

DATE: September 9, 1998  
 TO: All Departments  
 FROM: City Clerks  
 RE: PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

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## SUMMARY OF DECISIONS

FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**  
 HELD IN THE COUNCIL CHAMBERS, CITY HALL  
**TUESDAY, SEPTEMBER 8, 1998**  
 COMMENCING AT **4:30 P.M.**

- (1) **Continuation of the Minutes of the Regular Meeting of Monday, August 24, 1998**

**DECISION - Confirmed as transcribed**

PAGE #

- (2) **UNFINISHED BUSINESS**

1. **Land and Economic Development Manager - Re: Proposal Call - Former CP Rail Lands**

..1

**DECISION - Approved the Proposal Call for the Former CP Rail Lands with a submission deadline of November 30, 1998**

2. **City Clerk - Re: Placement of Advertising - Highway No. 2 Right of Way**

.. 33

**DECISION - Report received as information only. The City will be unable to act upon the resolution of Council passed July 27, 1998 respecting commercial signage along Highway No. 2**

(3) PUBLIC HEARINGS

1. City Clerk - Re: Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812-555 - Part of the C & E No. 1 and Part of the W 1/2 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer / (See Bylaw Section for Bylaw Readings) .. 37
2. City Clerk - Re: Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of Lot 9, Block 6, Plan 972-4354 / City of Red Deer / Gyons Truck Wash Inc. / (See Bylaw Section for Bylaw Readings) .. 39
3. City Clerk - Re: Land Use Bylaw Amendment 3156/FF-98 / Lots 16-26 Block 2, Plan \_\_\_\_ / Deer Park Southeast Subdivision - Stage 1 / Malcor Developments / (See Bylaw Section for Bylaw Readings) .. 41

(4) REPORTS

1. Mayor Gail Surkan - Re: Community Leaders Partnership Program (CLPP) .. 43

DECISION - Agreed that The City participate in an exchange with Cap-de-la-Madeleine through the Community Leaders Partnership Program (CLPP) and that a report be submitted to Council for approval of a proposed budget and source of funding

2. Engineering Services Manager - Re: Lancaster South Subdivision / Phase One Pregrading / Detention Pond Construction .. 44

DECISION - Agreed to increase the budget for Lancaster South Pregrading to \$450,000.00 to be funded from Subdivision Reserves and to advance the budget of \$160,000.00 for construction of the Lancaster South Detention Pond to be funded by the Storm Off-Site Levy Fund

3. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/KK - Rosedale Meadows / Land Use Bylaw Amendment 3156/LL-98 - Kentwood Northeast Subdivision / Request for 1<sup>st</sup> Readings Prior to Approval of Outline Plans / (See Bylaw Section for Bylaw Readings) .. 48

**DECISION - Council agreed to waive the requirement set out in the Planning and Subdivision Guidelines, for the above noted amendments, that require an Outline Plan to be adopted prior to 1<sup>st</sup> Reading of a Land Use Bylaw Amendment**

4. **Portland Community Planning Services - Re: Land Use Bylaw Amendment 3156/KK-98 / Part of the NE ¼ 14-38-27-4 / Rosedale Meadows - Phase 5 (Farm Air Properties) / (See Bylaw Section for Bylaw Readings)**

.. 51

**DECISION - Report received as information. See Bylaw Section for Bylaw Readings**

5. **Portland Community Planning Services - Re: Land Use Bylaw Amendment 3156/LL-98 / Part of the N ½ 32-38-27-4 / Rosedale Northeast - Phase 1A / Laabon Developments Ltd. / Jack's Men's Wear Ltd. / (See Bylaw Section for Bylaw Readings)**

.. 54

**DECISION - Report received as information. See Bylaw Section for Bylaw Readings**

6. **Fire Chief/Manager Emergency Services Department - Re: Proposed Emergency Services Master Plan Advisory Committee (Master Plan Implementation Committee)**

.. 57

**DECISION - Agreed that an Emergency Services Master Plan Advisory Committee be formed as a standing committee of Council with the membership to be appointed at Council's Organizational Meeting scheduled for November 2, 1998. The Committees Bylaw will be amended to incorporate the new Committee and will include a sunset clause of four years**

7. **Engineering Services Manager - Re: Proposed Construction of a Local Improvement / Lane Paving East of 48 Avenue From 45 Street to 46 Street**

.. 61

**DECISION - Directed the Administration to initiate a Local Improvement Plan for the paving of the lane East of 48 Avenue from 45 Street to 46 Street and to schedule same for the summer of 1999 should the Local Improvement Bylaw be successful**

8. **Tax Coordinator - Re: 1998 Tax Sale** .. 69

**DECISION** - Approved proceeding with the tax sales for properties known as Roll No. 1512930, Roll No. 2022870, Roll No. 2022880 and Roll No. 3210405. Tax Sale to be held in Council Chambers at 11:00 a.m. on December 3, 1998. Terms are to be cash with the minimum sale price for each parcel as well as the terms and dates for the various parcels to be as outlined in the above report

9. **Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/11-98 - North Red Deer, The City of Red Deer, Victory Christian Fellowship of Red Deer, Alan Watson and Eugene Watson / (See Bylaw Section for Bylaw Readings)** .. 72

**DECISION** - Report received as information. See Bylaw Section for Bylaw Readings

(5) **CORRESPONDENCE**

1. **Alberta Urban Municipalities Association - Re: AUMA - Ground Ambulance Service Support: "Proposed Policy On Ground Ambulance Funding and Rates Formulas"** .. 75

**DECISION** - Agreed to support the AUMA's "Proposed Policy on Ground Ambulance Funding and Rates Formulas"

2. **Beekport Developments - Re: Request for Rezoning from R1 to R2 to Accommodate Single Family Dwelling and Mother-In-Law Suite at 4801 - 58 Street** .. 84

**DECISION** - Request denied

3. **Red Deer Neighbourhood Watch Association - Re: Marketing Strategy to Promote Neighbourhood Watch Program / Request for Council Support and Neighbourhood Signage** .. 90

**DECISION** - Council supports the concepts and principles of the Neighbourhood Watch Association. It was agreed that the Association be permitted to place Neighbourhood Watch signs on the large subdivision road map signs and stand alone signs at other subdivision entrances in those neighbourhoods where



the Program has been successful in establishing a community based network. It was agreed that the capital cost to manufacture said signs be that of the Association, with the size, quality, and format of the signs to be in accordance with the provincial standard. It was further agreed that the location of the signs be subject to the approval of the Administration and be installed by City staff at no charge to the Association

(6) PETITIONS AND DELEGATIONS

1. **R. ph Melnick - Re: Ross Street - Request for Concrete Sound Wall** .. 95  
**DECISION - Request denied**

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) BYLAWS

1. **3156/BB-98 - Land Use Bylaw Amendment / Kentwood West / Lot 1, Block 1, Plan 812-1568 - Part of the C & E No. 1 and Part of the W ½ 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer 7 - 2<sup>nd</sup> & 3<sup>rd</sup> Readings** .. 133  
.. 37  
**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings**
2. **3156/EE-98 - Land Use Bylaw Amendment / Edgar Industrial Park / Part of Lot 8, Block 6, Plan 872-4354 / City of Red Deer / Gyorts Truck Wash Inc. / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings** .. 135  
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**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings**
3. **3156/FF-98 - Land Use Bylaw Amendment / Lots 16-25, Block 2, Plan [redacted] / Deer Park Southeast Subdivision - Stage 1 / Melcor Developments / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings** .. 137  
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5. 3156/KK-98 - Land Use Bylaw Amendment / Part of the NE ¼ 14-38-27-4 / Rosedale Meadows - Phase 5 / Farm Air Properties / - 1<sup>st</sup> Reading .. 141  
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.. 54  
DECISION - Bylaw given 1<sup>st</sup> Reading

#### **ADDITIONAL AGENDA**

Alberta Sports Prize Bond Foundation - Re: Request for The City of Red Deer To Become A Shareholder in the Alberta Sports Prize Bond Foundation

DECISION - Request denied

# AGENDA

# FILE

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2. **City Clerk - Re: Land Use Bylaw Amendment 3156/EE-98 / Edgar  
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Additional Agenda

1. *Request for City to Purchase Sports Plaza Building*

Committee of the Whole:

- (a) Administrative Matter

DATE: August 28, 1998  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **PROPOSAL CALL - FORMER CP RAIL LANDS**

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Attached is a draft of the proposal call for the former CP Rail lands commercial site, located in the downtown area. Changes requested by Council have been incorporated into the proposal call including specific information on the existing restrictive covenants and easements. In addition, we have removed any reference to a specific selling price, as per Council's request, and requested that the purchase price form a key component of any submission.

The Committee, established by Council to deal with these properties, is recommending that we proceed with a proposal call for development, with submissions to be received by October 30, 1998. We feel this should provide sufficient time for interested developers to prepare a submission, however, the Committee would support an extension of the deadline should Council feel it is needed.

#### **RECOMMENDATION**

We recommend that Council approve the terms and conditions of the proposal call and that the site be advertised, with proposals to be received by a specific date to be recommended by Council.

Submitted on behalf of the CP Rail Land Development Committee,



Alan V. Scott

AVS/mm

Att.

# **Downtown Commercial Development Opportunity The City of Red Deer, Alberta**

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The City of Red Deer is asking for development proposals on a valuable piece of commercial development property located in the downtown area. The subject site consists of 2.001 hectares (4.944 acres), and has been made available as a result of the relocation of the rail yards from the downtown area. CP Rail, and its predecessor - the Calgary and Edmonton Railway, first occupied the site in 1890, establishing Red Deer as a main divisional point for freight traffic. The station was erected in 1910, and played a large part in the early development of the planned town of Red Deer.

This site is the last remaining parcel resulting from the railway relocation, and is adjacent to several completed and proposed developments. The property is bordered on the west by Taylor Drive, one of Red Deer's main north-south corridors; on the north by Ross Street, an east-west thoroughfare; on the east by 52 Avenue, a main two-way north-south route through the downtown area; and on the south by 48 Street, which is tentatively scheduled for construction by the City in 1999 (see attached map).

Because of the property's location, it offers easy access to most services and facilities. The proposed high density residential development to the south, scheduled to commence construction within the next twelve months, will create a new population base to support commercial investments. The public park area, planned for development in 1999, is expected to be a focal point for recreational and cultural activities in the downtown area. The site will therefore lend itself to pedestrian friendly commercial development.

Generally, development of the site must:

- a) incorporate extensive high-quality landscaping;
- b) encourage a mix of commercial services that would attract patrons, both during day and evening hours;
- c) incorporate development which is architecturally pleasing and is compatible with the Victorian theme of the former train station and the proposed residential development;
- d) enhance the redevelopment of the downtown.



## **BACKGROUND**

### **I. Location**

The site consists of 2.001 hectares (4.944 acres) of former rail yard land. The City of Red Deer certifies that the property is environmentally acceptable for development for commercial use. The property is surrounded by major transportation corridors, offering access to all sectors of the city. It is on the western border of the traditional downtown area. To the west is a mature industrial/commercial area, which is in the early stages of redevelopment and revitalization.

### **II. Surrounding Amenities**

Immediately north of the subject site is a comprehensive development on former railway lands, consisting of a Superstore, a Blockbuster Video, and a liquor store. The restored CP rail station is also located adjacent to the site, while a McDonald's restaurant occupies a parcel in the north-east corner of the site. Immediately south, the City intends to proceed with the development of a park in 1999. This public space will be a focal point for recreational and cultural gatherings in the downtown area. A proposed high density residential development is expected to proceed on the land to the south of the park. In addition, the site is close to a wide variety of services, including health care, entertainment, professional and retail.

### **III. Serviceability - Access**

The site is fully serviced by the City of Red Deer, with services in the roadway adjacent to the property, and available as required. Any internal servicing of the site, including access, is the responsibility of the purchaser. A secondary all turns access to the site will be permitted from 52 Avenue, through an existing Common Access Agreement with McDonald's. The main access to the site will be an all-turns access located mid-way from 48 Street, as shown on the attached map.

Sanitary sewer and water services will be available from 52 Avenue, while storm sewer connections can be accommodated from a point on the trunk line contained within the easement across the property. Natural gas services is provided by Northwestern Utilities Limited, and is available in 52 Avenue. Electric light and power service is provided by the City and is available in both 49 Street and Taylor Drive.

All services adjacent to the property are included in the purchase price; connection charges are the responsibility of the purchaser.

**IV. Zoning**

The site is presently zoned C1A, and a copy of the applicable standards is attached. The City proposes to re-designate the site Direct Control, to provide flexibility in considering the development, and to ensure the development is completed as approved by Council. It is the City's intent that uses, set backs, parking, landscaping, etc., are to C1A land use standards.

**V. Pricing**

The City has not established a selling price for the site. Submissions for the purchase of the property must therefore include the price being offered. All submissions will be evaluated, based on quality of development and purchase price. The City is not bound to accept the highest offer. The site is fully serviced and off-site levies have been paid. The purchaser is responsible for connection charges and curb cuts, as required. Internal servicing is the responsibility of the purchaser.

To assist prospective purchasers in establishing their offer for the site, the following information on land sales in the area is provided:

DATE	LOCATION	SIZE	ZONING	SELLING PRICE
July 1994	49 Street & 52 Avenue	34,848 sq. ft.	C1A	\$13.94/sq. ft.
Feb. 1995	50 Avenue & 45 Street	34,875 sq. ft.	C1	\$12.19/sq. ft.
Aug. 1995	49 Street & 52 Avenue	13,068 sq. ft.	C1	\$17.12/sq. ft.
March 1997	51 Avenue & 50 Street	36,155 sq. ft.	C1A	\$15.00/sq. ft.
March 1997	51 Avenue & 49 Street	16,250 sq. ft.	C1	\$12.00/ sq. ft.

**VI. Easements, Covenants, Etc.**

The following easements and restrictive covenants have been placed on the property:

942-0171 3 metre utility easement along north side  
 942-2282 6 metre utility easement on north and east sides  
 942-2283 Mutual Access Easement (McDonald's)  
 982- \_\_\_\_\_ storm sewer easement to be registered (identified in drawing)  
 932 317 459 Restrictive Covenant (see attachment)  
 942 221 423 Restrictive Covenant (see attachment)

## PROPOSAL REQUIREMENT

Specific requirements of the proposal are as follows:

- i) Development must be commercial and conform with standards contained in the C1A zoning table. The theme of the development should be Victorian and consistent with the architectural design of the former train station and the proposed residential development to the south. The proposed residential design, approved by City Council, can be viewed through the Land and Economic Development Department. Overall high quality is essential.

Developers should strive to produce a seamless connection to the public space south of 48 Street. Conceptual plans for this area are being developed and are available through the Recreation, Parks and Culture Department of the City.

The overall development should facilitate and encourage pedestrian movement within the site and to the adjacent developments.

- ii) Developments are expected to be based on a common theme compatible with the existing CP Railway Station, which is a heritage resource. Architectural controls assuring that the development is comprehensive and unique, should include the following:
  - a) high quality building materials (e.g. brick, stone, etc.);
  - b) pedestrian oriented store fronts (e.g. window treatments);
  - c) unique signage;
  - d) incorporation of cantilevers and canopies;
  - e) tasteful colour schemes;
  - f) create a people atmosphere that attracts users;
  - g) sidewalk and public area lighting and street furniture;

Warehouse type buildings are not acceptable. The aesthetics of the development must be pleasing from all elevations. Large users are encouraged, provided they conform with the proposed architectural theme.

- iii) Landscaping must be extremely high quality, incorporating mature plantings. A high level of landscaping is expected on the perimeter of the site. The remainder of the landscaping should be designed to screen parking and tie the public park area into the commercial development. Landscaping should be comprehensive throughout the

development and appear seamless among the various components of the development.

The purchaser will be responsible for landscaping the boulevard areas surrounding the property. This landscaping should be of the same high quality as required within the site and should be a continuation of the overall landscaping plan. In return for the purchaser being responsible for landscaping and maintaining the boulevards, the on-site requirement for landscaping has been reduced from 10% to 5%.

- iv) Vehicle access to the site is restricted to 52 Avenue and 48 Street. A common access from 52 Avenue, covered by an agreement with McDonald's Corporation, exists along the southern property line of McDonald's. One-half of the right-of-way is located on the subject property.

A second access will be permitted from 48 Street, approximately midway between 52 Avenue and Taylor Drive. The City will undertake, at its cost, intersection enhancements to 48 Street at the access point, to improve pedestrian accommodation and the appearance of the entrance way to the park and commercial area. This treatment will be in the form of paving stones or some similar material mutually agreed to by developers of the site and the City.

- v) Prospective purchasers of the site are encouraged to be innovative in their design and examine opportunities for such features as landscaped covered parking, which could maximize the use of the site, and provide the necessary screening as outlined previously.
- vi) Proposed developments must be complementary to the downtown and emphasize uses which would attract people.
- vii) A second site owned by the City, and identified on the attached map as "Site B", is available at an expected rate of \$8.50 per square foot, for limited use as an overload or long term employee parking area. The site is approximately 22,390 sq. ft. and may be of interest to developers interested in increasing the site coverage of the proposed development for the main site.

## **SUBMISSIONS**

Deadline for submissions is October 30, 1998. Submissions must include:

- i) A detailed site plan, including potential commercial uses, partners, staging and timing; elevation drawings, including layout, etc.; areas covered by various commercial uses.
- ii) Parking areas, including total number of stalls, and access to and from the site, and whether the proposal includes the acquisition of "Site B".
- iii) Landscaping, including size and types of all plantings.
- iv) Price being offered, and time required to finalize financing:
  - a) a deposit of \$135,000, which becomes non-refundable upon acceptance of the proposal by Red Deer City Council;
  - b) upon acceptance of the proposal by Red Deer City Council, the purchaser will be required to enter into an Option and Development Agreement, and the balance of the purchase price will be payable upon acceptance of the option.
- v) Experience of the developer and, in particular, a description of projects completed at the scale in which the developer is now expressing interest, and for the uses intended to construct. Photographs or other descriptive materials, a list of prime tenants, and information on joint venture should be included.
- vi) General information on the corporate structure of the company, including the names of the officers. This should also include relevant details on the company's financial situation and at least three credit references.
- vii) Conformance with City of Red Deer C1A land use development standards as contained in the Land Use Bylaw.
- viii) All submissions will be reviewed and final approval will be made by Red Deer City Council.

Submissions should be made to:

**COMMERCIAL PROPOSAL**  
**The City of Red Deer**  
**Land and Economic Development Department**  
**P. O. Box 5008**  
**Red Deer, AB T4N 3T4**

**Telephone: (403)342-8106      Fax: (403)342-8200**  
**email: [econdev@city.red-deer.ab.ca](mailto:econdev@city.red-deer.ab.ca)**

In conclusion, The City of Red Deer emphasizes the importance of a development designed to encourage the continued revitalization of the downtown area. Mixed commercial uses offering a common theme and a close tie-in are essential. Emphasis will be placed on originality and themes which are appropriate to the site. The City would encourage smaller developers interested in a specific portion of the site, to work with partners in an overall development.

*The City of Red Deer reserves the right to reject any or all proposals for the development.*

## **C1A COMMERCIAL (CITY CENTRE WEST) DISTRICT**

### **105 General Purpose**

The general purpose of this District is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential development. Generally, the land uses are to serve the City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.

### **106 Permitted Uses**

- (1) Commercial recreation facility (maximum capacity of 60 persons),
- (2) Commercial entertainment facility (maximum capacity of 60 persons),
- (3) Commercial service facility (maximum capacity of 60 persons),
- (4) Food and/or beverage service facility (maximum seating capacity of 60 persons),
- (5) Institutional service facility,
- (6) Office,
- (7) Signs: Identification and local advertising on the following types of signs:
  - (a) A-Board signs,
  - (b) Awning, canopy and marquee signs,
  - (c) Under canopy signs,
  - (d) Fascia signs,
  - (e) Free standing signs,
  - (f) Neighbourhood identification signs,
  - (g) Painted wall signs,
  - (h) Projecting signs,
  - (i) Roof signs.

- (8) Warehouse in the existing structure,
- (9) Service or repair of any articles,
- (10) Merchandise sales and/or rental (maximum floor area of 250 m<sup>2</sup>).

**107 Discretionary Uses**

- (1) Accessory building or use,
- (2) Commercial entertainment facility,
- (3) Commercial recreation facility,
- (4) Commercial service facility,
- (5) Food and/or beverage service facility,
- (6) Dwelling units above the ground floor,
- (7) Merchandise sales and/or rental,
- (8) Manufacture, of any articles,
- (9) Parking lot/parking structure,
- (10) Signs: General advertising and directional information on the following types of signs:
  - (a) Free standing signs,
  - (b) Painted wall signs,
  - (c) Directional signs (no more than one per site),
  - (d) Wall signs.
- (11) Transportation, communication or utility facility,
- (12) Hotel, motel or hostel,
- (13) Home occupations,



- (14) Any development legally existing or legally approved prior to the passing of this Bylaw is deemed to be a discretionary use duly approved by the Development Authority,
- (15) Dangerous goods occupancy.

## 108 Regulations

- |      |                  |         |   |   |
|------|------------------|---------|---|---|
| (1)  | Floor Area:      | minimum | - | dwelling units 37 m <sup>2</sup>                        |
|      |                  | maximum | - | one third of site area<br>(ground floor)                |
| (2)  | Building Height: | maximum | - | as approved by the<br>Commission                        |
| (3)  | Front Yard:      |         | - | 6 m   |
| (4)  | Side Yard:       | minimum | - | nil, when there is a<br>constructed lane                |
|      |                  |         | - | 3.8 m on one side when there<br>is no constructed lane  |
|      |                  |         | - | 3.0 m when it abuts a street                            |
| (5)  | Rear Yard:       | minimum | - | 3 m   |
| (6)  | Landscape Area:  |         | - | 15% of site area  |
| (7)  | Parking:         |         | - | subject to section 47                                   |
| (8)  | Loading Spaces:  | minimum | - | one opposite each loading<br>door with a minimum of one |
| (9)  | Site Area:       | minimum | - | 900 m <sup>2</sup>                                      |
| (10) | Frontage:        | minimum | - | 20 m <sup>2</sup>                                       |

## 109 Site Development

- (1) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

## PARKING SPACES AND AREAS

### 47 Parking Requirements

- (1) Notwithstanding the parking regulations stated for each land use district in Part 6, a person using a parcel or building for the following uses in any district except the C1 (City Centre) District, shall for each use provide and maintain no less than the number of on site parking spaces as specified below.

<u>Uses</u>	<u>Parking Spaces</u>
Churches	1.0 per 8 seats
Auditorium, Arena	1.0 per 10 seats
Health Care (excluding Hospitals)	2.5 per 93 m <sup>2</sup>
Hospitals, Sanatoriums, Convalescent Homes or similar use	1.0 per 93 m <sup>2</sup> of gross floor area
<b><u>Commercial &amp; Industrial</u></b>	
Adult Mini-Theatre	1.0 per 3 seats with a minimum of 1 space for each individual viewing area containing 3 seating spaces or less
Commercial Recreation Facility	1.0 per 1.5 participants (at estimated maximum capacity) plus 1.0 per 20 m <sup>2</sup> (gross leasable floor area)
Commercial Entertainment Facility	1.0 per 5 seats
Commercial Service Facility, excluding Funeral Homes	2.5 per 93 m <sup>2</sup>
Food and/or Beverage Service Facility	1.0 per 4 seats
Funeral Homes	1.0 per 5 seats
Hotels, Motels and Hostels	1.0 per guest room

Local Convenience Shopping Centres	5.1 per 93 m <sup>2</sup> (gross leasable floor area)
Manufacturing and Industrial Plants, Wholesale Servicing and Repair Establishments, Research Laboratories and Transportation, Communication or Utility Facility	3.0 per 93 m <sup>2</sup> , but not less than 4 spaces per tenant or establishment (The Development Authority may vary this regulation to accommodate more labour intensive uses)
Warehousing, Storage Buildings and Yards	1.0 per 93 m <sup>2</sup> , but not less than 4 spaces per tenant or establishment

**Merchandise Sales and/or Rentals:**

sales/rental areas	5.1 per 93 m <sup>2</sup>
office areas	2.0 per 93 m <sup>2</sup>
warehouse	1.0 per 93 m <sup>2</sup>
warehouse sales	5.1 per 93 m <sup>2</sup>
Offices	2.0 per 93 m <sup>2</sup>
Regional & District Shopping Centres	5.1 per 93 m <sup>2</sup> (gross leasable floor area)
Repair Services	2.0 per 93 m <sup>2</sup>
Vehicle and Equipment Sales	2.0 per 93 m <sup>2</sup>

**Schools**

Public or Private Elementary and Junior High Schools	1.0 space for each classroom
Public or Private Senior High Schools	0.3 space for each student
Colleges, Business or Commercial or Technical Schools	1.0 per 10 seats, plus auditorium requirements where applicable

- (2) In the C1 (City Centre) District, all residential development shall provide the number of on site parking spaces as specified below.

**Residential**

Detached Dwelling	2.0 per unit
Semi-detached	2.0 per unit
Multi-attached Building	2.0 per unit

Multiple Family Building	1.0 per one bedroom unit, 1.5 per two bedroom unit, 2.0 per three bedroom unit plus 1.0 space for every 5 units which must be clearly identified as guest parking
Lodging and Boarding Houses	1.0 per 2 persons being accommodated
Senior Citizen Housing	1.0 per 2 dwelling units

- (3) The parking requirement for any use not specified herein shall be as required by the Development Authority, having regard to similar uses for which parking requirements are established.
- (4) Where there are multiple uses of a site:
  - (a) the Development Authority shall calculate the parking required for each individual use and this shall be deemed to be the required parking for the site, unless the applicant can otherwise demonstrate to the Development Authority that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, and
  - (b) use within a shopping centre shall not be calculated on a separate basis but the shopping centre parking space requirement shall determine the number of spaces.

#### **48 Parking Standards**

- (1) Adequate access to and exit from individual spaces shall be provided at all times by means of unobstructed manoeuvring aisles and to the satisfaction of the Development Authority except where otherwise provided in this Bylaw.
- (2) A parking space shall be located either:
  - (a) on the same site as the building or use in respect of which it is required, or
  - (b) subject to the approval of the Development Authority another site (herein called "adjacent site") not more than 100 m from the site upon which the building is situated or the use carried on.
- (3) Where some or all of the required parking is to be provided on an adjacent site, the Commission may require the owner of the land to enter into an agreement to provide the parking area in perpetuity and the City may file a caveat relating to the agreement against the title of the land affected.

- (4) In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- (5) A parking space shall be at least 2.6 m in width and 5.5 m in depth.
- (6) Parking areas required for multi-attached buildings and multiple family buildings shall be paved.
- (7) Access shall be at least 6 m in width.

**49** Where a building has been or is being lawfully erected at the time this Bylaw becomes effective, and the number of parking spaces provided in conjunction therewith is not sufficient to meet the requirements of this Bylaw, such a building shall nevertheless be deemed conforming in that respect so long as the number of parking spaces is not decreased but such building shall not be enlarged or added to nor the use of the building altered in such a manner that additional parking spaces are required, unless provision is made to increase the total number of parking spaces required in respect of the addition or change in use, in accordance with this Bylaw.

#### **50 Vehicular Access to Lots from Public Roadways**

- (1) At street intersections, driveways shall be setback from the lot boundaries which form the intersection a distance which is considered necessary by the Development Authority to ensure that the safety and efficiency of movement of existing or planned traffic volumes are improved or maintained.
- (2) Driveways shall be separated by a distance which is considered necessary by the Development Authority to ensure that the safety and efficiency of movement of existing or planned traffic volumes are improved or maintained.
- (3) Driveways will not be approved on streets on which, in the opinion of the Development Authority, the safe and efficient movement of existing or planned traffic may be unduly affected, unless alternative access is unavailable.

## LOADING SPACES

### 51 Minimum Required Number of Loading Spaces

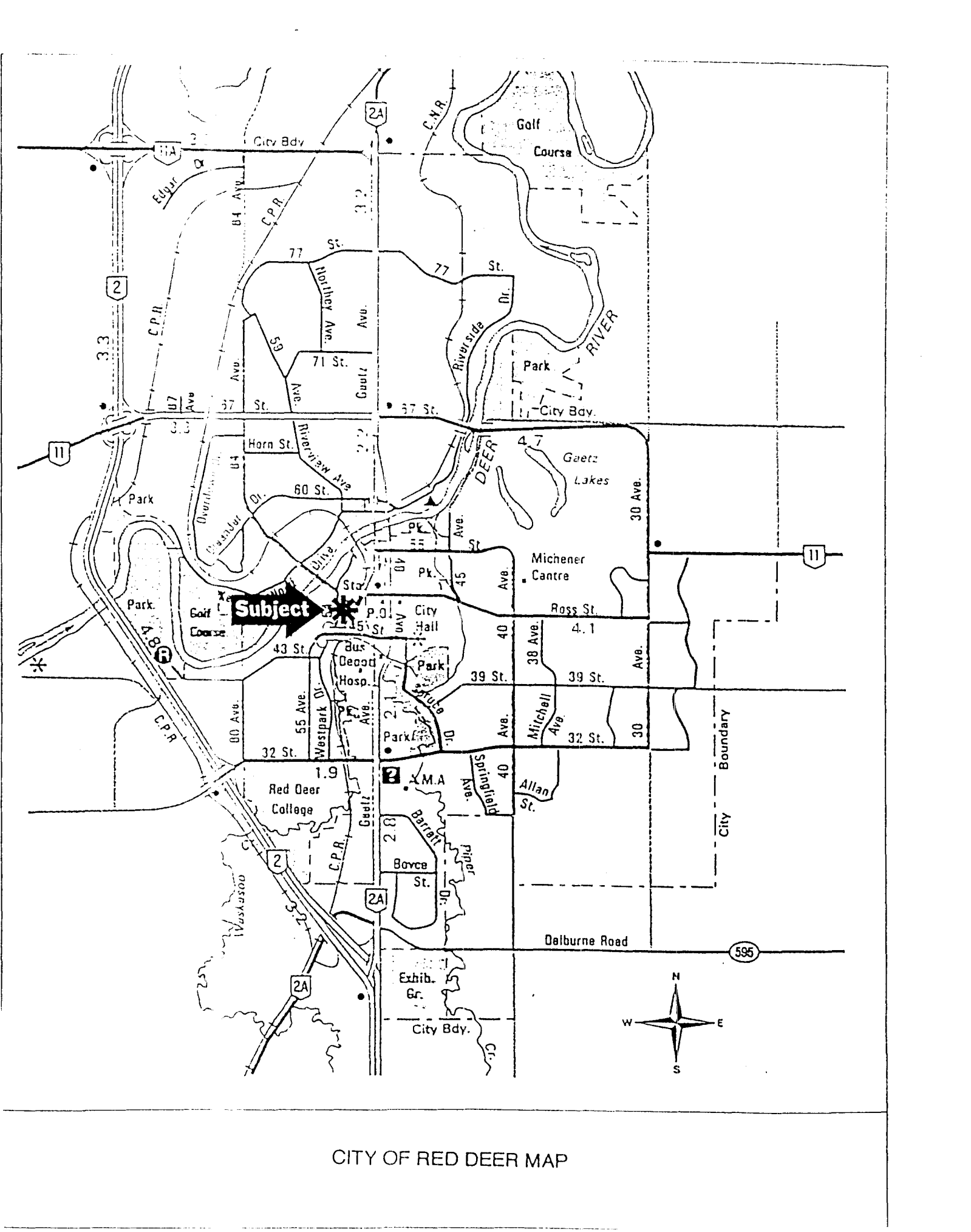
- (1) In C1, C1A, C2, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.
- (2) In I1 and I2 districts, one loading space opposite each loading door with a minimum of one for each 1,858 m<sup>2</sup> of floor space shall be provided.

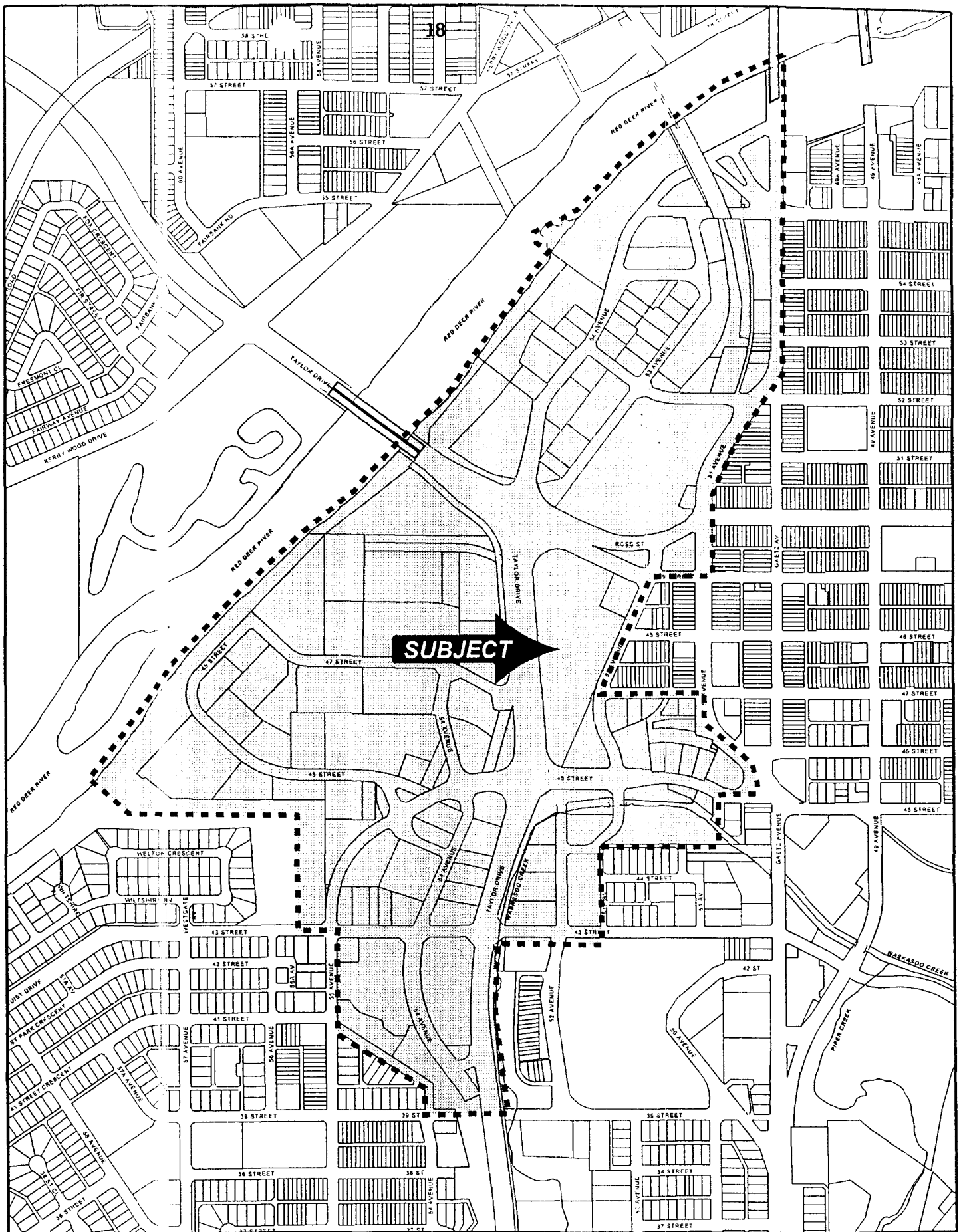
### 52 Loading Space Standard

- (1) A loading space shall be located on the same site as the building or use in respect of which it is required.
- (2) A loading space situated within a setback distance from a street or lane shall not be counted for the purposes of this section.
- (3) A loading space shall be designed, located and constructed so that:
  - (a) it is reasonably accessible to any vehicle intended to be accommodated there,
  - (b) it can be properly maintained, and
  - (c) it is satisfactory to the Development Authority in size, shape, location and construction.
- (4) A loading space shall be at least 2.6 m wide, having an area of at least 28 m<sup>2</sup>, and have an overhead clearance of at least 3.6 m.
- (5) A loading space required by this Bylaw and the driveway which provides access thereto shall be surfaced as directed by the Development Authority and be properly maintained.

## REGULATION OF SIGNS

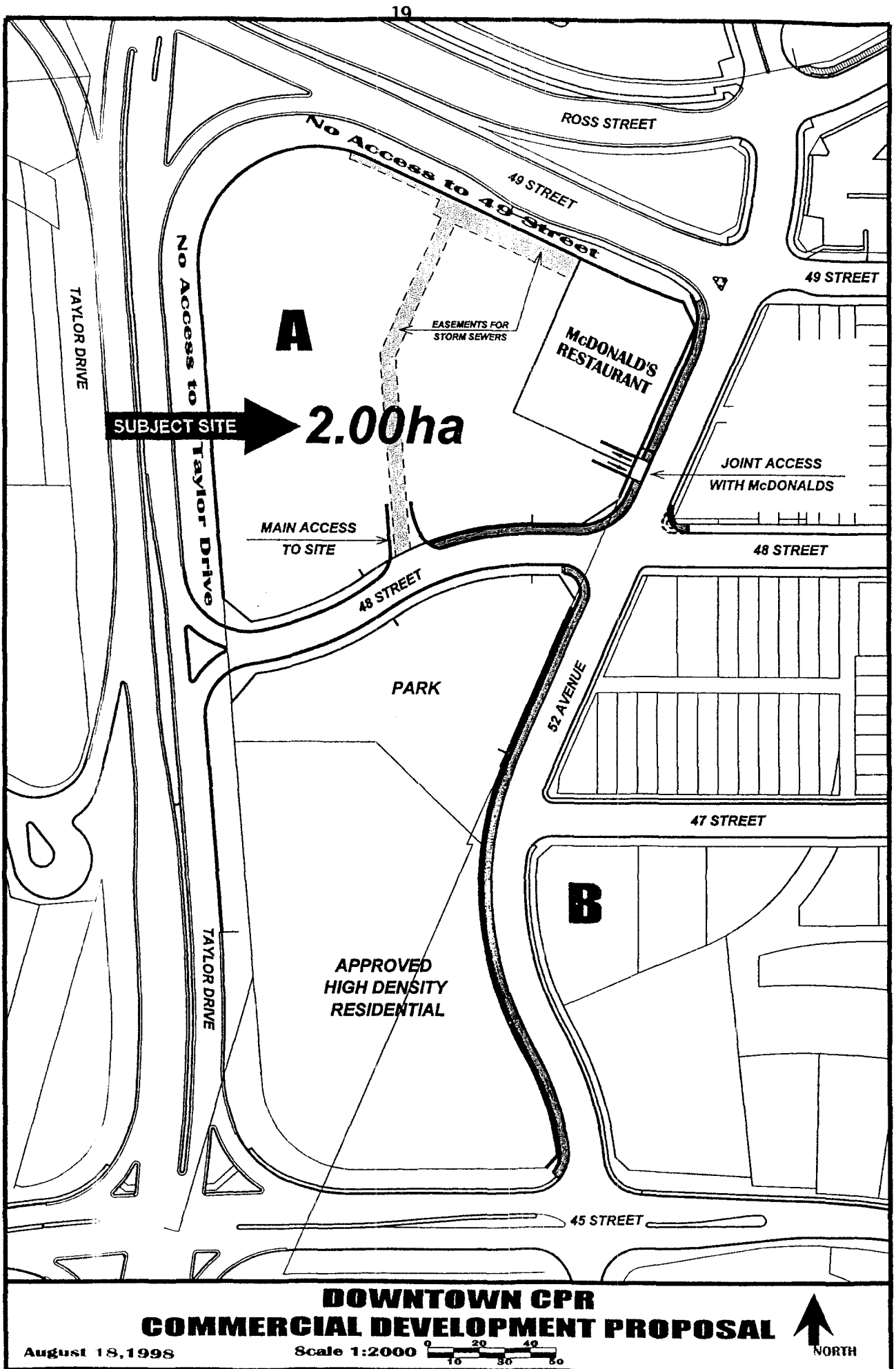
- 53 No sign shall be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw.
- 54 The type, structure, size and location of signs shall conform with the Sign Bylaw.

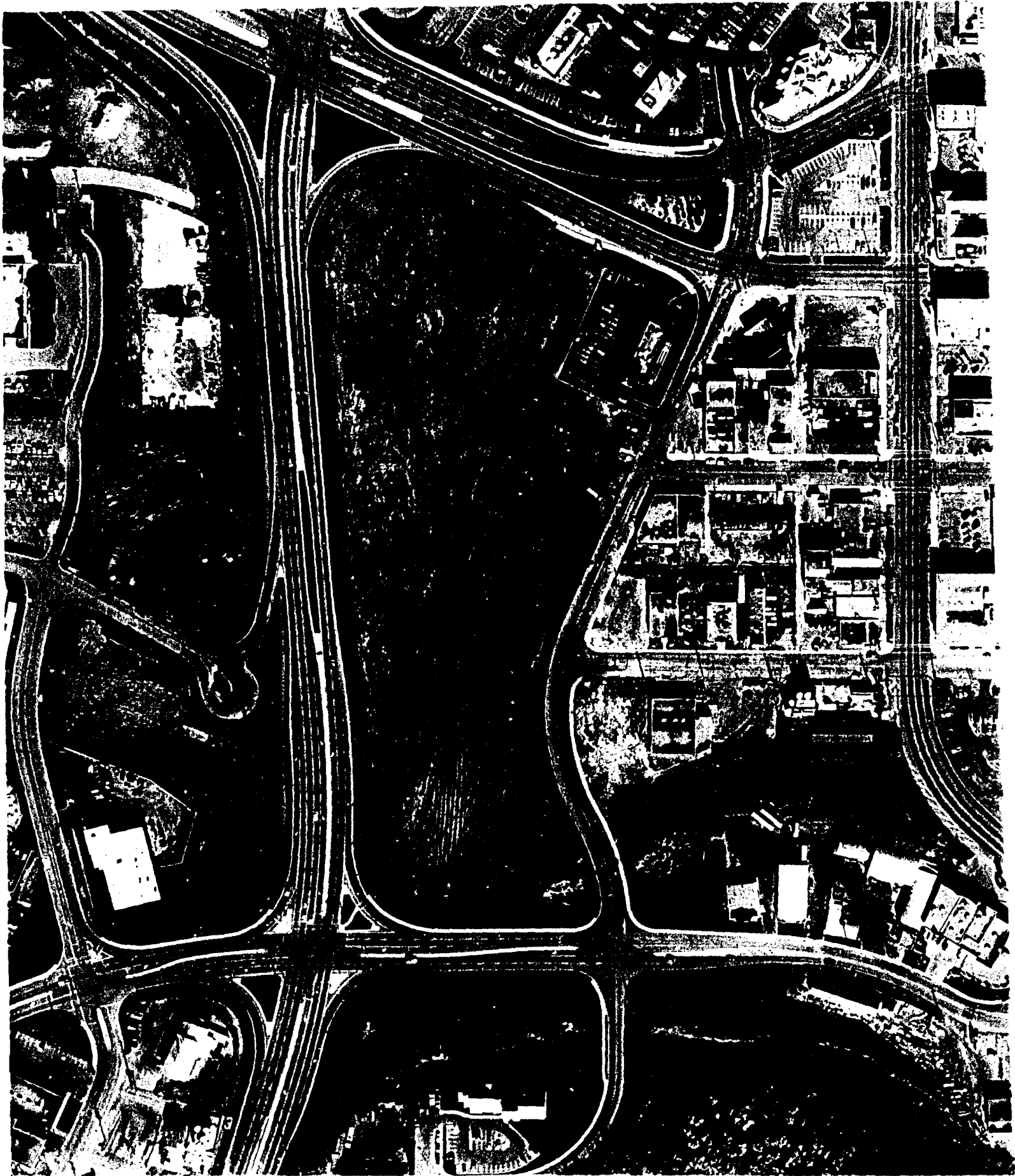




**Former CP Rail Lands**  
**Downtown West Area Redevelopment Plan Map**







932317459 REGISTERED 1993 10 14  
RESC - RESTRICTIVE COVENANT  
DOC 1 OF 1 DEK#: 4810869 ADR/IL082UK  
LINC/B: 0023907059 0024863391

**RESTRICTIVE COVENANT**

THIS RESTRICTIVE COVENANT is made as of the 6  
day of May, 1992,  
1993 6  
BETWEEN:

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

OF THE FIRST PART,

- and -

422984 ALBERTA LTD., a body corporate  
with offices in the City of Vancouver,  
in the Province of British Columbia  
(hereinafter called "the Grantee")

OF THE SECOND PART.

WHEREAS the Grantee is registered as owner of the  
lands and premises legally described as:

Plan 922 3172

Lot 15A

Excepting thereout all mines and minerals

(hereinafter called "the Dominant Lands");

AND WHEREAS the Grantor is registered as owner of  
the lands and premises legally described as:

Plan 922 932-1030

Lot 1A

Excepting thereout all mines and minerals

(hereinafter called "the Servient Lands" or "Parcel 2");

AND WHEREAS by those certain agreements made by or  
on behalf of the Grantor and Grantee respectively, including  
without limitation, that certain Option and Development  
Agreement dated 25th day of January, 1991 and made between  
the City of Red Deer ("the City") of the first part, and  
422984 Alberta Ltd. ("422984") and Gelmon Corporation  
("Gelmon") of the second part, it was agreed:

GR

- 2 -

- (a) that the City would sell and 422984 and/or Gelmon would purchase the lands therein described as Parcel 1 (of which the Dominant Lands form part); and
- (b) that the City would sell and 422984 and/or Gelmon would purchase the lands therein described as Parcel 2 (which lands now comprise the Servient Lands);

AND WHEREAS (as the parties hereby acknowledge) it was at all material times intended that the Dominant Lands would be used inter alia for the purposes of a food store, a pharmacy and a drug store, either independently or in conjunction one with the other, and that such use should be an exclusive use (in the context of the Dominant Lands (including Parcel 1) and Parcel 2) and that accordingly, Parcel 2 would have, that certain restriction as therein and hereinafter mentioned, placed over the Servient Lands and each and every part thereof for the benefit of the Dominant Lands and each and every part thereof.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. the Grantor (for itself, its successors and assigns, or other persons the owners for the time being of the Servient Lands, but not so far as to render the Grantor, its successors or assigns liable upon the covenant hereinafter mentioned insofar as any breach thereof occurs after it or they have divested themselves of all interest as owner of the Servient Lands), TO THE INTENT that the burden of the covenant hereinafter mentioned shall run with and bind the Servient Lands and each and every part thereof for the benefit of the Dominant Lands and each and every part thereof, HEREBY COVENANTS with the Grantee that the Grantor will not use or permit the Servient Lands or any part thereof to be used for the purposes of:

- (a) a food store or food stores of any description (including any supermarket which sells food, but excluding a restaurant); and/or
- (b) a pharmacy; and/or
- (c) a drug store,

it being understood that the absolute prohibition against the use of any portion of the Servient Lands as a food store, a pharmacy or a drug store shall not prohibit the use of any

- 3 -

portion of the Servient Lands for a convenience store [defined to mean a store whose stock-in-trade comprises a mixed assortment of goods including food, medicaments and medicines legally permitted to be sold without the prescription of a medical practitioner, and cosmetics, where the size of that convenience store does not exceed THREE THOUSAND (3,000) square feet].

IN WITNESS WHEREOF the Grantee and the Grantor have hereunto affixed their respective Corporate Seals duly authenticated by the signatures of their respective proper officers in that behalf, the day and year first above written.

THE CITY OF RED DEER

Per: *[Signature]*Per: *[Signature]*

382301

423984 ALBERTA LTD.

Per: *[Signature]*Per: *[Signature]*

38

25

942221423 REVIS/RECD/1967 OF 10  
 RECD - REACTION OF GOVERNMENT  
 HOC 1 OF 3 0021 220415Z ABE/RECD/REACT  
 LINC/S: 0026091967 0026091973

YES (1)  
(DESA)**RESTRICTIVE COVENANTS**

THESE RESTRICTIVE COVENANTS dated the 4 day of July, 1994.

**BETWEEN:**

**THE CITY OF RED DEER**  
of 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T3  
(the "City")

**AND:**

**MCDONALD'S RESTAURANTS OF CANADA LIMITED**  
of 4400 Still Creek Drive, Burnaby, British  
Columbia, V5C 6C6  
("McDonald's")

**WHEREAS:**

A. The City is the registered owner of lands legally described in Schedule "A" hereto ("the City's Lands").

B. McDonald's is the registered owner of lands legally described in Schedule "B" hereto ("McDonald's Lands").

C. The City's Lands and McDonald's Lands are adjoining areas and McDonald's wishes to limit a portion of the use of the City's Lands which portion is described in Schedule "C" attached hereto which portion is hereinafter referred to as the "Restricted Area".

In consideration of the mutual covenants, agreements and obligations hereinafter set forth and of One (\$1.00) Dollar now paid by McDonald's to the City, the receipt and sufficiency of which is hereby acknowledged by the City, the parties hereby grant, covenant and agree as follows:

1.0 **RESTRICTION ON FAST FOOD OUTLETS AND CERTAIN RESTAURANTS**

The City, for itself, its successors and assigns, the owners and occupiers for the time being of the Restricted Area, to the intent that the burden of this covenant will run with and bind the Restricted Area as the servient tenement, and every part thereof, and that the benefit thereof may be annexed to and run, as a separate covenant with each and every

*[Handwritten signature]*



part of the McDonald's Lands as the dominant tenement, covenants that for a period of fifteen (15) years from the date of this Agreement, the Restricted Area will not be used or permitted to be used for the following purposes:

A fast food outlet specializing in the sale of the "non-permitted items" as defined in this Agreement and car parking ancillary to any such purpose.

- (a) In this Agreement, non-permitted items means hamburgers.
- (b) In this Agreement, fast food outlet means a development where prepared foods or beverages or both are offered for sale to the public for consumption on the development or off the development or both and which offers food or beverages or both, produced and delivered in a manner that allows rapid customer service.
- (c) In this Agreement, "specializing in the sale of non-permitted items" means a fast food outlet which derives more than ten (10%) per cent of its gross monthly sales (excluding desserts and beverages) from the sale of any one or more of the non-permitted items as described in this Agreement, or which displays a menu or menu board on which twenty (20%) per cent or more of the food items (excluding desserts and beverages) consist of any of the non-permitted items.

1.2

A restaurant specializing in the sale of hamburgers.

- (a) In this Agreement, restaurant means a development used for eating and drinking where prepared foods or beverages or both are offered for sale to the public for consumption within the development or off the development or both.
- (b) In this Agreement, "specializing in the sale of hamburgers" means a restaurant which derives more than ten (10%) per cent of its gross monthly sales (excluding desserts and beverages) from the sale of hamburgers, or which displays a menu or menu board on which twenty (20%) per cent or more of the food items (excluding desserts and beverages) consist of hamburgers.

In this Agreement, "hamburgers" means any ground or chopped meat patty of any sort or kind served with a bun.

2.0

# **PRIORITY**

The City covenants and agrees to deliver, upon request by McDonald's, an agreement granting priority in favour of the restrictive covenants in this Agreement over any

existing financial encumbrance or financial interest registered against the City's Lands.

**3.0 SEVERABILITY**

The covenants and agreements herein contained shall be severable and if any of the covenants or agreements herein contained or any application thereof to any person or circumstances are to any extent held to be rendered invalid, unenforceable or illegal by a court of competent jurisdiction, the remaining covenants or agreements or the application thereof to persons or circumstances other than those with respect to which it is held invalid, unenforceable or illegal shall not be affected thereby and shall continue to be applicable and enforceable to the fullest extent permitted by law.

**4.0 GENDER AND NUMBER**

Wherever the singular or the masculine is used in this Agreement they shall be construed as being the plural or feminine or body corporate and vice versa where the context or the parties hereto so requires.

**5.0 ENUREMENT**

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their successors and assigns respectively.

6.0 In accordance with the Agreement of Purchase and Sale to which this Agreement is annexed, and dated the 25 day of May, 1994, McDonald's covenants and agrees that if the Gelmon Corporation referred to in clause 12(2) of the said Agreement of Purchase and Sale fails to exercise the Option to Purchase which is therein referred to, then this Restrictive Covenant shall thereupon terminate, and McDonald's shall execute all such documents and consent to such orders which may be necessary or required to discharge the Restrictive Covenant from the City's Lands.

IN WITNESS WHEREOF the City and McDonald's have executed these Covenants as of the date and year first above written.

THE CITY OF RED DEER

Per: 

Per: 

MCDONALD'S RESTAURANTS OF CANADA  
LIMITED

Per: 

RONALD L. MARCOUX, President and  
Chief Executive Officer - Western Canada

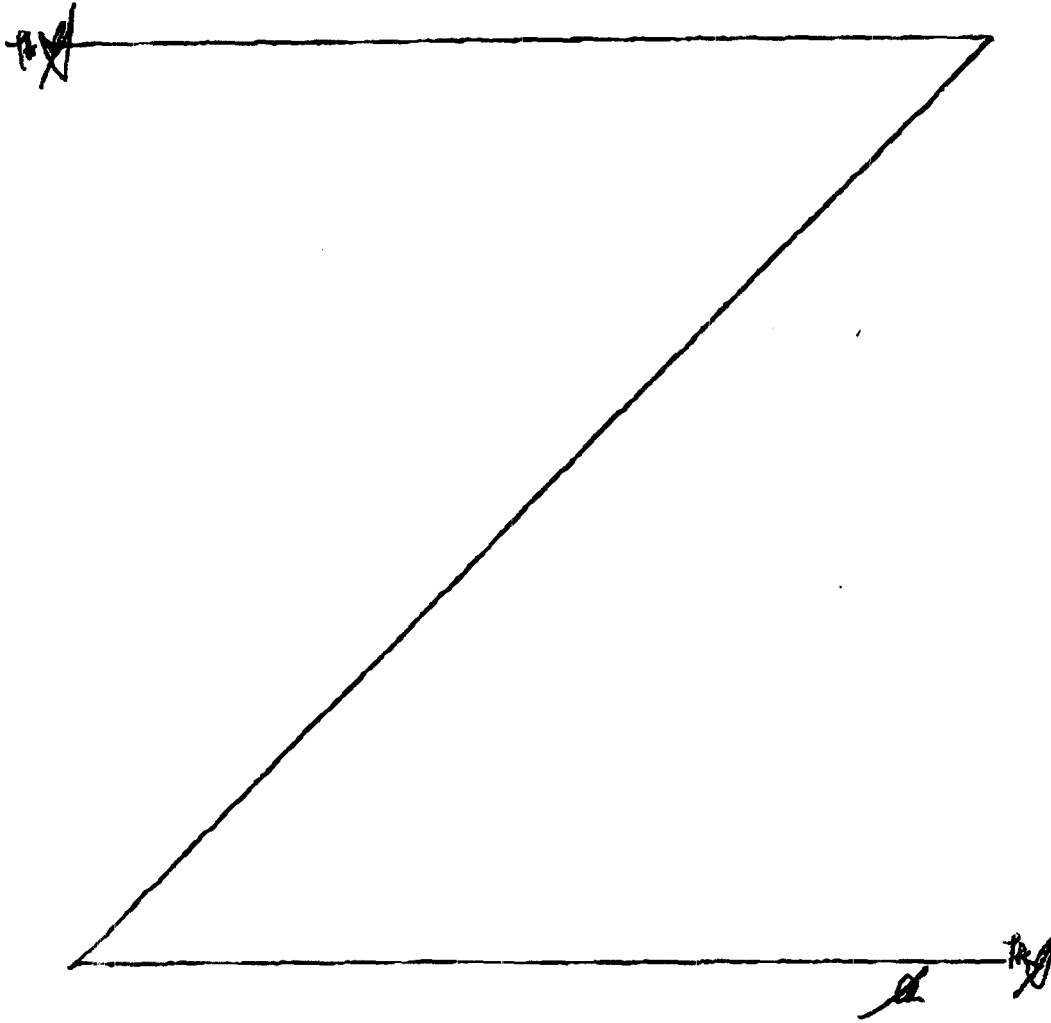
**SCHEDULE 'A'**

**PLAN 9321030**

**LOT 1A**

**EXCEPTING THEREOUT PLAN 942 2281**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

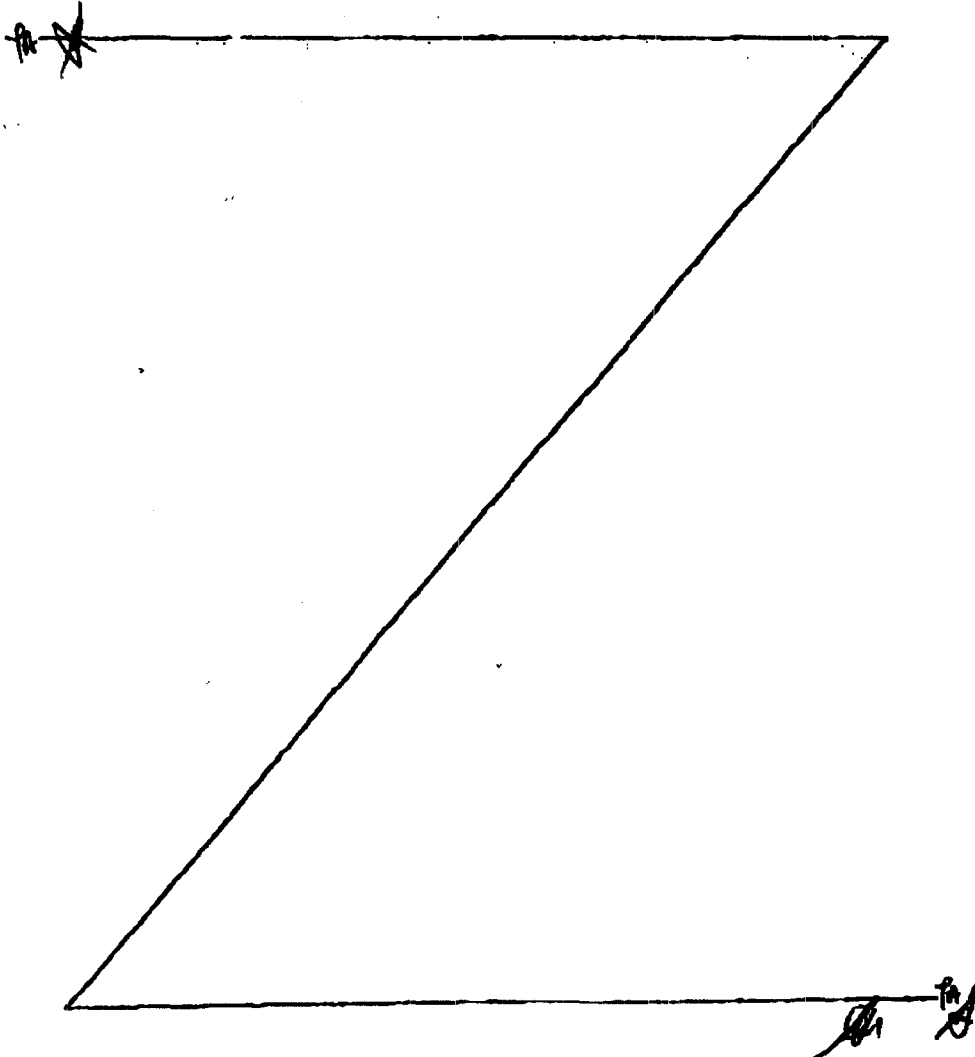


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**SCHEDULE "B"**

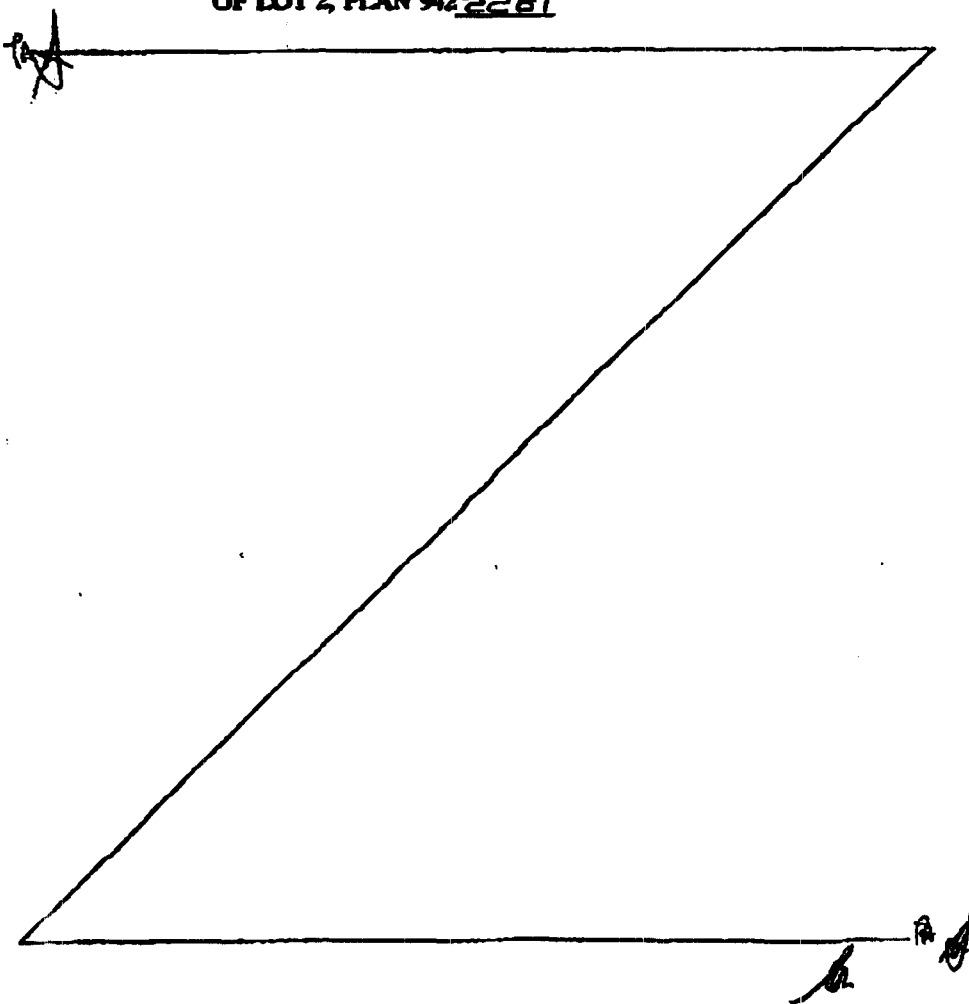
**PLAN 942 2291**  
**LOT 2**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**



**SCHEDULE 'C'**

ALL THAT PORTION OF LOT 1A WHICH LIES SOUTHWEST  
AND NORTHWEST OF PLAN 942 2281 AND WHICH LIES  
NORTHEAST OF A LINE DRAWN AT RIGHT ANGLES TO THE  
SOUTHEAST BOUNDARY OF SAID LOT 1A, THROUGH A  
POINT ON THE SAID SOUTHEAST BOUNDARY, 11.6  
METRES SOUTHWESTERLY FROM THE SOUTHEAST CORNER  
OF LOT 2, PLAN 942 2281



***Comments:***

We recommend that Council proceed with the Proposal Call with the submission deadline to be October 30, 1998. We further recommend that authority be given to the City Manager to extend the submission deadline if he feels there is justification to do so.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** *Proposal Call - Former CP Rail Lands*

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**Reference Report:** Land and Economic Development Manager  
dated August 28, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated August 28, 1998, re: Proposal Call - Former CP Rail Lands, hereby:

1. Approves the Proposal Call as presented to Council September 8, 1998 and directs the Administration to proceed;
2. Agrees that the submission deadline shall be November 1998;
3. Authorizes the City Manager to extend the submission deadline should he determine it is required,

and as presented to Council September 8, 1998."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Council looks forward to your further report outlining the submissions received.



Kelly Kloss  
City Clerk

/clr  
attchs.

c City Manager  
Director of Community Services  
Director of Corporate Services  
Director of Development Services

**DATE:** September 2, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** *Placement of Advertising - Highway No. 2 Right of Way*

At Council's meeting of July 27, 1998, consideration was given to various recommendations from the Sign Bylaw Review Committee, following which the motions as set out hereunder were passed:

***Resolution No. 1:***

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated July 21, 1998, re: Sign Bylaw Review Committee, hereby agrees:

1. That the City of Red Deer's billboard adjacent to Highway No. 2 be removed;
2. That signing Alternative "C", as outlined in the report from the Traffic Engineer to the Ad Hoc Sign Committee dated October 22, 1997, be made available for the Westerner facility only with any costs to be the responsibility of the Westerner;
3. That guide signs installed along the route from major City entrances to the Red Deer Regional Hospital and the Visitor Information Centre remain;
4. That signing Alternative "A", as outlined in the above noted report from the Traffic Engineer, be made available to the following 19 public facilities with any costs to be the responsibility of the facility operator:
  1. Red Deer College Arts Centre
  2. Lions Campground
  3. Alberta Sports Hall of Fame / Heritage Ranch
  4. Great Chief Park/Bower Ponds
  5. River Bend Golf Course
  6. Memorial Centre
  7. Red Deer Arena
  8. Fort Normandeau
  9. Kerry Wood Nature Centre
  10. St. Mary's Church
  11. Kinsmen Community Arenas
  12. Michener Centre
  13. Rotary Recreation Centre/Pool & Museum
  14. Three Mile Bend
  15. Edgar Athletic Park
  16. Dawe Community Centre
  17. Great West Adventure Park
  18. Rotary Park
  19. City Hall Park."



City Council  
September 8, 1998  
Page 2


**Resolution No. 2:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated July 21, 1998, re: Sign Bylaw Review Committee, hereby agrees that the Administration be directed to contact the Department of Transportation and Utilities to obtain approval for the placement of commercial signs along Highway No. 2 based on the following conditions:

1. Placement of community business style signs one kilometre to 2.5 kilometres in advance of all Red Deer exits;
2. 500 metre separation between signs;
3. Maximum of two signs per exit from Highway No. 2;
4. Signs to be placed on the back slope near the highway right of way boundary;
5. Maximum of 2 signs per exit from Highway 11A; 67 Street; 32 Street; Taylor Drive; South Gaetz Avenue;
6. Design, color, size and number of panels to be forwarded to the Municipal Planning Commission for approval,

and as presented to Council July 27, 1998."

Attached for Council's information is the response from the Government regarding the second resolution.



Kelly Kloss  
City Clerk

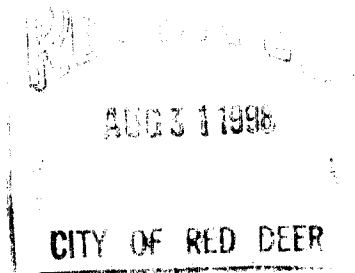
/clr  
attchs.

Office of the Regional Director

Central Region

#401, 4920 - 51 Street  
Red Deer, Alberta  
Canada T4N 6K3Telephone 403/340-5166  
Fax 403/340-4810

August 27, 1998

File: 1900-Adv  
2100-Red Deer

Mr. Ryan Strader  
Inspections & Licensing Manager  
City of Red Deer  
Box 5008  
Red Deer AB T4N 3T4

Dear Mr. Strader:

**RE: PLACEMENT OF ADVERTISING**  
**HIGHWAY 2 RIGHT-OF-WAY**

Thank you for your letter of August 11, 1998, presenting the resolution from City Council requesting permission for city businesses to place advertising within the highway right-of-way.

The Community Business Sign Program was implemented to allow businesses in the smaller communities to advise motorists of services, and to help control the proliferation of signs within and adjacent to our highway rights-of-way. The program specifically excluded cities, as it was felt motorists expect most services within cities, and do not need to be told of the services.

There is some consideration to allowing Community Business Signs for smaller cities (under 20,000 population); however, Red Deer is certainly large enough that motorists expect that all services are available. Alberta Transportation and Utilities is not prepared to relax our current policy and allow Community Business Signs for the City of Red Deer.

Sincerely,

Handwritten signature of R.S. Penny.

R.S. Penny, P. Eng.  
Regional Director

***Comments:***

As the Provincial Government has not agreed to The City's request to place commercial signs along Highway No. 2, the Administration will not be proceeding with that particular component of the Signage Program.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Inspections and Licensing Manager

**FROM:** City Clerk

**RE:** Placement of Advertising - Highway No. 2 Right of Way

**Reference Report:** City Clerk dated September 2, 1998

**Resolution:** N/A

**Report Back to Council Required:** No

**Comments/Further Action:**

Subsequent to consideration of the correspondence received from Alberta Transportation and Utilities dated August 27, 1998 regarding the above, Council agreed that no action would be taken with respect to the resolution passed by Council at their meeting of July 27, 1998 respecting commercial signage along Highway No. 2.

  
Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services  
Director of Development Services  
Principal Planner  
Traffic Engineer, Chi Lee

Ad Hoc Sign Committee  
Red Deer Visitor and Convention Bureau, Manager

Ms. Jan Fisher, Executive Director  
Red Deer Chamber of Commerce  
3017 - 50 Avenue  
Red Deer, AB T4N 5Y6

**DATE:** August 11, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer*

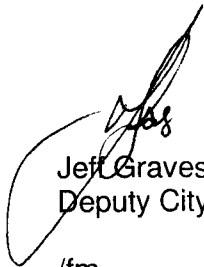
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A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment No. 3156/BB-98 provides for the redesignation of approximately 15.5 ha (38.3 ac) of land in Stage 1 of the Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District, from ROAD to P1 Parks and Recreation District, and from PS Public Service to P1 Parks and Recreation District. This proposal will create 90 single family lots, 2 municipal reserve lots and 1 public utility lot.

**RECOMMENDATION**

That following the Public Hearing, Land Use Bylaw Amendment 3156/BB-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.

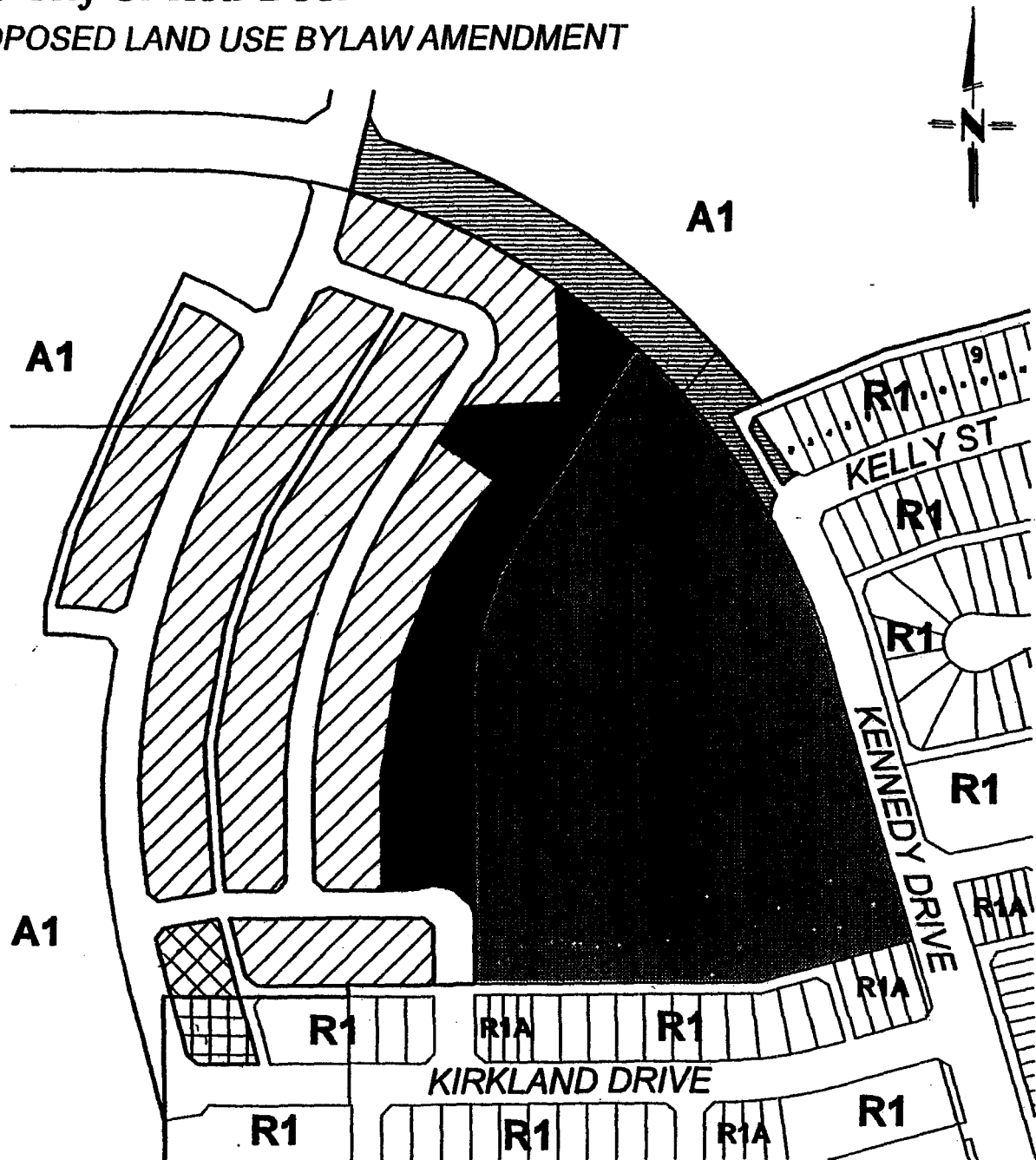


Jeff Graves  
Deputy City Clerk

/fm  
attchs.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- P1 - Parks & Recreation
- PS - Public Service (Institutional or Governmental)

MAP No. 23 / 98  
BYLAW No. 3156 / BB- 98

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812-1568 / Part of the C & E No. 1, and Part of the W ½ 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer*

---

**Reference Report:**

City Clerk dated August 11, 1998

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/BB-98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings, a copy of which is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment No. 3156/BB-98 provides for the redesignation of approximately 15.5 ha (38.3 ac) of land in Stage 1 of the Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District and P1 Parks and Recreation District, from Road to P1 Parks and Recreation District, and from PS Public Service to P1 Parks and Recreation District. This proposal will accommodate the creation of 90 single family lots, 2 Municipal Reserve lots and 1 Public Utility lot.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/BB-98, following which same was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.

  
x Kelly Kloss  
City Clerk

/clr  
attchs.

c	Director of Development Services	Land & Economic Development Manager
	Director of Community Services	D. Kutinsky, Graphics Designer
	E. L. & P. Manager	S. Ladwig
	Fire Chief/Manager Emergency Services	C. Rausch
	City Assessor	

**DATE:** August 11, 1998

**TO:** City Council

**FROM:** City Clerk


**RE:** *Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of  
Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District for the proposed truck wash and accessory uses.

**RECOMMENDATION**

That following the Public Hearing, Land Use Bylaw Amendment 3156/EE-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.



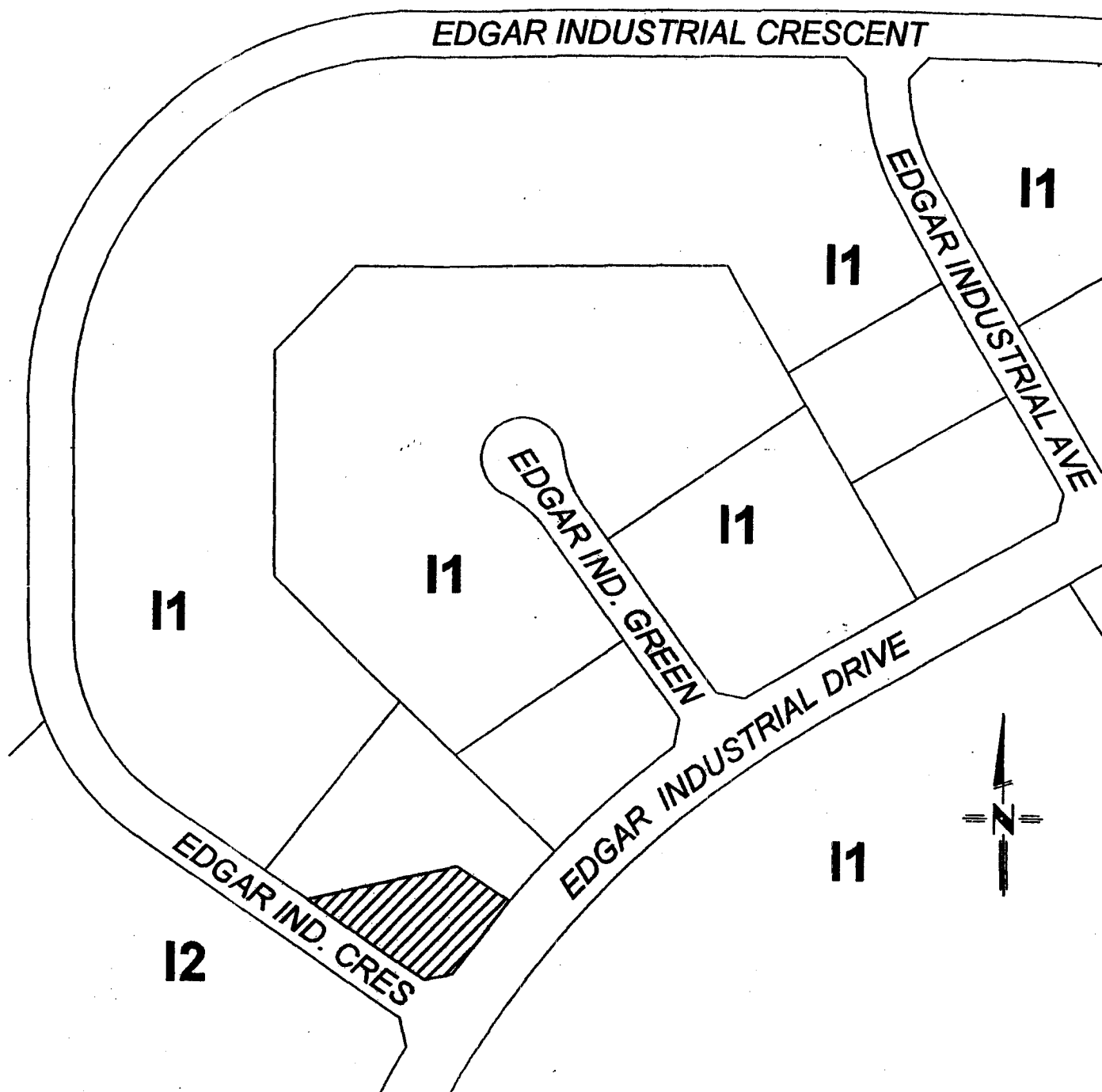
Jeff Graves  
Deputy City Clerk

/fm  
attchs.



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

Change from: C3 to I1



MAP No. 25 / 98  
BYLAW No. 3156 / EE - 98

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of  
Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc.

**Reference Report:**

City Clerk dated August 11, 1998

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/EE-98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings, a copy of which is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District for the proposed truck wash and accessory uses.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/EE-98, following which same was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       City Assessor  
       Land and Economic Development Manager  
       Doug Kutinsky, Graphics Designer

S. Ladwig  
C. Rausch

**FILE**

**Office of the City Clerk**

September 9, 1998

Gyorts Truck Wash Inc.  
RR 1  
Rimbey, AB T0C 2J0

Attention: Wes Gyori

Dear Mr. Gyort

**Re: Land Use Bylaw Amendment 3156/EE-98 / Part of Lot 9, Block 6, Plan 972 4354 /  
Edgar Industrial Park**

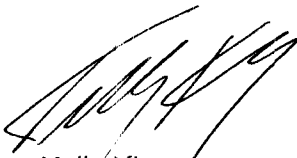
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At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/EE-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/EE-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Land & Economic Development Manager  
Council & Committee Secretary, S. Ladwig



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

Item No. 3

**DATE:** August 11, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan \_\_\_\_  
\_\_\_\_ / Deer Park southeast Subdivision - Stage 1 / Melcor Developments  
Ltd.*

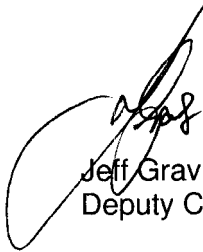
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A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw 3156/FF-98 provides for the redesignation of the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation is due to the fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this request.

***RECOMMENDATION***

That following the Public Hearing, Land Use Bylaw Amendment 3156/FF-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.

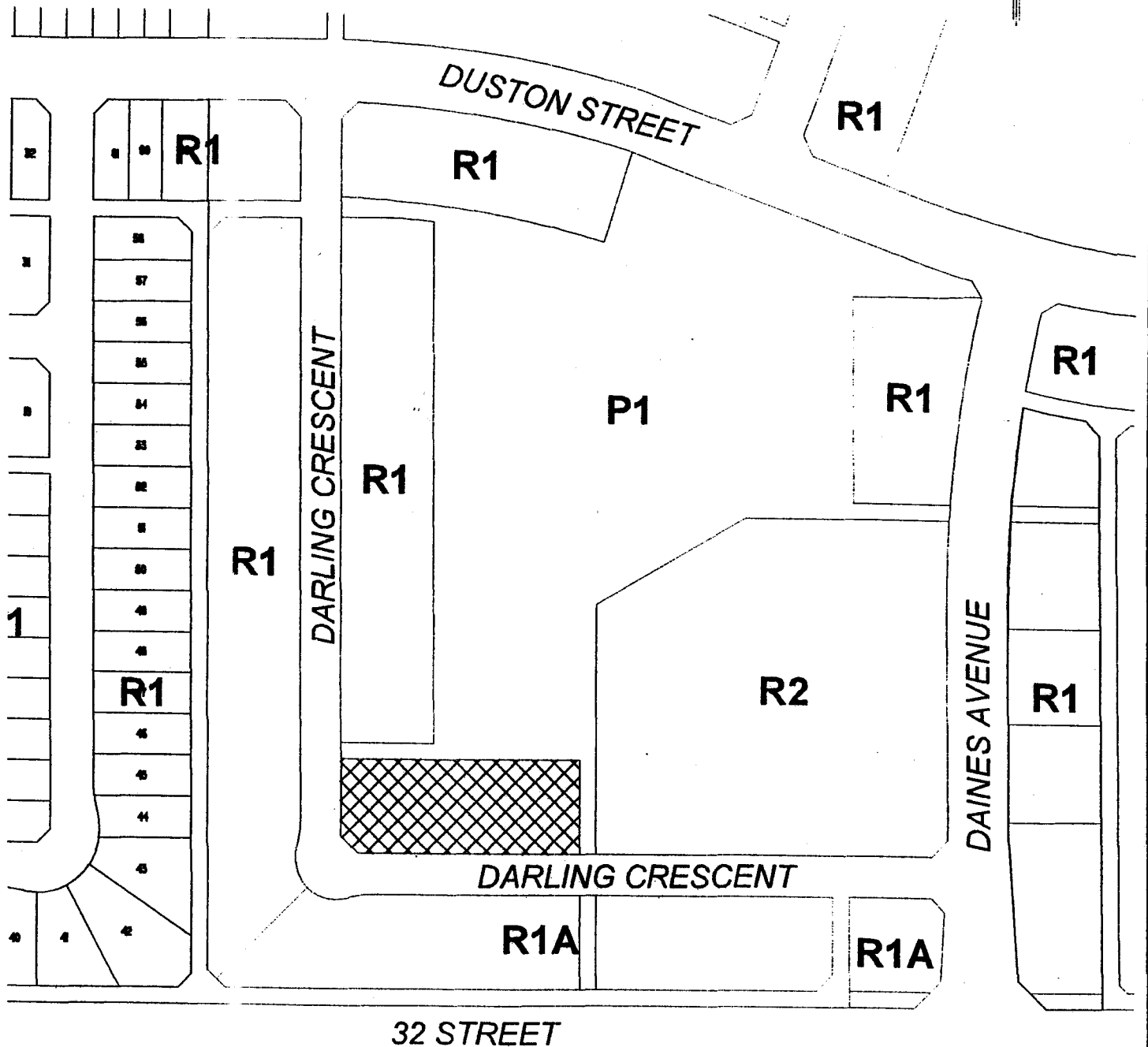


Jeff Graves  
Deputy City Clerk

/fm  
attchs.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



### AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan \_\_\_\_ /  
Deer Park Southeast Subdivision - Stage 1 / Melcor Developments Ltd.

**Reference Report:** City Clerk dated August 11, 1998

**Bylaw Readings:**

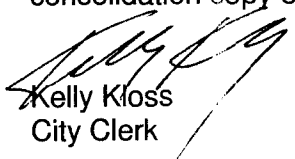
Land Use Bylaw Amendment 3156/FF-98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings, a copy of which is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw 3156/FF-98 provides for the redesignation of the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation is due to the fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this request.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/FF-98, following which same was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       City Assessor  
       Land and Economic Development Manager  
       Doug Kutinsky, Graphics Designer  
       Council and Committee Secretary, S. Ladwig  
       C. Rausch

# FILE

## Office of the City Clerk

September 9, 1998

Melcor Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Att: Mr. Guy Pelletier

Dear Sir:

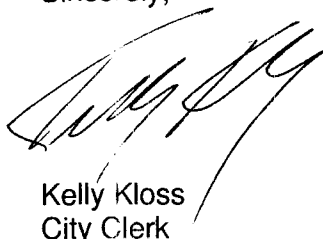
**RE: Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan \_\_\_\_ /  
Deer Park Southeast Subdivision - Stage 1 / Melcor Developments Ltd.**

At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/FF-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/FF-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy of which is attached hereto.

Land Use Bylaw 3156/FF-98 provides for the redesignation of the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation is due to the fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this request.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Land & Economic Development Manager  
Council & Committee Secretary, S. Ladwig

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



**Date:** September 02, 1998  
**TO:** City Clerk  
**FROM:** Mayor Gail Surkan  
**RE:** Community Leaders Partnership Program (CLPP)

---

The CLPP is a cost-shared initiative, financially supported by a partnership which includes the Federation of Canadian Municipalities, the Canadian Chamber of Commerce, the Government of Canada and the Royal Bank of Canada.

CLPP is an opportunity for municipal, business and community leaders from across Canada to share ideas and benefit from each other's knowledge and expertise on matters of mutual concern and interest. Participation in the CLPP will foster the creation of a lasting network of communications and mutual support between Canadian communities, increase appreciation for the diversity of our country and encourage the participation of citizens from all walks of life in addressing common issues and meeting common challenges.

Mayor Croteau of the City of Cap-de-la-Madeleine has expressed to me his City's desire to participate in this initiative with The City of Red Deer.

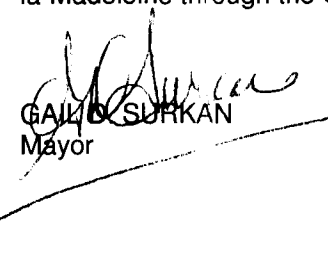
The Red Deer Chamber of Commerce has expressed an interest in participating with The City in this joint project. The City Manager, the Corporate Planning Coordinator and I met with Mark Adams, President of the Chamber of Commerce and Jan Fisher, Executive Director of the Chamber of Commerce on Tuesday, September 01, 1998, to discuss some of the details around timing of the exchange, common issues, and hosting responsibilities.

The exchange will involve delegations of 5-7 people from each of our communities, of which one to three members may come from The City organization and the remainder from the community. Both exchanges would take place within the space of several months and would be designed to focus on a number of predetermined community issues.

The City of Red Deer can anticipate some costs related to the visit in terms of the host community's responsibility for accommodation expenses for 5-7 participants over a 3-5 day period, special activities, etc., but we expect these to be minimal. Travel costs to and from the partner community are fully covered by CLPP. We also anticipate some local sponsorship in terms of the various activities happening in the community. A proposed budget and source of funding will be brought to Council at a later date.

Because of the Civic Election, the major review of the Strategic Plan and a number of activities such as the AUMA Conference and the Team Building and Planning Workshop this Fall, it would be our intention to undertake the exchange sometime between January and June of 1999 provided that this is a suitable time for Cap-de-la-Madeleine and we receive approval through the CLPP.

In order to process our application we require the approval of City Council to proceed in the form of a resolution indicating Council of The City of Red Deer's approval to participate in an exchange with Cap-de-la-Madeleine through the Community Leaders Partnership Program.

  
GAIL SURKAN  
Mayor



**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Mayor Surkan

**FROM:** City Clerk

**RE:** Community Leaders Partnership Program (CLPP)

**Reference Report:**

Mayor Surkan, dated September 2, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from Mayor Gail Surkan dated September 2, 1998, re: Community Leaders Partnership Program (CLPP), hereby agrees:

1. That The City of Red Deer shall participate in an exchange with Cap-de-la-Madeleine through the Community Leaders Partnership Program (CLPP);
2. That a report be submitted to Council for approval outlining the proposed budget and source of funding."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

As agreed by Council, please provide a report outlining the budget and funding sources suggested, at your convenience.

  
Kelly Kloss  
City Clerk

/clr

c      City Manager  
         Directors  
         Corporate Planning Coordinator



September 15, 1998

Federation of Canadian Municipalities  
24 Clarence Street  
Ottawa, Ontario  
K1N 5P3

Attention: Community Leaders Partnership Program Secretariat

Dear Sir:

**RE: LETTER OF INTEREST**

The City of Red Deer, in partnership with the Red Deer Chamber of Commerce, is interested in participating in an exchange program with The City of Cap-de-la-Madeleine, Quebec. The following is the resolution of Red Deer City Council passed at its Regular Meeting of September 8, 1998:

"Resolved that Council of The City of Red Deer, having considered report from Mayor Gail Surkan, dated September 2, 1998, re: Community Leaders Partnership Program (CLPP), hereby agrees:

1. That The City of Red Deer shall participate in an exchange with Cap-de-la-Madeleine, Quebec through the Community Leaders Partnership Program (CLPP);
2. That a report be submitted to Council for approval outlining the proposed budget and source of funding."

We believe this is an opportunity to strengthen our ties with Cap-de-la-Madeleine which were first established in 1967 when Cap-de-la-Madeleine and Red Deer were officially twinned. As we share common issues and fresh insights, this new exchange opportunity will help us not only better understand our diversities, but also find improved solutions to common community concerns.

The corporate information requested is presented hereunder:

Name of municipality:	The City of Red Deer
Mayor:	Gail Surkan
Address:	Box 5008, Red Deer, AB T4N 3T4
Designated contact:	Gail Surkan, Mayor
Telephone:	(403) 342-8155
Fax:	(403) 342-8365
Web site:	<a href="http://www.city.red-deer.ab.ca">www.city.red-deer.ab.ca</a>
e-mail:	<a href="mailto:gails@city.red-deer.ab.ca">gails@city.red-deer.ab.ca</a>

**THE CITY OF RED DEER**

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

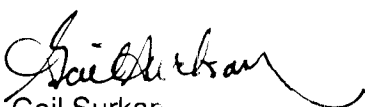
A list of best practices and other issues which The City of Red Deer would like to present as opportunities for sharing, is attached.

As indicated in the letter of interest from the Red Deer Chamber of Commerce, we would prefer a January 1999 to May 1999 time frame for the visit of the Red Deer delegation to Cap-de-la-Madeleine and, in turn, for us to host the delegation from Cap-de-la-Madeleine. We understand that this can be accomplished within the current fiscal year of the program as long as all costs covered by the program are incurred prior to March 31, 1999. Airline tickets, for example, can be ordered and paid for in advance.

As further background on Red Deer, we have included a two part "Community Profile"; a "Red Deer Discovery Guide" published by The City of Red Deer and the official publication of the Red Deer Chamber of Commerce entitled "Commerce Contacts".

We look forward to the opportunity to participate in the Community Leaders Partnership Program and to strengthen our ties with our Twin City of Cap-de-la-Madeleine.

Sincerely yours,



Gail Surkar  
Mayor

Att.

- c. Alain Croteau, Mayor, Ville de Cap-de-la-Madeleine
- Mark Adams, Red Deer Chamber of Commerce
- Kelly Kloss, City Clerk, The City of Red Deer

## **COMMUNITY LEADERS PARTNERSHIP PROGRAM**

### **THE CITY OF RED DEER'S List of Best Practises/Common Issues**

#### **1) Best Practises**

- Central Alberta Economic Partnership (CAEP)
- Contracting Out Services to Other Municipalities (e.g., E911)
- Development Services Center in City Hall - a "one stop" location for developers in processing development plans through the system
- Eco Space Evaluation System
- Partnering:
  - Recreation development
  - Housing
  - Education
  - Preventative Health
  - MASH Sector Planning (municipalities, academic institutions, schools, hospitals)
- Biological Mosquito Control Program
- Contract Relationships for Service Delivery with Non-Profit Organizations
- Strategic Planning Process
- New Neighborhood Planning Process including Public Participation
- 'Dial a Bus' Services

#### **2) Other Issues We Would Like To Explore**

- Community Based Policing Initiatives
- Housing—the role of the Municipality in housing
- Park Development—in the context of future recreation needs
- Use of the Internet to Market the Community
- Y2000 Readiness/Compliance
- Regional Trails Initiatives

## COMMUNITY LEADERS PARTNERSHIP PROGRAM (CLPP)

# PROTOCOL AGREEMENT

In keeping with the objectives of the Community Leaders Partnership Program (CLPP), the Municipality/Region/ CITY of RED DEER in the Province of ALBERTA and The Chamber of Commerce/~~Board of Trade~~ of RED DEER in the Province of ALBERTA (hereafter referred to as the "Partner") hereby agree to participate in a CLPP exchange with the Municipality/Region/ CITY of CAP-DE-LA-MADELEINE in the Province of QUEBEC (hereafter referred to as the "Exchange Partner").

The Partner further agrees to abide by the guidelines set by the CLPP unless otherwise agreed upon, in writing, by the CLPP Secretariat.

The Partner

1. Has already submitted, or is submitting with this document:
  - a) The CLPP Interest to Participate form *or* letters of interest from the municipality and the local chamber of commerce or board of trade.
  - b) A profile of the community (if needed, consult CLPP staff).
  - c) A copy of the resolutions from the municipal council and the executive of the local chamber of commerce or board of trade.
2. Will provide a program of activities for the host visit.
3. Will put together a delegation comprised of five (5) to seven (7) delegates in accordance with the CLPP requirements, and provide a registration form for each delegate.
4. Will have received the Exchange Partner in the Partner's community and have returned the

Page 1 of 3

CLPP funding partners : Federation of Canadian Municipalities (FCM), The Canadian Chamber of Commerce, the Royal Bank of Canada, and the Government of Canada

*Disponible en français*

- visit in the Exchange Partner's community and completed all report requirements related to the exchanges no later than March 31, 1999.
5. Acknowledges the travel expenses incurred during air or ground travel to and from the Exchange Partner community will be financially supported by the CLPP, upon approval by the CLPP Secretariat. Ground transportation original receipts to be submitted and approved by the CLPP Secretariat.
  6. Further acknowledges all travel arrangements to and from the Partner's community must be authorized by the CLPP Secretariat.
  7. Recognizes the only travel agent authorized to complete travel arrangements for a CLPP exchange is: Ms. France St-Laurent, The Rider Travel Group, at (613) 823-0912 or 1-800-267-4200, fax (613) 238-3317.
  8. Recognizes that itineraries and tickets must be finalized at least fourteen (14) days prior to the exchange visit and the CLPP or its funding partners will not be financially responsible for any cancellation and/or modification after this time.
  9. Will provide local media with information on the partnership and forward a copy of all published or broadcast information related to the partnership to the CLPP Secretariat.
  10. Will assume all expenses related to the exchange visit while hosting the Exchange Partner (excluding 5 above), including, but not limited to, transportation to and from the airport where the Exchange Partner will arrive, meals, accommodation.
  11. Will, while hosting the Exchange Partner, hold a Debriefing session at the end of the visit.
  12. Agrees to submit a "Disbursements and In-Kind Contributions" report, no later than two (2) weeks following each exchange visit respectively.
  13. Agrees to submit all Delegate Evaluation Reports, no later than two (2) weeks following the exchange visit in the Exchange Partner's community.
  14. Will provide copies or overviews of all documents, reports, studies, contracts resulting from the partnership to the CLPP Secretariat.

The Community Leaders Partnership Program and its funding partners, the Federation of Canadian Municipalities (FCM), The Canadian Chamber of Commerce, the Royal Bank of Canada, and the Government of Canada, shall not be liable for any injury to person or persons, including death, or for loss or damages to property or a participating community or of anyone else involved in an exchange visit, occasioned by or in any way attributable to a municipality taking part in the CLPP.

#### **COMMUNITY LEADERS PARTNERSHIP PROGRAM (CLPP)**

24, Clarence Street, Ottawa ON K1N 5P3

Tel: (613) 241-5221, Fax: (613) 241-7440, e-mail: [clpp@fcm.ca](mailto:clpp@fcm.ca) , Home page: <http://www.fcm.ca>

**We have read and understand the above Protocol Agreement:**

**Authorized Municipal Representative:**

Name, Title (Please type or print): GAIL D. SURKAN, MAYOR


In (city, province) THE CITY OF RED DEER, ALBERTA

Signature  Date: Sept 11/98

**Authorized Chamber of Commerce/~~Board of Trade~~ Representative**

Name, Title (Please type or print): MARK A. ADAMS, PRESIDENT (1998-99)

In (city, province) RED DEER, ALBERTA

Signature  Date: Sept 11/98

**France Bergeron, Manager, Community Leaders Partnership Program, Ottawa, Ontario**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

**James W. Knight, Executive Director, Federation Canadian Municipalities, Ottawa, Ontario**

Signature \_\_\_\_\_ Date: \_\_\_\_\_



RED DEER CHAMBER  
of COMMERCE

*"in business for business"*

3017 Gaetz Ave., Red Deer, AB, Canada T4N 5Y6

Phone 403.347.4491 • Fax 403.343.6188

E-Mail: rdchamber@cnnnet.com

Federation of Canadian Municipalities  
24 Clarence Street  
Ottawa, Ontario  
K1N 5P3

September 1, 1998

Attn: Community Leaders Partnership Program Secretariat

Re: Letter of interest

The Red Deer Chamber of Commerce is interested in participating with the City of Red Deer in the Community Leaders Partnership Program. To this end, the Red Deer Chamber made the following motion at its June 17, 1998 meeting:

**MOTION:** *That the Red Deer Chamber of Commerce advise the City of Red Deer that it approves in principle, visiting our sister city through the Community Leaders Partnership Program during our 1998-99 fiscal year.* **MOVED, SECONDED, PASSED**

The corporate information requested includes the following:

Chamber of Commerce	Red Deer Chamber of Commerce
Chamber president	Mark A. Adams, President, 1998-99
Address:	3017 Gaetz Avenue Red Deer, AB T4N 5Y6
Designated contact	Jan L. Fisher, Executive Director
Telephone	403- 347-6806
Fax	405-343-6188
Web site	<a href="http://chamber.rddeer.net">http://chamber.rddeer.net</a>
e-mail	<a href="mailto:fisherj@cnnnet.com">fisherj@cnnnet.com</a>

The Chamber anticipates developing contacts which may lead to economic development and which will create fresh insights and greater awareness of Canada's regional, linguistic, and cultural diversity.

Common issues and/or best practices to share may include:

1. Economic development opportunities/challenges given proximity to major centres.
2. Economic development opportunities/challenges given proximity to the Canada/US border.



3. Creating/sustaining an adequate supply of qualified workers.
4. Managing the economic impacts of greenhouse gas emission reduction.
5. Preparing our communities for the Year 2000 bug.
6. Revitalizing our city centres.
7. Continuous improvement of Chamber of Commerce operations, services, and issues.

Delegates representing the Red Deer Chamber of Commerce prefer a January 1999 - May 1999 time frame for visiting Cap de la Madeline.

A similar timeframe is also preferred for hosting the Cap del la Madeline delegation. An event which may hold particular interest is the reverse tradeshow tentatively planned for April 15 - 16, 1999. The goal is to stimulate local economic prosperity through import replacement. It will bring central Alberta's industrial buyers and sellers together meet, mingle, and do business. The event would also provide the visiting delegation an ideal opportunity to meet our business leaders. An anticipated 750 business people will attend.

As a representative of the business community, the Chamber will work with the City to design a program for visiting delegates. This could include business networking events, industry/business tours, community tours, and social/cultural occasions. We would also be pleased to work with our member organizations to provide accommodations.

The Chamber's goal is to develop lasting, sustainable and co-operative relationships between our business leaders. We look forward to taking part in the Community Leaders partnership Program.

Yours truly,

Mark A. Adams  
President, 1998-99



Jan L. Fisher  
Executive Director

**DATE:** September 2, 1998

**TO:** City Clerk

**FROM:** Engineering Services Manager

**RE:** LANCASTER SOUTH SUBDIVISION  
PHASE ONE PREGRADING  
DETENTION POND CONSTRUCTION

---

The approved 1998 - 2002 Major Capital Budget included \$300,000 for pregrading of a portion of the Lancaster South subdivision area. At the time that this budget was developed, the Outline Plan had just been initiated; therefore, no specific area had been identified for pregrading. Since this time, two main factors have affected the cost of pregrading in this area:

1. Development of this first subdivision phase is planned to occur within the northwest corner of the quarter section. This will require that we dispose of a large stockpile of topsoil that is in excess of the needs of the development. This stockpile was built in 1994 during the initial phase of development in Lancaster Meadows (i.e. Lawrence Crescent and Logan Close). Removal of this stockpile was not anticipated at the time of budget preparation.
2. Soil logs in the area have indicated an average depth of 300 mm of topsoil exists over the entire subject area. Because the new development area will not be able to re-use this amount of topsoil for yard and park landscaping, we have decided to haul the topsoil excess to The City's landfill. Here it will be used to build berms for the new waste disposal site and to deepen the earth cover over part of the existing landfill.

We have recently closed tenders for Lancaster South Pregrading Contract and we will need an additional budget of \$150,000 to cover the additional work noted above.

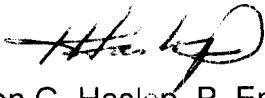
The contract in question also includes excavation of a detention pond in the Lancaster Subdivision. This pond was included in the Major Capital Budget in the year 2000, but due to current planning and lot demand, will have to be constructed in 1998. We will, therefore, need to advance the \$160,000 budget to complete this work.

City Clerk  
Page 2  
September 21, 1998

### **RECOMMENDATION**

We respectfully recommend that Council approve the following budget amounts:

1. An increase in the budget for Lancaster South Pregrading to \$450,000. Funding for this work is from Subdivision reserves.
2. Advance the budget of \$160,000 for construction of the Lancaster South detention pond. Funding for this work is from the Storm Off-site Levy Fund.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

TCW/emr

Att.

- c. Director of Corporate Services
- c. Land and Economic Development Manager
- c. Subdivision Administrator
- c. Field Services Coordinator

30 AVE

LEES ST

46

LOGAN CL

LAWRENCE CRES

LISTER CRES

LOCKWOOD AV

LANCASTER DR

DETENTION  
POND

THE CITY OF RED DEER  
LANCASTER SOUTH OUTLINE PLAN

----- PHASE I PRE-GRADING AREA



1:5,000  
Sept 2, 1998

***Comments:***

We concur with the recommendations of the Engineering Services Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** Lancaster South Subdivision - Phase One Pregrading /  
Detention Pond Construction

---

**Reference Report:** Engineering Services Manager  
dated September 2, 1998

**Resolution:**


"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated September 2, 1998, re: Lancaster South Subdivision Phase One Pregrading/Detention Pond Construction, hereby agrees:

1. To an increase in the budget for Lancaster South Pregrading to \$450,000.00 to be funded from the Subdivision reserves;
2. To advance the budget of \$160,000.00 for construction of the Lancaster South Detention Pond to be funded from the Storm Off-site Levy Fund,

and as presented to Council September 8, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

  
Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
Land and Economic Development Manager  
Principal Planner

# Memo

To: City Clerk  
From: Paul Meyette  
Principal Planner  
Date: 09/02/98  
Re: Land Use Bylaw Amendments 3156/KK-98 and 3156/LL-98

---

The recently adopted Planning and Subdivision guidelines require that an Outline Plan be adopted prior to Council consideration of first reading of a land use bylaw amendment for lands within the Outline Plan. This requirement is intended to ensure that Council considers the public's views on development before consideration of any land use amendment. All of the developers are aware of this requirement and build this into their development timelines. Planning staff would not request a change to this process unless there were exceptional circumstances.

## **Exceptional Circumstances**

Two of the Outline Plans currently being processed by our office were scheduled to be presented to Council on September 21 and October 5, 1998. Since the October 19 and the November 2 meetings of Council are cancelled, the rezoning for both of these plans will face delays and the developers will likely miss the construction season. Both of these rezoning applications are proposing single family development, which is the City's lowest form of density.

In the case of Rosedale Estates, there is an existing Outline Plan. The Outline Plan amendment proposes to change a multiple family site to single family. Land Use Bylaw Amendment 3156/KK-98 proposes to designate land east of Ruttan Close to R1 Single Family Development from A1 Future Urban Development District.

In the case of Kentwood Northeast, there is no existing Outline Plan. The Outline Plan will comprise a mix of single family, commercial and higher density developments. Land Use Bylaw Amendment 3156/LL-98 proposes to redesignate

part of the site to single family development and to redesignate the Park and School site.

After discussions with the City Clerk, we are proposing that Council consider first reading of the Rosedale Estates and Kentwood Northeast Land Use Bylaw Amendments in advance of the adoption of the Outline Plan and Outline Plan amendments. This proposal is made with the following rationale:

- the land use bylaw amendments are for the lowest form of density in the land use bylaw and are unlikely to be opposed by neighbourhood residents.
- the cancellation of the two Council meetings will cause builders to miss the construction season unless first reading takes place on the September 8, 1998 Council meeting.

In the case of both the Outline Plan amendment and the new Outline Plan, it is our intent that the public meetings and the Outline plan adoption occur before the public hearing on these land use bylaw amendments. If there are any issues identified by the public, which remain unresolved at the time that Council considers second and third reading, Planning Staff will recommend that Council table or defeat the land use bylaw amendments.

## **RECOMMENDATION**

Planning staff recommend that Council waive the requirement in the Planning and Subdivision Guidelines, for these two amendments only, that require an Outline Plan to be adopted prior to first reading of a land use bylaw. Planning staff then recommend that Council give first reading to Land Use Bylaw Amendments 3156/KK-98 and 3156/LL-98.



Paul Meyette ACP MCIP

Principal Planner



***Comments:***

We concur with the recommendations of the Principal Planner.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/KK-98 / Part of the NE ¼ 14-38-27-4 /  
Rosedale Meadows - Phase 5 (Farm Air Properties Inc./Charles Allard)*

---

**Reference Report:** Planning Assistant dated September 1, 1998

**Resolution:**

“RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner dated September 2, 1998, re: Land Use Bylaw Amendments 3156/KK-98 and 3156/LL-98, hereby agrees to waive the requirement set out in the *Planning and Subdivision Guidelines*, for the above noted amendments, that require an Outline Plan to be adopted prior to 1<sup>st</sup> Reading of a Land Use Bylaw Amendment.”

**Bylaw Readings:**

Following the passage of the above resolution, Council gave 1<sup>st</sup> Reading to Land Use Bylaw Amendment 3156/KK-98, a copy of which is attached hereto.

**Report Back to Council Required:**

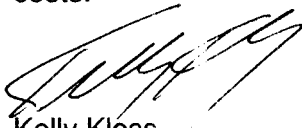
Yes. A Public Hearing will be held in the Council Chambers of City Hall at 7:00 p.m. on October 5, 1998

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/KK-98 provides for the redesignation of 2.82 (6.97 ac) of land in Phase 5 of the Rosedale Meadows Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Single Family District, P1 Parks and Recreation District and Road. The amendment is to accommodate 21 single family lots, which is contrary to the Outline Plan. An amendment to the Outline Plan has been initiated and will be finalized prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> Readings of this bylaw.

Principal Planner  
September 9, 1998  
Page 2

This office will now proceed with the advertising for a Public Hearing. Our office has advised Farm Air Properties (Charles Allard), via letter, that they will be responsible for the advertising costs.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c     Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Council and Committee Secretary, S. Ladwig



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

September 9, 1998

Mr. Charles Allard, c/o  
Farm Air Properties Inc.  
Suite 210, 5324 Calgary Trail  
Edmonton, AB T6H 4J8

Fax: (403) 438-2632

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/KK-98 / Part of the NE ¼ 14-38-27-4 /  
Rosedale Meadows - Phase 5 (Farm Air Properties Inc./Charles Allard)**

At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/KK-98, a copy of which is attached hereto.

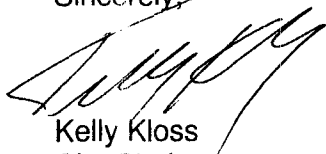
Land Use Bylaw Amendment 3156/KK-98 provides for the redesignation of 2.82 (6.97 ac) of land in Phase 5 of the Rosedale Meadows Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Single Family District, P1 Parks and Recreation District and Road. The amendment is to accommodate 21 single family lots, which is contrary to the Outline Plan. An amendment to the Outline Plan has been initiated and will be finalized prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> Readings of this bylaw.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 5, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 \$500. We require this deposit by no later than 10:00 a.m., Wednesday, September 16, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

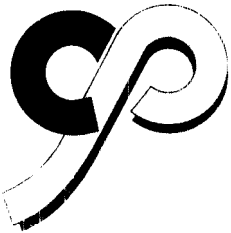
Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: September 1, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/KK-98  
Part of the NE ¼ 14-38-27-4  
Rosedale Meadows – Phase 5  
Farm Air Properties Inc. (C.R. Allard)

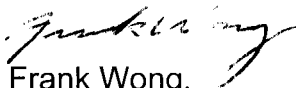
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Farm Air Properties Inc. (C.R. Allard), presently have title to the remainder of the NE ¼ Sec. 14-38-27-4 containing approximately 22 ha (54 ac). They are proposing to redesignate 2.82 ha (6.97 ac) of the above land in developing Phase 5 of the Rosedale Meadows Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Single Family District, P1 Parks and Recreation District and ROAD. The amendment is to accommodate 21 single family lots, which is contrary to the Outline Plan. An amendment to the Outline Plan has been initiated and will be finalized prior to second and third reading of this amendment.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/KK-98.

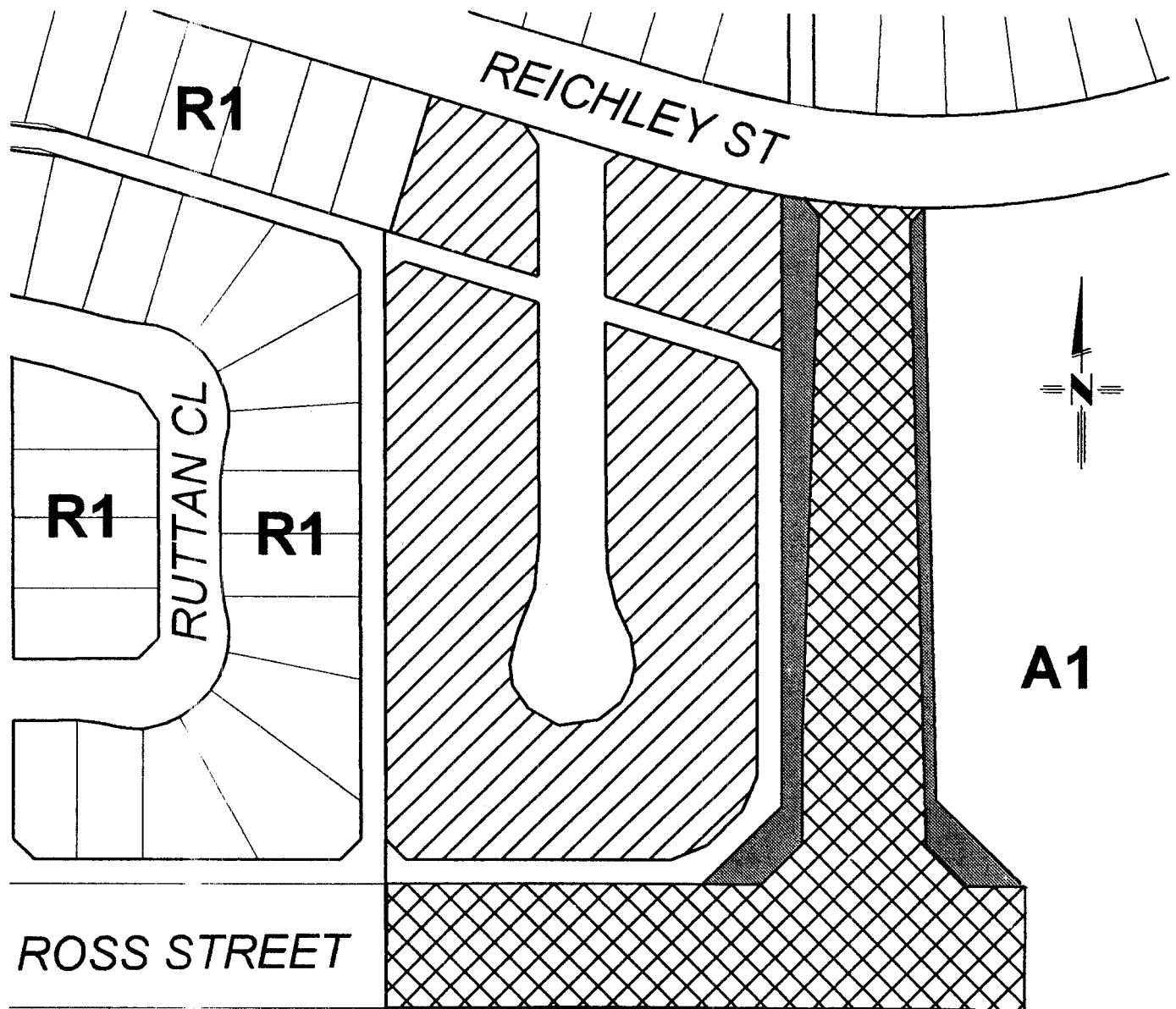
Sincerely,

  
Frank Wong,  
Planning Assistant


Attachment


# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### Change from:

A1 to R1 

A1 to P1 

A1 to road 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation

MAP No. 31 / 98

BYLAW No. 3156 / KK - 98

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment No. 3156/KK-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# ROSEDALE

## Neighbourhood Meeting

**DATE:** WEDNESDAY, September 9, 1998

**TIME:** 7:30 p.m.

**LOCATION:** Rosedale Community Shelter  
Roland Street and Ramsay Avenue



**PURPOSE:** To discuss an amendment to the **Rosedale Meadows Outline Plan**

Rosedale Meadows Development Inc. is proposing an amendment to the Rosedale Meadows Outline Plan. The amendment consists of changing the next phase of Rosedale Meadows east of Ruttan Close (see map on reverse) from multiple family (townhouses) to single family development (R1).

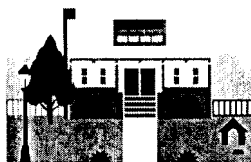
This amendment does not involve any change in the existing road pattern; only the uses will change. City departments have reviewed the proposed change and have no objections.

### **We would like to know what you think.**

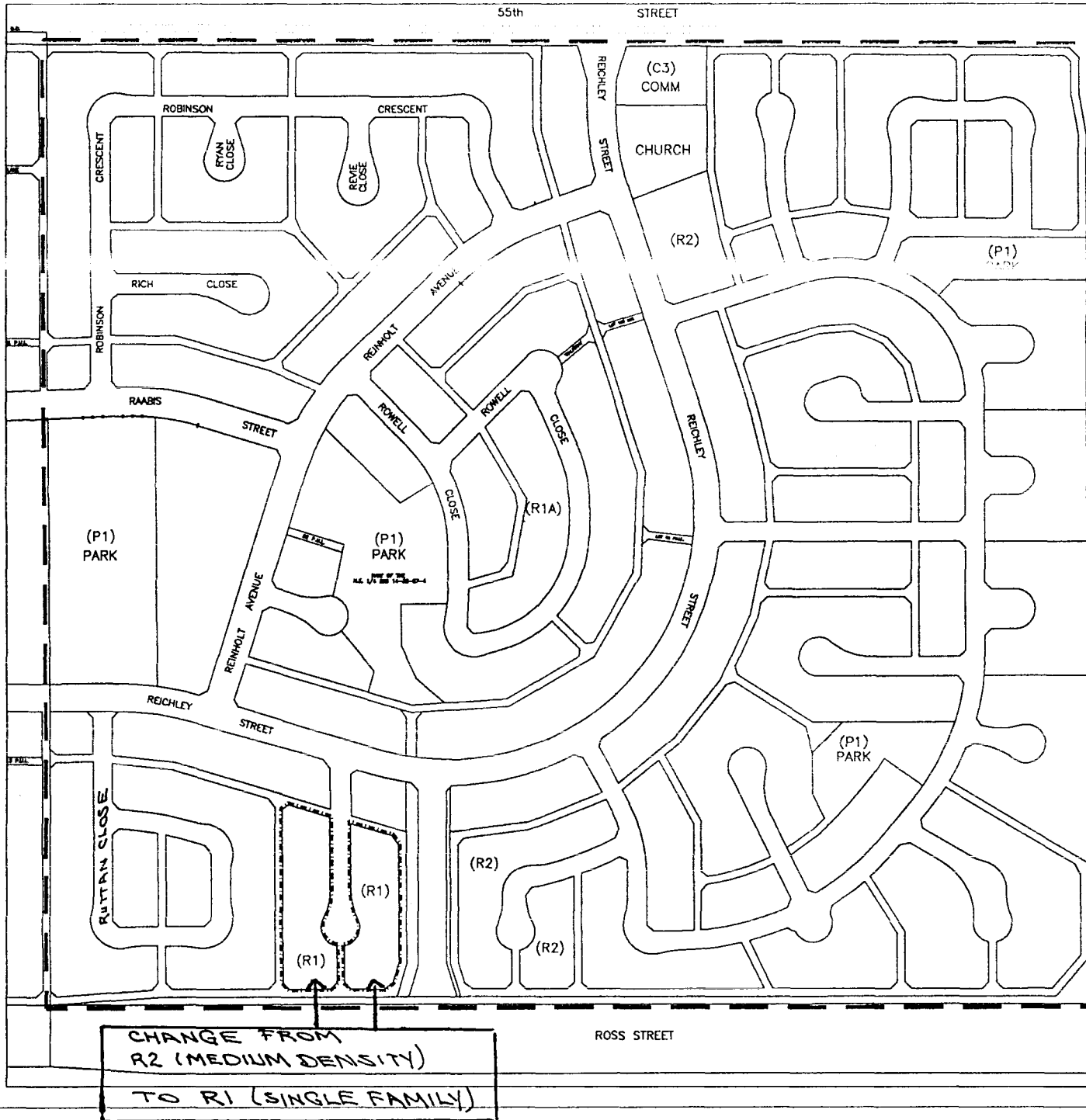
You are invited to attend this community public meeting on September 9, 1998. The meeting will be hosted by Parkland Community Planning Services who, under contract as part of the City's Community Services Division, act as your City of Red Deer Planning Office. UMA Engineering will be representing the developer at the meeting. This meeting is being conducted as part of the City's commitment to involving local residents in the planning process and to give you an opportunity to review and comment on the development of your neighbourhood. After the public meeting, the amendment will be forwarded to City Council for review and potential approval. We will try to address any concerns you may have prior to Council considering this amendment. Any comments that you make are forwarded directly to Council members.

If you would like more information or if you are unable to attend the meeting but want to provide comments on the proposed Outline Plan amendment, please contact:

Paul Meyette at Parkland Community Planning Services at 343-3394.







# LEGEND

— OUTLINE PLAN BOUNDARY  
AS ADOPTED APRIL 26, 1993  
(58.24ha./143.91ac.)

- - - - - AMENDMENT APPLICATION  
BOUNDARY  
(0.97 ha./2.40 ac.)

This Outline Plan is a digital reproduction of the original hand drawn plan updated to include existing subdivision plans. The statistical table is a verbatim reproduction of the original plan adjusted to reflect the current amendment application only. All statistics are approximate and to be confirmed with the preparation of plans of subdivision for the overall development area.

## AMENDMENT APPLICATION STATISTICS

	HA	AC	%
TOTAL AREA	0.97	2.40	100.0
(R1) RESIDENTIAL LOW DENSITY	0.97	2.40	100

## OUTLINE PLAN STATISTICS

	HA	AC	%
TOTAL AREA	58.24	143.91	
Less Rose St. Road Widening (8m x 780m = 4680 <sup>2</sup> m )	0.46	1.18	
GROSS DEVELOPABLE AREA	57.77	142.75	100.0
(R1) EXISTING DEVELOPMENT AREA (West of Reinhold Ave. & North of Raabis St.)	9.23	22.80	15.98
(R1) RESIDENTIAL LOW DENSITY (Proposed)	22.80	56.36	38.43
(R1A) RESIDENTIAL (Semi-detached dwelling)	5.00	12.36	8.66
(R2) MEDIUM DENSITY	2.10	5.18	3.70
CHURCH SITE	0.40	1.00	0.69
COMMERCIAL	0.25	0.61	0.43
AREA OF RESERVE PARKS AND SCHOOL BUFFERS	5.58	13.80	10.0
ROAD/LANES	0.20	0.50	
	12.20	30.15	21.11

## NOTES

1. All residential roadways are 15.0m.
2. All collector roadways are 22.0m.

uma

UMA Engineering Ltd.  
Engineers, Planners, Surveyors  
2540 Kensington Road N.W.  
Calgary, Alberta  
T2N 2K5



Project

ROSEDALE MEADOWS

PREPARED FOR: ROSEDALE MEADOWS DEVELOPMENT INC.

Title

OUTLINE PLAN

Design

Scale 1:2000

Drawn

BLB

0 20 40 100m

CFM

Date

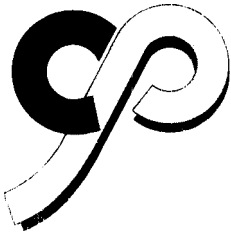
File

Draw. No.

28JULY98

6537 013 00 01

1



**ARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: September 2, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/LL-98  
Part of the N ½ Sec. 32-38-27-4  
Kentwood Northeast – Phase 1A  
Laebon Developments Ltd./Jack's Mens Wear Ltd.

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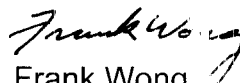
Laebon Developments Ltd., beneficial owner of part of the above land, wish to develop approximately 4.0 ha (10.0 ac) of land as Phase 1A of the tentative Kentwood Northeast Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Single Family District and PS Public Service (Institutional or Governmental) District. This proposed amendment also would redesignate previously designated P1 Parks and Recreation land to PS District. The amendment is to accommodate 33 single family lots and a future school/park site of approximately 5.4 ha (13.3 ac).

This amendment complies with the tentative Kentwood Northeast Outline Plan that is nearing finalization. The Outline Plan will be finalized prior to second and third reading of this amendment.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/LL-98.

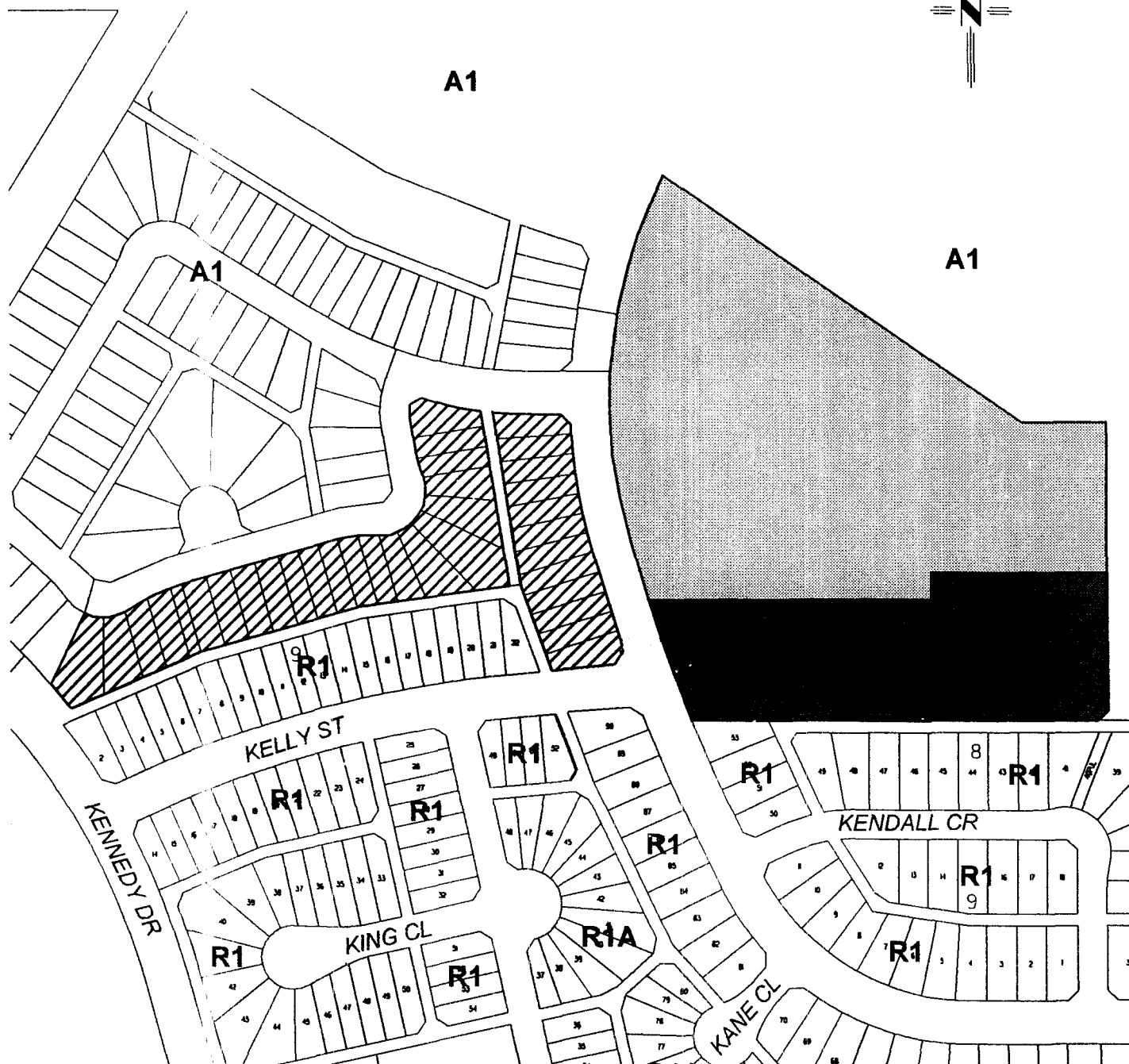
Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

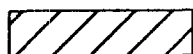
# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1



A1 to PS



P1 to PS



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

PS - Public Service

MAP No. 32 / 98

BYLAW No. 3156 / LL - 98

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment No. 3156/LL-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Office of the City Clerk**

September 9, 1998

Laebon Developments Ltd.  
5128-52 Street  
Red Deer, Alberta  
T4N 6Y4

Faxed To: 341-4165

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/LL-98 / Part of the N ½ 32-38-27-4 /  
Kentwood Northeast - Phase 1A / Laebon Developments Ltd. /  
Jack's Men's Wear**

---

At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/LL-98, a copy of which is attached hereto.

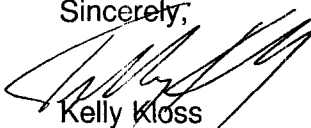
Land Use Bylaw Amendment 3156/LL-98 provides for the redesignation of land from A1 Future Urban Development District to R1 Residential Single Family District and PS Public Service (Institutional or Government) District. This proposed amendment would also redesignate previously designated P1 Parks and Recreation land to PS District. The amendment is to accommodate 33 single family lots and a future school/park site of approximately 5.4 ha (13.3 ac).

This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 5, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 \$500. We require this deposit by no later than 10:00 a.m., Wednesday, September 16, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/KK-98, Land Use Bylaw Amendment 3156/LL-98 / Request for First Readings Prior to Approval of Outline Plans*

---

**Reference Report:** Principal Planner dated September 2, 1998

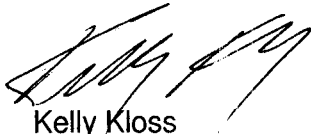
**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner dated September 2, 1998, re: Land Use Bylaw Amendments 3156/KK-98 and 3156/LL-98, hereby agrees to waive the requirement set out in the *Planning and Subdivision Guidelines*, for the above noted amendments, that require an Outline Plan to be adopted prior to 1<sup>st</sup> Reading of a Land Use Bylaw Amendment."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Council looks forward to the proposed Outline Plans being submitted for their consideration in due course.



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
       Director of Corporate Services  
       Director of Development Services  
       Land and Economic Development Manager  
       Inspections & Licensing Manager

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

TX/RX NO	0669
CONNECTION TEL	14034382632
SUB-ADDRESS	
CONNECTION ID	CATHTON HOLDINGS
ST. TIME	09/09 04:41
USAGE T	01'43
PGS.	3
RESULT	OK

**FILE****Office of the City Clerk**

September 9, 1998

Mr. Charles Allard, c/o  
 Farm Air Properties Inc.  
 Suite 210, 5324 Calgary Trail  
 Edmonton, AB T6H 4J8

Fax: (403) 438-2632

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/KK-98 / Part of the NE ¼ 14-38-27-4 /  
 Rosedale Meadows - Phase 5 (Farm Air Properties Inc./Charles Allard)**

At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/KK-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/KK-98 provides for the redesignation of 2.82 (6.97 ac) of land in Phase 5 of the Rosedale Meadows Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Single Family District, P1 Parks and Recreation District and Road. The amendment is to accommodate 21 single family lots, which is contrary to the Outline Plan. An amendment to the Outline Plan has been initiated and will be finalized prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> Readings of this bylaw.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 5, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 \$500. We require this deposit by no later than 10:00 a.m., Wednesday, September 16, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,




Box 5008  
 Red Deer, Alberta  
 T4N 3T4

*The City of Red Deer*

Item No. 6

**DATE:** August 20, 1998

**TO:** City Clerk

**CC:** Director of Development Services  
Chairman, Emergency Services Master Plan Committee

**FROM:** Fire Chief/Manager  
Emergency Services Department

**RE:** Master Plan Implementation Committee

One of the recommendations of the Emergency Services Master Planning Committee was that Council consider the establishment of an ongoing committee to work with the Department. This committee was to provide advice and assistance to the Department on implementing the recommendations of the Plan.

Council referred this recommendation to the Emergency Services Master Plan Committee to draft a "Terms of Reference" and report back to Council. The other issue the committee was to consider was the advisability of merging this committee with the already existing Policing Committee.

The Emergency Services Master Planning Committee met on May 27, 1998 to discuss these matters. Committee members Chairman Phil Hyde, Diane McDonell, Bryon Jeffers, Jim Lyman and Gordon Stewart were present. Committee members Mayor Surkan, Norbert Van Wyk, Bev Hughes, Bill Hull and Jack MacDonald were unable to attend.

The recommendation of the committee was that an ongoing committee of seven members be established by Council along with its other committees. The committee would be as follows:

**Name of Committee:**

Emergency Services Master Plan Advisory Committee

**Make up of Committee:**

**Members:**

The Committee shall consist of seven (7) voting members as follows:

Mayor, ex officio

2 Councilors

3 Citizens at Large

IAFF Staff Member (or Alternate)

Fire Chief/Manager

=

Quorum 4 members



City Clerk  
 Page 2  
 August 20, 1998

It was agreed that first consideration be given to the Chairman being a citizen-at-large, with a quorum being at least the Chair plus three others.

**Non-Voting Technical Advisors:**

City Manager  
 Director of Development Services  
 Emergency Services Staff  
 Medical Director  
 Chief Safety Codes Officer, Prevention Branch

The Chief Safety Codes Officer and all Deputy Chiefs are invited to attend the meetings as non-voting members as they will be responsible for implementing the Plan, however, attending meetings will be at their discretion. The Committee may request additional staff to provide advice on any specific agenda item.

**Terms of Reference:**

The Committee shall be responsible to advise and liaise with the Emergency Services Department on matters relating to the prioritization and implementation of the recommendations in the Emergency Services Master Plan.

- (a) Make recommendations to Council relating to strategic policy direction with the Department.
- (b) Advise the Emergency Services Department and assist in the organization, advertising and in conducting public meetings relating to various strategic initiatives.
- (c) Review and advise the Emergency Services Department on major planning documents and initiatives undertaken by the Department.

**Meeting Dates:**

The Committee is to meet quarterly or at the call of the Chair.

The matter of a combined committee with the Policing Committee was also discussed. It was felt that although there were some commonalties there were also some significant differences. Some of the points discussed included the

City Clerk  
Page 3  
August 20, 1998

amount of staff time used up when items of the other service were being discussed. Also the interest of citizens who may wish to serve on the committees may be more directed to one service or the other and not both.

It was concluded that The Emergency Services Master Plan is still a relatively fragile document at this point. The focus of the committee would be to nurture it along to ensure that it becomes an ongoing part of the City's planning.

For the time being, Committee members agreed that the two committees be separate, however, it was felt this could be revisited at a future date..

The Committee passed the following resolution:

"THAT the Emergency Services Master Plan Steering Committee recommend to City Council that the Committee that will carry on implementation of the Master Plan ("the Emergency Services Master Plan Committee") not merge at this time with the existing Red Deer Policing Committee."

**Recommendation:**

It is respectfully recommended to Council that a standing committee named the Emergency Services Master Plan Advisory Committee be appointed by Council as outlined in the report. Members of this committee would be selected at the same time in the fall as other Council appointments.

Respectfully submitted,



Gordon Stewart, P. Eng.  
Fire Chief/Manager

GS/dd

**Comments:**

We concur with the recommendations of the Fire Chief/Manager with respect to the creation of the committee. When the committee is actually incorporated into the Committees Bylaw we recommend two changes.

Firstly, that only the voting members of the committee be specified. The technical advisors may change over time and, as such, can then be authorized by the City Manager to attend.

Secondly, that the quorum be a simple majority, the same as the other advisory committees, as opposed to the quorum being comprised of the Chair and three members. This allows the Committee to function when the Chair is not available.

The principle task of this Committee will be to track and advise on the implementation of the Master Plan. Given the fact that the principle strategies of the Plan should be implemented and running well within three to five years, Council may wish to consider a sunset clause for this committee, calling for a review of its Terms of Reference and the ongoing need for such a committee at the end of four years.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998

**TO:** Fire Chief/Manager  
Emergency Services

**FROM:** City Clerk

**RE:** *Emergency Services Master Plan Advisory Committee  
(Master Plan Implementation Committee)*

---

**Reference Report:** Fire Chief/Manager, Emergency Services  
dated August 20, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Fire Chief/Manager, Emergency Services Department dated August 20, 1998, re: Proposed Emergency Services Master Plan Advisory Committee (Master Plan Implementation Committee), hereby agrees:

1. That an *Emergency Services Master Plan Advisory Committee* be formed as a standing committee of Council;
2. That the membership on the Emergency Services Master Plan Advisory Committee be appointed at Council's Organizational meeting to be held November, 2, 1998;
3. That Committees Bylaw No. 3142/95 be amended to incorporate the Emergency Services Master Plan Advisory Committee including a sunset clause of four years."

**Report Back to Council Required:** Yes

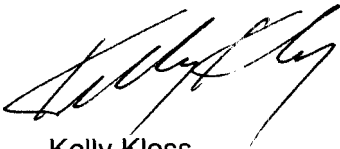
**Comments/Further Action:**

The City Clerk's Office has advertised for citizens-at-large to sit on this committee. At Council's Organizational Meeting to be held Monday, November 2, 1998, Council will appoint the appropriate membership to this committee.

Fire Chief/Manager, Emergency Services  
September 9, 1998  
Page 2

This office will now prepare an amendment to the Committees Bylaw to be presented to Council at its meeting of September 24, 1998. This amendment will provide for the incorporation of this new committee into the Committees Bylaw.

Sandra Ladwig has been assigned as the Administrative Assistant to this committee and will provide secretarial support as required.

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

Kelly Kloss  
City Clerk

/clr

c     Director of Development Services  
        Emergency Services Master Plan Steering Committee, Chair  
        S. Ladwig, Administrative Assistant  
        F. McDougall, Committee Directory  
        C. Rausch, City Clerk's Office

060-013  
060-125

Item No. 7

DATE: August 26, 1998

TO: City Clerk

FROM: Engineering Services Manager

**RE: PROPOSED CONSTRUCTION OF A LOCAL IMPROVEMENT  
LANE PAVING EAST OF 48 AVENUE, FROM 45 STREET TO  
46 STREET**

---

At the July 4, 1995 meeting of the Municipal Planning Commission, the owner of Lots 12-14, Block 42, Plan 157 HW (Palisades Condominium project) was required to enter into a Deferred Paving Agreement with The City as a condition of the Development Permit.

The City of Red Deer received the attached letter dated January 21, 1998 from the Palisades Condominium Association requesting that the above noted project be constructed as a Local Improvement, rather than signing the Deferred Paving Agreement.

In order to determine if the other property owners were interested in having the lane paved, an information letter outlining the local improvement costs was sent by the Engineering Services Department in February of this year to all property owners. Based on the negative survey results, a letter dated June 11, 1998 (copy attached) was sent to all those who participated in the survey, advising that we would not be proceeding with a local improvement at this time.

On August 17, 1998, The City received a second written request (attached) from the Palisades Condominium Association for paving the above noted lane. The Association is concerned about dust and noise along the lane.

On August 19, 1998, The City received the signed Deferred Paving Agreement which satisfies the last condition of The City's Development Permit. This Agreement basically says that the party agrees to participate in a local improvement lane paving project if and when a petition is received by The City and approved by the majority of the property owners.

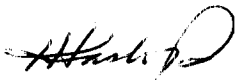
City Clerk  
Page 2  
August 26, 1998

### **RECOMMENDATION**

As two written applications have been received and after discussions with the City Solicitor, the Administration feels that formal local improvement proceedings should be considered.

The Engineering Services Department, subject to Council approval, can undertake the procedures as outlined within the Municipal Government Act with the understanding that should the local improvement be successful, the project be undertaken in the summer of 1999.

Respectfully submitted for Council's consideration and direction.



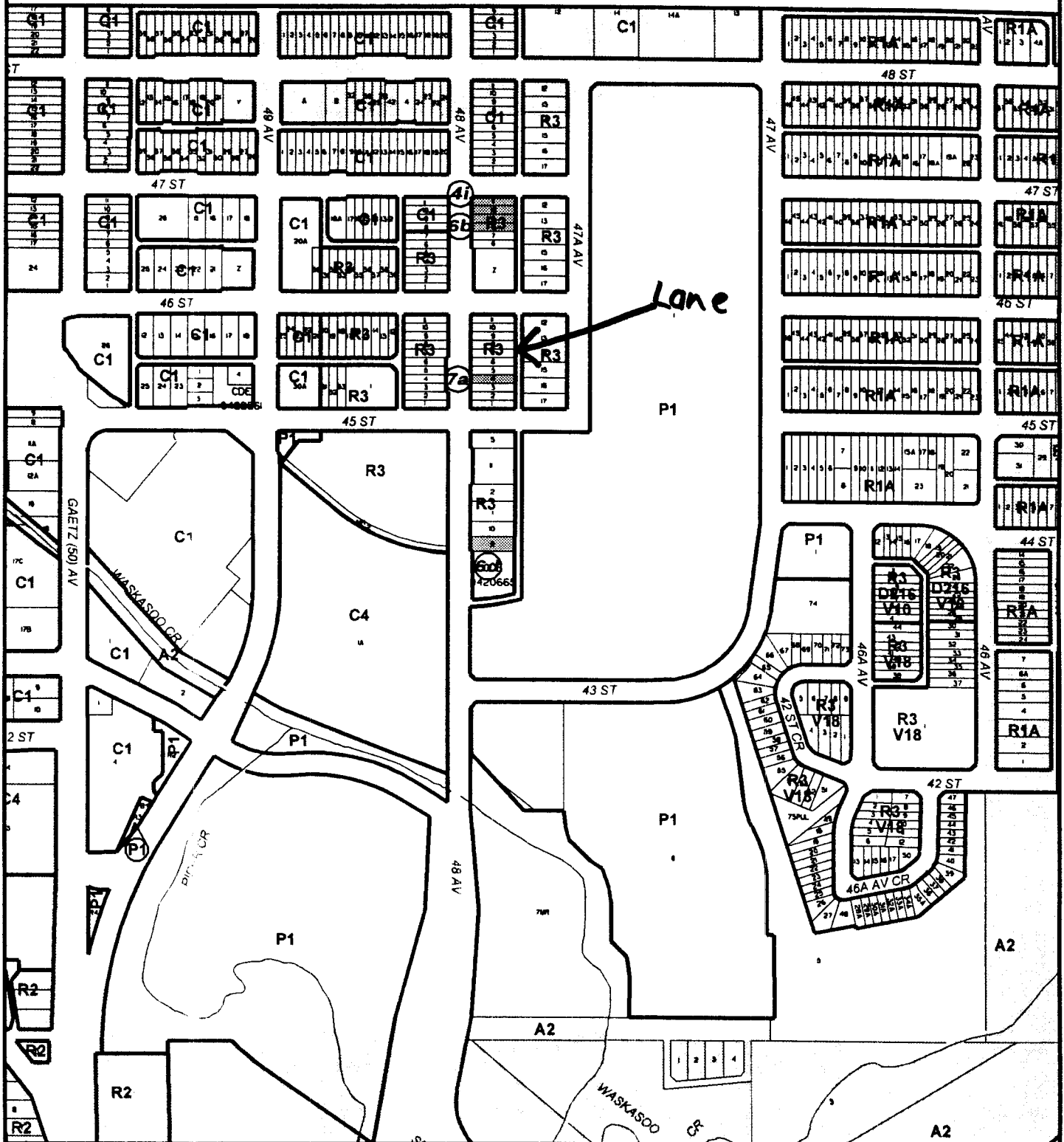
Ken G. Haslop, P. Eng.  
Engineering Services Manager

KGH/emr  
Att.

# THE CITY OF RED DEER - LAND USE BYLAW

## LAND USE DISTRICTS

G8



BYLAW NUMBER - 3156/96

## AMENDMENTS:

3156/J-96 23 - Sept. - 1996

3156/C-98 - 23 Feb 1998

SEE SECTION SIX FOR  
LAND USE DISTRICT DEFINITIONS

F9	G9	H9
F8	G8	H8
F7	G7	H7

S.W. 1/4 16-38-27-4

1:5,000  
24-FEB-1998



JAN 23 1998

see  
060013

308 4522 47A Avenue  
Red Deer  
Alberta, T4N 3R3

Mr. Brian Johnson  
Engineering Services  
City of Red Deer  
City Hall

January 21, 1998

Dear Mr. Johnson:

Re: Palisade Park Condominium Association -- Paving of lane; Your file  
060 - 125.

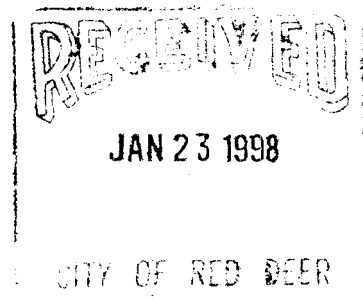
Further to our conversation of today's date, this will confirm that the majority of residents involved in our condo voted to have the City pave the lane as soon as possible. The Board at our last meeting agreed to contact the City and advise them accordingly.

It is our understanding that each unit will be assessed \$175.00 on their tax bill and such monies (\$4200.00) will be held on deposit until the City has determined that paving can be proceeded with. We understand that the City has to petition the remainder of the home owners along the lane to determine if we have a total majority.

It is further understood that the residents of Palisade Park condo will be protected from any further assessment over and above the \$4200.00 at any future date.

Yours truly,

  
Angus J. McArthur  
President, Board of Directors



June 11, 1998

Palisade Park Condominium Association  
c/o Mr. Angus J. McArthur  
308-4522-47 A Avenue  
Red Deer, Alberta T4N 3R3

Dear Mr. McArthur:

**RE: PROPOSED CONSTRUCTION OF A LOCAL IMPROVEMENT  
PROJECT: LANE PAVING (LANE EAST OF 48 AVENUE FROM 45 STREET TO 46 STREET)**

---

As per Condition 4 of the Municipal Planning Commission meeting of July 4, 1995, the owner of on Lots 12 to 14, Block 42, Plan 157 HW (development for the Palisades Condominium project) was required to enter into a Deferred Paving Agreement with The City.

An Agreement was drafted; however, it has not been executed to date. A letter was written on October 6, 1997 (copy attached) and forwarded to the Palisades Condominium Association advising that compliance with the Development condition was still outstanding.

The City of Red Deer received a letter dated January 21, 1998, from the Palisades Condominium Association requesting that the above noted project be constructed as a Local Improvement.

An information letter outlining the Local Improvement costs was sent to all property owners in February. Replies were as outlined in the following table:

LOT(S)	BLOCK	PLAN	IN FAVOUR OF LANE PAVING PROJECT	NOT IN FAVOUR OF LANE PAVING PROJECT	NO WRITTEN REPLY
12 to 14	42	157 HW	X		
15	42	157 HW		X	
16	42	157 HW		X	
17	42	157 HW		X	
Lot 1 and south 5 ft of Lot 2	42	K5			X
Rem. Lot 2 and Lot 3	42	K5	X		

Mr. Angus McArthur  
 Page 2  
 June 11, 1998

4	42	K5	X		
5	42	K5			X
6 and 7	42	K5		X	
8 and 9	42	K6	X		
10 and 11	42	K6		X	
Note: Spoke to owners of lots with no written reply. They advised that they are not in favour of the Lane Paving Project.					

The replies are summarized as follows:

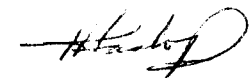
	Number of Properties	% of Total Number	Total Frontage	% of Total Frontage
In favour of Paving Project	4	33.36%	77.108	46.34%
Not in favour of Paving Project	7	63.64%	89.281	53.66%
TOTALS	11	100.00%	166.389	100.00%
MGA Requirements - Not in Favour of Project		66.67%		50.00%

In view of the results, the number of property owners against the Local Improvement Project is sufficient under the Municipal Government Act to defeat passage of a Local Improvement By-law. The City will, therefore, not be proceeding with the local improvement at this time.

Accordingly, the condition of MPC relative to your development is still outstanding and must be complied to. It is now necessary for the Association, on behalf of all the building owners, to sign the Deferred Paving Agreement that was previously forwarded to you.

Your attention to this matter is required prior to June 30, 1998.

Yours truly,



Ken G. Haslop, P. Eng.  
 Engineering Services Manager

SS/KGH/emr  
 Att.

- c. City Clerk
- c. MPC Secretary
- c. Inspections and Licensing Manager
- c. Customer Service Administrator
- c. Adjacent Property Owners

TO MR KEN HASLOP, P.ENG.  
ENGINEERING SERVICES DEPARTMENT

FROM ANGUS J. McARTHUR  
PRESIDENT  
PALISADE PARK CONDOMINIUM ASSN.

AUG 17 1998

Further to our discussion relative to the paving of our lane and the signing of the Defferd Lane Paving agreement.

Having written to the city and requesting that the lane in question be paved and also that we were prepared at that time to prepay to conserve any increase in costs, we therefore feel the signing of the document becomes redundant.

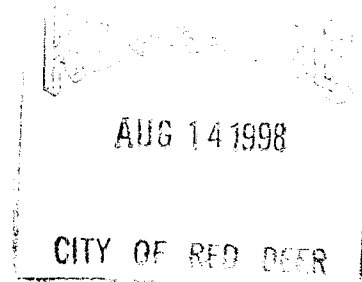
It is still our desire to have the lane paved as soon as reasonably possible.

There are 24 condominiums in 4522-47a Ave owned and occupied by the residents. Try to explain to 7 widows that we are only allowed one vote when every occupant pays approximately \$1500.00 directly to the city. I did and lost.

We could cite many more reasons why we want the lane paved, however as you no doubt determined by now my secretarial skills are not the best.

Yours truly,

  
Angus . J McArthur



cc Mr RYAN STRADER.

***Comments:***

We concur that the Administration proceed with the Local Improvement Plan. Residents will then have the opportunity to support or not support the Local Improvement.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** *Proposed Construction of a Local Improvement / Lane Paving East of 48 Avenue From 45 Street to 46 Street*

---

**Reference Report:** Engineering Services Manager dated August 26, 1998

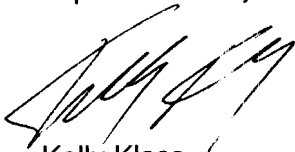
**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated August 26, 1998, re: Proposed Construction of a Local Improvement/Lane Paving East of 48 Avenue From 45 Street to 46 Street, hereby directs the Administration to initiate a Local Improvement Plan for the paving of the lane East of 48 Avenue from 45 Street to 46 Street and to schedule same for the summer of 1999 should the Local Improvement Bylaw be successful, and as presented to Council September 8, 1998."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

As directed above, please prepare a Local Improvement Plan and subsequently a Local Improvement Bylaw to be forwarded for Council's consideration in due course.



Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
Director of Development Services

Item No. 8

**DATE:** August 27, 1998  
**TO:** City Clerk  
**FROM:** Tax Coordinator  
**RE:** 1998 TAX SALE

---

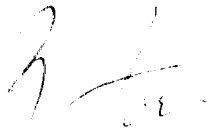
The attached report contains an itemized list of properties that are eligible for the 1998 Tax Sale. Section 419 of the Municipal Government Act states:

"The Council must set:

- a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) any conditions that apply to the sale"

For Council's convenience, the suggested reserve bid is indicated in the report along with the terms and dates that are applicable for the various advertisements.

We respectfully request Council to approve and pass the Resolution as required to facilitate the tax sale for 1998.



Norman Ford  
Tax Coordinator

NF/ngl

Enc.

c.c. Director of Corporate Services

## PROPOSED 1998 TAX SALE

---

Advertisement in the Alberta Gazette: October 15, 1998

Advertisement in the Red Deer Advocate: November 20, 1998

Tax Sale: December 3, 1998

Terms: Cash

Roll #	Lot	Block	Plan	Address	Assessed Value	Tax Arrears	Suggested Reserve Bid
1512930	101	7	9021763	19 Elliot Cr	116,800	4789.39	130,000
2022870	Unit 6		9423748	106-5823-57 St	68,100	3265.30	82,000
2022880	Unit 8		9423748	108-5823-57 St	68,100	3265.30	82,000
3210405	17	1	8620308	14 Gilbert Cr	127,200	7609.63	140,000



***Comments:***

We concur with the recommendations of the Tax Coordinator.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998

**TO:** Tax Coordinator

**FROM:** City Clerk

**RE:** 1998 Tax Sale

---

**Reference Report:** Tax Coordinator dated August 27, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Tax Coordinator dated August 27, 1998, re: 1998 Tax Sale, hereby approves proceeding with the tax sales for properties known as Roll No. 1512930, Roll No. 2022870, Roll No. 2022880 and Roll No. 3210405, subject to the following conditions:

1. That said sale be held in the Council Chambers of City Hall, Red Deer, Alberta, December 3, 1998 at 11:00 a.m.;
2. Terms to be cash;
3. The minimum sale price for each parcel and the terms and dates that are applicable for the various parcels advertised, are to be as outlined in the above noted report from the Tax Coordinator;

and as presented to Council September 8, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

The Council Chambers has been reserved for Thursday, December 3, 1998 at 11:00 a.m. to facilitate the 1998 Tax Sale.

  
Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services



**MARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: August 28, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/II-98  
Lot 19, Block 14, Plan 952 3180  
Lots 27 & 28, Block 17, Plan 952 3180  
Lots 20 & 21, Block 13, Plan 952 3180  
55<sup>th</sup> Avenue & LANE, Plan 952 3180, and  
Lot 19, Block 13, Plan 882 2971  
SE ¼ Sec. 20-38-27-4  
North Red Deer  
The City of Red Deer/Victory Christian Fellowship of Red Deer/  
Alan Watson and Eugene Watson

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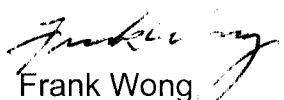
Meadowglen Developments Ltd., is in the process of acquiring portions of the above lands to develop a 37-unit townhouse project in 4 lots and 1 common property as a bareland condominium. An additional lot is being created to compensate the lost of parking spaces from the Victory Christian Fellowship Church. The redesignation will be from R3-D216 Residential (Multiple Family) District with a density of 216 persons per hectare to R2 Residential (Medium Density) District and PS Public Service (Institutional or Governmental) District, from R2 to LANE, and from ROAD and LANE to R2 District.

The proposal complies with the C.P.R. Right-of-Way Redevelopment Plan, Bylaw 3073/92 adopted in 1992.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/II-98.

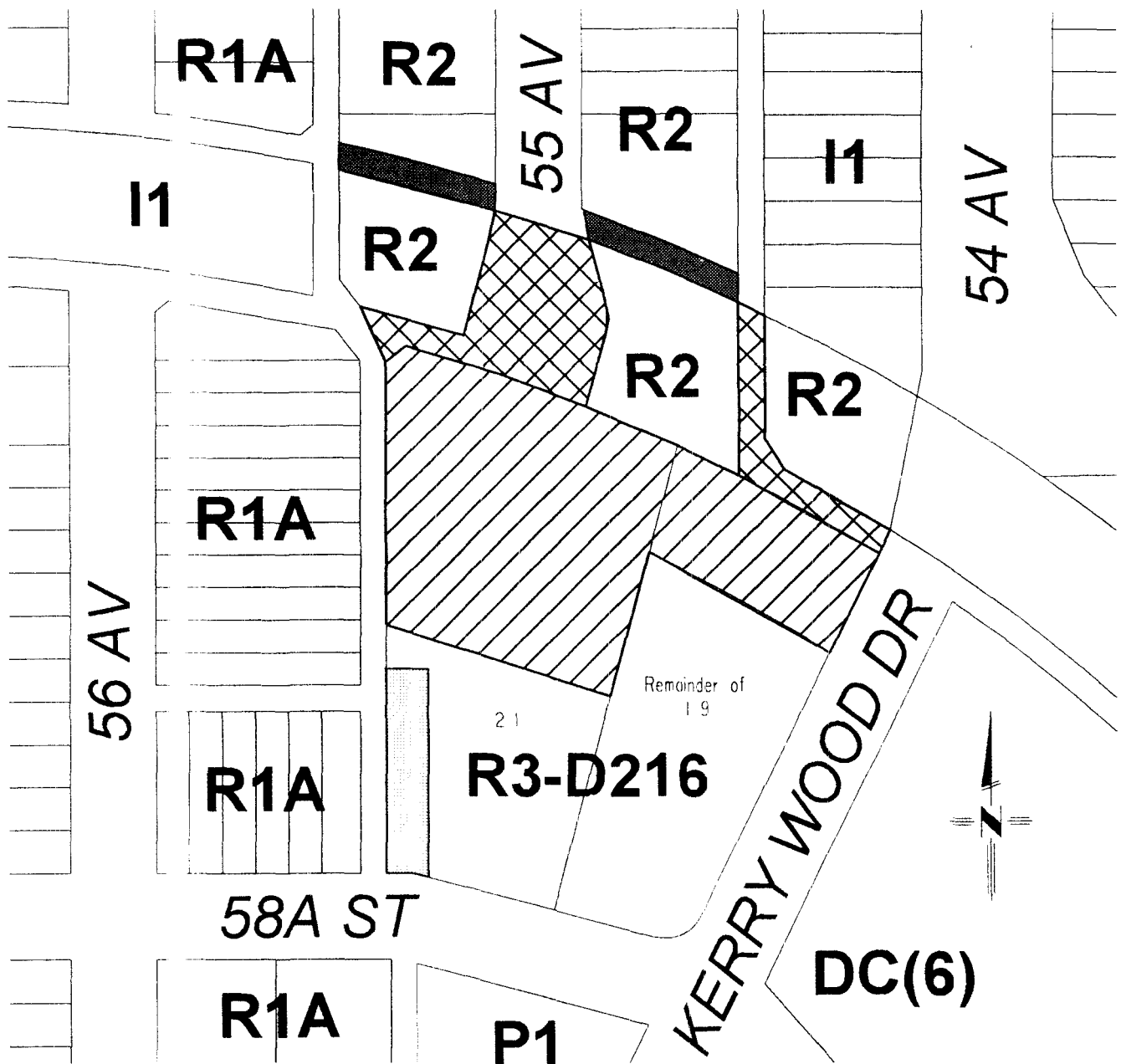
Sincerely,

  
Frank Wong  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



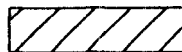
Change from:

R3-D216 to R2

R3-D216 to PS

R2 to Lane

Road & Lane to R2



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3-D216 - Residential (Multiple Family)

Density of 216 Persons Per Hectare

PS - Public Service

MAP No. 29 / 98

BYLAW No. 3156 / II - 98

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment 3156/II-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/II-98  
North Red Deer / The City of Red Deer/Victory Christian Fellowship of Red  
Deer/ Alan Watson and Eugene Watson*

---

**Reference Report:** Planning Assistant dated August 28, 1998

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/II-98 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

***Report Back to Council Required:***

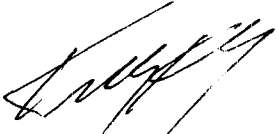
Yes. A Public Hearing has been advertised for October 5, 1998 at 7:00 p.m.

***Comments/Further Action:***

Meadowglen Developments Ltd. is in the process of acquiring portions of the noted lands to develop a 37 unit townhouse project in four lots and one common property as a bareland condominium. An additional lot is being created to compensate the loss of parking spaces from the Victory Christian Fellowship Church. The redesignation will be from R3-D216 Residential (Multiple Family) District with a density of 216 persons per ha to R2 Residential (Medium Density) District and a PS Public Service (Institutional or Governmental) District, from R2 to Lane and from Road and Lane to R2 District. The proposal complies with the CPR Right of Way Redevelopment Plan, Bylaw No. 3073/92 adopted in 1992.

Principal Planner  
September 9, 1998  
Page 2

This office will now proceed with the advertising for a Public Hearing. Our office has advised Meadowglen Developments Ltd., via letter, that they will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c     Director of Development Services  
      Director of Community Services  
      E. L. & P. Manager  
      Fire Chief/Manager Emergency Services  
      City Assessor  
      Land and Economic Development Manager  
      Council and Committee Secretary, S. Ladwig

# FILE

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/LL-98 / Part of the N ½ 32-38-27-4 / Kentwood Northeast - Phase 1A / Laebon Developments Ltd. / Jack's Men's Wear*

---

**Reference Report:** Planning Assistant dated September 2, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner dated September 2, 1998, re: Land Use Bylaw Amendments 3156/KK-98 and 3156/LL-98, hereby agrees to waive the requirement set out in the *Planning and Subdivision Guidelines*, for the above noted amendments, that require an Outline Plan to be adopted prior to 1<sup>st</sup> Reading of a Land Use Bylaw Amendment."

**Bylaw Readings:**

Following the passage of the above resolution, Council gave 1<sup>st</sup> Reading to Land Use Bylaw Amendment 3156/LL-98, a copy of which is attached hereto.

**Report Back to Council Required:**

Yes. A Public Hearing will be held in the Council Chambers of City Hall at 7:00 p.m. on October 5, 1998

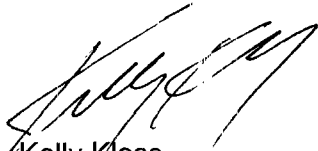
**Comments/Further Action:**

Land Use Bylaw Amendment 3156/LL-98 provides for the redesignation of land from A1 Future Urban Development District to R1 Residential Single Family District and PS Public Service (Institutional or Government) District. This proposed amendment would also redesignate previously designated P1 Parks and Recreation land to PS District. The amendment is to accommodate 33 single family lots and a future school/park site of approximately 5.4 ha (13.3 ac).



Principal Planner  
September 9, 1998  
Page 2

This office will now proceed with the advertising for a Public Hearing. Our office has advised Laebon Developments Ltd., via letter, that they will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       City Assessor  
       Land and Economic Development Manager  
       Council and Committee Secretary, S. Ladwig



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

September 9, 1998

Meadowglen Developments Ltd.  
#2, 7895 - 49 Avenue  
Red Deer, AB T4P 3B4

Att: Mr. Alan Trites

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/II-98  
North Red Deer / The City of Red Deer/Victory Christian Fellowship  
of Red Deer/ Alan Watson and Eugene Watson**

---


At the City of Red Deer's Council Meeting held Tuesday, September 8, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/II-98, a copy of which is attached hereto.

Meadowglen Developments Ltd. is in the process of acquiring portions of the noted lands to develop a 37 unit townhouse project in four lots and one common property as a bareland condominium. An additional lot is being created to compensate the loss of parking spaces from the Victory Christian Fellowship Church. The redesignation will be from R3-D216 Residential (Multiple Family) District with a density of 216 persons per ha to R2 Residential (Medium Density) District and a PS Public Service (Institutional or Governmental) District, from R2 to Lane and from Road and Lane to R2 District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 5, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 \$500. We require this deposit by no later than 10:00 a.m., Wednesday, September 16, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig



## ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9  
Tel: (403) 433-4431 • Toll Free: 1-800-661-2862  
Fax: (403) 433-4454 • email to: [main@auma.ab.ca](mailto:main@auma.ab.ca)  
Homepage: <http://www.munilink.net>

August 14, 1998

### Attention: Mayor and Council

Over the past few months the AUMA has been developing a policy on ground ambulance service support.

Through our task force and workshops we have learned there is a great deal of support for a province wide level of Basic Life Support ambulance service. As part of a comprehensive solution to ground ambulance the method by which the province establishes their rates for clients (which are a provincial responsibility) and the actual costs of those services must be addressed. Since provincially supported clients comprise a very significant portion of users, adequate compensation to ambulance operators through the rate structure is critical to the ability of these operators to provide an adequate service level.

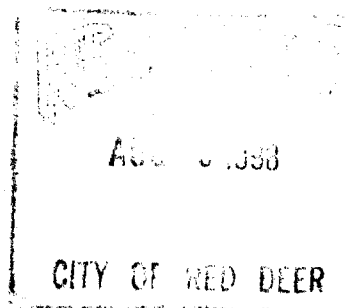
The attached proposed policy is intended to address the concerns we heard and to help the province and municipalities provide a basic level of ambulance service. The AUMA will be making a presentation to the provincial Standing Committee in September and therefore would appreciate hearing any of your thoughts regarding this issue and the policy.

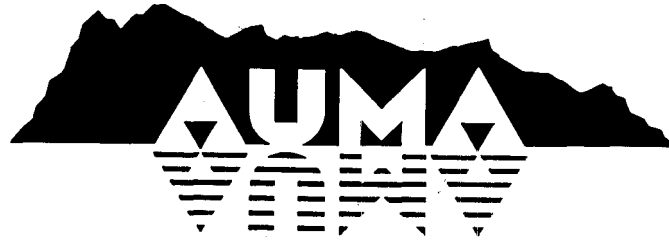
Sincerely,

Mayor Gordon Graydon  
President

JR/sb

Encl.





**PROPOSED POLICY**

**ON**

**GROUND AMBULANCE FUNDING**

**AND**

**RATES FORMULAS**

## **Proposed Policy Statement**

1. That Basic Life Support (BLS) should be the recommended minimum standard throughout the Province of Alberta. Municipalities will still have the ability to decide the level of service beyond BLS. Those municipalities that don't have BLS should receive special subsidies to assist them in attaining that level of care.
2. That the responsibility to provide of ambulance services should remain with municipalities. This will allow municipalities to establish and fund the services appropriate to their specific area (i.e. municipal service, private contract, integrated service, hospital based, volunteer).
3. Those municipalities retain the right to set BLS rates, however, should the municipalities not adhere to the established provincial rate structure that they forgo their eligibility for BLS base funding from the provincial government. Municipalities must also retain the right to set rates for ALS without jeopardizing BLS funding.
4. That the provincial rate structure should:
  - Establish a rate structure that is fair to the emergency ground ambulance provider.
  - Set up a mechanism where adjustments to emergency ground ambulance rates will be negotiated among all stakeholders, fairly represented but not giving veto power to any one majority group of stakeholders. Rates will be negotiated in a timely fashion, on an annual basis, to meet the needs of all stakeholders involved in receiving, funding and supplying emergency and non emergency ground ambulance services.
5. That municipalities shall not be expected to subsidize the rates paid by all insurance firms (including Alberta Blue Cross). No insurance firm shall use its position as administrator of ambulance coverage for provincially supported clients to dictate or influence ambulance rates.
6. That the provincial government establish a special fund for those who do not have the financial resources to pay the ambulance fees charged by a municipality.

7. That a provincial rate provides a base “preparedness” amount, with certain qualifying criteria to encourage cooperation and efficiency between adjacent municipalities. The qualifying criteria should include:
  - A base line funding for those municipalities whose call volume is greater than or equal to 500 responses annually;
  - A base line funding for those municipalities whose call volume is less than 500 responses annually, provided those municipalities:
    - Have formed strategic alliances or partnerships, where possible, with surrounding municipalities to ensure the effective provision of care - to the satisfaction of the provincial government.
    - Where strategic alliances are not possible, due to demographics or geographical limitations, the municipalities will provide in its 3 year business plan an outline on how the municipality will ensure the maintenance of competent ambulance service providers to the satisfaction of the provincial government.
  - A mandatory requirement for a three year business plan for the provision of services and with annual reporting showing compliance to the plans.
8. That a provincial funding formula for the support of ambulance services should include, in addition to the base “preparedness” amount, funding on a per call basis. This amount could be different for rural and urban systems, adjusted by a demographics factor. Municipalities who choose to offer a higher level of care should still get assistance provided in the form of the Base Level Funding including the per call funding.
9. That a provincial funding formula should include a remoteness adjustment inversely proportional to population density for systems with extraordinary distances to cover and a low population.

## **BACKGROUND**

In 1997 the Provincial Ground Ambulance Task Force released a Consultation Document entitled, "Toward Model of Governance and Funding of Ground Ambulance Services in Alberta." The document stated that the provincial government should provide funding to the basic life support level, but did not elaborate on funding levels, service levels, or the loss of governance and control the funding would entail. The document was subsequently redrafted and was found to be more acceptable; however, issues of funding its links to ambulance rates were not detailed. The recent announcement entitled "Funding for Ambulance Services Increased" (April 1, 1998) does not address the critical issues and the amount of funding was distributed inequitably.

Concerned stakeholders established two separate task forces to address the two critical issues of Basic Life Support (BLS) funding and ambulance rates not detailed in the Ground Ambulance Report. Both task forces held group discussions with approximately 30 stakeholders each. Combined there was representation from rural (AAMD&C), and Urban (AUMA) municipalities, as well as ambulance operators (AAOA). The intent of the meetings was to establish a provincial consensus amongst stakeholders on BLS funding and Ambulance rates. Once consensus was obtained each group envisioned approaching the province to apprise them of their respective positions.

On July 22, 1998 the chairs of the task forces met and agreed that the issues of ambulance rates and ground ambulance funding were inextricably linked. Therefore, a single (and better) report could be developed by merging the work of the respective task forces and presenting one response to the Province.

The **GROUND AMBULANCE RATES COMMITTEE** summarized the issues as follows:

The Province needs to:

- Increase the emergency ground ambulance rates for ambulance clients who are the provincial government's responsibility to reflect the true cost of providing the service.
- Change the method by which the provincial government establishes these rates. A process of consultation and dialogue with those stakeholders impacted upon by a decision of rates must be pursued, to replace the unilateral position of rates setting as seen today and in the past.

Further, that the provincial government must:

1. Establish a rate structure that is fair to the emergency ground ambulance provider.
2. Set up a mechanism where adjustments to emergency ground ambulance rates will be negotiated in a timely fashion, on an annual basis, to meet the needs of all stakeholders involved in receiving, funding and supplying emergency and non emergency ground ambulance services within the Province.

3. Clearly state what type of organization Alberta Blue Cross is and what are their responsibilities and accountabilities to the Provincial Government. Further that clarification be provided in writing, as to who establishes the ambulance rates that Alberta Blue Cross pays and on what basis these rates are set.
4. Establish a Ministerial Appointed Committee, with membership consisting of representatives of all of the stakeholders, fairly represented, but not giving veto power to any one majority group of stakeholders involved with the Committee. The committee would be responsible establishing emergency ground service rates.

The **GROUND AMBULANCE FUNDING FORMULA COMMITTEE** developed eight principles recognizing both the commonalities and the differences that are needed to be fair and equitable to all concerned. The following are the eight principles agreed upon:

- A) Simplicity
- B) Flexibility
- C) Fairness
- D) Universality
- E) Sustainability
- F) Local autonomy
- G) Regular review
- H) Promotion of partnerships and strategic alliances

Following extensive discussion and analysis of the results of the AUMA survey of its members, a vision of the future was developed, along with thoughts on what should be a minimum level of care throughout Alberta.

This set the stage for developing the basics of an equitable provincial funding formula with three main components:

- 1) A base "preparedness" amount, with certain qualifying criteria to encourage cooperation and efficiency between adjacent municipalities.
- 2) A utilization factor on a per call basis, which amount could be different for rural and urban systems, adjusted by a demographics factor.
- 3) A remoteness adjustment inversely proportional to population density for systems with extraordinary distances to cover and a low population.



**DATE:** August 26, 1998

**TO:** City Clerk

**FROM:** Fire Chief/Manager  
Emergency Services

**CC:** Director of Development Services

**RE:** AUMA - Ground Ambulance Service Support

---

The AUMA Policy comes from a blending of two major initiatives. The City of Red Deer and the Emergency Services Department has been very involved in both these initiatives. We have, as well, been involved in the preparation of the document that Council is presently reviewing.

The first initiative is one spearheaded by Mayor Surkan which addressed the issue that ambulance operators including the City of Red Deer were subsidizing the provincial government in providing emergency medical ambulance service for clients who are the responsibility of the Province. This initiative commenced about a year and a half ago with meetings in Red Deer involving quite a number of communities. The result was a position paper endorsed by approximately 50 municipalities which was presented by Mayor Surkan and representatives of AUMA and AAMD&C to the Minister of Health. The Mayor subsequently presented this to the Ambulance Advisory and Appeal Committee which made recommendations to the Minister.

The second initiative is one coming out of AUMA and a committee chaired by Alderman Joanne Kerr of Calgary. This committee was looking for ways to progress from the Judy Gordon Report on ambulance funding. A two day workshop was held in Red Deer, which I attended on behalf of the City.

A committee consisting of AUMA staff, Tom Sampson of Calgary Ambulance and me were given the task of blending these two initiatives into one document. That is the document which is now before Council.

There is a sense the Province is interested in addressing the need for Basic Life Support Ambulance throughout the province. We believe this is also the appropriate time for them to address the provincial clients rates issue.

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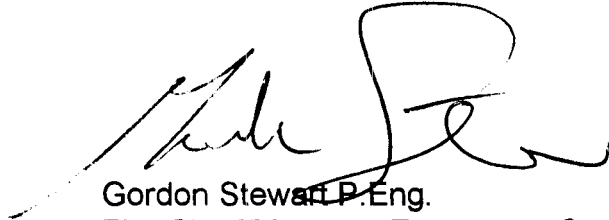
The proposed policy does not provide for the final answer to the question to ambulance funding but it does keep the issue alive and moving towards some type of a solution.

The City of Red Deer has been heavily involved in providing leadership for this issue and we would request that Council strongly support the AUMA Proposed Policy on Ground Ambulance Funding and Rate Formulas.

**Recommendation:**

It is respectfully recommended to Council that Council strongly support the AUMA Proposed Policy on Ground Ambulance Funding and Rate Formulas.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gordon Stewart', is written over a horizontal line.

Gordon Stewart P.Eng.

Fire Chief/Manager Emergency Services Department

***Comments:***

We concur with the recommendations of the Fire Chief/Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

September 9, 1998

Box 5008

Red Deer, Alberta  
T4N 3T4

Alberta Urban Municipalities Association  
8712-105 Street  
Edmonton, AB T6E 5V9

Att: Mayor Gordon Graydon,  
President

Dear Mayor Graydon:

**Re: AUMA - Ground Ambulance Service Support: "Proposed Policy On Ground Ambulance Funding and Rates Formulas"**

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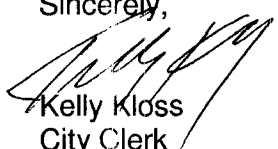
At The City of Red Deer's Council Meeting held Tuesday, September 8, 1998, consideration was given to your correspondence dated August 14, 1998 regarding the above. At that meeting Council passed the following resolution in support of the AUMA's - Ground Ambulance Service Support: "Proposed Policy On Ground Ambulance Funding and Rates Formulas":

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Alberta Urban Municipalities Association (AUMA) dated August 14, 1998, re: AUMA - Ground Ambulance Service Support, hereby supports the AUMA's "Proposed Policy on Ground Ambulance Funding and Rates Formulas", as presented to Council September 8, 1998."

For your reference I have attached the background report from the Manager of Emergency Services regarding this issue.

Thank you for the opportunity to comment on this proposed Policy. Please do not hesitate to contact me should you require any further information regarding Council's decision in this regard.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Mayor G. D. Surkan  
Director of Development Services  
Fire Chief/Manager, Emergency Services

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

The City of Red Deer

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998  
**TO:** Mayor Surkan  
**FROM:** City Clerk  
**RE:** ***AUMA - Ground Ambulance Service Support: "Proposed Policy On Ground Ambulance Funding and Rates Formulas"***

---

***Reference Report:***

Correspondence from the AUMA dated August 14, 1998 and report from the Fire Chief/Manager, Emergency Services dated August 26, 1998, refer.

***Resolution:***

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Alberta Urban Municipalities Association (AUMA) dated August 14, 1998, re: AUMA - Ground Ambulance Service Support, hereby supports the AUMA's "Proposed Policy on Ground Ambulance Funding and Rates Formulas", as presented to Council September 8, 1998."

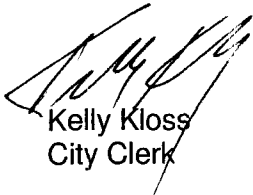
***Report Back to Council Required:*** No

***Comments/Further Action:***

This is a reminder of your intentions to write to:

1. Red Deer's M.L.A.'s requesting their support;
2. Other municipalities requesting them to support the Policy and to request their M.L.A.'s support.

I have attached hereto a copy of the "Proposed Policy On Ground Ambulance Funding and Rates Formulas" as presented to Council September 8, 1998.



Kelly Kloss  
City Clerk

/clr  
attchs.

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Fire Chief/Manager  
Emergency Services

**FROM:** City Clerk

**RE:** ***AUMA - Ground Ambulance Service Support: "Proposed Policy On Ground Ambulance Funding and Rates Formulas"***

---

***Reference Report:***

Correspondence from the AUMA dated August 14, 1998 and report from the Fire Chief/Manager dated August 26, 1998


***Resolution:***

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Alberta Urban Municipalities Association (AUMA) dated August 14, 1998, re: AUMA - Ground Ambulance Service Support, hereby supports the AUMA's "*Proposed Policy on Ground Ambulance Funding and Rates Formulas*", as presented to Council September 8, 1998."

***Report Back to Council Required:*** No

***Comments/Further Action:***

This office has forwarded a letter to the Alberta Urban Municipalities Association outlining Council's decision and support in this regard. I have attached hereto a copy of that correspondence for your information. Mayor Surkan will be forwarding letters to Red Deer's M.L.A.'s as well as to other communities requesting them to garner support from their M.L.A.'s.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Mayor Surkan  
Director of Development Services

Item No. 2



August 26, 1998

City of Red Deer  
City Clerk

Attn: Jeff Graves:

**RE:** Lot 18 Block 1 Plan 982-0857

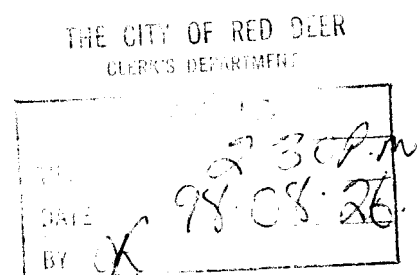
Jeff:

Speaking as an agent for Bruce Thiessen, Bruce has requested that we build him a single family home complete with a mother-in-law suite located at 4301-58st Red Deer.

The property is currently Zoned R1. We would like to apply for rezoning to accommodate his request. If there is any additional information you require please contact me anytime.

Your Truly,

Darren McArthur  
Rockport Developments



**Date:** August 31, 1998  
**To:** City Clerk  
**From:** Paul Meyette  
Principal Planner  
**RE: REQUEST FOR MOTHER-IN-LAW SUITE  
AT 4301 – 58<sup>TH</sup> STREET**

---

Rockport Developments is requesting approval of a mother-in-law suite at 4301 – 58<sup>th</sup> Street (former YMCA site) through a land use amendment from R1 (single family) to R2 (Medium Density Residential).

#### **BACKGROUND INFORMATION**

The site is currently a vacant lot within the YMCA redevelopment project. The site is zoned R1 which allows a single family residence; no basement or secondary suites are permitted.

The YMCA redevelopment project was approved after extensive public consultation in the area; the neighbouring residents were very strongly opposed to any multiple family zoning facing 58<sup>th</sup> Street. This proposal would contravene the consensus reached with the neighbourhood in regards to this redevelopment.

#### **PLANNING COMMENTS**

Planning staff do not support a rezoning to allow a basement/secondary suite at this site for the following reasons:

1. This redevelopment project has been the subject of numerous public meetings wherein the final development proposal accepted by the community and approved by Council specified single family development on this site.
2. Spot rezoning should only be used in exceptional or unique circumstances. This request does not appear to fit this criteria.



3. This is a narrow lot development. If the density were to be increased, parking problems may develop.

### **PLANNING RECOMMENDATION**

Planning staff recommend that the request for rezoning be denied.

  
\_\_\_\_\_

Paul Meyette, ACP, MCIP  
Principal Planner

/tb

cc. Lowell Hodgson

MEMO

---

**DATE:** August 31, 1998

**TO:** KELLY KLOSS, City Clerk

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** RE-ZONING - 4301 - 58 STREET

---

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

In order to accommodate the applicant's request, it would be necessary to rezone the site as its present zoning, R1A, would not permit a second dwelling unit on one site. In order to accommodate the second unit, which we assume would be located as a "basement suite", the site would require R2 zoning. If the applicant is proposing a side by side unit, then it may fall into the duplex classification which is permitted in an R1A district.

The term "mother in law suite" is somewhat misleading as it will be very difficult for the City to determine who is using the suite. The increase in density attributable to one suite is negligible, however the approval of this unit would make it very difficult to refuse other requests in this area and could mean each duplex unit with a suite making the total density a four plex.

**RECOMMENDATION:**

We do not support this request because of the precedent, however if Council approves the proposal, it should be subject to four off-street parking stalls being provided for each site.



RYAN STRADER  
Inspections & Licensing Manager  
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

**DATE:** August 28, 1998

**TO:** City Clerk

**FROM:** Fire Chief/Manager  
Emergency Services

**C.C.** Director of Community Services  
Director of Development Services  
E. L. & P. Manager  
Inspections and Licensing Manager  
Land and Economic Development Manager  
Public Works Manager  
R.C.M.P. Inspector  
Principal Planner  
City Solicitor

**RE:** Rezoning 4301 - 58 Street

---

The developer has indicated that the construction of a mother-in-law suite at the above noted address would involve development of the basement area with a common entry. In this event, this department has no objection to the proposed development.

**Recommendation:**

It is respectfully recommended that Council approve the rezoning request.

Respectfully submitted,



Gordon Stewart P.Eng.  
Fire Chief/Manager Emergency Services Department.

Rezoning 4301 - 58 Street.doc  
File:

***Comments:***

We concur with the recommendations of the Principal Planner. Council will recall the series of unsuccessful development proposals which came forward based on some form of multi-family housing. The consensus that was finally reached with the neighborhood has been achieved after extensive discussion and we believe that the spirit of that agreement should be maintained.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

September 9, 1998

Rockport Developments  
6450 - Golden West Avenue  
Red Deer, AB T4P 1A6

Faxed To: 340-1238

Att: Mr. Darren McArthur

Dear Sir:

**Re: Request for Rezoning from R1 to R2 to Accommodate Single Family Dwelling  
and Mother-In-Law Suite at 3401 - 58 Street**

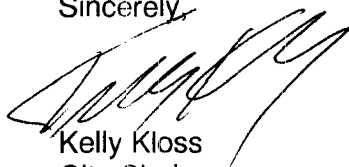
At the City of Red Deer's Council meeting held Tuesday, September 8, 1998, consideration was given to the above request. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rockport Developments dated August 26, 1998, re: Request for Rezoning from R1 to R2 to Accommodate a Single Family Dwelling and Mother-In-Law Suite at #4301 - 58 Street, hereby denies said request, and as presented to Council September 8, 1998."

As your request was denied by Council, no Land Use Bylaw Amendment was presented to Council and no further action will be taken in this regard. I have attached hereto the comments from the Administration for your information.

Please do not hesitate to contact me should you require any further information or clarification in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections and Licensing Manager  
Fire Chief/Manager, Emergency Services  
Principal Planner

Item No. 3

**RED DEER NEIGHBOURHOOD WATCH ASSOCIATION**

#108 – 4921 – 49 STREET

RED DEER, ALBERTA

T4N 1V2

Telephone: [403] 343-6181

August 27, 1998

Mayor Surkan and Members of Red Deer City Council

Dear Mayor Surkan and Members of City Council:

Our volunteer organization – the Red Deer Neighbourhood Watch Association in conjunction with the R.C.M.P City Detachment, the Red Deer Police Committee, Representatives of the Community Association, representatives of the local business community, and the Alberta Motor Association wish to approach Red Deer City Council with a sincere and urgent request to help us to promote the Neighbourhood Watch Program, and to make it available to every homeowner and home renter in Red Deer.

This program which was inaugurated in 1985 by the R.C.M.P, and subsequently delegated to volunteers to be introduced into all neighbourhoods within Red Deer city boundaries has had modest success in gaining acceptance. Now we feel is the time to bring it to a complete success – make it a major focus for all city residents to help make Red Deer the safest community in Alberta.

As volunteers we believe that if our community leaders endorsed and supported this essential program then it would become a visible, legitimate, and significant program in the eyes of all city residents. We are, therefore, looking to city council for your special endorsement and to make certain that not a single area of the city is left out of the program.

The following are some of the ideas that we wish to put into effect immediately:

1. All the councillors become “honorary coordinators” of the Neighbourhood Watch Program in the subdivision where they live, and perhaps two or three adjacent subdivisions so that the entire city has a sense of being part of the total team. (Incidentally, each of the members of Council has already volunteered and agreed to allow us to designate them as honorary coordinators for various subdivisions).
2. Constable Dan Doyle and Inspector G. Guertin are working on an R.C.M.P. Neighbourhood Watch marketing strategy to promote Neighbourhood Watch and all its benefits.
3. We are also appealing to City Council to promote a total awareness of Neighbourhood Watch by erecting Neighbourhood Watch signs at each entrance to each subdivision. Visible Neighbourhood Watch signs in the cities of Edmonton and St. Albert are visible reminders to the citizens in their communities that Neighbourhood Watch is alive and well. Furthermore, they serve as reminders to would be vandals, thieves and others with criminal intent that all Residents in that neighbourhood are on the lookout for suspicious and/or criminal activity and will call 9-1-1.

Neighbourhood Watch, a volunteer organization is one of the integral components (and a visible example) of community-based policing. Everyone voluntarily takes on the responsibility for making his/her neighbourhood a safe community, and thus enjoys all the benefits at no extra cost. This is also one of the highest values and priorities expressed by the citizenry of Red Deer – a safe and secure community.

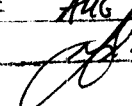
Thank you for your consideration and much needed support for the vital Neighbourhood Watch program in Red Deer.

Yours sincerely,

  
 Alex Dmetrichuk (312-1885-Res.)  
 President, Red Deer Neighbourhood Watch Association.

c.c. Constable Dan Doyle, Red Deer City R.C.M.P.  
 Inspector G. Guertin, R.C.M.P. City Detachment  
 Rick Assinger, Chairman, Red Deer Police Commission  
 Doug Grinder, Chairman, Deer Park Community Association  
 Bob Kochan, Chairman, North Red Deer Community Association  
 Ron Brand, Manager Brand X Office Supplies Inc.  
 Diana Rowe, Chairperson, Town Centre Business Association  
 Shawn Saik, Insurance Agency Manager for Red Deer A.M.A.

THE CITY OF RED DEER  
 CLERK'S DEPARTMENT

RECEIVED	
TIME	9:30 AM
DATE	AUG 28/88
BY	

DATE: August 31, 1998  
TO: City Clerk  
FROM: Engineering Services Manager  
**RE: NEIGHBOURHOOD WATCH ASSOCIATION**

---

With regard to the Association's desire to promote the Neighbourhood Watch Program, we have the following comments:

1. We would suggest that the Neighbourhood Watch signs be attached to the large subdivision road map sign at the entrance to each subdivision. Unfortunately, not all subdivision entrance roads are marked with a large road map information sign so individual standalone installations will have to be considered if this program proceeds. Time did not permit an accurate count, but we believe that there are about +/- 40 road map signs and about +/- 100 subdivision entrance roads throughout the City.
2. The number, size, and format of the sign should be determined along with an estimated installation cost. Based on the +/-100 entrance roadways, we believe the capital cost to manufacture and install could be in the order of \$10,000.
3. We would suggest that the responsibility for the initial cost and the ongoing maintenance cost of the Neighbourhood Watch signs be determined.

  
Ken G. Haslop, P. Eng.  
Engineering Services Manager

KGH/emr

- c. Director of Community Services
- c. Public Works Manager
- c. Inspections & Licensing Manager
- c. RCMP - c/o Wendy



**DATE:** August 31, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** NEIGHBOURHOOD WATCH ASSOCIATION:  
PROMOTION OF NEIGHBOURHOOD WATCH PROGRAM

---

Our Strategic Plan and the Community Services Master Plan both endorse the concept of "brother's keeper" when it comes to safety, security and a sense of community pride. Our business plans commit us to support such initiatives as Neighbourhood Watch, and the Policing Committee and R.C.M.P. are active in support of this volunteer initiative.

We highly commend the Neighbourhood Watch Association for its good work, and we applaud the commitment to become more visible in the community and to solicit full participation.



LOWELL R. HODGSON

:dmg

**Comments:**

We concur with the value of this program. We believe that it serves the intent of community based policing which is a strong commitment on the part of the City. We are grateful that Council members have expressed their willingness to serve as honorary directors and believe that the R.C.M.P. can work closely with the Association to assist with the concrete action required within the program at the neighborhood level.

With respect to the signs, it may be possible for The City to install the signs on our subdivision map signs as recommended by the Engineering Department. However, we have some difficulty recommending that the cost of the signs be absorbed by The City, given the significant priorities within our neighborhood development programs such as support for the community associations and the operation of the community shelters.

The Neighborhood Watch Program may wish to obtain sponsorship for the signs through an application to the Community Foundation or other appropriate granting program. The City could then agree to absorb the costs of installing the signs. In order, to ensure that the integrity of the program is protected, we recommend that the signs be erected only in those neighborhoods where the program has been successful in establishing a community based network.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**RED DEER NEIGHBOURHOOD WATCH ASSOCIATION**

#108 – 4921 – 49 STREET

RED DEER, ALBERTA

T4N 1V2

Telephone: 403-343-6181

September 2, 1998

Memo: To Members of the Red Deer City Council  
From: The Red Deer Neighbourhood Watch Executive

Thank you for your generous support and much needed assistance in supporting and promoting the Neighbourhood Watch Program in our city.

Enclosed please find a copy of the city subdivisions map with your designated subdivisions over which we sincerely hope you will serve as "honorary coordinators" and offer your encouragement and personal contact to the current volunteer coordinators. The names and telephone numbers of the current coordinators in your subdivisions are included in the accompanying insert for your quick and easy reference.

We are pleased to share with you the exciting news that the following distinguished community leaders have also eagerly accepted additional responsibilities to serve as our active "Neighbourhood Watch Patrons."

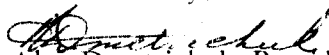
Mayor Gail Surkan  
Inspector Gilles Guertin  
The Honourable Gordon Towers

Again, our goal is to encourage every citizen within our city boundaries to accept responsibility to make their residence as secure as possible against criminal invasion, mark their valuables with an electric engraver or an invisible ink pen, and to be on the lookout for and report by dialing 9-1-1 any unusual or criminal activity in their neighbourhood.

We firmly believe that with prominent community leaders' support, the RCMP assistance, the numerous business sponsors, media endorsements and all residents sharing responsibility for a safe community, we can indeed make Red Deer the safest community in Alberta.

Our sincerest appreciation to you all for helping to make this happen.

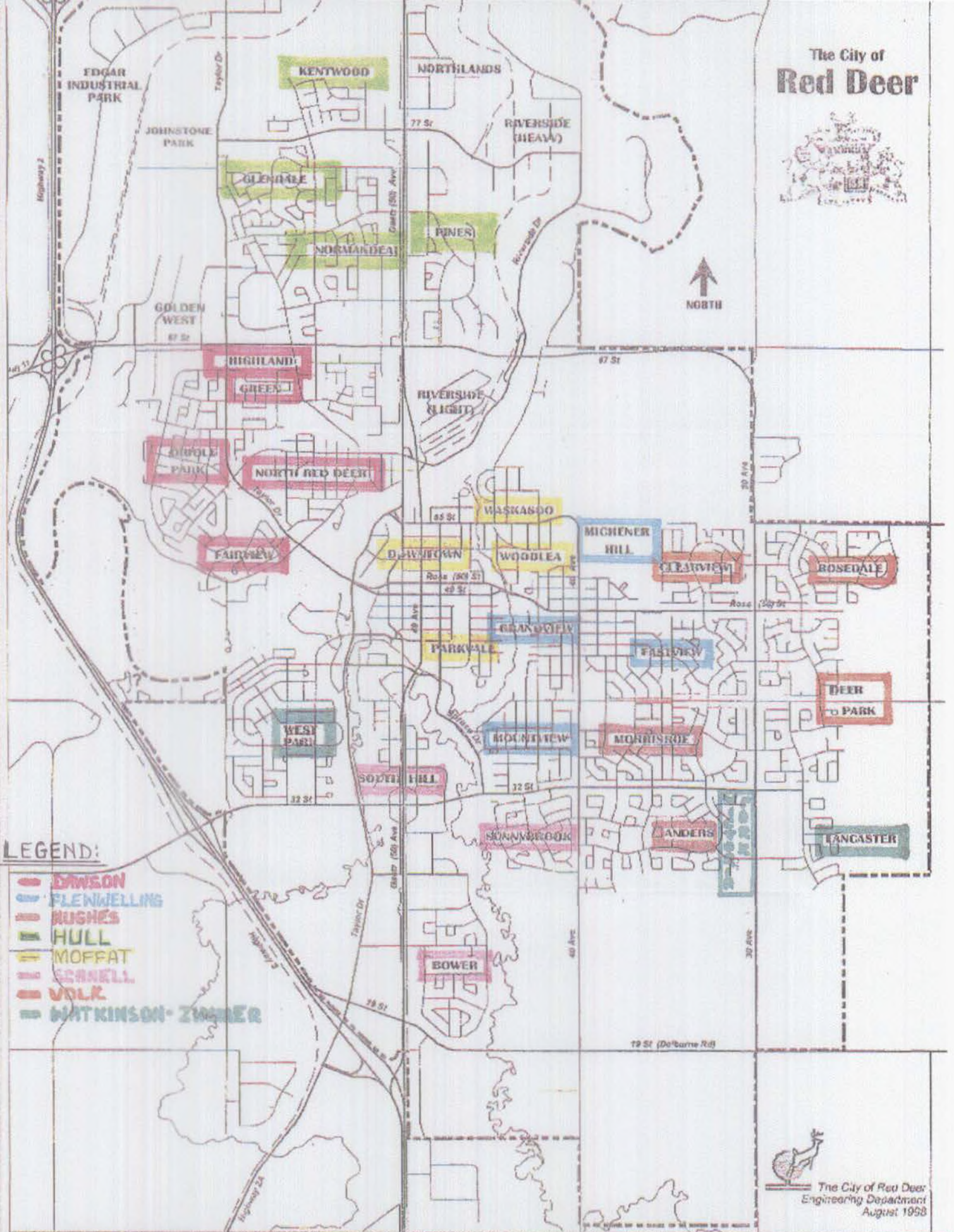
Most sincerely,

  
Alex Dmetrichuk, President

Red Deer Neighbourhood Watch Association

c.c. Mayor Gail Surkan  
Inspector Gilles Guertin  
Honourable Gordon Towers

# The City of Red Deer



## LEGEND:

- █ DAWSON
- █ FLENWELL
- █ HUGHES
- █ HULL
- █ MOFFAT
- █ SCANNELL
- █ VOLK
- █ WILKINSON-ZIMMER



The City of Red Deer  
Engineering Department  
August 1998



## SUMMARY OF CURRENT SUBDIVISION CO-ORDINATORS

<u>COUNCILLOR</u>	<u>DESIGNATED SUBDIVISIONS FOR "HONORARY COORDINATOR" POSITION</u>	<u>NAME &amp; PHONE NO. OF VOLUNTEER CO-ORDINATOR</u>
<u>J. DAWSON</u>	<ul style="list-style-type: none"> <li>- Oriole Park</li> <li>- Highland Green</li> <li>- North Red Deer</li> <li>- Fairview</li> </ul>	<ul style="list-style-type: none"> <li>Hugh &amp; Lorraine Dennis – 347-6326</li> <li>Debbie &amp; Kevin Deck - 342-1450</li> <li>Shirley Hocken - 346-2498</li> <li>Dianne Fallow - 340-2262</li> </ul>
<u>M. FLEWWELLING</u>	<ul style="list-style-type: none"> <li>- Mountview</li> <li>- Grandview</li> <li>- Eastview                             <ul style="list-style-type: none"> <li>a) Eastview</li> <li>b) Eastview Estates</li> </ul> </li> <li>- Michener Hill</li> </ul>	<ul style="list-style-type: none"> <li>No Current Coordinator</li> <li>Walter Vath - 346-5815</li> <li>No Current Coordinator</li> <li>Maurice Noel - 347-9357</li> <li>Sonja Sim - 347-6305</li> </ul>
<u>B. HUGHES</u>	<ul style="list-style-type: none"> <li>- Anders</li> <li>- Morrisroe                             <ul style="list-style-type: none"> <li>a) Morrisroe East</li> <li>b) Morrisroe West</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>No Current Coordinator</li> <li>Moe Spence - 340-2027</li> <li>No Current Coordinator</li> </ul>
<u>B. HULL</u>	<ul style="list-style-type: none"> <li>Pines</li> <li>Kentwood</li> <li>Glendale</li> <li>Normandeau                             <ul style="list-style-type: none"> <li>a) Normandeau North</li> <li>b) Normandeau South</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Joan Davidson - 342-5236</li> <li>Marlene Robertson - 346-1487</li> <li>Jennifer Fabian - 341-6829</li> <li>Mavis Kirton - 342-5199</li> <li>Jerry Forsman - 347-1444</li> </ul>
<u>D. MOFFATT</u>	<ul style="list-style-type: none"> <li>Waskasoo</li> <li>Woodlea</li> <li>Parkvale</li> <li>Downtown</li> </ul>	<ul style="list-style-type: none"> <li>Erin MacDonald - 347-5617</li> <li>Erin MacDonald - 347-5617</li> <li>Jeanne &amp; Gordon Davis - 346-3949</li> <li>No Current Coordinator</li> </ul>
<u>B. SCHNELL</u>	<ul style="list-style-type: none"> <li>Sunnybrook</li> <li>Bower</li> <li>South Hill</li> </ul>	<ul style="list-style-type: none"> <li>Garry Jacobs - 343-1930</li> <li>Cathy Tabler - 346-0190</li> <li>Kim Myer-Lucas - 342-1016</li> </ul>
<u>J. VOLK</u>	<ul style="list-style-type: none"> <li>Deer Park                             <ul style="list-style-type: none"> <li>a) Deer Park North</li> <li>b) Deer Park South</li> </ul> </li> <li>Rosedale                             <ul style="list-style-type: none"> <li>a) Rosedale East</li> <li>b) Rosedale West</li> </ul> </li> <li>Clearview</li> </ul>	<ul style="list-style-type: none"> <li>No Current Coordinator</li> <li>Betty Moroz - 346-0261</li> <li>No Current Coordinator</li> <li>No Current Coordinator</li> <li>No Current Coordinator</li> </ul>
<u>L. WATKINSON-ZIMMER</u>	<ul style="list-style-type: none"> <li>Victoria Park in Anders</li> <li>Lancaster Meadows</li> <li>West Park                             <ul style="list-style-type: none"> <li>a) West Park North</li> <li>b) West Park South</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>No Current Coordinator</li> <li>Michael Karp - 341-4087</li> <li>Bob &amp; Dorothy Marshall – 346-6870</li> <li>Peter Rombouts - 343-0055</li> </ul>

### HOW YOU AS "HONORARY COORDINATOR" CAN HELP:

1. **As a Motivator:** In a subdivision where there is a volunteer coordinator, call him/her at your convenience and offer them your encouragement and support for their vital role.
2. **As a Recruiter:** If there is no current volunteer coordinator in place, you may know someone in that subdivision whom you could call to encourage them to offer their timely assistance by becoming a coordinator. Then call Ross or Alex at the Neighbourhood Watch Office at 343-6181 and leave their name and phone number with us so that we can contact them.
3. **As a Promoter:** Any creative idea[s] you may have that will promote the significance and benefit of an active Neighbourhood Watch Program will be much appreciated.

For further information you may call the office [343-6181] or Alex at 342-1885 [residence]

**RED DEER  
NEIGHBOURHOOD WATCH ASSOCIATION  
343-6181**

Community based crime prevention programs such as Neighbourhood Watch depend on the dedication and commitment of ordinary citizens working with the RCMP. It will improve the quality of life for us and for our neighbours if we take the time and make the commitment and effort to help prevent and or reduce crime in our community.

AREA COORDINATOR - Duties include:

- 1) This person is responsible for a specific area or subdivision.
- 2) Helps to recruit Block Captains for the Neighbourhood Watch block maps in his/her subdivision.
- 3) Keeps the Neighbourhood Watch office informed about his/her subdivision.
- 4) Attends two meetings a year with the Neighbourhood Watch executive.
- 5) Serves as the contact for the police working with Neighbourhood Watch.

BLOCK CAPTAIN - Duties include:

- 1) Being responsible for a designated Neighbourhood Watch block.
- 2) Delivering information packages to each residence in your designated block.
- 3) Ideally, checking twice yearly if there are new residents on your block, and if so, contact your Area Coordinator that you are in need of a package for this new member of Neighbourhood Watch. Upon receipt of the package(s) from the Area Coordinator please distribute them to the proper resident(s).
- 4) Help inform the residents of your designated area if or when necessary e.g. canvassing your designated block for the RCMP Telecomputer Fanout System.

In short, "The duties of the Block Captain will offer very little change in lifestyle for the citizen involved. Rather, they provide a means for the Block Captain to meet his/her neighbours, as well as a vehicle for making the community a safer place to live".



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**DATE:** 31 AUG 98

**TO:** Jeff GRAVES  
Deputy City Clerk

**FROM:** Insp. Gilles GUERTIN - OIC Red Deer City RCMP

**RE:** **NEIGHBOURHOOD WATCH ASSOCIATION**

---

This program has been ongoing in Red Deer since 1985. As any program, the Neighbourhood Watch needs to be rejuvenated and promoted to ensure that local businesses and the community draw maximum resources and information from it.

On August 27, 1998, I had an opportunity to meet with Mr. DMETRICHUK and HURLEY. Both have been running the Neighbourhood Watch program for a number of years. They explained that over the years, the lack of continuity, coordinators and volunteers has contributed to diminish the value of the program. As strong supporters of this worthwhile project, they have undertaken the ambitious goal to push the existing Neighbourhood Watch in every corner of the City.

From an RCMP perspective, I undertook to market it further. I have requested a marketing strategy from our Crime Prevention and Victims' Services Unit, where in cooperation with all members of this Detachment, we can promote the Neighbourhood Watch program through:

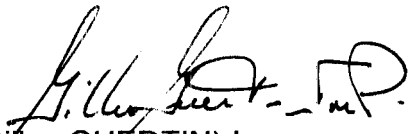
- \* Amalgamation of the Neighbourhood Watch and Citizens On Patrol;
- \* Increasing the awareness of the program through the media;
- \* Increasing the fan-out system;
- \* Recognition of work done by the coordinators and volunteers;
- \* Complete endorsement of the program by every member of the Red Deer City Detachment

The visibility and awareness of the program can also be augmented by placing some signage in strategic locations at the entrances of the City and even sub-divisions of the City. This type of marketing has over the years, increased the awareness of the Community in working together to deter crime and also served to remind the criminal element that someone may be watching their activities. Lastly, the signage would serve

{2}

to promote safety to prospective citizens and businesses who may wish to establish themselves in Red Deer.

It is my belief that by working together, we can re-generate this worthy program and again give the support to the vitality of the Neighbourhood Watch.



(Gilles GUERTIN) Insp.  
Officer In Charge  
Red Deer City Detachment



# FILE

## Office of the City Clerk

September 9, 1998

Box 5008  
Red Deer, Alberta  
T4N 3T4

Red Deer Neighbourhood Watch Association  
#108, 4921 - 49 Street  
Red Deer, AB T4N 1V2

Att: Mr. Alex Dmetrichuk

Dear Sir:

**Re: *Marketing Strategy to Promote Neighbourhood Watch Program / Request for Council Support and Neighbourhood Signage***

---

At the City of Red Deer's Council meeting held Tuesday, September 9, 1998, Council passed the following resolution in support of your request noted above:

"WHEREAS the Council of The City of Red Deer supports the concepts and principles of the Neighbourhood Watch Association;

THEREFORE BE IT RESOLVED, that the Council of The City of Red Deer, having considered correspondence from the Red Deer Neighbourhood Watch Association dated August 27, 1998 re: Marketing Strategy to Promote Neighbourhood Watch Program - Request for Council Support and Neighbourhood Signage, hereby agrees as follows:

1. That the Association be permitted to place Neighbourhood Watch signs on the large subdivision road map signs and stand alone signs at other subdivision entrances in those neighbourhoods where the Program has been successful in establishing a community based network;
2. That the capital cost to manufacture the signs be that of the Association;
3. That the size, quality and format of the signs to be in accordance with the provincial standard;
4. Location of signs to be subject to approval of the Administration;
5. That the signs be installed by City Staff at no charge to the Association,

and as presented to Council September 8, 1998."

*The City of Red Deer*

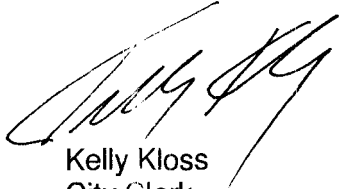
Red Deer Neighbourhood Watch Association  
September 9, 1998  
Page 2

Please contact Mr. Ken Haslop, Engineering Services Manager, to arrange for the implementation of the signage program regarding Neighbourhood Watch.

On behalf of Council, I would like to thank you and the other representatives of your Association for taking the time to present this matter to Council and to bring forward your concerns and proposals regarding the Neighbourhood Watch Program and its initiatives.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision. I wish you every success in your future endeavours with the Neighbourhood Watch Program.

Sincerely,

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

Kelly Kloss  
City Clerk

/clr

c     Community Services Director  
      Engineering Services Manager  
      Public Works Manager  
      Inspections and Licensing Manager  
      R.C.M.P., Att: Wendy Greber

## Council Decision - September 8, 1998 Meeting

**DATE:** September 9, 1998

**TO:** Engineering Services Manager

**FROM:** City Clerk

**RE:** *Marketing Strategy to Promote Neighbourhood Watch Program / Request for Council Support and Neighbourhood Signage*

---

### **Reference Report:**

Correspondence from the Red Deer Neighbourhood Watch Association dated August 27, 1998 and memo from Engineering Services Manager dated August 31, 1998

### **Resolution:**

"WHEREAS the Council of The City of Red Deer supports the concepts and principles of the Neighbourhood Watch Association;

THEREFORE BE IT RESOLVED, that the Council of The City of Red Deer, having considered correspondence from the Red Deer Neighbourhood Watch Association dated August 27, 1998 re: Marketing Strategy to Promote Neighbourhood Watch Program - Request for Council Support and Neighbourhood Signage, hereby agrees as follows:

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5. That the signs be installed by City Staff at no charge to the Association,


and as presented to Council September 8, 1998."

**Report Back to Council Required:** No

Engineering Services Manager  
September 9, 1998  
Page 2

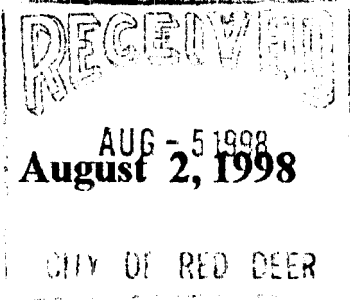
***Comments/Further Action:***

As directed above, please contact Mr. Alex Dmetrichuk, Neighbourhood Watch Association, to implement the signage program in this regard. I have attached hereto the correspondence forwarded to Mr. Dmetrichuk outlining Council's decision and direction in this regard.



Kelly Kloss  
City Clerk

/clr  
attchs.



**CITY CLERK**

**CITY OF RED DEER,  
ALBERTA.**

**We, the undersigned and owners of the properties listed below, find the sidewalk elevation currently being constructed east of Davison Dr., and on the south side of the Ross St. extension far too high.**

**Also, there is NO sound protection from Ross Street.**

**When this sidewalk is completed, the view into our bedrooms would be almost direct line of sight. This<sup>is</sup> due to the low burm currently in place.**

**In addition, the burm is far from adequate for privacy and does not provide any sound protection from the "Ross Street Raceway" now under construction.**

**In order to provide the proper privacy and sound protection, we request a ten foot concrete wall be built from the top of the burm. This wall should be from the west part of the easment directly behind the Deer Park Mall, and continuing east to the end of the current residences on Doran Crescent.**

<b><u>ADDRESS</u></b>	<b><u>NAME</u></b>	<b><u>SIGNATURE</u></b>	<b><u>PH. NR.</u></b>
132 Dunn Cr	Ivan Ewanchuk		342-0006
"	Annette Ewanchuk		"
11 Dunn Cr	Marie Chamney		347-6138
11 Dunn Cr	HENRY CHAMNEY		347 6138
9 DUNN CLOSE	YVETTE LABOUCANE		343-2126
15 DUNN CLOSE	RALPH MELNIK		346-0542
15 Dunn Close	Anna L. Novak		346-0542
153 Dunn Close	Don & Ellen Tamm		340-0434

CITY CLERK

August 2, 1998

**CITY OF RED DEER,  
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<u>ADDRESS</u>	<u>NAME</u>	<u>SIGNATURE</u>	<u>PH. NR.</u>
137 DORAN CRES	F. LENORE MACLEOD	<i>F. Lenore Macleod</i>	346-5198
137 DORAN CRES	J. A. MACLEOD	<i>J. A. Macleod</i>	
139 DORAN CR.	MONA YUSKIN	<i>Mona Yuskina</i>	343-1298
139 DORAN CR.	BRIAN YUSKIN	<i>Brian Yuskina</i>	
141 Doran Cr	Brenden Neal	<i>Brenden Neal</i>	342-4785
141 Doran Cr	K. D. Neal	<i>K. D. Neal</i>	
149 Doran Cr.	L. A. Davidson	<i>L. A. Davidson</i>	347-1702
149 Doran Cr	L. A. Davidson	<i>L. A. Davidson</i>	347-1702

CITY CLERK

August 2, 1998

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ADDRESS                      NAME                      SIGNATURE                      PH. NR.

147. Doran Cres	DIANE INGLIS	<i>[Signature]</i>	309-3079
148. DORANCRES	MALCOLM INGLIS	<i>[Signature]</i>	309-3079
149. Doran Cres	JOANNE FRECHNER	<i>[Signature]</i>	343-2634
149. Doran Cres	TIM FRECHNER	<i>[Signature]</i>	343-2634
145 Doran Cres	Stacy Kitchen	<i>[Signature]</i>	3410-4236
151 DORANCRES	VERNA MATLOCK	<i>[Signature]</i>	341-6771
151 DORANCRES	LEO MATLOCK	<i>[Signature]</i>	341-6771

CITY CLERK

August 2, 1998

**CITY OF RED DEER,  
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<u>ADDRESS</u>	<u>NAME</u>	<u>SIGNATURE</u>	<u>PH. NR.</u>
153 x 120m Cres Con Toma	Con Toma		346-0434
155 x 120m Cres Gail Bodwell	Gail Bodwell		347-4326
155 x 120m Cres Dan Bodwell	Dan Bodwell		347-4326
159 Doran Cres Ken Rempke	Ken Rempke		346-1677
159 Doran Cres Linda Rempke	Linda Rempke		346-1677



CITY CLERK

August 2, 1998

**CITY OF RED DEER,  
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<u>ADDRESS</u>	<u>NAME</u>	<u>SIGNATURE</u>	<u>PH. NR.</u>
3 DUNN CR	D. KELLOWAY	<i>[Signature]</i>	347-1739
5 DUNN CR	B. EDGAR	<i>[Signature]</i>	346-1013
3 DUNN CR	B. Kelloway	<i>[Signature]</i>	347-1739
163 DORAN CRES.	J. KUROWSKI	<i>[Signature]</i>	309-4126
163 DORAN CRES.	STAN KURAWSKI	<i>[Signature]</i>	309-4126

**DATE:** August 7, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** ROSS STREET: REQUEST FOR CONCRETE SOUND WALL

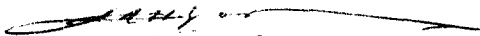
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The developer of the properties in Deer Park east of Davison Drive and those that back onto Ross Street requested, and was given approval for, setbacks that placed this development closer to Ross Street. It is my understanding that the developer and the property owners signed letters of understanding with respect to this setback, acknowledging the fact that Ross Street would be widened to four-lane status. It seems to me, therefore, that no one should be surprised at this development on Ross Street now.

Some enhanced planting on the existing berm might improve the sound protection these petitioners are seeking. However, the existing plant material is what one might expect along such a street. I believe the issue is more that of closeness of these houses than a lack of material on the berm. I would not support the construction of a sound deflection wall that would be ten feet high, as I believe this would be very unsightly. Enhanced planting on the berm would be a better option. However, perhaps there is some responsibility of the adjacent property owners if an enhancement is to be made over what would normally be considered acceptable, except for the setbacks on their own properties.

#### **RECOMMENDATION**

That Council of The City of Red Deer decline the request to erect a ten-foot concrete wall on top of the berm east of Davison Drive, on the south side of Ross Street, but rather that the Administration be directed to work with adjacent property owners to consider appropriate enhancements to tree planting on the berm.



LOWELL R. HODGSON

:dmg

Date: August 14, 1998

To: Kelly Kloss  
City Clerk

From: Paul Meyette      Ryan Strader  
Principal Planner      Inspections & Licensing Department Manager

**RE:      ROSS STREET – REQUEST FOR CONCRETE WALL**

The owners east of Davison Drive are requesting that a ten foot concrete wall, ¼ mile in length, be built from the top of the existing berm on the south side of Ross Street from Davison Drive to the east quarter section line.

**BACKGROUND INFORMATION**

The lots east of Davison Drive were created in 1992 and 1994. The duplex lots are approximately 35 metres (115 feet) deep. This is five metres larger than the minimum depth required under the Land Use Bylaw. There is a berm approximately 1.9 metres in height between the residences and the Ross Street right of way. All of the lots were developed as duplexes with front garages. The front garage design means that the living area is pushed further back on the lot and therefore this development had rear yard ranging from 2.4 metres to 7.5 metres. Attached is a plan of the area showing the actual building locations (NR= no relaxations). A number of buildings have decks that have been added after the initial development. None of these decks were issued building permits; therefore there is no indication in our files of where these building decks are located in relationship to the property lines. When the Municipal Planning Commission approved these relaxations, there was a requirement that the developer notify the purchaser of homes through "a letter of acknowledgement that there will be no berm between their homes and Ross Street and of resultant noise and traffic when Ross Street is developed into a four lane thoroughfare connecting to a major highway." A copy of the letter is attached, as is a copy of the Municipal Planning Commission minutes and agenda, and a copy of a map showing the actual location of the buildings along the Ross Street extension. However we, like the Engineering Department Manager, think that the letter and Municipal Planning Commission minutes referral to a berm actually meant a sound wall on the proposed berm.

**ISSUES**

Ross Street has been planned to be extended for a number of years. All of the residents should have been aware of the plans. It is our understanding that the original purchasers were advised and signed the attached letter acknowledging the road construction.

The residents appear concerned about two issues – traffic noise and the placement of the sidewalk. In terms of traffic noise, the residents are correct that in the long term there will be significant volumes of traffic; in the short term, however, traffic volumes will be light and gradually increase as the neighbourhoods are built out. The volumes of traffic will significantly increase when 20<sup>th</sup> Avenue is constructed connecting Ross Street to Highway 11 east. We are not familiar with the sidewalk specific location. It is anticipated that the Engineering Department will comment on this issue and provide further detail on anticipated traffic volumes.

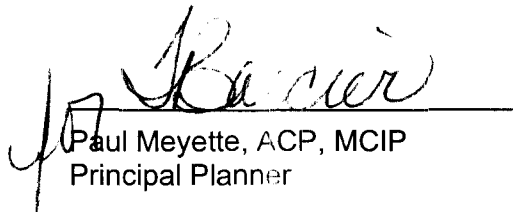
## COMMENTS

The concrete wall proposed by the residents is an expensive and visually intrusive option to deal with this issue. There are a number of residences throughout the City which back onto high volume thoroughfares. Residences along 32<sup>nd</sup> Street, Taylor Drive, existing Ross Street, 67<sup>th</sup> Street and other arterials are experiencing higher noise levels. This noise level is a consequence of buying a residence backing onto an arterial.

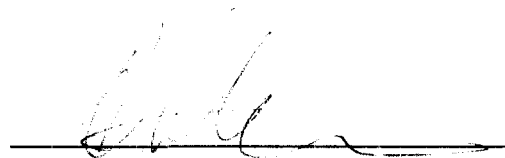
In the Deer Park neighbourhood the residents were aware or should have been aware of the four lane road extension when they purchased their property.

## RECOMMENDATION

1. Staff do not support a ¼ mile concrete wall as it is both very expensive and visually intrusive.
2. As an alternative, it is suggested that a landscaping option be pursued in order to address the residents concerns. This solution would be cheaper and more visually attractive. Since the higher traffic volumes are not anticipated for a few years, the landscaping would be given a chance to mature.
3. It is suggested, all or a portion of the cost of the increased landscaping should be borne by benefiting residents, if they wish to pursue this option.



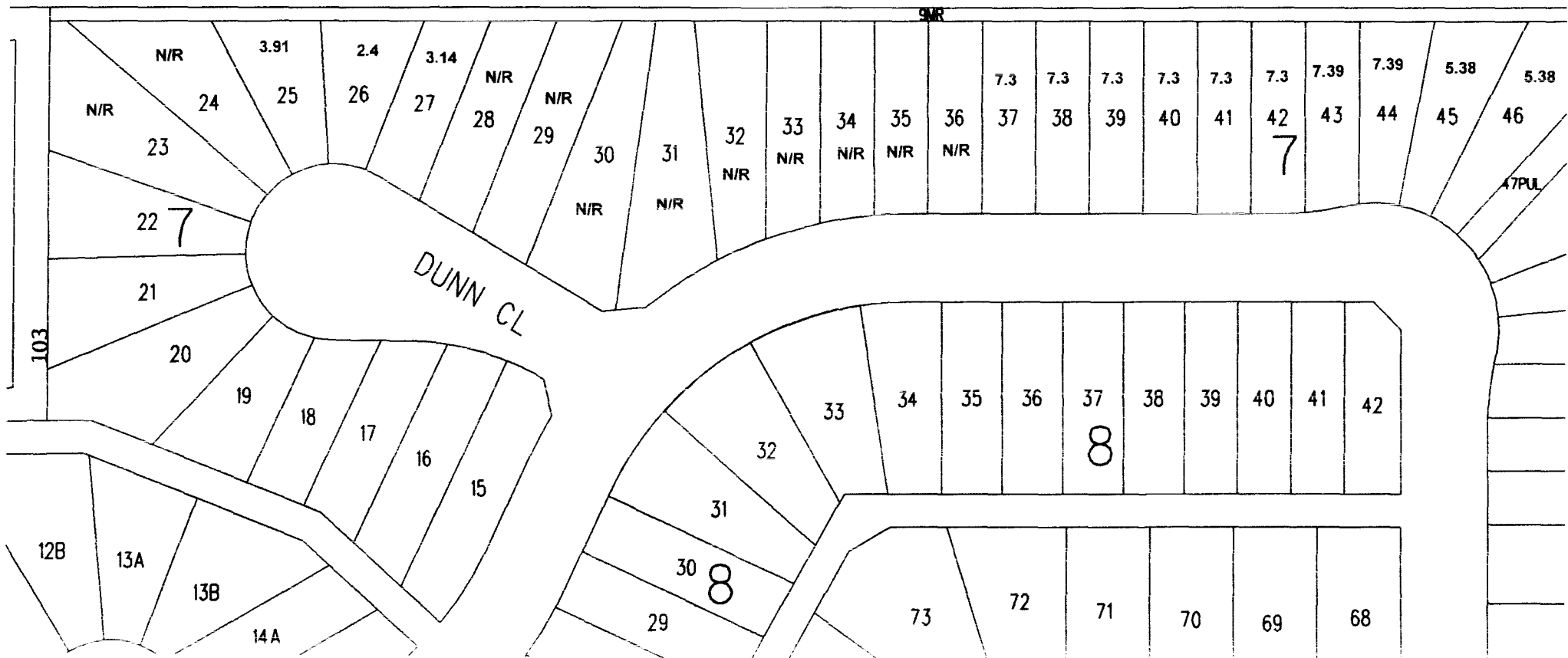
Paul Meyette, ACP, MCIP  
Principal Planner



Ryan Strader  
Manager, Inspections and  
Licensing Department

PM/tb

enc.



Dear Home Purchaser:

**RE: ROSS STREET FUTURE DEVELOPMENT**

Avalon Homes (Red Deer) Inc., in co-operation with The City of Red Deer, would like to advise any of our clients whose homes back onto Ross Street of the City's future plans.

Ross Street will eventually become a four-lane roadway, moving east, to become a thoroughfare to a major highway. This roadway will carry increasing volumes of all types of traffic as the City grows.

In consideration for all potential residents whose homes back onto Ross Street, there will be no berm constructed on the landscaping to reduce the potential increases in noise and traffic. Purchasers should be aware that the anticipated noise level in the back yards will be higher than in some other residential areas because of the proximity to a four-lane divided arterial roadway.

We sincerely thank you for putting your confidence in Avalon Homes.

**RECEIVED AND ACKNOWLEDGED:**

\_\_\_\_\_  
Home Purchaser

\_\_\_\_\_  
Date

## **M I N U T E S**

of the **MUNICIPAL PLANNING COMMISSION** meeting held on Monday, **DECEMBER 14, 1992**, in Committee Room "B" of City Hall, commenced at 10:00 a.m.

### **PRESENT:**

#### **MEMBERS:**

Mayor G. Surkan, Chairman  
City Commissioner, M. Day  
Director of Engineering Services, B. Jeffers  
Senior Planner, D. Rouhi  
Tax Supervisor, N. Ford  
A. McWhinnie

#### **STAFF:**

City Solicitor, T. Chapman  
Bylaws & Inspections Manager, R. Strader  
Building Technician, D. Bonnett  
Fire Marshal, C. Robson  
Economic Development Manager, A. Scott  
Council & Committee Secretary, S. Ladwig

### **ABSENT:**

Alderman J. Volk  
W. Reed

### **1. MINUTE APPROVAL:**

With the amended on page 6 from "W. McWhinnie" to "A. McWhinnie", the Minutes of the Municipal Planning Commission meeting of December 7, 1992 were confirmed as transcribed on a motion by B. Jeffers, seconded by D. Rouhi.

**CARRIED**

### **2. BUSINESS FROM THE MINUTES:**

**A.                   AVALON HOMES  
4920 - 54 STREET  
RED DEER, ALBERTA  
T4N 2G8**

2

MPC - Dec. 14, 1992.

Application for approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1.

---

Moved by B. Jeffers, seconded by M. Day

"THAT the Municipal Planning Commission table the application for approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1, until such time as the developer provides a plan which includes noise protection, or other options, for Lots 24-32 backing onto Ross Street."

MOTION TO TABLE - CARRIED

(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY)

## **2. NEW BUSINESS**

**B. SNELL & OSLUND SURVEYS LTD.  
P. O. BOX 610  
RED DEER, ALBERTA  
T4N 5G6**

Application for a relaxation of the Land Use Bylaw as it applies to a single family dwelling at 18 Denmark Crescent (Lot 17, Block 10, Plan 912-3084) zoned R1.

---

Moved by A. McWhinnie, seconded by M. Day

"THAT the Municipal Planning Commission approve a 0.52 metre relaxation of the Land Use Bylaw as it applies to an existing single family dwelling at 18 Denmark Crescent (Lot 17, Block 10, Plan 912-3084) zoned R1.

The Bylaw, in this instance, requires that a frontyard setback of 8.5 metres left and right be provided. The house has been constructed 9.02 metres right and square.

NOTE: The setback for Lot 16 is 8.5 metres left and right.  
The setback for Lot 18 is 8.5 metres right and square.



## M I N U T E S

of the **MUNICIPAL PLANNING COMMISSION** meeting held on Monday, **DECEMBER 21, 1992**, in Committee Room "B" of City Hall, commenced at 10:00 a.m.

**PRESENT:**

**MEMBERS:**

Alderman J. Volk, Acting Chairman  
 City Commissioner, M. Day  
 Director of Engineering Services, B. Jeffers  
 Senior Planner, D. Rouhi  
 City Assessor, A. Knight  
 W. Reed  
 A. McWhinnie

**STAFF:**

City Solicitor, T. Chapman  
 Fire Marshal, C. Robson  
 Bylaws & Inspections Assistant Manager, P. Holloway  
 Council & Committee Secretary, S. Ladwig

**ABSENT:**

Mayor G. Surkan

**1. MINUTE APPROVAL:**

The Minutes of the Municipal Planning Commission meeting of December 14, 1992 were confirmed as transcribed on a motion by D. Rouhi, seconded by M. Day.

CARRIED

**2. BUSINESS FROM THE MINUTES:**

**A.                    AVALON HOMES  
                       4920 - 54 STREET  
                       RED DEER, ALBERTA  
                       T4N 2G8**

Application for approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1.

---

MPC - Dec. 21, 1992.

Mr. Arnold Ritchie of Avalon Homes entered the Committee Room at 10:05 a.m. to speak to the members of the Commission regarding this application.

Mr. Ritchie advised from his discussions with Reid Crowther and the Parks Manager, that there will be trees planted the entire length of Ross Street adjacent to this development. Noise abatement fencing would cost \$100 per lin. ft. for a 6' high fence. If Avalon constructed the noise barrier 1,000 ft., it would be extremely costly, and there may be no guarantee that a 6' high fence would be at all effective. If a noise barrier is required, it would have to be a 12' high fence in order to have any effect. A sound abatement fence of 12' would cost in the neighbourhood of \$400,000.

In speaking with the Parks Manager, Mr. Ritchie advised that Poplar and Lilac trees will be planted all along Ross Street approximately 1 metre in height, planted 2 metres apart, and it would take approximately 6 years for the trees to grow to 3 metres in height. Mr. Ritchie would request higher and more mature trees to be initially planted, and that they be planted closer together. In 5 years, the foliage would be solid.

Mr. Ritchie advised that the two units #25 and #26 are 16' above ground, which increases the concern. A wide fence will be constructed on the property line, however, from a noise perspective, it would not be effective.

Ross Street may be initially constructed as a 2-lane, however, even if it is a 4-lane, it will eventually connect to Highway 11, causing increased traffic on that roadway parallel to this development.

There was discussion with regard to the fact that all units in the development require relaxations. Mr. Ritchie stated that deleting one unit would change the design of the development.

Mr. Ritchie left the Committee Room at 10:18 a.m.

Members discussed the possibility of a noise barrier fence being constructed on top of the berm. Initially the City would be responsible for construction of the berm, with Avalon Homes being responsible for construction of the noise barrier fence. The City would likely inherit maintenance of the fence.

Mr. Jeffers agreed to meet with principals from Avalon Homes to work out a satisfactory plan for adequate fencing on the berm in order to protect the residents of the development

Moved by D. Rouhi, seconded by W. Reed

"THAT the Municipal Planning Commission table the application from Avalon Homes in connection with a senior's housing development at Doran

3

MPC - Dec. 21, 1992.

Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1, in order that the Engineering Department and Parks Department can meet with the developer."

MOTION TO TABLE - CARRIED

The PROPOSED SETBACK PLAN for Dunn Close & Doran Crescent is also tabled and will be brought back to the Commission in conjunction with the above application.

### 3. NEW BUSINESS

**B. DEER DEVELOPMENTS  
11 ARMSTRONG CLOSE  
RED DEER, ALBERTA  
T4R 1C6**

Application for a relaxation of the Land Use Bylaw as it applies to a proposed single family dwelling and attached garage at 126 Robinson Crescent (Lot 8, Block 1, Plan 922-1642) zoned R1.

---

Moved by B. Jeffers, seconded by A. McWhinnie

"THAT the Municipal Planning Commission approve 0.3 metre left and right sideyard relaxations of the Land Use Bylaw as they apply to a proposed single family dwelling and attached garage at 126 Robinson Crescent (Lot 8, Block 1, Plan 922-1642) zoned R1.

The Bylaw requires that sideyards of 1.5 metres left and right be provided. The applicant is proposing 1.2 metres to the hutch cantilever on the left side and 1.2 metres to the attached garage on the right side.

Said approval is subject to the decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

MOTION CARRIED

(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY)

**AGENDA**

FOR THE MUNICIPAL PLANNING COMMISSION'S MEETING TO BE HELD IN COMMITTEE ROOM "B", CITY HALL, MONDAY DECEMBER 21, 1992, COMMENCING AT 10:00 A.M.

1. Confirmation of the Minutes of the December 14, 1992 meeting of the Municipal Planning Commission.
2. BUSINESS FROM THE MINUTES

This application was tabled at the meeting of December 14, 1992, to enable the applicant to provide a plan to include noise protection or other options for Lots 24-32, backing onto 50 Street.

The applicant has requested the opportunity to address the Municipal Planning Commission.

A

**AVALON HOMES  
4920-54 STREET  
RED DEER, ALBERTA  
T4N 2G8**

D

Requests approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R) and (Lots 15-32, Block 7, Plan N/R) zoned R1. See Map A.

The Commission's approval is requested for the following:

1. Relaxation of the minimum sideyard
 

Bylaw Requirement -	2.4 metres left and right
Proposed -	All lots are 2 - 2.2 metres, with the exception of 2 which are 1.24 metres
Relaxation -	1.16 metres
2. Relaxation of the minimum rear yard
 

Bylaw Requirement -	7.5 metres
Proposed -	15 lots meet the Bylaw requirement
	9 lots range from 2.1 metres - 7 metres
Relaxation -	5.4 metres

M.P.C. AGENDA  
 December 21, 1992  
 Page 2

**NOTE\*\*** The distance from the rear property line to front of curb, including M.R., is 15.5 metres (to future lane - 11.25 metres).

---

3. NEW BUSINESS

B. **DEER DEVELOPMENTS  
 11 ARMSTRONG CLOSE  
 RED DEER, ALBERTA  
 T4R 1C6**

Requests a relaxation of the Land Use Bylaw as it applies to a proposed single family dwelling and attached garage at 126 Robinson Crescent (Lot 8, Block 1, Plan 922-1642) zoned R1. See Map B.

The Bylaw requires that sideyards of 1.5 metres left and right be provided. The applicant is proposing 1.2 metres to the hutch cantilever on the left side and 1.2 metres to the attached garage on the right side. Relaxations of 0.3 metres left and right are requested.

Recommend approval subject to advertising.

---

C. **CAMDON CONSTRUCTION  
 3, 7965-49 AVENUE  
 RED DEER, ALBERTA  
 T4P 2V5**

Requests, on behalf of Peavey Mart, approval of the architectural treatment of the proposed building at 2410-50 Avenue (Lot 9, Block A, Plan 782-0258) zoned C4. See Map C.

On November 30, 1992, the Municipal Planning Commission approved various items in connection with the proposed development, subject to several conditions, one of which is that the "elevations be upgraded to the Development Officer's satisfaction".

FILE No.



# THE CITY OF RED DEER

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

FAX: (403) 348-6195

City Clerk's Department 342-8132

December 22, 1992

**AVALON HOMES  
4920 - 54 STREET  
RED DEER, ALBERTA  
T4N 2G8**

Dear Sirs:

Re: Application for approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1.

This is to advise you that the Municipal Planning Commission, at their meeting of Monday, December 21, 1992, tabled the above application in order to give the City Engineering Department and Parks Department an opportunity to meet with principals of Avalon Homes in order to discuss noise abatement between the development and Ross Street. Since that section of Ross Street will eventually become an access route to Highway 11, there is concern regarding complaints from future tenants of the units bordering Ross Street.

Would you please contact Mr. Bryan Jeffers, Director of Engineering Services, and Mr. Don Batchelor, Parks Manager, and arrange a meeting with them in order to alleviate the concerns of the Commission.

If you have any questions in the meantime, please do not hesitate to contact Mr. Ryan Strader, Building Inspections Manager, at 342-8192.

The Proposed Setback Plan for Dunn Close and Doran Crescent was tabled and will be brought back to the Municipal Planning Commission for discussion in conjunction with the above application.

Yours truly,

CITY CLERK



RED DEER

*a delight  
to discover!*

**M I N U T E S**

of the **MUNICIPAL PLANNING COMMISSION** meeting held on Monday, **JANUARY 11, 1993**, in Committee Room "B" of City Hall, commenced at 10:00 a.m.

**PRESENT:****MEMBERS:**

Mayor G. Surkan, Chairman  
Alderman J. Volk  
City Commissioner, M. Day  
Director of Engineering Services, B. Jeffers  
Senior Planner, D. Rouhi  
City Assessor, A. Knight  
W. Reed  
A. McWhinnie

**STAFF:**

City Solicitor, T. Chapman  
Fire Marshal, C. Robson  
Land & Economic Development Manager, A. Scott  
Bylaws & Inspections Manager, R. Strader  
Building Technician, D. Bonnett  
Council & Committee Secretary, S. Ladwig

**1. MINUTE APPROVAL:**

The Minutes of the Municipal Planning Commission meeting of January 4, 1993 were confirmed as transcribed on a motion by D. Rouhi, seconded by Alderman Volk.

CARRIED

**2. BUSINESS FROM THE MINUTES:****A.**

**AVALON HOMES  
4920 - 54 STREET  
RED DEER, ALBERTA  
T4N 2G8**

Application for approval of various items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1.

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PHASE 5(B):

Commission members were advised that the Director of Engineering, City Commissioner and the Engineering Manager, discussed various options of noise abatement with the principals of Avalon Homes since the tabling of this application on December 21, 1992.

Mr. Fred Lebedoff of Melcor Developments Ltd. and Mr. Arnold Ritchie of Avalon Homes Ltd. entered the Committee Room at 10:10 a.m. in order to discuss with Commission members the two issues, i.e. (1) relaxations on every lot in the development, and (2) sound barrier between the development and Ross Street. A copy of Mr. Lebedoff's presentation is appended to these Minutes.

Mr. Ritchie advised Commission members that the cost of building a wall as previously suggested is prohibitive. He also advised that the Parks Manager has agreed to make an adjustment in the alignment of the trees on the berm along Ross Street. Mr. Ritchie stated that he would obtain signed approvals from those people purchasing the homes along Ross Street, stating that they are aware of traffic noise when Ross Street is constructed to a 4-lane connecting to the highway. With regard to redesign, Mr. Ritchie advised that even if a single family dwelling is designed for the lots in question, they would still require some relaxations.

Mr. Ritchie also advised that he would be prepared to accept Easements filed against the property in question, and Mr. Chapman stated he would look into the feasibility and life span of such a document that would provide the new and future owners with information regarding the future of Ross Street.

Mr. Lebedoff and Mr. Ritchie left the Committee Room at 10:25 a.m.

Commission members discussed Signs being placed along Ross Street in the subject area, advising potential homeowners that Ross Street may become a 4-lane major thoroughfare connecting to Highway 11.

Commission members discussed improving the height of the earth berm to 2 - 2½ metres or alternatives. The following motion was introduced and passed.

Moved by A. McWhinnie, seconded by Alderman Volk

"THAT the Municipal Planning Commission approve the following items in connection with a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1A:



1. Relaxation of the minimum sideyard:
 

Bylaw Requirement	-	2.4 metres left and right.
Proposed	-	All lots are 2 to 2.2 metres, with the exception of two lots, which are 1.24 metres.
Relaxation	-	1.16 metres.
  
2. Relaxation of the minimum rearyard:
 

Bylaw Requirement	-	7.5 metres
Proposed	-	15 lots meet the Bylaw requirement, 9 lots range from 2.1 metres to 7 metres.
Relaxation	-	5.4 metres.

NOTE: The distance from the rear property line to front of curb, including M.R. is 15.5 metres (to future lane - 11.25 metres).

**SAID APPROVAL IS SUBJECT TO:**

1. The applicant constructing a sound barrier suitable to the City Engineering Department to a minimum height of 2 metres from the south curve of Ross Street, comprised of an earth berm or a combination of earth berm and sound barrier wall.
2. The decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

NOTE: The developer is encouraged to notify the purchasers of the dwellings of resultant noise and traffic when Ross Street is developed into a major thoroughfare connecting to a 4 lane divided highway.

**MOTION CARRIED**

**(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY)**

Commission members discussed and agreed to the erection of a sign or signs along Ross Street in the area of the above development, advising landowners of the future construction of Ross Street as a major arterial road connecting to a 4 lane highway. The Director of Engineering suggested a general policy be submitted to Council for approval.

# M I N U T E S

of the **MUNICIPAL PLANNING COMMISSION** meeting held on Monday, **FEBRUARY 8, 1993**, in Committee Room "B" of City Hall, commenced at 10:00 a.m.

## PRESENT:

### MEMBERS:

Mayor G. Surkan, Chairman  
City Commissioner, M. Day  
Director of Engineering Services, B. Jeffers  
Senior Planner, D. Rouhi  
Tax Supervisor, N. Ford

### STAFF:

City Solicitor, T. Chapman  
Fire Marshal, C. Robson  
Land & Economic Dev. Manager, A. Scott  
Bylaws & Inspections Manager, R. Strader  
Building Technician, D. Bonnett  
Council & Committee Secretary, S. Ladwig

## ABSENT:

Alderman J. Volk  
A. McWhinnie  
W. Reed

## 1. **MINUTE APPROVAL:**

The Minutes of the Municipal Planning Commission meeting of February 1, 1993, were approved as transcribed on a motion by D. Rouhi, seconded by M. Day.

CARRIED

## 2. **ADDITIONAL AGENDA:**

**A. AVALON HOMES (RED DEER) INC.**  
**4920 - 54 STREET**  
**RED DEER, ALBERTA**  
**T4N 2G8**

Application to reconsider Condition 1. of January 11, 1993 MPC meeting dealing with sound barrier required for a Senior's Housing Development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1.

B. Jeffers gave a brief history of the application by Avalon Homes regarding the above development. Avalon Homes are now requesting reconsideration of Condition 1. of the MPC decision of January 11, 1993,

"1. The applicant providing a sound barrier suitable to the City Engineering Department to a minimum height of 2 metres from the south curve of Ross Street, comprised of an earth berm or a combination of earth berm and sound barrier wall."

Commission members agreed to reconsider Condition 1., as noted hereunder.

Moved by B. Jeffers, seconded by N. Ford

"THAT the Municipal Planning Commission hereby agrees to reconsider Condition No. 1 of the January 11, 1993 decision relative to a Senior's Housing Development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1."

M. Day registered a dissenting vote.

MOTION CARRIED

Mr. Jeffers advised that the potential for a six-lane thoroughfare has been removed from the 20 year projection plan. He further advised that the sound barrier the Engineering Department would agree to would be 1.8 m from the east to a minimum of 2.22 m toward the west. To achieve that and still put in a sidewalk, the Engineering Department will have to notch the sidewalk into the berm. The sidewalk is on the South side of the street, and will be an extension of what currently exists.

The retaining wall will be constructed at the same time as the sidewalk. Commission members briefly discussed possible future maintenance of a retaining wall. Mr. Jeffers advised that if a retaining wall or just a berm is constructed on the subject location, it will nevertheless be the City's responsibility to maintain it.

Mr. Darryl Stang and Mr. Dan Gilliland of Avalon Homes (Red Deer) Ltd. entered the Committee Room at 10:20 a.m. to speak to Commission members regarding Condition No. 1 as noted above. The issue regarding the sound barrier is one of cost.

MPC - Feb. 8, 1993.

Mr. Stang advised that Avalon Homes propose a 1.4 metre berm, with a sound abatement wall of 1 metre high if residents desire it to be constructed. He advised that the approximate cost of the berm will be \$5,000, which is calculated at \$11.50 ft. for 140 metres, constructed of fibreglass with a sprayed-on acrylic.

Mr. Stang and Mr. Gilliland left the Committee room at 10:30 a.m., after which the following decision was made by the Municipal Planning Commission.

Moved by B. Jeffers, seconded by M. Day

"THAT the Municipal Planning Commission approve the construction of a combination earth berm and retaining wall, the berm height variance to be a minimum of 2.2 metres from the west end to a minimum of 1.8 metres at the east end for a distance of 140 metres along the South curve of Ross Street, parallel to a senior's housing development at Doran Crescent and Dunn Close (Lots 27-32, Block 8, Plan N/R and Lots 15-32, Block 7, Plan N/R) zoned R1, subject to the following conditions:

1. That one half of the cost of the berm/retaining wall be paid upon commencement of the current phase of development, and that the balance be paid upon commencement of the second phase.
2. That the Applicant advise all new homeowners of the development by letter that Ross Street will become a thoroughfare to a major highway, thereby causing noise and traffic."

Mayor Surkan registered a dissenting vote.

MOTION CARRIED

**3. NEW BUSINESS:**

**B. NEON PRODUCTS  
4342 - 50 AVENUE  
RED DEER, ALBERTA  
T4N 3Z6**

Application for approval of various items in connection with two proposed free standing signs at 2410 - 50 Avenue (Lot 9, Block A, Plan 782-0258) zoned C4.

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## M I N U T E S

of the **MUNICIPAL PLANNING COMMISSION** meeting held on Monday, **JANUARY 17, 1994**, in Committee Room "B" of City Hall, commenced at 10:00 a.m.

## PRESENT:

## MEMBERS:

Mayor G. Surkan, Chairman (arrived at 10:10 a.m.)  
Alderman D. Lawrence, Acting Chairman (10:00 a.m.)  
City Commissioner, M. Day  
Director of Engineering Services, B. Jeffers  
Planning Assistant, F. Wong  
City Assessor, A. Knight  
W. Reed  
B. Hughes

## STAFF:

City Solicitor, T. Chapman  
Fire Marshal, C. Robson  
Land & Economic Dev. Manager, A. Scott  
Bylaws & Inspections Manager, R. Strader  
Council & Committee Secretary, S. Ladwig

1. **MINUTE APPROVAL:**

The Minutes of the meeting of January 10, 1994, were approved as transcribed on a motion by M. Day, seconded by B. Jeffers.

CARRIED

2. **NEW BUSINESS:**

A. **P.S.C.R. INC.  
14 PENNINGTON CRESCENT  
RED DEER, ALBERTA  
T4P 1L3**

Application for approval of use from the site at #9, 7957 - 49 Avenue (Lot 22A, Block 4, Plan 802-3131) zoned I1.

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Mr. R. Strader advised that this application has been revised to 50% administration area and 50% warehouse space for a total area of 3700 sq. ft.

**B. SANTO PROPERTY MANAGEMENT INC.  
204, 4929 - 50 STREET  
RED DEER, ALBERTA  
T4N 1X9**

Application, on behalf of Caddstar Inc., for approval of use from the site at 11, 7887 - 49 Avenue (Lot 7, Block 7, Plan 792-1794) zoned I1.

---

Moved by A. Knight, seconded by B. Hughes

"THAT the Municipal Planning Commission deny the proposed use, industrial design and drafting services for oilfield facilities, gas plants, steel and piping fabricators, with field personnel coming to the office, on behalf of Caddstar Inc., from the site at 11, 7887 - 49 Avenue (Lot 7, Block 7, Plan 792-1794) zoned I1.

Said application was denied on the grounds that the primary use as an office is neither permitted or discretionary in an I1 district."

Alderman Lawrence registered a dissenting vote.

MOTION CARRIED

(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY)

### **PROPOSED SUBDIVISIONS**

#### **CITY OF RED DEER:**

- 1. MELCOR DEVELOPMENTS LTD.  
PART OF S.W. 14-38-27-4  
DEER PARK - PHASE 5(C)  
RDRPC FILE NO. 31/1457**

Proposed Subdivision to create 30 duplex lots in the City of Red Deer.

---

Moved by W. Reed, seconded by B. Hughes

"THAT the Municipal Planning Commission approve the proposed subdivision to create 30 duplex lots in the City of Red Deer on Part of S.W. 14-38-27-4, Deer Park - Phase 5(C), subject to the following conditions:

1. All current property taxes being paid in full.
2. The developer to sign a Development Agreement satisfactory to The City of Red Deer.
3. Easements must be provided by plan of survey for all utilities and should be registered simultaneously with the subdivision plan.
4. A waiver of Section 11, dealing with dead-end roads or lanes has been granted by the Planning Board (Board Order 494-W-93/94, dated January 4, 1994).
5. A 6.0 m easement is to be provided south of Lot 53 to provide temporary access to the north-south lane."

NOTE: The following is to become a condition of the Development Permit:

"That the Developer notify the purchasers of homes backing onto Ross Street by means of a letter of acknowledgement, a copy of which is attached hereto, that there will be no berm between their homes and Ross Street and of resultant noise and traffic when Ross Street is developed into a major thoroughfare connecting to a 4 lane divided highway."

MOTION CARRIED

(RESPONSIBILITY - RED DEER REGIONAL PLANNING COMMISSION)

2. **LAEBON DEVELOPMENTS LTD.  
LOTS 9, 10, 11 & 13, BLOCK 7, PLAN 932-0345, AND  
THE REMAINDER OF LOTS 8 & 12, BLOCK 7, PLAN 932-0345  
KELLY STREET, PLAN 932-0345 AND  
PART OF N.W. 32-38-27-4,  
ALL WITHIN SECTION 32-38-28-4  
KENTWOOD SUBDIVISION  
RDRPC FILE NO. 31/1458**

Proposed Subdivision to create 18 small single family lots in the City of Red Deer.

DATE: August 14, 1998

TO: City Clerk

FROM: Engineering Services Manager

RE: **ROSS STREET- PETITION REGARDING SIGHT AND NOISE**

---

The Engineering Services Department has the following comments with respect to the petition received on August 5, 1998, from the 33 residents along Dunn Close and Doran Crescent, concerning the adjacent sidewalk elevation and sound attenuating berm along the south side of Ross Street and east of Davison Drive.

**A. PRESENT STATUS**

Ross Street is presently being extended eastward in order to provide access to the new developments within the Rosedale and Deer Park quarter sections. This project involves a four lane divided arterial roadway which is 50% complete as of August 11, 1998. Figure 1 illustrates the project scope.

The petition identifies both the pedestrian line of sight and vehicle noise attenuation as potential problem areas. These two issues are directly related to the geometrical layout of the road structure, the berm and sidewalk, the rear yard setbacks, and the attached deck elevation of adjacent residences. Figures 2 and 3 are illustrations of the relationship of these factors at 147 and 139 Doran Crescent respectively.

**B. HISTORY**

The issue of noise attenuation is not a new concern. It was identified by the Engineering Services Department as a potential problem to the Municipal Planning Commission and to the Developers long before the current construction. The land developer was Melcor Developments and the dwelling units were built by Avalon Homes in Phase 5B and Mason Martin Homes in Phase 5C as illustrated on Figure 4.

**Dunn Close (Stage 5B – Avalon Homes)**

1. December 21, 1992 - MPC minutes noted the issue of noise attenuation and the future Ross Street Easterly Extension.
2. January 11, 1993 - MPC relaxed the rear yard setback from 7.5 m to as low as 2.4 m from the rear property line, conditional upon



City Clerk  
Page 2  
August 14, 1998

- a. a letter being delivered and signed by all new homeowners informing them of the future four lane Ross Street Extension and the accompanying increases in traffic volumes and noise levels. A draft copy of this letter is attached.
  - b. the developer constructing a 2 m high earth berm to mitigate future noise levels.
3. February 8, 1993 - MPC approved the Developer's proposed construction of an alternative combination earth berm and retaining wall, varying in height from 1.8 m to 2.2 m. It was noted that the sidewalk would be "notched" into the berm.

Doran Crescent (Stage 5C - Mason Martin Homes)

1. November 14, 1994 - MPC approved the relaxation of the rear yard setback for the duplex lots, from 7.5 m as required in the By-law to as low as 5.4 m with similar conditions as those pertaining to Deer Park Stage 5B.
  - a. A letter was to be distributed and signed by all new landowners advising them of the future extension of Ross Street, and the potential of increased noise levels.
  - b. There will be no berm constructed between their homes and Ross Street. (Note: we believe that the minutes are in error and that what should have been recorded was that no "wall" would be constructed as our normal design on arterial roadways includes a 2.0 m high earth berm where space permits).

**C. EXISTING CONDITIONS**

1. Melcor Developments constructed an approximate 2.0 m high berm north of Dunn Close and Doran Crescent.
2. The existing berm is fully landscaped with significant shrubs and trees.
3. The main dwelling units were constructed according to the relaxed setbacks.
4. The Inspections and Licensing Department has informed us that most of the attached elevated decks do not have building permits.

City Clerk  
 Page 3  
 August 14, 1998

5. Some attached decks, as illustrated in Figure 3, are only 2.2 m from the rear property line.
6. The sidewalk along the south side of Ross Street is a continuation of the existing sidewalk west of Davison Drive and is scheduled for installation on Friday, August 14, 1998.
7. The sidewalk is benched into the berm in order to maintain a safe pedestrian separation from the traffic, allow for the possibility of a future travel lane widening, and to minimize the height of a retaining wall. The contractor has indicated that any delays to pouring the sidewalk would increase the cost to The City. In addition, the Consultant and the Engineering Services Department felt that lowering the existing sidewalk would waste money and effort invested in the constructed sidewalk base, and that the lowered sidewalk, while eliminating the line of sight problem, would do little towards increasing any vehicle noise attenuation.
8. If Council desires, we believe that, subject to more detailed engineering analysis and design, the retaining wall could be increased in height to approximately 1.6 m above the sidewalk. As well as eliminating the pedestrian sight problem, this would also serve as a vehicle noise wall of approximately 2.5 m in height from the top of curb. The additional cost to the project would be in the order of \$150,000 to \$200,000 and would require authorization of additional project funds.

This alteration would involve the vertical extension of the Allen Block retaining wall (1.0 m), some type of hand rail along the top of the wall, the temporary removal of the existing trees and shrubs, the addition of more topsoil to the top of the berm to slope upwards the back of the raised wall, and replacement of the trees.

9. The Consultant was not required to design a specific noise wall into this project, as the normal earth berm height of about 2.0 m was provided and the top of berm was planted with trees and shrubs. The existing 67 Street noise wall opposite Wal Mart is about 2.4 m in height relative to the top of curb. This is comparable, in our opinion, to the 1.9 m earth berm height on Ross Street, as the initial traffic volumes on Ross Street will be much less than what exists on 67 Street. The future traffic volumes for Ross Street at the population level of 115,000 are not available. This would have to be modeled in the next General Transportation Study update.

City Clerk  
Page 4  
August 14, 1998

**D. SUMMARY**

In view of the information presented here, we believe that reasonable precautions were undertaken to advise the home owners of the potential of increased noise levels due to the extension of Ross Street.

The existing berm meets the design requirements represented to MPC and is 1.9 m above the driving surface. The Developer likely choose the soil berm as opposed to a composite berm/wall structure due to lower capital cost, and less maintenance cost and lower potential liability to The City.

The residents will experience elevated noise levels from Ross Street due to the nature of the roadway and the relaxation of the back of yard setbacks. Moreover, the residents will experience visual contact with pedestrians using the Ross Street sidewalk, which is a change from the open landscaped area that they have enjoyed in the past. The closeness of the elevated decks intensifies the problem.

**E. RECOMMENDATION**

We respectfully recommend that the petition requesting a 10 ft concrete wall be denied.

  
Ken Haslop, P. Eng.  
Engineering Services Manager

KGH/emr  
Att.

- c. Director of Community Services
- c. Director of Corporate Services
- c. Director of Development Services
- c. Inspections and Licensing Manager
- c. Principal Planner

Dear Home Purchaser:

RE: ROSS STREET FUTURE DEVELOPMENT

~~Avalon Homes (Red Deer)~~ Inc., in co-operation with The City of Red Deer, would like to advise any of our clients whose homes back onto Ross Street of the City's future plans.

Ross Street will eventually become a four-lane roadway, moving east, to become a thoroughfare to a major highway. This roadway will carry increasing volumes of all types of traffic as the City grows.

*Wall?* In consideration for all potential residents whose homes back onto Ross Street, there will be no berm constructed on the landscaping to reduce the potential increases in noise and traffic. Purchasers should be aware that the anticipated noise level in the back yards will be higher than in some other residential areas because of the proximity to a four-lane divided arterial roadway.

We sincerely thank you for putting your confidence in Avalon Homes.

RECEIVED AND ACKNOWLEDGED:

\_\_\_\_\_  
Home Purchaser

\_\_\_\_\_  
Date

Dear Home Purchaser:

**RE: ROSS STREET FUTURE DEVELOPMENT**

**Mason Martin Homes**, in cooperation with The City of Red Deer would like to advise any of our clients whose homes back onto Ross Street of the City's future plans.

Ross Street will eventually become a four-lane roadway moving east to become a thoroughfare to a major highway. This roadway will carry increasing volumes of all types of traffic as the City grows.

In consideration for all potential residents whose homes back on to Ross Street, a landscaped berm has been constructed to reduce the potential increases in noise and traffic. Purchasers should be aware that while the berm will help somewhat the anticipated noise level in the back yards will be higher than in some other residential areas because of the proximity to a four-lane divided arterial roadway. The added privacy factor of the berm should enhance your outdoor activities.

We sincerely thank you for putting your confidence in Mason Martin Homes.

\_\_\_\_\_  
Home Purchaser

\_\_\_\_\_  
Date

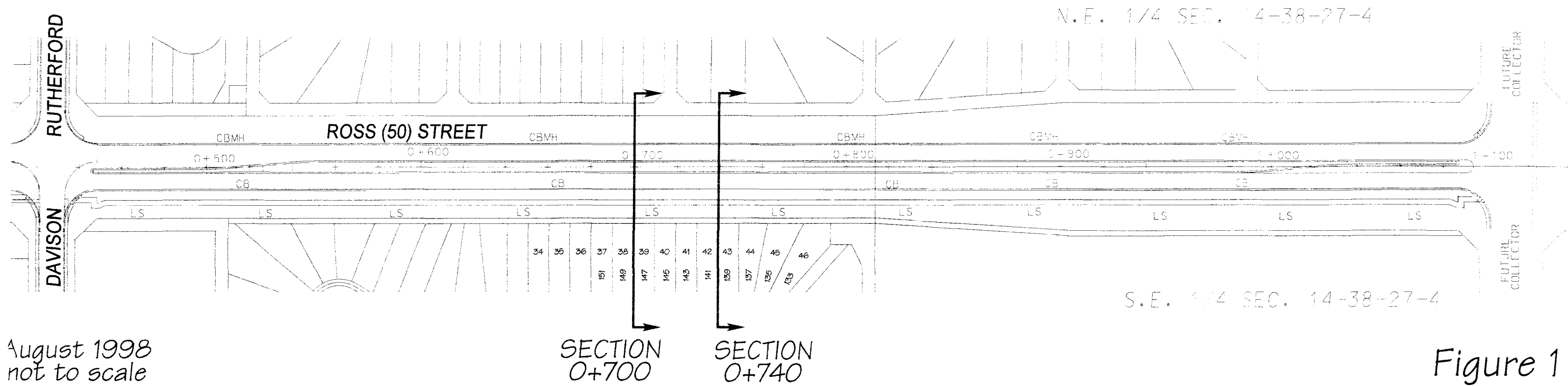
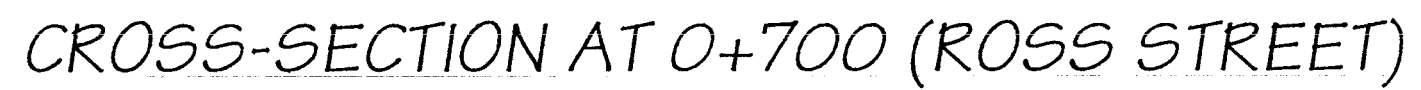


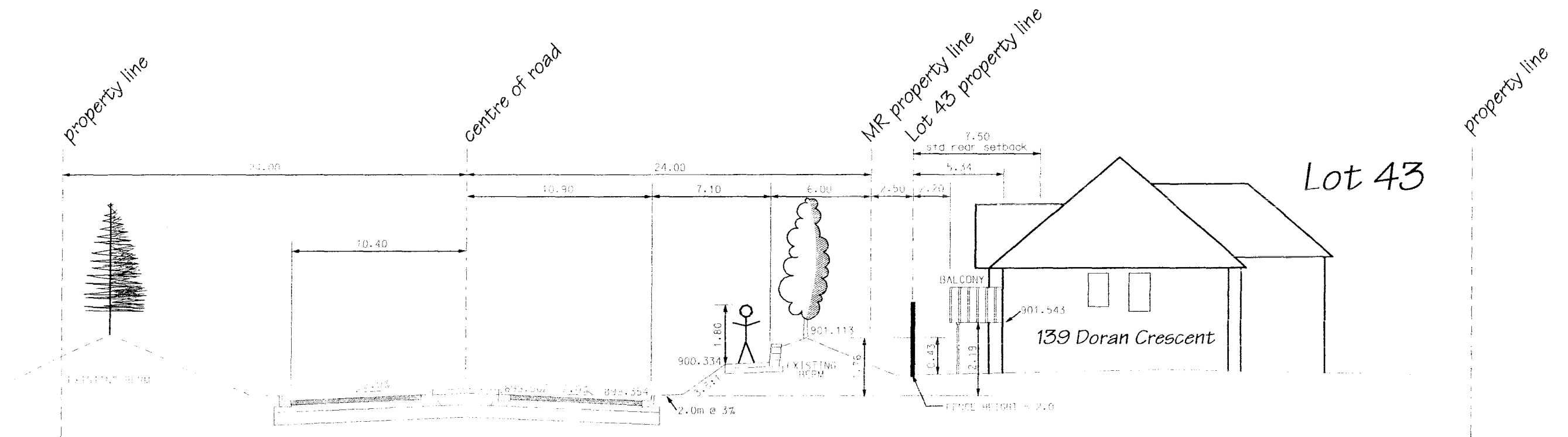
Figure 1



August 1, 1998

Scale: H=1:250 V=1:125

Figure 2



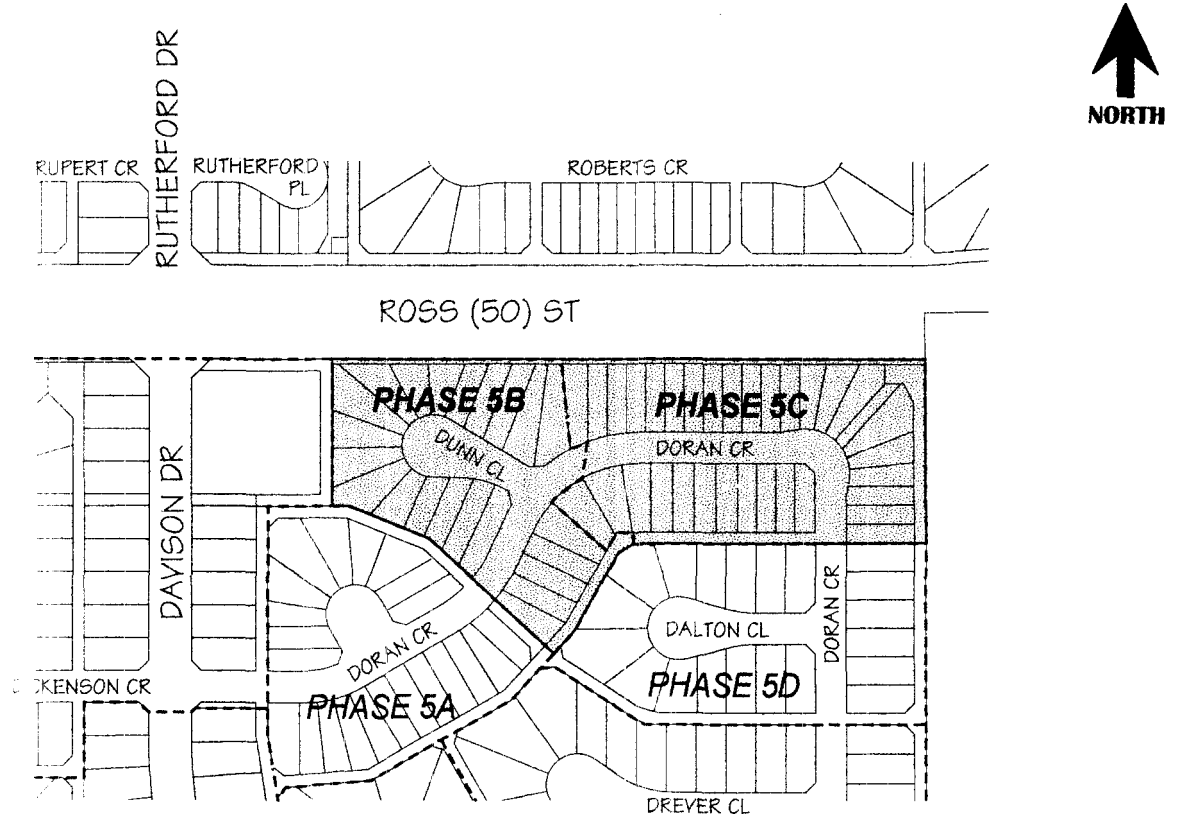
### CROSS-SECTION AT 0+740 (ROSS STREET)

August 1998

Scale: H=1:250 V=1:125

Figure 3





## DEER PARK Phase 5b and 5c

Figure 4

**Comments:**

We concur with the recommendations of the Administration that the request for a concrete wall be denied. We further recommend that as an alternative the Administration work with the benefiting residents to examine potential enhancements to the landscaping and a possible negotiated sharing of the costs associated with same.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

September 11, 1998

Mr. Ralph Melnick  
15 Dunn Close  
Red Deer, AB T4R 2M6

Dear Mr. Melnick:

**Re: Ross Street: Request for Concrete Sound Wall**

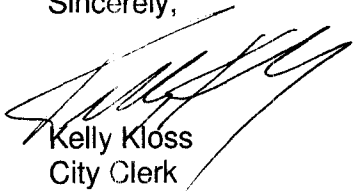
At The City of Red Deer's Council Meeting held Tuesday, September 8, 1998, consideration was given to your Petition regarding the above. At that meeting Council passed a resolution *denying your request for the construction of a concrete sound wall.*

Council did, however, direct City Administration to discuss with your group a plan for enhanced landscaping along the berm to assist in increased privacy and noise reduction. A cost sharing arrangement between The City and those residents who would benefit from the landscaping should also be discussed during this review.

By way of a copy of this correspondence, Mr. Ken Haslop, Engineering Services Manager, will be asked to coordinate this review. Once the review has been completed Mr. Haslop will report back to City Council on the outcome.

Please do not hesitate to contact me at 342-8132 or Mr. Ken Haslop at 342-8167 should you require any further information or clarification in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c     Community Services Director  
      Engineering Services Manager  
      Inspections & Licensing Manager  
      Principal Planner

Mrs. Barb Kelloway  
3 Dunn Close  
Red Deer, AB T4R 2M6

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



**BYLAW NO. 3156/BB-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 23/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

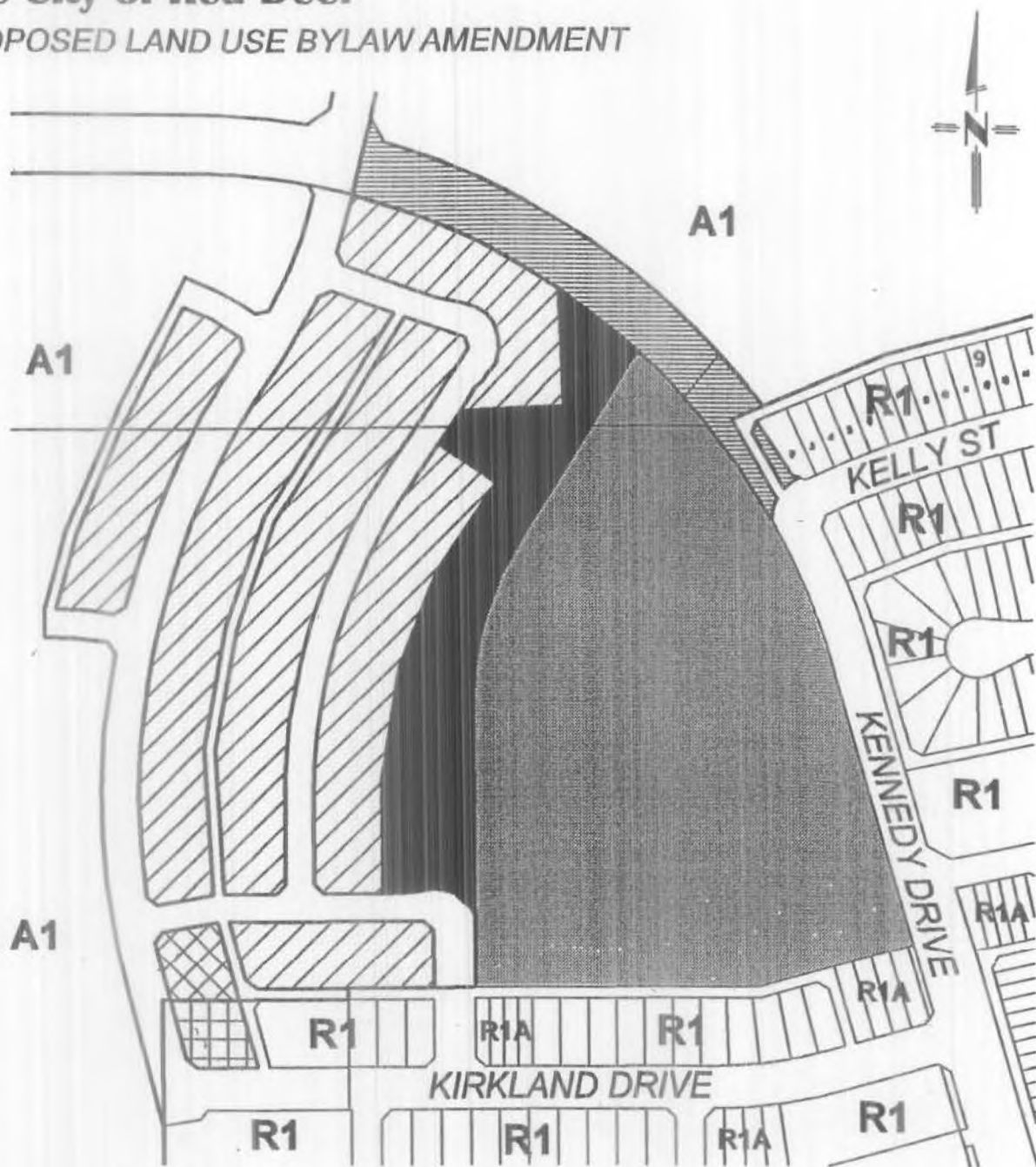
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- P1 - Parks & Recreation
- PS - Public Service (Institutional or Governmental)

MAP No. 23 / 98  
BYLAW No. 3156 / BB- 98

**BYLAW NO. 3156/EE-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Map C15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

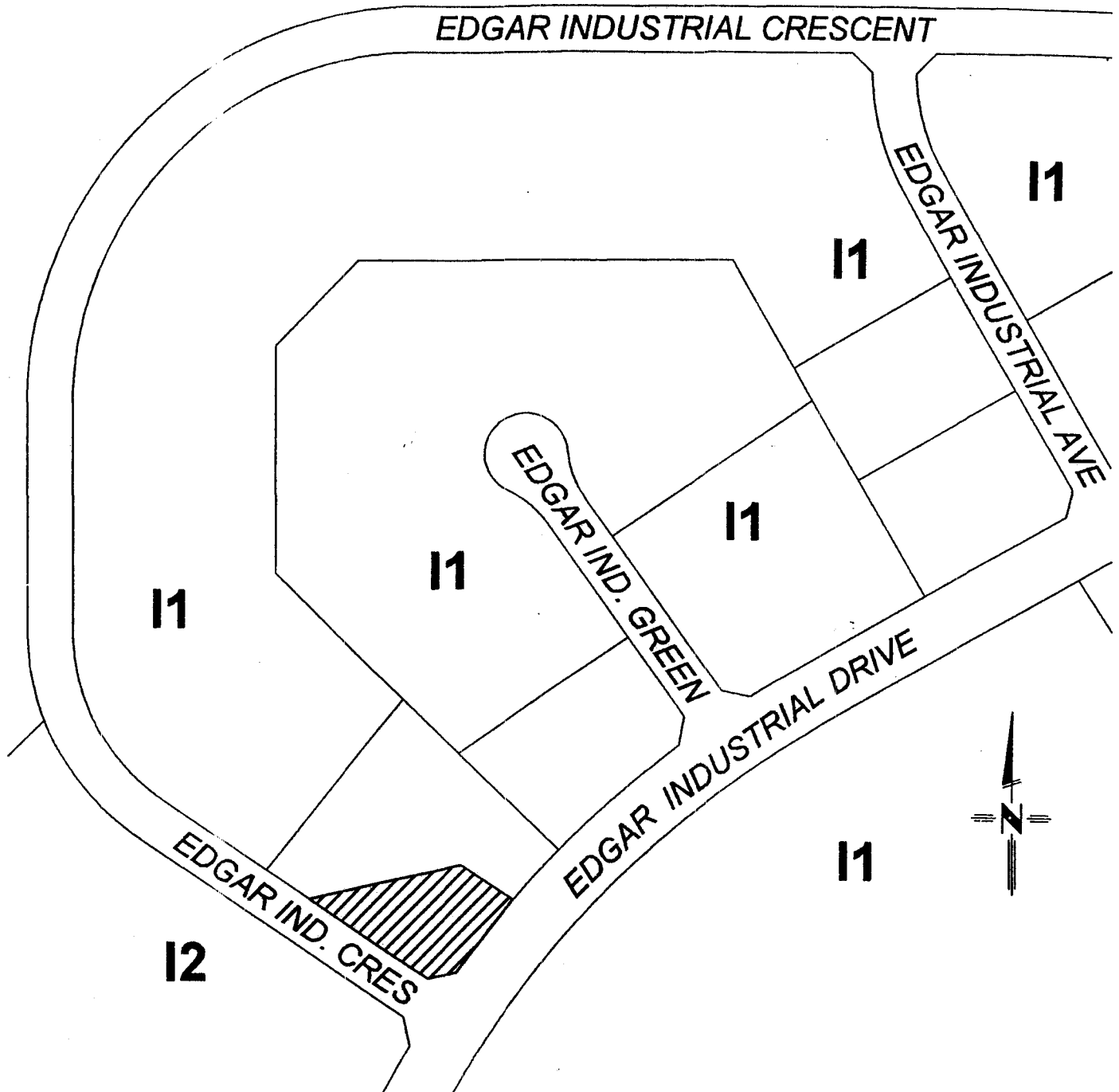
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

**Change from: C3 to I1**



MAP No. 25 / 98  
BYLAW No. 3156 / EE - 98

Item No. 3

**BYLAW NO. 3156/FF-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

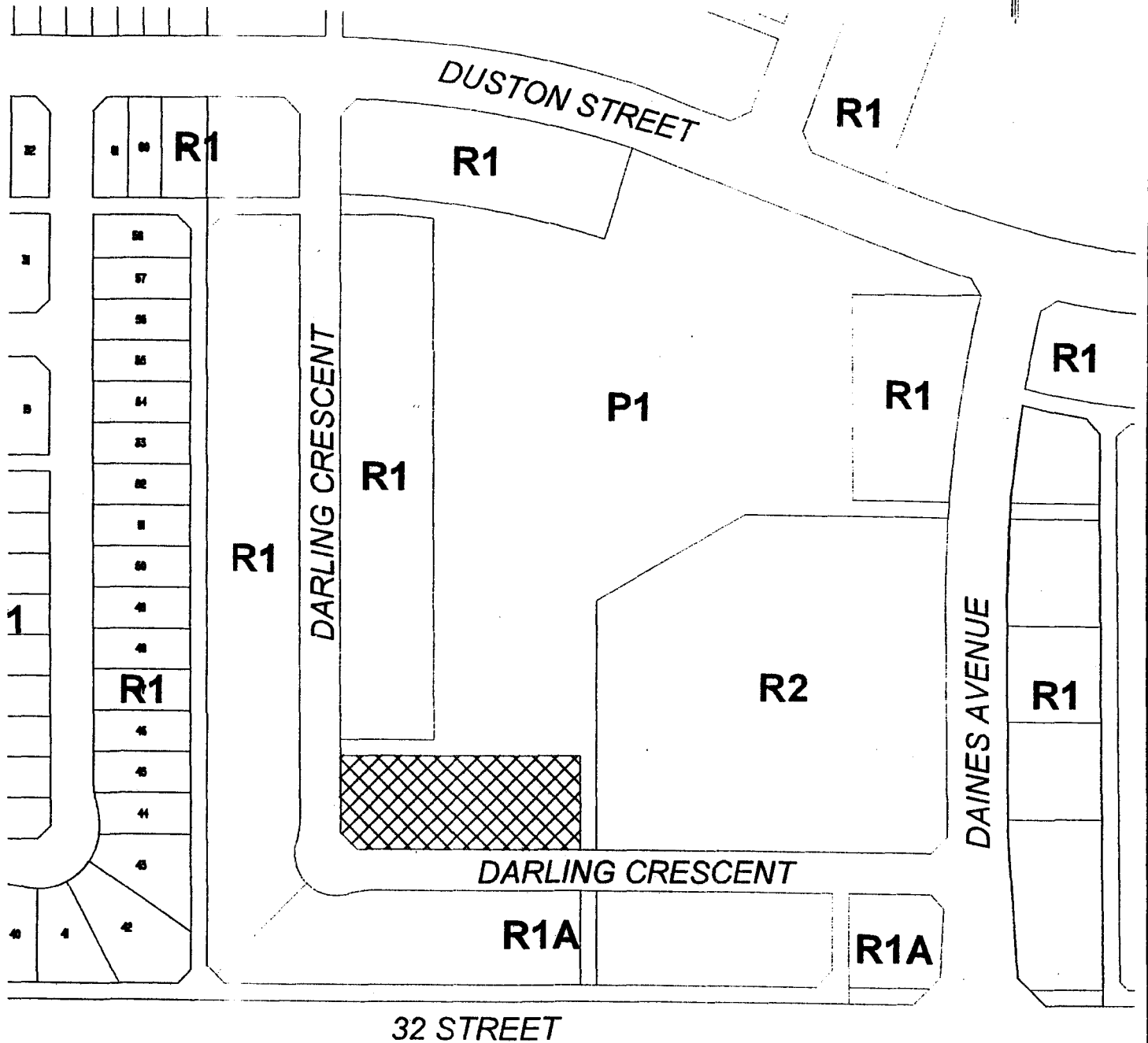
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



### AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

Item No. 4

**BYLAW NO. 3156/II-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

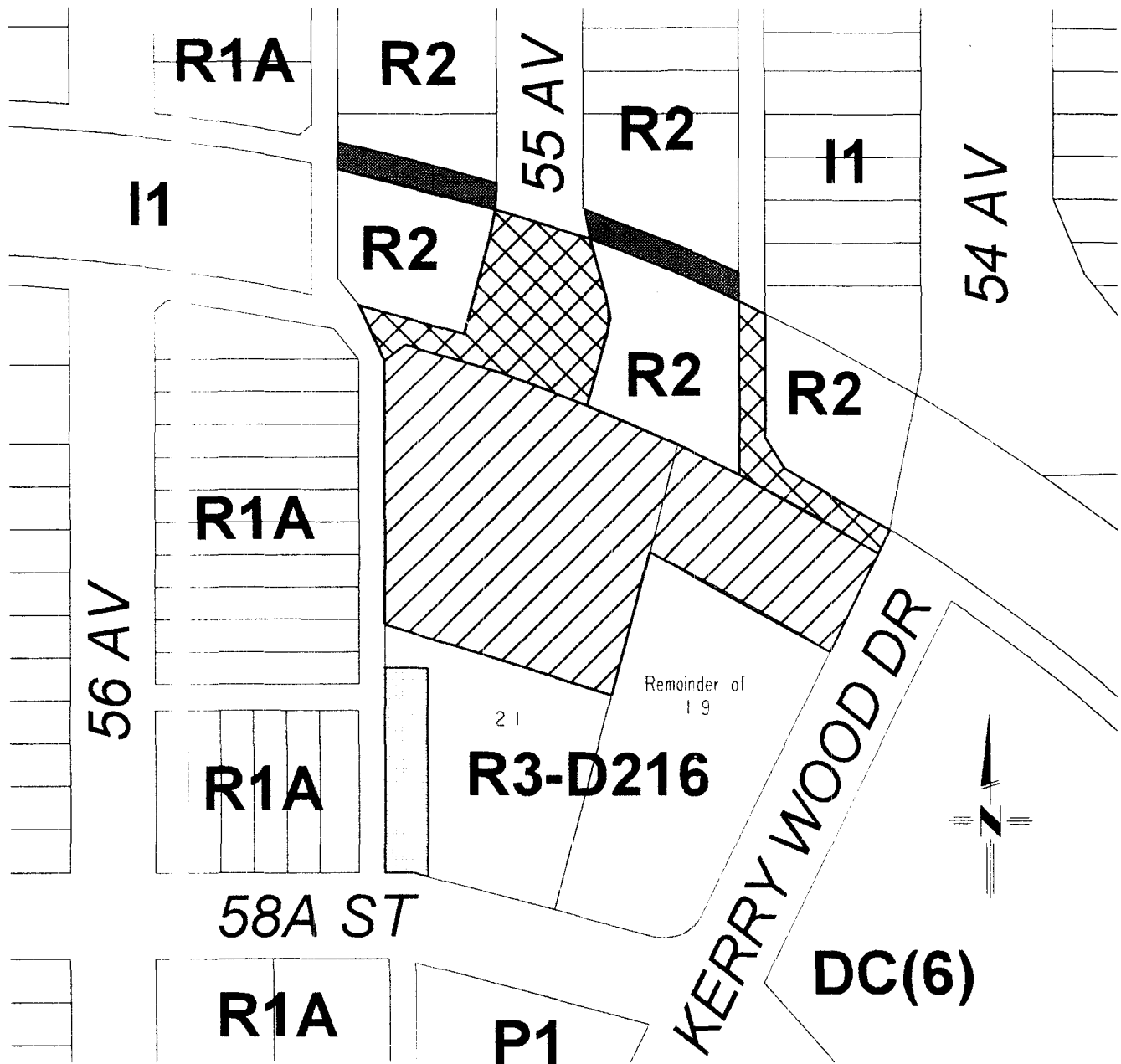
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



*Change from:*

*R3-D216 to R2*

*R3-D216 to PS*

*R2 to Lane*

*Road & Lane to R2*



*AFFECTED DISTRICTS:*

*R2 - Residential (Medium Density)*

*R3-D216 - Residential (Multiple Family)*

*Density of 216 Persons Per Hectare*

*PS - Public Service*

*MAP No. 29 / 98*

*BYLAW No. 3156 / II - 98*

Item No. 5

# **BYLAW NO. 3156/KK-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

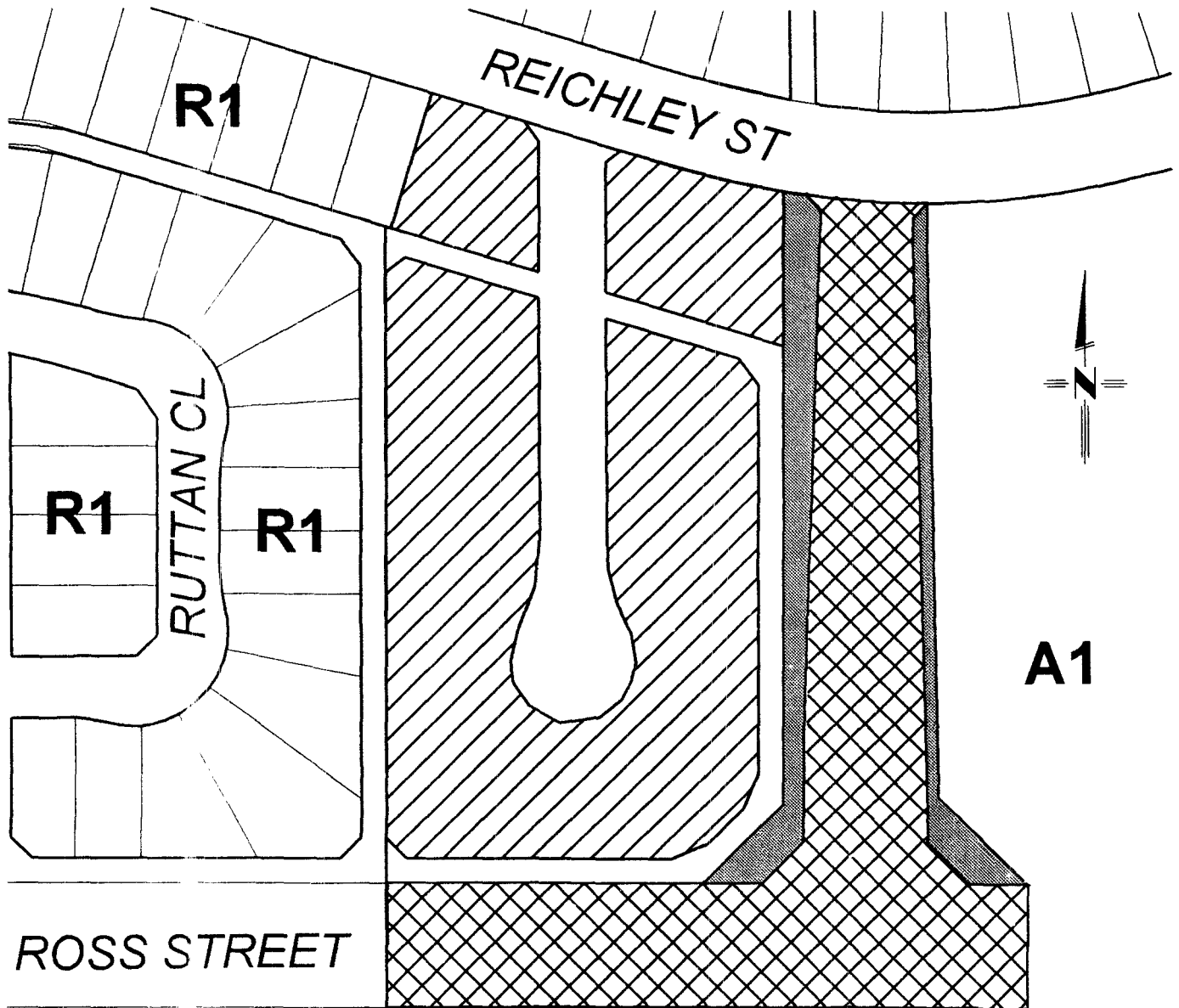
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

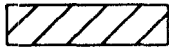
\_\_\_\_\_  
CITY CLERK


# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### Change from:

A1 to R1 

A1 to P1 

A1 to road 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation

MAP No. 31 / 98

BYLAW No. 3156 / KK - 98

Item No. 6

**BYLAW NO. 3156/LL-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use 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 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 32/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

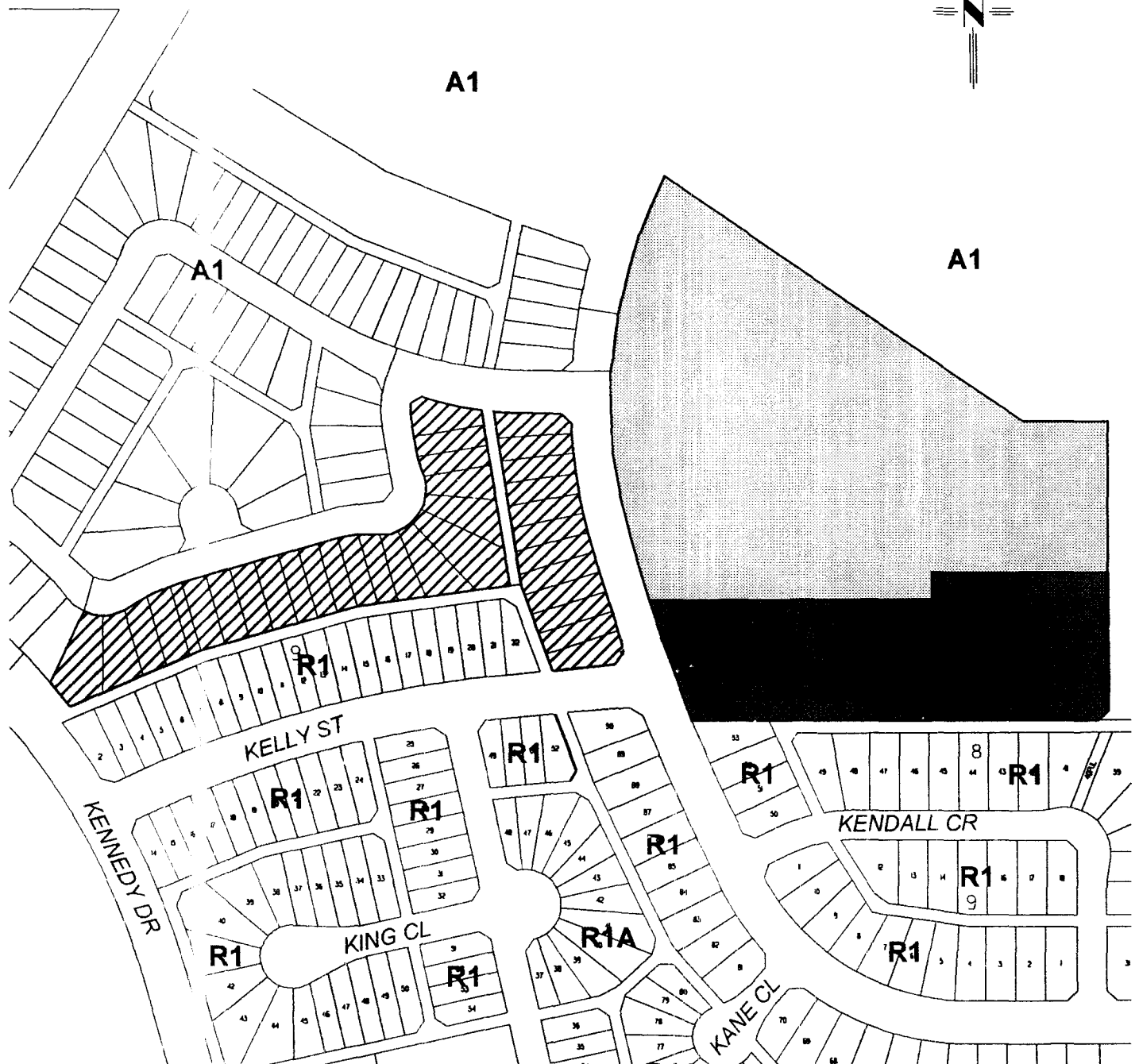
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

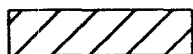
# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1



A1 to PS



P1 to PS



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

PS - Public Service

MAP No. 32 / 98

BYLAW No. 3156 / LL - 98

Item No. 2

**ALBERTA SPORTS PRIZE BOND FOUNDATION**  
2900, 10180 - 101 Street  
Edmonton, Alberta  
T5J 3V5  
Tel: (403) 423-7227  
Fax: (403) 423-7276

July 27, 1998

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

Dear Mayor Surkan:

Jim Hole and I are the founding directors of Alberta Sports Prize Bond Foundation, an exciting new initiative to help support sports in the Province of Alberta.

We believe there is a way in which you can play a role in this initiative. The Foundation requires three Alberta municipalities to be the shareholders and we would like Red Deer to be one of those shareholders.

The principal object of the Foundation is to raise money through the sale of bonds to Albertans, for the development, maintenance, improvement and enhancement of community owned facilities in which Alberta professional sports franchises play their home games.

The concept of the Sports Prize Bond is the sale by the Foundation of bonds for a stated face value of \$100 each, redeemable at face value at the option of the holder. In lieu of interest, the bondholder receives a chance to win significant cash prizes during the period in which the bond is outstanding. The cash prizes are determined periodically and awarded to winning bondholders as selected by random draws.

The aggregate principal amount of the issued bonds will be held in a segregated account. The income earned on the account will be used to pay (1) the operating costs of the program, (2) prizes to randomly selected bondholders, and (3) support to community owned facilities in which Alberta professional sports franchises play their home games.

This concept has been very successfully employed in England and Ireland for years but the proceeds are used for the government's general revenue purposes.

The Foundation has received the favorable advance tax rulings to the effect that it is exempt from paying federal and provincial income tax and GST. The prizes to be received by the bondholders are also tax exempt.



July 27, 1998

Page /2

We have held very positive meetings with the Alberta Gaming and Liquor Commission and expect to receive the necessary raffle license in the very near future.

The Foundation will be governed by a board of directors. The plan is to have seven Albertans constitute the board and this board will be responsible for the governance of the program.

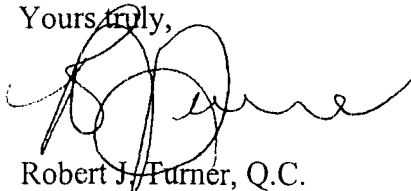
The requirement that the Foundation must have three or more shareholders which are municipalities is based on a combination of corporate law and tax law provisions. Subsection 15(1) of the *Companies Act* (Alberta) provides that a public company (which includes a company that invites the public to subscribe for bonds) must have at least three shareholders. Paragraph 149(1)(d.5) of the *Income Tax Act* (Canada) states that a corporation is exempt from income tax if 90% or more of its shareholders are Canadian municipalities and if an "income source test" is met. Specifically, for the Foundation to be tax-exempt, its income from activities carried on outside the geographical boundaries of the municipalities cannot exceed 10% of its total income. The federal advance income tax rulings are premised on the condition that the Foundation's investment activities will be carried on and its investment decisions will be made within the geographical boundaries of one or more of the municipalities that are shareholders of the Foundation.

Section 250(5) of the *Municipal Government Act* (Alberta) allows for a municipality to acquire shares in a not-for-profit organization. The Foundation is incorporated under Part 9 of the *Companies Act* (Alberta) which is the not-for-profit section of that Act.

The shareholders will receive their shares for \$1.00 in total, to be paid by each shareholder. The shareholders will have no ongoing responsibilities and no liabilities. For this minor commitment, your city will greatly help an initiative that we hope will enhance sports prospects in the Province of Alberta.

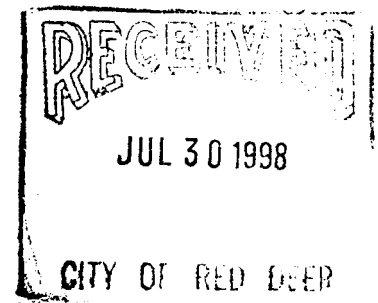
I would appreciate the opportunity to discuss with you the co-operation of the City of Red Deer in this project. Please call me at (403) 423-7226 and Jim Hole and I will be glad to travel to your city to meet with you to discuss this in more detail.

Yours truly,



Robert J. Turner, Q.C.

isp/  
ED1997/RTURNER/5 094.1



***Comments:***

For discussion with Council.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - September 8, 1998 Meeting**

**DATE:** September 9, 1998

**TO:** Mayor Surkan

**FROM:** City Clerk

**RE:** Alberta Sports Prize Bond Foundation - Request for Support

**Reference Report:**

Correspondence to Mayor Surkan from Alberta Sports Prize Bond Foundation dated July 27, 1998


**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Alberta Sports Prize Bond Foundation dated July 27, 1998 re: Request for The City of Red Deer to become a shareholder in the Alberta Sports Prize Bond Foundation, hereby agrees that said request be denied."

**Report Back to Council Required:** No

**Comments/Further Action:**

As this correspondence was directed to you and as Council denied the Foundation's request for support, it is requested that a letter be forwarded under your signature outlining Council's decision in this regard. Attached hereto is a draft letter outlining the intent of our response. Please provide this office with a signed finalized copy of your correspondence for the Council file. I have attached hereto for your information a copy of the Foundation's letter.

  
Kelly Kloss  
City Clerk

/clr  
attchs.



**FILE**

September 15, 1998

Mr. Robert J. Turner, Q.C.  
Alberta Sports Prize Bond Foundation  
2900, 10180 - 101 Street  
Edmonton, AB T5J 3V5

Dear Mr. Turner:

It is always exciting to see people taking initiatives to support sports in Alberta. I appreciate the invitation for Red Deer to become part of the Alberta Sports Prize Bond Foundation.

I spoke to Council of The City of Red Deer regarding your request, and although they wish your foundation every success in this endeavour, Council has declined your invitation for Red Deer to become a shareholder.

Council members appreciate your business strategy and understand the tax-related merits of municipal partners. However, Council members do not feel this type of activity is within their mandate and are particularly cognizant of the fact that there are no professional sport facilities in the community that would benefit from the lottery.

Sincerely yours,

Gail Surkan  
Mayor

**THE CITY OF RED DEER**

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