, that would become an integral part of the City's stormwater management system.

In regard to the first point, City Council supported the land sale of approximately 4 acres of parkland at their January 17, 1994 meeting, subject to ten conditions as outlined below:

"RESOLVED that Council of The City of Red Deer hereby approves the sale of approximately 4.1 acres of land, described as Part of Lot 7A, Plan 862-0189 to Cambridge Shopping Centres Limited at a price of \$175,000 per acre, subject to the following conditions:

1. Cambridge Shopping Centres Limited to pay \$50,000 towards the cost of service relocation.
2. Final price to be determined by a legal plan of survey.
3. Rezoning of the site to C-2 to be the responsibility of the City.
4. The costs associated with relocation of Barrett Drive and all underground and above-ground services to be the responsibility of the City.
5. Road construction to be completed by October 31, 1994, and title to be conveyed at earliest possible date.

City Clerk
 February 7, 1994
 Page 2

6. The surplus funds obtained from the sale of this property, any repayment in the future due to front-ending of services, plus all generated revenue obtained from the Government of Alberta on cost sharing roadway improvements be placed in a Reserve Fund for the purpose of acquiring the land west of Piper Creek in the E1/2, Section 4-38-27-W4.
7. The portion of Lot 7A sold to Cambridge Shopping Centres Limited be excluded from the Waskasoo Park boundary and that the Government of Alberta be informed of this amendment.
8. The Waskasoo Park boundary be amended in principle to include the area west of Piper Creek pending successful negotiations to acquire this property.
9. A public meeting be held with the residents of the Bower Place community to inform them of this proposal.
10. An agreement subject to the satisfaction of the City Solicitor."

These conditions are now being pursued and the required public meeting was held February 1, 1994. The majority of the public attending the meeting indicated support for the land sale similar to that expressed by the R.D.R.N. With the placement of the land sale funds in a Reserve Fund, negotiations could then proceed with the two property owners within

E½, Section 4-38-27-W4. Although it is considered a high priority to acquire this land and incorporate it into Waskasoo Park, the land transfer is not an immediate requirement. The existing property owners have preserved and managed this land in a manner that protects the natural environment. The City will, however, begin negotiations to acquire the area west of the creek (see attached plan). In our discussions with the property owners, they indicated that their intent is to continue the natural preservation practices on this land, and are willing to discuss timelines and acquisition by the City.

The issue of Molly Bannister Drive crossing Piper Creek has been dealt with by Council with the resolutions of May 25, 1993 (attached).

In regard to the second point, concerning "constructed wetlands", this is a new concept in stormwater management. The Parks and Engineering Departments have been reviewing some conceptual information provided by R.D.R.N. in fall of 1993. Although the concept would appear to have some advantages, details are not available at this time. The concept of constructed wetlands is a new technology, Council Policy #551 (Stormwater Management), may have to be amended to incorporate this stormwater management technique if it was adopted by the City.


City Clerk
February 7, 1994
Page 3

The concept of constructed wetlands may, in some instances and locations in new residential expansion areas, be an effective way of dealing with stormwater management. To that end, we would support further investigation and study by the Engineering and Parks Departments in determining the feasibility of constructing wetlands in some residential expansion areas.

RECOMMENDATIONS

That Council receive the letter from the Red Deer River Naturalists as information and instruct the administration to:

1. pursue negotiations for the acquisition of a portion of E½ Section 4-38-27-W4 as shown on Attachment #1.
2. investigate the concept of "constructed wetlands" for some of Red Deer's expansion areas.



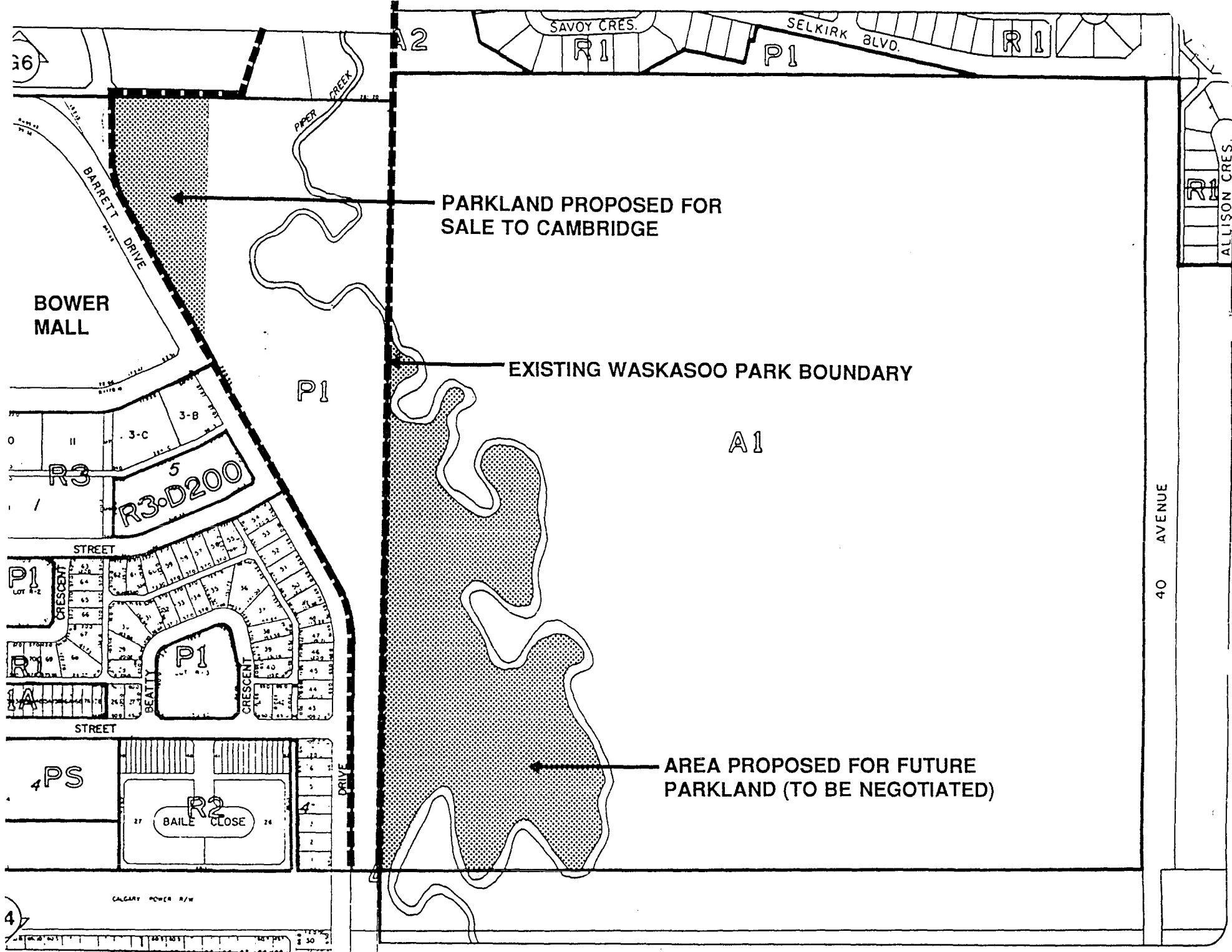
CRAIG CURTIS



DON BATCHELOR

:ad
Atts.

- c. Ken Haslop, Engineering Manager
Paul Meyette, Principal Planner, R.D.R.P.
Alan Scott, Land & Economic Development Manager



Council gave consideration to the report from the Chairman of the Environmental Advisory Board dated May 19, 1993 **re: Molly Banister Drive - Proposed Extension.** Mr. Rick Moore, a concerned citizen, and Mr. Michael O'Brien, representing the Red Deer River Naturalists, spoke against the east/west roadway that they feel will destroy the natural beauty of the College natural area, the Piper Creek valley and the Bower Woods area. Following lengthy discussion on future plans and alternatives, the motion as set out hereunder was introduced and passed.

Moved by Alderman Pimm, seconded by Alderman Schnell

"RESOLVED that Council of The City of Red Deer having considered report from the Environmental Advisory Board re: Molly Banister Drive, hereby agrees:

1. to reaffirm its support for the policy in the Community Services Master Plan relating to the College Natural Area with the commitment that the planning of the future access to the College site will be an open process, with opportunities for review by the community and the Environmental Advisory Board,
2. that creative alternatives be sought to replace the Molly Banister Drive extension and that opportunity be given to extensive public involvement on those alternatives,
3. to reaffirm support for the policy in the Community Services Master Plan relating to the Bower Woods area and further agree that the need to extend Molly Banister Drive to the east across Piper Creek be subject to a detailed review and reassessment prior to the commencement of functional design, and further that there be significant opportunity for continued public involvement."

Alderman Lawrence registered a dissenting vote.

MOTION CARRIED

Council considered the report from the Director of Community Services dated May 10, 1993 **re: Prairie Conservation Coordinating Committee.** Following brief discussion, the motion as set out hereunder was introduced and passed.

Moved by Alderman Guilbault, seconded by Alderman Campbell-Cardwell

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Environmental Advisory Board re: Prairie Conservation Coordinating Committee, hereby agrees:



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

DATE: February 4, 1994

TO: Kelly Kloss, City Clerk

FROM: Paul Meyette, Principal Planner

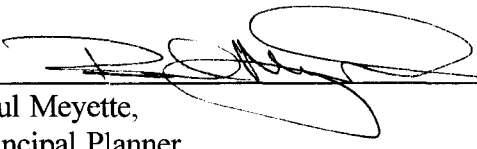
Re: **Red Deer River Naturalists - Waskasoo Parkland East of the Bower Mall**

The Red Deer River Naturalists have written to confirm their support of the land exchange with the Bower Place Mall while at the same time reconfirming their opposition to any extension of Molly Bannister Drive across Piper Creek. This reinforces the opinions of many of the residents located in Bower Place subdivision as noted elsewhere on the agenda.

In the same letter, the Red Deer River Naturalists request that the City examine the feasibility of constructing wetlands in new subdivisions so as to reduce any environmental contamination from storm water. The "constructed wetlands" referred to in the motion are based upon the use of plant material, algae and microbes to remove excess nutrients and pollutants from incoming storm water. The technology is new to Western Canada and is currently in the pilot project stage.

RECOMMENDATION

1. Planning staff support a review by the Engineering Department of the available literature on "constructed wetlands" to determine its feasibility and applicability to the City of Red Deer.


Paul Meyette,
Principal Planner
/cc

- c.c. - Director of Community Services
- Director of Engineering Services
- Parks Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERS No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

COMMISSIONER'S COMMENTS

As noted in the attached material, there may be an appropriate use for constructed wetlands technology in future residential areas within the city. As Council will be aware, the design and construction costs of those would be the responsibility of the developers of the property; however, the ongoing operation and maintenance cost will be the expense of the taxpayer. In as much as the incorporation of such technology would impact the development industry in the community, we recommend that Council request the comments of the Urban Development Institute prior to any final decision.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ LAND AND 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

Cowg.

FROM:

CITY CLERK

RE: Red Deer River Naturalists - Waskasoo Parkland East
of the Bower Mall

Please submit comments on the attached to this office by 94/FEB/07
for the Council Agenda of 94/FEB/14.

Kelly Kloss
KELLY KLOSS
City Clerk

9/4/01/28

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND 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
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE:

Red Deer River Naturalists
- Was known Portland east of Dover, Mo. 11

Please submit comments on the attached to this office by Feb. 7/99
for the Council Agenda of Feb. 14/99.


KELLY KLOSS
City Clerk

 **ACKNOWLEDGE**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 16, 1994

Red Deer River Naturalists
P.O. Box 785
Red Deer, AB
T4N 5H2

ATT: Rod Trentham
President

Dear Sir:

RE: SALE OF PARCEL OF WASKASOO PARK EAST OF BOWER PONDS /
CONSTRUCTED WETLANDS FOR TREATMENT OF STORMWATER

At the City of Red Deer Council Meeting held on February 14, 1994, consideration was given to your correspondence dated January 28, 1994, concerning the above topic. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer River Naturalists, dated January 28, 1994, re: Sale of a Parcel of Waskasoo Parkland East of Bower Mall and Constructed Wetlands for Treatment of Stormwater, hereby agrees that said matter be tabled to allow the Administration to obtain comments relative to the constructed wetlands from the Urban Development Institute and the Environmental Advisory Board."

... / 2

*a delight
to discover!*

Red Deer River Naturalists
February 16
Page 2

As outlined in the above motion, Council agreed that your request relative to the Constructed Wetlands be tabled in order to obtain comments from the Urban Development Institute and the Environmental Advisory Board. Once we have received these comments, we will be contacting you to advise of the date that this matter will again appear before Council.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Parks Manager
Land and Economic Development Manager
Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 16, 1994

Urban Development Institute
400, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Dear Sir:

RE: RED DEER RIVER NATURALISTS - CONSTRUCTED WETLANDS FOR
TREATMENT OF STORMWATER

At the City of Red Deer Council Meeting held on Monday, February 14, 1994, consideration was given to the attached correspondence from the Red Deer River Naturalists dated January 28, 1994 and various administrative comments, all regarding constructed wetlands. At the noted meeting, the following resolution was introduced and passed relative to this matter:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer River Naturalists, dated January 28, 1994, re: Sale of a Parcel of Waskasoo Parkland East of Bower Mall and Constructed Wetlands for Treatment of Stormwater, hereby agrees that said matter be tabled to allow the Administration to obtain comments relative to the constructed wetlands from the Urban Development Institute and the Environmental Advisory Board."

As indicated in the above resolution, Council requested comments from the Urban Development Institute as a proposal such as the one suggested by the Red Deer River Naturalists could have a significant effect on the development industry. It is our goal to present this matter back to City Council on Monday, March 28, 1994 and we request your comments regarding this matter by Wednesday, March 16, 1994. If this timeline is too restrictive, please let me know and I will attempt to modify same.

... / 2

*a delight
to discover!*

Urban Development Institute
February 16, 1994
Page 2

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Land and Economic Development Manager

DATE: FEBRUARY 16, 1994

TO: ENVIRONMENTAL ADVISORY BOARD

FROM: CITY CLERK

**RE: RED DEER RIVER NATURALISTS - CONSTRUCTED WETLANDS
FOR TREATMENT OF STORMWATER**

At the City of Red Deer Council Meeting held on February 14, 1994, consideration was given to the attached correspondence from the Red Deer River Naturalists dated January 28, 1994 and various administrative comments, all relative to Constructed Wetlands. At the noted meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer River Naturalists, dated January 28, 1994, re: Sale of a Parcel of Waskasoo Parkland East of Bower Mall and Constructed Wetlands for Treatment of Stormwater, hereby agrees that said matter be tabled to allow the Administration to obtain comments relative to the constructed wetlands from the Urban Development Institute and the Environmental Advisory Board."

As indicated in the above motion, Council is requesting your comments relative to Constructed Wetlands and the Treatment of Stormwater.

It is our goal to present this matter back to Council at its meeting of Monday, March 28, 1994 and as such, we ask that we receive your comments by March 21, 1994.

Thank you for your consideration of this matter.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Financial Services
Land and Economic Development Manager

NO. 3

CAPRI CENTRE

3310 - 50TH AVENUE, RED DEER, ALBERTA T4N 3X9
 (403) 346-2091 FAX (403) 346-4790 1-800-662-7197 (ROOM RESERVATIONS ONLY)

January 20, 1993

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

ATTENTION: C. Sevick
 City Clerk

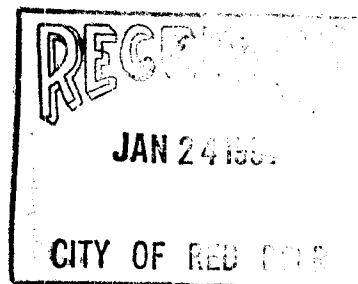
Re: Zoning change C4 to C2

We wish to request a zoning change (C4 to C2) for the following:
 Lot E plan 5009 KS
 Lot G1 & F1 plan 5253 MC
 The above known as the Capri Centre.

It is our opinion that with the new zoning we would better utilize our facility and thus become more competitive in today's market place.

Thank you.

R.R. Pasuto





**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

MEMORANDUM

TO: City Clerk

DATE: February 6, 1994

FROM: Paul Meyette, Principal Planner

RE: Capri Centre - Rezoning C4 to C2

The Capri Centre is requesting rezoning from the C4(Major Arterial District) to the C2(Regional and District Shopping Centre) District. The rationale given for the rezoning request is a desire for increased flexibility. Since the major difference between the two districts is the ability to have 5-10% office use, it is presumed that the Capri wishes to have increased flexibility in terms of office use.

As Council is aware, the Commercial Districts were reviewed earlier this year; the land use districts were completely rewritten to give owners in the C4 (Major Arterial) District more flexibility in terms of service and retail use. It was the consensus of the review committee that office use should remain concentrated in the C1 District. This request would conflict with that direction.

As result of the commercial districts review, a policy was put in place by City Council which guides the conversion of any shopping mall from C4 to C2. This policy clearly states in its purpose that the policy would apply to shopping malls which are converted from C4 to C2. It was not intended that a hotel would be converted to this district.

The request by the Capri Centre is also in conflict with the basic purpose of the C2 District which is to facilitate the development of regional and district trade centres with services, offices and housing as secondary functions. The majority of the Capri Centre Site is not used for trade but rather hotel and entertainment functions.

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 3 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • 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 DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

-2-

RECOMMENDATIONS

Planning staff recommend that this request for rezoning be refused. The request is inconsistent with the purpose of the C2 District, the results of the commercial district review and the C4 to C2 conversion policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Meyette", is written over a horizontal line.

Paul Meyette

PM/pm

cc. Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
Fire Chief

DATE: 1 February 1994

FILE NO. 94-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **CAPRI CENTRE - REZONING FROM C4 TO C2**

In response to your memo of January 24, 1994, regarding the above, we have the following comments for Council's consideration.

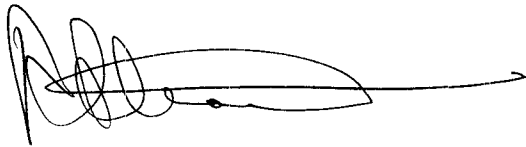
When C4 zoning was reviewed, firstly by a committee of interested individuals representing a variety of groups and finally Council, provision was made for changing some C4 sites to C2. These sites, however, would have to meet certain criteria (landscaping, parking and appearance and other characteristics of the C2 district).

The applicant would probably be able to meet the technical requirements such as parking and landscaping; however, it is our opinion that they would not "serve a dual neighbourhood convenience and retail function."

Generally, most of the C2 uses can be accommodated in the C4 district; for example, retail sales are permitted in both zones. The major difference is that C2 allows 5% of total gross area to be used for offices while C4 does not permit offices. Some offices are located in the Capri as an exception to the Bylaw.

Recommendation: That there is currently adequate existing office space and land properly zoned for offices. The applicant doesn't fit the criteria for changing C4 zoning for C2; therefore, the application should be denied.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', with a long horizontal line extending to the right.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

COMMISSIONER'S COMMENTS

As pointed out by the Planning Commission, the review of the commercial district portion of the land use bylaw provided a process for the conversion of C4 properties to C2. Although the policy was developed in anticipation of shopping malls wishing to make this conversion, it might be interpreted to also apply to the "mall" portion of a hotel development such as the Capri (ie. excluding all hotel room space). Given the fact that the current uses in the Capri "mall" include retail and service outlets which service more than just the hotel Council may wish to consider this request.

Council should be aware that the Land Use Bylaw states:

- 6.2.2.8 (1) Notwithstanding any provision of this By-law, office uses shall not be allowed above a second storey of any structure within the C2 District.

Accordingly, we recommend that Council approve the application by the Capri to move to C2 status on the conditions that:

1. they meet all C2 requirements (eg. landscaping and parking requirements); and
2. the calculation of office space in relation to the Capri, exclude all square footage devoted to hotel rooms.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Correspondence

CS-4.272

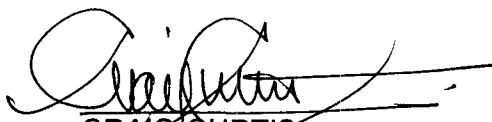
DATE: January 28, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: CAPRI CENTRE - REZONING C4 TO C2
Your memo dated January 24, 1994 refers.

I have discussed this proposal with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective. However, there are likely a number of major planning issues which will be outlined by the Red Deer Regional Commission.


CRAIG CURTIS

:dmg

c Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

DATE: January 26, 1994
TO: City Clerk
FROM: Engineering Department Manager
RE: CAPRI CENTRE - REZONING

Please be advised that the Engineering Department has no comment with respect to the above noted.



Ken Haslop, P. Eng.
Engineering Department Manager

KGH/emg

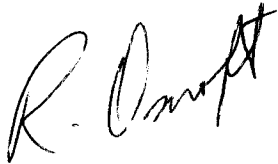
DATE: January 26, 1994

TO: City Clerk

FROM: Fire Chief

RE: CAPRI CENTRE - REZONING C4 TO C2

We have no comments to offer regarding this rezoning request.

A handwritten signature in black ink, appearing to read "R. Oscroft". The signature is stylized with a large, looped "R" and a cursive "Oscroft".

R. Oscroft
Fire Chief

RO/dd

DATE: 25 January 1994
TO: City Clerk
FROM: City Assessor
RE: CAPRI CENTRE - REZONING C4 TO C2

We have no comment regarding the above, from an assessment and tax perspective.

A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized flourish extending from the end of the signature.

Al Knight, A.M.A.A.
City Assessor

AK/ngl

DATE January 24, 1993

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☒ LAND & 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: CAPRI CENTRE - REZONING C4 to C2

Please submit comments on the attached to this office by Feb. 7/94

for the Council Agenda of Feb. 14/94

No objection


C. SEVCIK
City Clerk



CAPRI CENTRE

3310 - 50TH AVENUE, RED DEER, ALBERTA T4N 3X9
(403) 346-2091 FAX (403) 346-4790 1-800-662-7197 (ROOM RESERVATIONS ONLY)

January 20, 1993

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

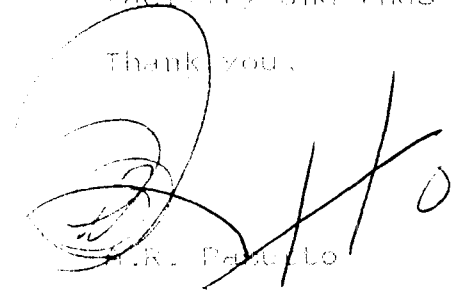
ATTENTION: C. Sevick
City Clerk

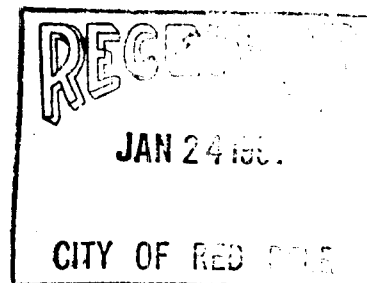
Re: Zoning change C4 to C2

We wish to request a zoning change (C4 to C2) for the following:
Lot E plan 5009 KS
Lot G1 & F1 plan 5253 MC
The above known as the Capri Centre.

It is our opinion that with the new zoning we would better utilize our facility and thus become more competitive in today's market place.

Thank you,


M.R. Pardo



DATE January 24, 1993

TO:

- ✓ ☒ DIRECTOR OF COMMUNITY SERVICES
- ✓ ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ✓ ☒ BYLAWS & INSPECTIONS MANAGER
- ✓ ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ✓ ☒ LAND & ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ✓ ☒ FIRE CHIEF
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- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ✓ ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: CAPRI CENTRE - REZONING C4 to C2

Please submit comments on the attached to this office by Feb. 7/94

for the Council Agenda of Feb. 14/94 .


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 (403) 342-8132

January 26, 1994

Mr. A.R. Pasutto
Capri Centre
3310 - 50 Avenue
Red Deer, Alberta
T4N 3X9

Dear Sir:

I acknowledge receipt of your letter dated January 20, 1993, re: Request for a Zoning Change, C4 to C2.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, February 14. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, February 11, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, February 11, 1994.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,

Kelly Kloss
City Clerk

**RED DEER***a delight
to discover!*

DATE

Jan 24/94

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☒ LAND AND 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
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE:

Copri Centre Rezoning C4 to C2

Please submit comments on the attached to this office by

Feb. 7/94

for the Council Agenda of

Feb. 14/94
KELLY KLOSS
City Clerk **ACKNOWLEDGE**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 16, 1994

Capri Convention Centre
3310 - 50 Avenue
Red Deer, Alberta
T4N 3X9

ATT: Mr. A. R. Pasutto

Dear Sir:

RE: CAPRI CENTRE - ZONING CHANGE C4 to C2

At the City of Red Deer Council Meeting held on February 14, 1994, consideration was given to your correspondence dated January 20, 1994 requesting a redesignation of the above noted property. At the noted meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Capri Centre, dated January 20, 1994, re: Request to Rezone Capri Centre from C4 to C2, hereby agrees that said request be approved in principle subject to the following conditions:

1. The appropriate Land Use Bylaw Amendment being passed;
2. That the Capri Centre meet all C2 requirements (ie: landscaping and parking requirements);
3. That the calculation of office space in relation to the Capri Centre exclude all square footage devoted to hotel rooms,

and as presented to Council February 14, 1994."

... / 2

*a delight
to discover!*

Capri Convention Centre
February 16, 1994
Page 2

As outlined in the above resolution, this rezoning is subject to a number of conditions, one of which is the appropriate Land Use Bylaw Amendment being passed. In this regard, our office will now prepare the necessary Land Use Bylaw Amendment which will be considered for first reading by Council at its meeting of February 28, 1994. If first reading is given to the bylaw, a Public Hearing will be held at the Council Meeting of March 28, 1994, following which second and third readings to said bylaw could be given.

With regard to the Public Hearing, it is a requirement that same be advertised with costs being the responsibility of the applicant. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of advertising, which in this instance is \$600.00. Should Council give first reading to this bylaw amendment on Monday, February 28, 1994, we will require this deposit no later than Monday, March 7, 1994 in order to proceed with the Land Use Bylaw Amendment. Once the actual costs are known, you will be either invoiced for or refunded the balance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
Fire Chief
Principal Planner
Council and Committee Secretary - Sandra

DATE: FEBRUARY 16, 1994

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

RE: CAPRI CENTRE - REZONING CHANGE C4 TO C2

At the Council Meeting of February 14, 1994, consideration was given to correspondence from the Capri Centre dated January 20, 1994 concerning the above. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Capri Centre, dated January 20, 1994, re: Request to Rezone Capri Centre from C4 to C2, hereby agrees that said request be approved in principle subject to the following conditions:

1. The appropriate Land Use Bylaw Amendment being passed;
2. That the Capri Centre meet all C2 requirements (ie: landscaping and parking requirements);
3. That the calculation of office space in relation to the Capri Centre exclude all square footage devoted to hotel rooms,

and as presented to Council February 14, 1994."

I ask that you now prepare the necessary Land Use Bylaw Amendment for consideration by Council at its meeting of February 28, 1994.



KELLY KLOSS
City Clerk

KK/clr

Minister responsible for:
Housing
Alberta Registry
ACCESS Corporation
Alberta Liquor Control Board

425 Legislature Building
Edmonton, Alberta, Canada
T5K 2B6

Telephone 403/427-3744
Fax 403/422-9550

January 28, 1994

To: All Municipalities

School Board Requisition - 1994

On January 18, 1994, the Honourable Halvar C. Jonson, Minister of Education, announced a plan for the restructuring of education. Consistent with that plan, amendments to the School Act will be put before the Legislature in the Spring Sitting. These changes will include the authority of the Province to requisition residential and non-residential property and will repeal the provisions permitting requisitions by school boards. These revenues together with the revenue from the General Revenue Fund will enable the Province to fully fund education.

Making the Province the sole requisitioning authority for school taxes will bring stability to the requisition system and simplify the process for all municipalities. By the tax year 1996, the school tax burden on equalized assessment will be uniform across Alberta: one rate for residential and farmland, and one for non-residential. Also by 1996, it will no longer be necessary to maintain tax rolls by school authority. With the new legislation, the need to maintain School Support Declaration Forms will be eliminated and undeclared assessment will no longer be split between public and separate school boards according to the resident student counts.

In 1993, there was wide disparity between school boards in their equalized mill rates. In order to bring those rates to a common level for the 1996 tax year, it will be necessary to phase-in the change in equalized rates by school jurisdictions in the 1994 and 1995 tax years. Accordingly, all municipalities now served by more than one school board are requested to continue to maintain their current tax rolls by school authority for both the 1994 and 1995 tax years.

(over)

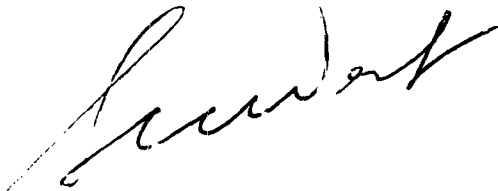
To ensure the continued smooth operation of schools and school systems and continuing cash flow to school boards, the attached Ministerial Order AR27/94, has been approved by the Minister of Education. This ensures that school boards will receive a March 15 payment from municipalities, in accordance with the **Municipal Taxation Act**.

The Order places a limitation on the amount of a board's 1994 requisition to the amount requisitioned in 1993. This amount does not represent the total 1994 requisition for education. You will receive a requisition from the Province when the necessary legislation has been approved. Municipalities will be credited by the Province for their March 15 payments to school boards when the provincial requisitions are established.

Section 2 of the Order recognizes that a few school boards (through boundary adjustments which occurred in 1993) may require additional revenues over the 1993 requisition to meet their financial obligations for the added lands.

I appreciate your cooperation in the implementation of this important Government Initiative. Inquiries regarding the school requisition may be directed to Local Advisory Services, Alberta Municipal Affairs, 427-2225 or School Business, Alberta Education, 427-7235.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen C. West', written in a cursive style.

Stephen C. West
Minister

GOVERNMENT OF ALBERTA
DEPARTMENT OF EDUCATION
MINISTERIAL ORDER (# 04/94)

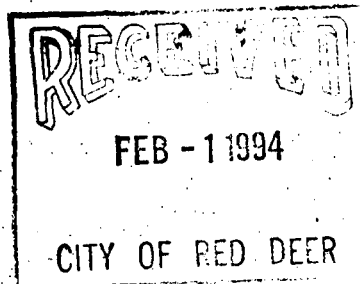
I, Halvar C. Jonson, Minister of Education, pursuant to Section 150(7) of the School Act, make the 1994 Requisition Regulation in the attached Appendix.

Dated at Edmonton, Alberta January 17th, 1994.


MINISTER OF EDUCATION

APPENDIX**School Act****1994 REQUISITION REGULATION**

- 1(1) Subject to subsection (2) the amount of money a board may requisition from a municipality for 1994 shall not be more than the amount requisitioned by the board from that municipality for 1993.
- (2) The amount of money which a collecting board as defined by s.163 of the School Act, may levy and collect for 1994 shall not be more than the amount it levied and collected for 1993.
- 2 A board whose boundaries were adjusted in 1993, may apply to the Minister for approval to requisition an additional amount determined by applying that board's 1993 net equalized mill rate, divided by 1.53846, to the added lands.



DATE: February 9, 1994

TO: City Clerk

FROM: Director of Financial Services

RE: SCHOOL BOARD REQUISITIONS - 1994

The correspondence from the Minister of Municipal Affairs indicates the following changes will take place regarding requisitions received from School Boards:

- By 1996 the school taxes will be calculated and requisitioned by the Province based on a uniform mill rate across Alberta calculated on the equalized assessment. There will be two mill rates used:
 - one rate for residential and farmland property, and
 - one rate (presumably higher than the residential/farmland rate) for non-residential property
- By 1996 the need for municipalities to identify properties as public or separate school supporters will be eliminated.

To phase into the above changes the following actions are proposed by the Province for 1994:

- For 1994 the City will receive the following requisitions:
 - requisitions from each school board equal to the amount requisitioned in 1993
 - a subsequent requisition from the Province when legislation is approved
- The City is to pay the March 15th installment on the 1994 requisition to the School Boards as required by legislation. It appears, however, that subsequent payments may be required to be made directly to the Province.

It is difficult at this time to determine whether these changes will result in less school taxes for Red Deer taxpayers by 1996. Red Deer has a lower than average assessment that would indicate Red Deer should receive a reduction in taxes through equalization. There is the problem, however, of how the Province will compensate for the loss of school taxes on Machinery and Equipment assessment if that tax is abolished.

City Clerk
 February 9, 1994
 Page 2 - RE: School Board Requisitions - 1994

For 1994 most Red Deer taxpayers will probably experience an increase in taxes for school purposes. Due to reductions in assessment since 1993, if the same requisition is paid in 1994 an average increase of 3.5% would be experienced for those properties where assessment has not reduced. In addition, if the school boards do not compensate for the underrecovery of 1.5% in 1993, a further 1.5% increase could be experienced.

To summarize, for 1994 those properties that did not receive an assessment reduction could be subject to the following increases in school levy:

<u>Description</u>	<u>Percent Increase</u>
To offset assessment losses since 1993	3.5%
To recover 1993 shortfall if School Boards do not reimburse	1.5%
Possible requisition by Province	<u>Unknown</u>
Possible increase	<u>5.0% + ?</u>

As previously discussed with Council, the loss of assessment was basically from the non-residential assessment base. Council may want to consider an increased levy on non-residential property rather than on all properties.



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

AW/jt

COMMISSIONER'S COMMENTS

Submitted for Council's information.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

BYLAW NO. 2952/A-94

Being a Bylaw to amend Bylaw No. 2952/88, the Cemetery Bylaw of The City of Red Deer.

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

That Bylaw No. 2952/88 be amended as follows:

1 Section 19 is deleted and replaced with new Section 19 as follows:

"Whenever a lot is held by two or more persons, an order for interment in such a lot or any part thereof will be accepted by the City Clerk's Department from any one of the said persons or their heirs, executors, administrators or successors."

2 Section 30 is deleted and replaced with new Section 30 as follows:

"The cremated remains of not more than 4 persons may be interred in a special lot reserved for that purpose or in a 4 ft. by 9 ft., or in a 4 ft. by 10 ft., or in a 4 ft. by 12 ft. family lot."

3 Existing Schedule D is deleted and replaced with new Schedule D attached hereto.

4 This bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

SCHEDULE D

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON RESIDENT</u>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$ 335	\$ 240	\$ 470
Military (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	---	\$ 240	---
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$ 670	\$ 480	\$ 940
Youth lot for persons 1-5 years of age	4' x 6'	\$ 170	\$ 105	\$ 230
Infant lot for persons under the age of 1 year	3' x 5'	\$ 130	\$ 85	\$ 165
Lot for cremated remains	24" x 24"	\$ 95	\$ 70	\$ 155
Purchase Concrete Liners		\$ 300		\$ 300
Columbarium/Niche		\$ 535	\$ 240	\$675

SCHEDULE D**BURIALS****CHARGES**

For the burial of the body of a deceased person 6 years or over.	\$ 310
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	\$ 160
For the burial of the body of a deceased person under the age of 1 year.	\$ 70
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge).	\$ 100
For the burial of cremated remains of any body.	\$ 100
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	\$ 275
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	\$ 200
Storage, handling and installation fee for concrete or wood liners	\$ 75
Opening and closing of columbarium niche (per request)	\$ 65

INTERMENT & DISINTERMENT**CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over.	\$ 370
For the disinterment of the body of a deceased person 5 years of age or under.	\$ 295
For the disinterment of the cremated remains of any body	\$ 105

Reinterments shall be at burial rates.

SCHEDULE D

Sale/transfer of deed back to the City (Administration Fee)	10%
--	-----

MONUMENTS

Application Fee (for placements other than by City)	\$15
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Placement of a flat monument by The City contained in a concrete foundation or constructed with frosted granite (application fee included)	\$60
--	------

Flower Vase Installation - flat monuments	\$15
---	------

Placement of a concrete foundation by The City
for upright monuments (application fee included):

Monument Size

0" - 30"	\$100
31" - 42"	\$110
43" - 58"	\$150
59" - 72"	\$150
73" - 91"	\$150

BYLAW NO. 2960/A-94

Being a Bylaw to amend Bylaw No. 2960/88, the Utility Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2960/88 is hereby amended by deleting therefrom Schedules "A" and "D" and substituting in their place and stead the attached Schedules "A" and "D" to this Bylaw.
- 2 This amendment will be effective February 14, 1994.

READ A FIRST TIME IN OPEN COUNCIL this day of , 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of , 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of , 1994.

MAYOR

CITY CLERK

SCHEDULE "A"**PART 5****WATER RATES**

Every consumer shall pay for water supplied to him the aggregate of amount determined as follows:

1. A consumption charge of \$1.04 for each 100 cubic feet of water supplied.
2. A fixed monthly charge shall be determined by the size of the meter supplied to each consumer as follows:

<u>METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
5/8" (16 mm)	\$ 9.68
3/4" (19 mm)	15.50
1" (25 mm)	28.23
1-1/2" (38 mm)	65.87
2" (50 mm)	159.01
3" (75 mm)	268.47
4" (100 mm)	568.34
6" (150 mm)	1,065.01
8" (200 mm)	1,882.04

MISCELLANEOUS RATES**1. New service connection**

	FROM MAIN IN STREET	FROM MAIN IN LANE
(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$3 715.00	\$3 115.00
(b) Basic charge for 1" (25 mm) water	\$3 270.00	\$2 670.00
(c) Basic charge for 6" (150 mm) sanitary sewer	\$3 270.00	\$2 670.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3 270.00	\$2 670.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 000.00	\$3 400.00
(f) Dual service upon approval	\$4 320.00	N/A
(g) Water service renewal upon approval	\$3 500.00	N/A

Extra charge for**Larger water service:**

1.5" (38 mm)	220.00
2" (50 mm)	750.00
4" (100 mm)	2 170.00
6" (150 mm)	3 000.00
8" (200 mm)	3 640.00

Larger sanitary or storm sewer:

8" (200 mm)	120.00
10" (250 mm)	180.00
12" (300 mm)	250.00
15" (375 mm)	400.00
18" (450 mm)	610.00
21" (525 mm)	920.00

2. Additional fee for winter construction of service Lane	645.00
(Nov. 15 - May 15) Street	900.00

3. Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	50.00
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SCHEDULE "A" Continued

4.	Disconnection of service (water kill)	
	up to 50 mm in size	1 020.00
	over 50 mm in size	2 500.00
5.	Turn water off or on for repairs or line testing	
	(a) during regular working hours	30.15
	(b) after regular working hours	93.60
6.	Other Charges	
	Construction of manhole	2 230.00
	Cutting and replacing pavement -	
	(a) Single or double service 3" (75 mm) and under	1 720.00
	(b) Single or double service over 3" (75 mm)	2 200.00
	(c) Triple service 3" (75 mm) and under	2 295.00
	(d) Triple service over 3" (75 mm)	2 770.00
	(e) For service kill 3" (75 mm) and under	310.00
	(f) For service kill over 3" (75 mm)	450.00
	Replacing and/or tunnelling sidewalks -	
	(a) Single or double service residential	1 150.00
	(b) Single or double service commercial	2 576.00
	(c) Triple service residential	1 533.00
	(d) Triple service commercial	2 960.00
	Replacing curb only -	
	(a) Single or double service	831.00
	(b) Triple or dual service	1 085.00
	Landscaping Repairs	105.00
7.	Clearing plugged sewer	
	(a) During regular working hours	53.55
	(b) After regular working hours	93.60
	(c) Power auger	85.00
	(d) Sewer jet (regular hours only)	98.00
8.	Repairs to water meters	At cost
9.	Thawing water service	At cost

SCHEDULE "A" Continued

10.	Repair to damaged stand pipe	At cost
11.	Meter Test	46.80
12.	Televise sewer lines	
	(a) Service (regular hours only)	108.00
	(b) Mains (regular hours only)	2.00/m

NOTE: These rates to be effective February 14, 1994.

SCHEDULE "D"**PART 8****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. The rate charged includes providing the container.

Container Size	Special Pickups Per Pickup	Monthly Rate Frequency of Pickup per Week (Month)					
		1(5)	2(9)	3(13)	4(17)	5(22)	6(26)
2.294 cu.m (3 cu.yds.)	\$ 16.36	\$ 74.35	\$ 120.89	\$ 167.27	\$ 213.75	\$259.83	\$ 306.74
3.058 cu.m (4 cu.yds.)	18.64	92.93	148.67	204.46	260.24	315.99	371.79
4.587 cu.m (6 cu.yds.)	23.32	120.89	195.19	269.57	343.92	418.29	492.64

Charges for special container services in addition to the above rates will be as follows:

RATES PER CONTAINER

Lids on Containers	\$ 5.81 per month
Chains or Locking Devices on Containers	9.68 (one-time charge)
Castors on Containers	9.68 per month
Extra Cleaning (if more than one per year required)	77.44 each time
Fire Damage	154.91 each time

SCHEDULE "D"**PART 8****SCHEDULE OF GARBAGE RATES**

2. Rates to be applicable for premises where the owner or agent is charged and such owner of agent provides a hand pickup container.

Volume for Pickup	Monthly Rate Frequency of Pickup Per Week (Month)						Extra Pickups Per Pickup
	1(5)	2(9)	3(13)	4(17)	5(22)	6(26)	
.383 cu.m (½ cu.yd.)	\$ 12.75	\$ 25.51	\$ 38.26	\$ 51.00	\$ 63.77	\$ 76.52	\$ 141.36/hr.
.765 cu.m (1 cu.yd.)	25.51	51.00	76.52	102.03	127.53	153.04	141.36
1.5 cu.m (2 cu.yds.)	51.00	102.03	153.04	204.05	255.07	306.08	141.36
2.294 cu.m (3 cu.yds.)	76.52	153.04	229.56	306.08	382.59	459.12	141.36
3.058 cu.m (4 cu.yds.)	102.03	204.05	306.08	408.10	510.13	612.15	141.36
3.823 cu.m (5 cu.yds.)	127.53	255.07	382.59	510.13	637.66	765.19	141.36
4.587 cu.m (6 cu.yds.)	153.04	306.08	459.12	612.15	765.19	918.24	141.36

Less than .383 cu.m (½ cu.yd.) per month for one pickup per week would be \$6.19.

SCHEDULE "D" (continued)

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situate therein, or an occupant of a dwelling unit in a multiple family building where the owner of agent does not pay charges directly to the City, the charge shall be \$6.19 per month per dwelling unit for one pickup per week, plus a recycling charge of \$3.15 per month.

4. DISPOSAL GROUNDS RATES FOR ACCEPTANCE OF GARBAGE AND REFUSE

<u>Description</u>	<u>Rate</u>
1. Residents hauling residential refuse from their own residences	\$25.00 per metric tonne
2. Private companies or commercial haulers with commercial or residential refuse	\$25.00 per metric tonne
3. Liquid waste contained in a water tight box or tank	\$25.00 per metric tonne
4. Demolition, concrete, asphalt and tree rubble	\$25.00 per metric tonne
5. Special Waste	\$45.00 per metric tonne
6. When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	
7. Clean Fill	No Charge

NOTE: These rates shall be effective February 14, 1994.

BYLAW NO. 2960/B-94

Being a Bylaw to amend Bylaw No. 2960/88, The Utility Bylaw of The City of Red Deer.

WHEREAS the Municipal Government Act gives the Council for The City of Red Deer the power to enact a bylaw in respect of public utilities such as storm sewers;

AND WHEREAS Council deems it desirable that the Utility Bylaw be amended to prohibit the disposal of deleterious materials into the storm sewers so as to better preserve the quality of the environment;

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

Bylaw No. 2960/88 is hereby amended as follows:

- 1 New Section 89.1 together with a new heading is added as follows:

"89.1 No person shall deposit or permit the deposit of a deleterious substance of any type in the storm sewers of the City of Red Deer."

- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO. 3105/94

Being a Bylaw to provide for grants to certain Associations, Societies, Institutions and Charitable Organizations.

WHEREAS Section 212 of the Municipal Government Act provides that the Council may pass bylaws providing for grants to charitable organizations, welfare societies and such other organizations or associations as the Council deems to be entitled to such grants;

AND WHEREAS the charitable organizations, welfare societies and other organizations hereinafter named applied for grants pursuant to the said section of the Municipal Government Act, and the Council deems they are acting in the promotion of the general social welfare, and have approved of the grants as shown in the Schedule below.

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

"Grants for the year 1994 in the following Schedule are hereby approved to the associations or charitable organizations noted, and in the amounts shown in the said Schedule:

<u>ORGANIZATION</u>	<u>GRANT AMOUNT</u>
Parkland Humane S.P.C.A.	\$ 12,400
St. John Ambulance	2,144
Red Deer Airshow Association	
- \$ 2,400 cash grant	12,400
- \$10,000 waiver of airport fees	2,100
C.N.I.B.	
	<hr/>
	\$ 29,044
	<hr/>
	"

READ A FIRST TIME IN OPEN COUNCIL this day of , 19 .

READ A SECOND TIME IN OPEN COUNCIL this day of , 19 .

READ A THIRD TIME IN OPEN COUNCIL this day of , 19 .

MAYOR

CITY CLERK

BYLAW NO. 3106/94

Being a Bylaw of The City of Red Deer respecting fees and charges levied by The City of Red Deer Fire Department.

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

- 1 This Bylaw may be cited as "The Fire Department Fees & Charges Bylaw.
- 2 The fees and charges are those contained in Schedules A, B, and C attached to and forming part of this Bylaw.
- 3 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

SCHEDULE A

Bylaw No. 3106/94
Page 1 of 1

FEE AND CHARGES TO: COUNTY OF RED DEER

<u>Service</u>	<u>Rate</u>
First Hour	
Pumper & 4 men	\$550/hr. + \$1.75/km
Tanker x 2 men	\$250/hr. + \$1.75/km
Heavy Rescue x 2 men	\$300/hr. + \$1.75/km
Heavy Rescue x 4 men	\$500/hr. + \$1.75/km
Light Rescue x 2 men	\$250/hr. + \$1.75/km
All Other Hours	
Pumper x 4 men	\$400/hr.
Tanker x 2 men	\$200/hr.
Heavy Rescue x 2 men	\$250/hr.
Heavy Rescue x 4 men	\$450/hr.
Light Rescue x 2 men	\$200/hr.

SCHEDULE B

BYLAW NO. 3106/94
Page 1 of 1

FEES AND CHARGES TO: PROVINCIAL GOVERNMENT

ServiceRateResponses to Motor Vehicle Accidents and
Fires on Provincial Highways

\$300/hr. per unit responding

SCHEDULE C

Bylaw No. 3106/94

Page 1 of 2

FEES AND CHARGES TO: PUBLIC AND CITY DEPARTMENTS

<u>Service</u>	<u>Rate</u>
Yearly S.C.B.A Service/Maintenance	\$90.00
S.C.B.A. Tank Fill	\$10.00
Hose Coupling	\$25.00/hr. + materials
C.P.R. Training Dolls	
Large Doll	\$15.00/day
Baby	\$10.00/day
Set of 10 Training Heads	\$10.00/day
Adult Intubation Head	\$10.00/day
Baby Intubation Head	\$5.00/day
Arrhythmia Generator	\$15.00/day
I.V. Training Arm	\$5.00/day
Inspection Services	
Sprinkler Systems	\$42.00 per system + \$15.50 for each additional floor
Standpipe Systems	\$52.50 per system + \$10.50 for each additional floor
Fire Alarm Systems	\$25.25 per system + \$11.00 for each additional floor
Hydrant Flow Tests	\$32.00/hr. per man + \$25.00 for report or report from file
False Alarms due to Faulty Equipment	First Response - Warning; \$300.00 per call thereafter
Fuel Storage Tank Installation/Removal Above Ground or Underground	\$65.00 + \$20.00 each additional tank
Regulated Occupancy Fee	\$32.00/hr. per man
Dangerous Goods Abatement	\$300.00/hr. per unit + cost of materials used

SCHEDULE C cont'd

Bylaw No. 3106/94
Page 2 of 2

Motor Vehicle Accidents (in City) (includes response of pumper and rescue truck)	\$500.00/hr
File Searches:	
Current	\$25.00 each
Non-current, inspection required	\$32.00/hr. per man + \$25.00 per file
Fire Investigations	\$32.00/hr. per man \$64.00/hr. per man after regular working hours
	\$20.00 per report
Rescue Boat	\$100.00 per hour

DATE: FEBRUARY 16, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: ALDERMAN CAMPBELL-CARDWELL: NOTICE OF MOTION

It is my understanding that Alderman Campbell-Cardwell requested that you draft a Notice of Motion for her which would begin the process in establishing the policy on the sale of City land.

Thank you for assisting Alderman Campbell-Cardwell in this regard.

A handwritten signature in black ink, appearing to read 'K. Kloss', with a stylized flourish at the end.

KELLY KLOSS
City Clerk

KK/clr