

DATE: August 1, 1995
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

★★★★★★★★★★★★

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 31, 1995

COMMENCING AT 4:30 P.M.

★★★★★★★★★★★★★★★★★★★★★★★★

(1) Confirmation of the Minutes of the Regular Meeting of July 17, 1995
DECISION: MINUTES CONFIRMED.

(2) Confirmation of the Minutes of the Special Meeting of July 24, 1995
DECISION: MINUTES CONFIRMED.

PAGE

(2) UNFINISHED BUSINESS

1) City Clerk, Re: Rezoning Request, 4305 - 58 Street/Former
YMCA Property
DECISION: REZONING REQUEST DENIED.

../ 1

- 2) City Clerk, Re: Push Cart Vending Units - License Bylaw Amendment 2846/B-95

../ 17

DECISION: BYLAW RECEIVED THIRD READING.

- 3) Land and Economic Development Manager, Re: Downtown Site - Proposed Direct Control District Commercial Recreation and/or Entertainment Facility

../ 18

DECISION: SITE TO BE ADVERTISED FOR PROPOSALS SUBJECT TO A NUMBER OF CONDITIONS.

(3) PUBLIC HEARINGS

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/S-95
Southerly 4.5 acre parcel of the former vehicle licensing centre property being developed and occupied by the NewLife Fellowship Christian Reformed Church

../ 22

DECISION: SECOND AND THIRD READINGS GIVEN.

- 2) City Clerk - Re: Road Closure Bylaw 3138/95
Glendale Residential Subdivision, Relocation of Taylor Drive North

../ 26

DECISION: SECOND AND THIRD READINGS GIVEN.

- 3) City Clerk - Re: Land Use Bylaw Amendment 2672/U-95
Rezoning of approximately 1.68 acres located at the corner of 43 Street and 48 Avenue, from P1 to DC(7). The uses allowed under this Direct Control District would be Commercial Recreation and/or Entertainment Facility

../ 29

DECISION: SECOND AND THIRD READINGS GIVEN.

(4) REPORTS

- 1) Parkland Community Planning Services, Re: Land Use Bylaw Amendment 2672/W-95, North 3 Acres of Former Motor Vehicles Site/Kentwood Subdivision .. / 37

DECISION: FIRST READING GIVEN.

- 2) Parkland Community Planning Services, Re: Land Use Bylaw Amendment 2672/V-95, Accessory Sales of Used Trucks, Used Automobiles and Used Holiday Trailers .. / 41

DECISION: FIRST READING GIVEN.

- 3) E. L. & P. Manager, Re: Northwestern Utilities Limited and Canadian Western Natural Gas Company Core Market Direct Purchase Application and Nova Gas Transmission Ltd. - 1995 General Rate Application/Alberta Energy and Utilities Board .. / 44

DECISION: CITY TO JOIN OTHER CITIES AS AN INTERVENOR.

- 4) City Assessor, Re: City Land Sales/Cancellation of Municipal Annual Frontage Taxes on City Land Sales .. / 52

DECISION: APPROVED CANCELLATION TO CONFORM TO NEW MUNICIPAL GOVERNMENT ACT.

- 5) Director of Development Services, Re: 1995 Water System Improvements Program .. / 56

DECISION: CITY TO PROCEED WITH WATER SYSTEM IMPROVEMENT - RAISING WATER PRESSURE - AND THAT PUBLIC BE FULLY INFORMED PRIOR TO IMPROVEMENT.

- 6) Inspections and Licensing Manager, Re: The Bylaw Officers Enforcement Bylaw 2909/86 .. / 65

DECISION: BYLAW RECEIVED THREE READINGS.

- 7) City Assessor, Re: Mobile Unit Assessment Bylaw No. 3139/95

../ 66

DECISION: BYLAW RECEIVED THREE READINGS.

- 8) Mayor's Recognition Awards Committee, Re: Mayor's Recognition Awards Bylaw Amendment

../ 67

DECISION: BYLAW AMENDMENTS APPROVED - TO BE SUBMITTED.

- 9) Downtown Planning Committee, Re: Expansion and Extension of One Hour Free Parking Downtown and Saturday Enforcement

../100

DECISION: APPROVED ONE HOUR FREE PARKING DOWNTOWN AND SATURDAY ENFORCEMENT ON AN 18-MONTH TRIAL BASIS.

(5) CORRESPONDENCE

- 1) The Town of Castor, Re: Bill C-68, Gun Control Legislation

../113

AGREED TO FILE.

- 2) Bomega Manufacturing, Re: Complaint - Noise from Running of Engines/Waterous Power

../114

WITHDRAWN PRIOR TO COUNCIL MEETING.

- 3) The Best Hot Dogs, Re: Request to Locate a Vending Cart

../117

DECISION: LOCATIONS APPROVED

- (1) **ADJACENT TO TOM SAWYER'S NIGHT CLUB**
(2) **ADJACENT TO CASS'S STAGGER INN.**

- 4) Almont Rose Centre For Learning, Re: Rezoning Request/Exception to Allow for a Learning Centre

../124

DECISION: APPROVED AS A DISCRETIONARY USE. LAND USE BYLAW AMENDMENT GIVEN FIRST READING.

(2672/1-95)

- 5) Red Deer Duplicate Bridge Club, Re: Request for Reduction
of Taxes and Electrical Rate .. /135

**DECISION: DENIED REQUEST FOR REDUCTION OF TAXES AND ELECTRICAL
RATE.**

- (6) PETITIONS AND DELEGATIONS
(7) NOTICES OF MOTION
(8) WRITTEN ENQUIRIES

(9) BYLAWS

- 1) 2846/B-95 - License Bylaw Amendment/Push Cart Vending
Units - Authority of Approval to the Development Officer .. / 17
Third Reading .. /140

DECISION: THIRD READING GIVEN.

- 2) 2672/W-95 - Land Use Bylaw Amendment/Rezoning of
Northern 3 Acres of the Former Motor Vehicles
Centre/Kentwood Subdivision .. / 37
First Reading .. /141

DECISION: FIRST READING GIVEN.

- 3) 2672/V-95 - Land Use Bylaw Amendment/Accessory Sales of
Used Trucks, Used Automobiles and Used Holiday Trailers .. / 41
First Reading .. /143

DECISION: FIRST READING GIVEN.

- 4) 2909/A-95 - Bylaw Officers Enforcement Bylaw
Amendment/Lines of Authority to Inspector of the City
R.C.M.P. Detachment .. / 65
Three Readings .. /144

DECISION: THREE READINGS GIVEN.

- 5) 3139/95 - Mobile Unit Assessment Bylaw/To Designate the Assessed Person in Respect of a Mobile Unit Located in a Mobile Home Park .. / 66
Three Readings .. / 145

DECISION: THREE READINGS GIVEN.

- 6) 2672/S-95 - Land Use Bylaw Amendment/Former Vehicle Licensing Centre, 5220 - 77 Street/Church .. / 22
Second and Third Reading

DECISION: SECOND AND THIRD READINGS GIVEN.

- 7) 3138/95 - Road Closure Bylaw/Glendale Residential Subdivision/Relocation of Taylor Drive North .. / 26
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DECISION: SECOND AND THIRD READINGS GIVEN.

- 8) 2672/U-95 - Land Use Bylaw Amendment/Rezoning of approximately 1.68 acres located at the corner of 43 Street and 48 Avenue from P1 to DC(7)/Commercial Recreation and/or Entertainment Facility .. / 29
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2672/U-95 Given first reading ... / 124
Land use bylaw

A G E N D A

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2672/4-95 - L.U.B. AMENDMENT .../124

Committee of the Whole:

- 1) Land Matter

NO. 1

DATE: July 21, 1995

TO: City Council

FROM: City Clerk

RE: REZONING REQUEST, 4305 - 58 STREET/FORMER YMCA PROPERTY

City Council originally considered a request from the Sutton Group for the rezoning of the above noted property at their meeting of May 24, 1995. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Jim Wilson, Sutton Group, dated May 24, 1995, Re: Request To Rezone 4305 - 58 Street, Former YMCA Property, hereby agrees in principle with the development of housing on the above noted property;

Council further agrees that prior to any consideration of a Land Use Bylaw Amendment, for the above use, additional information be provided to Council relative to discussions with the community and City administration, and a more detailed development plan outlining the nature of development, density, and serviceability, and as presented to Council June 5, 1995."

Subsequent to the above resolution, Oasis Management Ltd. and Brisco Homes obtained the property from the Sutton Group and are now submitting a revised development plan for Council's consideration.



KELLY KLOSS
City Clerk

KK/fm

July 18, 1995

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

Dear Mayor and Council;

We, the members of Oasis Management Ltd. and Brisco Homes ,
here by request the rezoning of the property know as 4305 58
Street and described legally as:

All of that portion of parcel C as shown on filed plan
837 HW which lies north of a line drawn parallel to a
perpendicularly distant seven hundred and sixty-four and five
tenths (764.5) feet northerly from the south boundary of the
said Parcel C and to the west of a line drawn parallel to and
perpendicularly distant eleven hundred and three and eight
tenths (1103.8) feet westerly from the east boundary of said
Parcel C containing two and forty-three hundredths (2.43)
acres more or less...and of this description:

we request the rezoning of the westerly ²²²200 x 178 feet (less
cut-off) as a first order of business ~~and the easterly~~ to a
Residential Zoning that will permit us to construct up to ~~20~~ ^{20-5 adult dwellings}
townhouses....R2 preferred. _{7 townhouses}

The YMCA building (the central portion of the above
description) that includes approximately ~~249~~ ²⁷⁸ x 178 feet of
land will remain zoned P S....it is our intent to lease ~~or~~
~~sell~~ the remaining building (13.938 feet) and the 249 x 178
feet land to a DAYCARE and/or FITNESS CENTRE.

*In 2 years the Y will be removed allowing more houses. Total 20 townhouses
and 10 adult
Bilevels with
front drive garages*

We would like to thank the Mayor and City Council for their
assistance in completing this application.

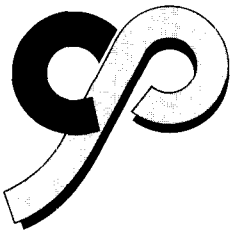
Regards on behalf of Oasis Management Ltd and Brisco Homes

Blaine Dushanek

Blaine Dushanek
C/O Oasis Management Ltd. and Brisco Homes
4819 48 Avenue
Red Deer, Alberta
T4N 3T2
(403) 347-0751

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:16 PM
DATE	95/07/18
BY	KK



DATE: JULY 21, 1995

TO: CITY COUNCIL

FROM: TONY LINDHOUT

RE: PLANNING REPORT - Y.M.C.A. SITE DEVELOPMENT
OASIS MANAGEMENT LTD. & BRISCO HOMES REZONING REQUEST

Background:

City Council at their meeting of June 5, 1995 gave consideration to an initial request to rezone the former Y.M.C.A. site to a R2 General Residential District in order to accommodate a proposed residential townhouse condominium project. While indicating their agreement in principle with the development of housing on the former YMCA site, Council decided that prior to any further consideration of the rezoning request the developer must provide a more detailed development plan and consult with the community residents.

The developer, now having complied with Council's initial instructions to obtain public input regarding their development proposal, is again asking Council to consider a request to rezone a portion of the former YMCA property from PS, Public Service District to R2, Residential General District.

Public Meetings & Comments

The developer has held 2 neighbourhood meetings with the community. The first meeting held on July 5th was attended by 50 residents who expressed strong opposition to the initial development proposal consisting of all townhouse type residential units. Their concerns centred around the issues of traffic congestion - area already plagued with too much traffic due to the 3 vicinity high schools; the proposed townhouse development being out of character with the existing single family community; and the proposed R2 zoning and associated density of development.

At a second neighbourhood meeting held on July 19th and attended by 44 residents, the developers presented a revised development concept plan. The revised plan incorporated both 2 storey townhouse units and 1 storey attached units having attached garages. The plan also indicated that the existing building on the site would be removed and how that area would be developed. The overall density of the site was reduced from 40 units to 30 units. The developer has consistently stated that the R2 zoning is required in order to

achieve a density that will make the project viable. The revised plan, although addressing concerns raised at the first community meeting, still met with strong opposition from the community. A total of 33 written responses were received following the 2nd meeting. These comments are attached and have been summarized as follows:

- 30 comments - Absolutely no R2 zoning! Area should be developed according to R1 single family type uses.
- 18 comments- Even though a multiple family housing project may be most economically feasible for the developer, the community should not be expected to assume the conflict in community values that will develop nor the loss of existing amenities such as a quiet single family neighbourhood.
- 13 comments - Revised development concept still too high a density and will only add to and compound the traffic congestion that already exists in the area.
- 8 comments - Fear that if R2 zoning is permitted on this site, the community will be faced with similar R2 rezoning requests in other areas of Waskasoo.
- 2 comments - If this is developed for multiple family, fence entire area off from rest of community
- 2 comments - Concerned that townhouse development will eventually become rentals
- 2 comments - Leave site for (some) public type uses.
- 1 comment - Unfair to compare acceptability of townhouses in Deer Park to Waskasoo area. Two totally different neighbourhoods.
- 1 comment - If R2 rezoning proceeds past 1st reading, a petition will be circulated within community in opposition to the development
- 1 comment - Still not enough visitor parking provided.
- 1 comment - Oppose phasing of any development. Do it all at once-less disruptive to community.

Planning Staff Analysis

The community indicated acceptance of re-development of the former YMCA property, as long as it is done under R1 zoning meaning only single family development. Residents claim that a multiple family development will unnecessarily add congestion to an area already plagued with numerous problems associated with the 3 vicinity high schools and the Memorial Centre (i.e. car & bus traffic, parking, noise, litter). Residents feel that a multiple family development would be out of character with the existing single family neighbourhood resulting in a lower the quality of life (i.e. more crime, traffic, etc.) for the present residents and an erosion of community values and amenities.

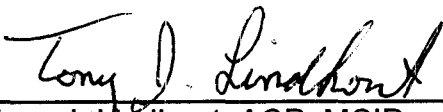
Furthermore, many residents are convinced that R2 zoning of this site would be the “foot in the door” to further requests for additional R2 sites in the Waskasoo area. They say that other potential developers/investors are already “eying” some of the larger parcels and

older homes in the area as possible multiple family sites. To overcome this perception, Council could give consideration to a zoning freeze in the Waskasoo area whereby no additional R2 areas would be permitted.

It is abundantly clear from both public meetings and the written comments received, that the Waskasoo community is strongly opposed to any R2 zoning of the site. The residents are united in their stand that no matter how the developer amends his development proposal, if it requires R2 zoning the community is, and will remain, opposed! We would suggest that the developer look at other options with a more central focus on single family development. Alternatively, a development consisting of duplexes built under the R1A, Residential District (sub-District of R1) which permits only single family or duplex units may be a reasonable compromise for both sides. The developer, through innovative and creative design, may be able to achieve a density that makes the project economical, while the community achieves its objective of no R2 zoning.

RECOMMENDATION

From a land use and planning perspective we do not support the proposed R2 zoning of the site and recommend that the Bylaw Amendment be denied as any change to zoning at this time would be considered premature in view of the impasse between the developers and the community concerning the type of development for the site.



Tony J. Lindhout, ACP, MCIP
PLANNER

c.c. Lowell Hodgson, Director of Community Services
Engineering Department Manager
Bylaws and Inspection Manager
Blaine Dushanek, Sutton Group
Oasis Management Ltd./Brisco Homes

July 21, 1995

City of Red Deer
4914 - 48 Avenue
Red Deer, AB

Attention: Gail Surkan, Mayor

RE: Proposed Development - Y.M.C.A. Site

On Wednesday night, I attended a meeting sponsored by the Parkland Community Planning Services regarding proposed development on the former Y.M.C.A. site. This was the second proposal from The Sutton Group (Blaine Dushanek) presented to the Waskasoo community. The proposals involve rezoning of this site to R2, which would allow development of townhouse complexes (30 in all).

As a Waskasoo homeowner, I would like to state my opposition to this proposal and take this opportunity to state the various concerns raised at the meeting last night.

- As Mayor of our city, I'm sure you're familiar with the Waskasoo area. Waskasoo borders many complexes: Lindsey Thurber High School, Camille J. LaRouge High School, River Glen School, the Memorial Center, Red Deer Daycare facility and the school mtce building. **Traffic is a major concern** on 45th and 44th avenues and 58th street, particularly from September through June; there is a reduction in traffic during summer break.

To add another 60 vehicles (2 per household and 30 townhouses) to this small area is just going to present more problems. Although the proposal includes running an access road south of the Y.M.C.A. property, there will be 5 driveway accesses and one major access onto 58th street. The major access onto 58th will be in the same area as city bus / school bus pick up zones. There is also an alleyway which accesses the daycare facility and maintenance building. My driveway backs onto this alley and it's very busy in the morning. And it's literally a raceway when school is in.

- Parking may be another problem. Although there are 2 parking stalls per townhouse and a small handful of visitor stalls, residents are worried about overflow parking onto the street, particularly 58th street. This relates back to the above mentioned item on traffic concerns.
- Figures were posted at the meeting indicating property values before and after construction of townhouse complexes. Looking quickly through this list, I could only find 3 properties that increased in price; the remainder seemed to decrease in value. My husband and I purchased our home in Waskasoo last year. We looked at several properties in various areas of Red Deer, but chose Waskasoo because of the larger lots, its park-like appearance and central location. A comment was made at the meeting by the Realtor that the developer has a wife and family to look after and it therefore wouldn't be economically viable to rezone to R1 and sell single family lots. If rezoning to R2 is allowed the developer stands to make a huge profit, while the residents of Waskasoo are possibly facing a decrease in the value of their properties. It's unjust for one person to profit and have a community "suffer" for it.

- 2 -

- An area resident commented that if this rezoning is allowed, it's only a matter of time before other developers will want to buy up Waskasoo and put up more townhouses/apartments. There are some beautiful homes in the area and it would be a shame to see something like this happen.
- Concerns were also expressed about having a transient or rental population occupying this complex. We were not given any reassurance on this point.
- Near the end of the meeting, Tony Lindhout (Parkland Community Planning Services) took a vote on R2 rezoning. 100% of the attendees voted against R2 zoning. An area resident asked Mr. Lindhout to poll the group for its reaction to R1 zoning. 100% of the attendees had no objection to R1 zoning.

I understand that Mr. Lindhout will be making his recommendations to City Council on Monday July 31. If Parkland Community Planning Services recommends this proposal be accepted, I appeal to you and our Councilors to defeat the rezoning request.

If you would like to discuss this matter with me, please feel free to contact me at home or work. My phone numbers are 346-0456 (home) and 342-8515 (work).

Thank you for your attention to this matter.

Sincerely,



Dianne Perpelitz
5805 - 43 Avenue
Red Deer
T4N 3E5

cc:	City Councilors	Ms. L. Campbell-Cardwell
		Mr. B. Lawrence
		Mr. B. Hall
		Mr. B. Statnyk
		Mr. B. Snell
		Mr. T. Guilbault
		Mr. L. Pimm
		Mr. J. Volk

CS- 4.767

DATE: July 24, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

RE: OASIS MANAGEMENT LTD. & BRISCO HOMES, REZONING REQUEST:
FORMER YMCA LANDS

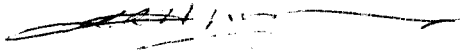
This memo responds to your request for comments dated July 19, 1995.

The Community Services Division does not support the application for rezoning of this property, as we believe some form of compromise still needs to be reached between the residents of the Waskasoo Community and this developer. This most recent proposal is a significant compromise from what the developer first submitted and had rejected by the community, and while the community response to this proposal is negative too, I do believe the developer has looked for "middle ground". Yet, the community is still very concerned about R2 zoning.

A further compromise is necessary if this development is to be supported by area residents and, while I believe the community will have to accept something different than status quo, I likewise believe the developer must find a solution that is more fitting to the existing neighbourhood. Perhaps a duplex development under R1A zoning could be that "middle ground".

RECOMMENDATION

That Council of the City of Red Deer reject the request of Oasis Management Ltd. and Brisco Homes for R2 zoning of the former YMCA lands.

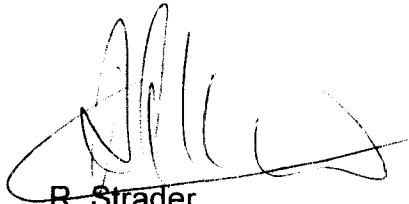


LOWELL R. HODGSON

:ad

DATE: July 20, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: **YMCA PROPERTY
4305-58 STREET
LOT C, PLAN 837 H.W.**

The plans submitted are not detailed enough to enable us to do a plan check for Land Use Bylaw compliance. We have no objections to the proposed rezoning in principle, but cannot comment on the specifics of this proposal.

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

R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

DATE: July 20, 1995

TO: Kelly Kloss
City Clerk

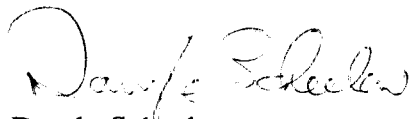
FROM: Daryle Scheelar
E. L. & P. Dept.

RE: Rezoning 4305 - 58 Street
Former YMCA Property
E. L. & P. File #95-081

E. L. & P. have no objection to the rezoning of this site to allow the development of townhouses and adult bi-levels.

Previous correspondence outlining some of E. L. & P.'s concerns on this site has been attached for your information.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

Attachment

p.c. Craig Suchy, UMA

DATE: June 23, 1995

TO: Frank Wong
Parkland Community Planning

FROM: Daryle Scheelar
E. L. & P.

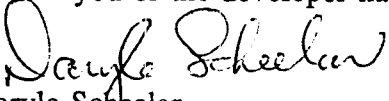
RE: Rezoning 4305 - 58 Street
Former YMCA Property
E. L. & P. File #95-081

E. L. & P. have no objection to the townhouse proposal on the above mentioned land. It would be E. L. & P.'s intention to service this site with primary power only. The Developer is asked to provide our department with a plan showing their secondary electrical design complete with desired transformer locations in relationship to all other utility alignments. E. L. & P.'s primary distribution must maintain adequate clearance to other utilities and be placed within a registered easement.

An additional easement 4 metres in width will also be required along the most easterly limits of this development to protect the existing underground electrical service to Camille LeRouge High School.

Upon receiving the above mentioned plan an estimated cost can be provided to the developer.

Should you or the developer have any questions or comments please advise.


Daryle Scheelar,
Distribution Engineer

RL/jjd

p.c. Blaine Dushanek, Sutton Group

DATE: July 20, 1995
TO: City Clerk
FROM: Fire Marshal
RE: YMCA Rezoning

This Department has no objection to this rezoning provided the Alberta Building Codes and City Guidelines are complied with as to emergency vehicle access and hydrant locations.



Cliff Robson
Fire Marshal

/tmp

DATE: July 24, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **OASIS MANAGEMENT LTD. & BRISCO HOMES
REZONING REQUEST - YMCA LANDS**

The request is for a rezoning of the former YMCA property to R-2, to accommodate an adult community consisting of townhouses and a mixed style of adult dwellings. The residents of the area have expressed their opposition to a density of this magnitude on two previous occasions. It is my understanding that opposition exists to this latest proposal as well.

Residents of the area seem to be supportive of single family development, and may give some consideration to high quality duplexes.

RECOMMENDATION

I would recommend that the developers continue to meet with residents of the area in an effort to reach some consensus on the type of development which would be suitable. The parcel lends itself to redevelopment and in-filling, and I would therefore encourage the developers to pursue a more acceptable plan.



Alan V. Scott

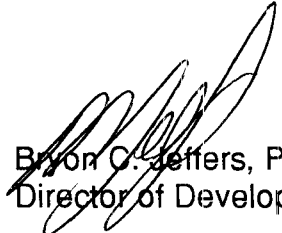
AVS/mm

DATE: July 24, 1995
TO: City Clerk
FROM: Director of Development Services
**RE: 4305 - 58 STREET - YMCA LANDS
REZONING REQUEST**

We have reviewed the rezoning request for the present YMCA site.

It is our opinion that the proposed plan would not cause significant traffic problems in the area. Both 58 Street and 44 Avenue have sufficient capacity for the additional traffic.

Should the rezoning be approved by Council, the developer would be required to submit the engineering design, execute a development agreement, and pay applicable development charges prior to subdivision and development proceeding.



Byron C. Jeffers, P. Eng.
Director of Development Services

BCJ/cm

COMMENTS:

We concur with the recommendation of the Director of Community Services that Council not proceed with R2 Zoning at this time. It appears R1A Zoning allowing upgraded duplex development may be a possible compromise that Council may wish to consider.

We presume if R1A is an option which the developer wishes to pursue, that Council would request them to provide a more detailed development plan premised upon that zoning.

Council's direction is requested.

"G. SURKAN"
Mayor

"A. Wilcock"
Acting City Manager



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 19, 1995

Blaine Dushanek
c/o Oasis Management Ltd. and Brisco Homes
4810 48 Avenue
Red Deer, Alberta
T4N 3T2

Dear Sir:

I acknowledge receipt of your letter dated July 17, 1995 re: Rezoning Request - YMCA Lands.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on July 31, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on July 28, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on July 28, 1995 and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance when arriving, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk



RED DEER

*a delight
to discover!*

DATE: JULY 19, 1995

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
✓ X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
✓ X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
X LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
X RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: OASIS MANAGEMENT LTD & BRISCO HOMES, REZONING
REQUEST - FUTURE YMCA LANDS

Please submit comments on the attached to this office by July 24, 1995 for the Council Agenda of July 31, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE Il. No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 10, 1995

Mr. Blaine Dushanek
Oasis Management Limited & Brisco Homes
c/o 4819 - 48 Avenue
Red Deer, Alberta
T4N 3T2

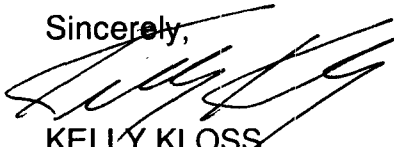
Dear Sir:

Further to my letter of June 22, and our telephone conversation of July 7, 1995 concerning the rezoning of 4305 - 58 Street, former YMCA property, I would advise as follows:

- 1) This rezoning request which was to have been presented to the Council meeting of July 17, 1995 will be postponed until receipt of further direction from you;
- 2) The dates of the upcoming Council meetings are Monday, July 31, August 14, and August 28, 1995.
- 3) In order for any matter to be placed before any of these Council meetings, it must be received in this office at least two Wednesdays (10 days) prior to the Council meeting.

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

Sincerely,



KELLY KLOSS,
City Clerk
KK/fm

cc. Director of Community Services
Director of Development Services
Bylaws & Inspections Manager
E.L. & P. Manager
Fire Chief
Recreation, Parks & Culture Manager
Principal Planner



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to discover!*

FILE

DATE: July 18, 1995

TO: Parkland Community Planning Services

FROM: City Clerk

**RE: STATUS REPORT - REZONING REQUEST/PUBLIC MEETING, FORMER
YMCA DEVELOPMENT PROPOSAL**

At the Council meeting of July 17, 1995, your report dated July 10, 1995 concerning the above topic was presented to Council, at which same was received as information.

Thank you for keeping Council up to date with regard to this matter.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
Director of Development Services

DATE: June 22, 1995

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
X RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: OASIS MANAGEMENT & BRISCO HOMES
REZONING 4305 - 58 STREET FORMER YMCA PROPERTY

Please submit comments on the attached to this office by July 10, for the Council
Agenda of July 17.

"Kelly Kloss"
City Clerk

**THE CITY OF RED DEER**

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 22, 1995

MR BLAINE DUSHANEK
OASIS MANAGEMENT LTD AND BRISCO HOMES
C/O 4819 - 48 AVENUE
RED DEER AB T4N 3T2

Dear Sir:

I acknowledge receipt of your letter dated June 30, 1995, re: rezoning of 4305 - 58 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 17, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on July 14, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on July 14, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds

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June 20, 1995

Mayor and City Council
The City of Red Deer
P.O. Box 5007
Red Deer, Alberta
T4N 3T4

Old

Dear Mayor and Council;

We, the members of Oasis Management Ltd. and Brisco Homes, hereby request the rezoning of the property known as 4305 58th Street and described legally as:

All of that portion of Parcel C as shown on filed plan 837 HW which lies north of a line drawn parallel to a perpendicularly distant seven hundred and sixty four and five tenths (764.5) feet northerly from the south boundary of the said Parcel C and to the west of a line drawn parallel to and perpendicularly distant eleven hundred and three and eight tenths (1130.8) feet westerly from the east boundary of said Parcel C containing two and forty-three hundredths (2.43) acres more or less....and of this description:

We request the rezoning of the westerly 220 x 178 feet (less cut-off) as a first order of business and the easterly 140.5 x 178 feet land portion as the second order of business. The current zoning is PS...public service/government and we request the change of these two land parcels from PS to a Residential Zoning that will permit us to construct up to 24 townhouses....R2 preferred.

The YMCA building (the central portion of the above description) that includes approximately 279.6 x 178 feet of land will remain zoned PS....it is our intent to lease or sell the remaining building (13.938 feet) and the 279.6 x 178 feet land to a DAYCARE an/or FITNESS CENTRE.

We would like to thank the Mayor and City Council for their assistance in completing this application.

Regards on behalf of Oasis Management Ltd. and Brisco Homes,

Blaine Dushanek

Blaine Dushanek
Oasis Management Ltd and Brisco Homes
C/O 4819 48 Avenue
Red Deer, Alberta
T4N 3T2
Phone: (403) 347-0751

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:00 Am
DATE	75/06/20
BY	KK

DATE: June 30, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: REZONING FORMER YMCA PROPERTY
4305-58 STREET
LOT C, PLAN 837 H.W.

Please be advised that our comments regarding the proposed development at the above referenced site have been forwarded to Frank Wong of the Parkland Community Planning Services. Mr. Wong has indicated that he will coordinate all the comments and submit them to you.

We trust this is satisfactory.

Yours truly,

A handwritten signature in dark ink, appearing to be 'R. Strader', written over a horizontal line.

R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 26, 1995

TO: City Clerk

FROM: Fire Marshal

RE: OASIS MANAGEMENT AND BRISCO HOMES

There is not enough information for this Department to comment on this development.

A handwritten signature in cursive script, appearing to read "Cliff Robson", followed by a horizontal line extending to the right.

Cliff Robson
Fire Marshal

/tmp

DATE: June 23, 1995


TO: Kelly Kloss
City Clerk

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

RE: Rezoning 4305 - 58 Street
Former YMCA Property
E. L. & P. File #95-081

E. L. & P. have no objection to the rezoning of this site to allow the development of townhouses.

Should you have any questions or comments, please advise.


Daryle Scheelar,
Distribution Engineer

RL/jjd



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 6, 1995

Sutton Group - Red Deer Limited
4819 - 48 Avenue
Red Deer, Alberta
T4N 3T2

ATTENTION: Jim Wilson

Dear Sir:

RE: REZONING REQUEST, 4305 - 58 STREET/FORMER YMCA PROPERTY

At The City of Red Deer Council Meeting held on June 5, 1995, consideration was given to your correspondence dated May 24, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Jim Wilson, Sutton Group, dated May 24, 1995, Re: Request To Rezone 4305 - 58 Street, Former YMCA Property, hereby agrees in principle with the development of housing on the above noted property;

Council further agrees that prior to any consideration of a Land Use Bylaw Amendment, for the above use, additional information be provided to Council relative to discussions with the community and City administration, and a more detailed development plan outlining the nature of development, density, and serviceability, and as presented to Council June 5, 1995."

As outlined in the above resolution, Council supports in principle, a housing development subject to various additional information being made available.

It would now be in order for you to contact the Director of Community Services, Lowell Hodgson, to review the process in providing the necessary details, as well as the format of a Community meeting.

.../2

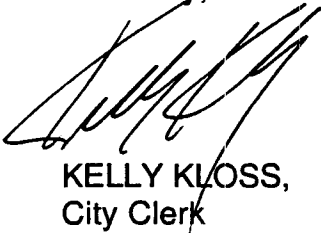


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Sutton Group - Red Deer Limited
June 6, 1995
Page 2

If you have any questions or require additional information please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Community Services
Director of Development Services
Bylaws & Inspections Manager
Land & Economic Development Manager
E.L. & P. Manager
Fire Chief
Principal Planner

C O R R E S P O N D E N C ENO. 1

Mavor and City Council

May 24th 1995

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

Dear Mavor and Council :

We,the members of 599069 Alberta Ltd,hereby request the rezoning of the property known as 4305 - 58th Street and described legally as :

All of that portion of parcel C,as shown on filed plan 837 HW which lies north of a line drawn parallel to a perpendicularly distant seven hundred and sixty-four and five tenths(764.5) feet northerly from the south boundary of the said Parcel C and to the west of a line drawn parallel to and perpendicularly distant eleven hundred and three and eight tenths(1103.8) feet westerly from the east boundary of said Parcel C ,containing two and forty-three hundredths (2.43) acres,more or less....and of this description :

WE request the rezoning of the westerly 200 x 178 ft (less cut-off) as a first order of business,and the easterly 100 x 178 ft land portion as the second order of business.

The current zoning is PS...publicservice/government and we request the change of these two land parcels from PS to a Residential Zoning that will permit us to construct up to ~~12~~ ²⁴ duplexs or townhouses.... R2 preferred.

The YMCA building(the central portion of the above description)that includes approx. 145 x 178 ft of land will remain zoned P S.....it is our intent to lease or sell the remaining building (13,938 ft) and the 145 x 178 ft land to a DAYCARE and/or FITNESS CENTRE.

We would like to thank the Mayor and City Council for their assistance in completing this application.

Regards on behalf of 599069 Alberta Ltd...

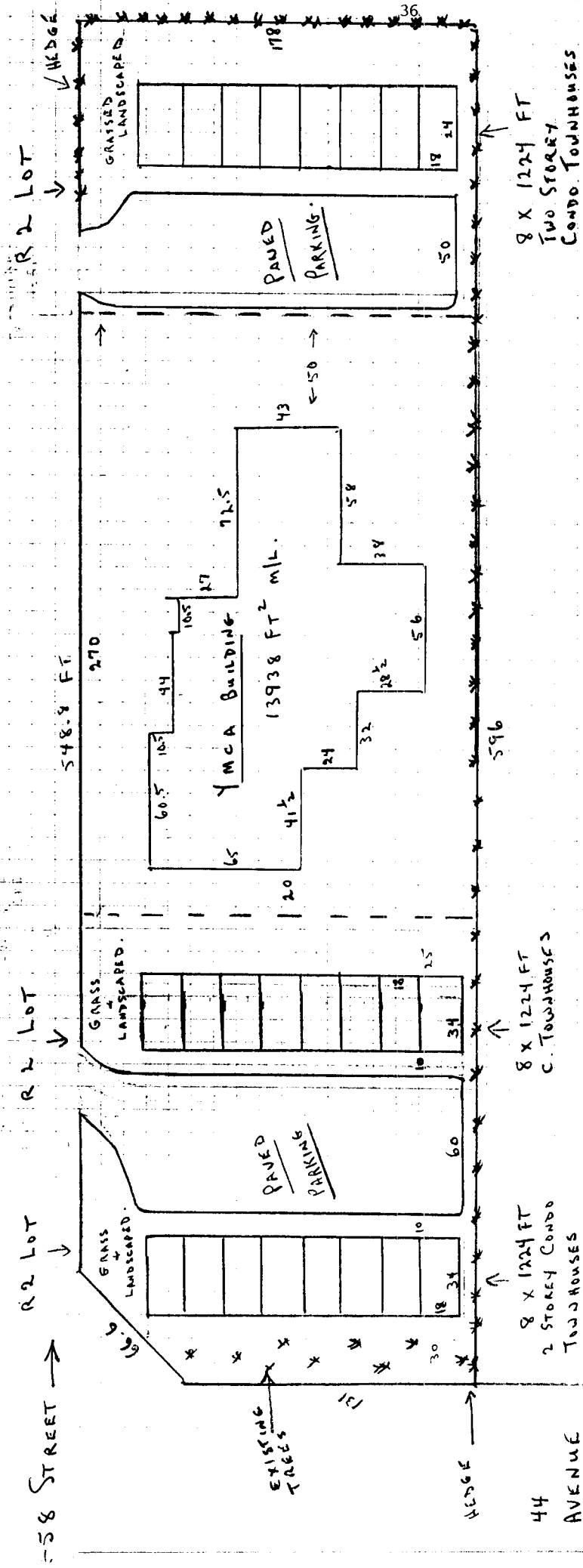
THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:20
DATE	May 24/95
BY	ds

Jim Wilson

c/o Sutton Group-Red Deer Ltd
4819-48th Avenue
T4N 3T2 ph 347 - 0751

544069 ALBERTA LID
 REZONING APPLICATION - CREATE 3 SUBDIVIDED R2 LOTS-EACH TO CONTAIN 8-2 STOREY CONDO TOWNHOUSES
 - THE YMCA BUILDING + 1.1 ACRES TO REMAIN ZONED P.S.



POTENTIAL 24 1 STOREY TOWNHOUSES w/ FULL BASEMENTS.
 EACH FLOOR = 612 FT (18 X 34) X 2 = 1224 FT²

POTENTIAL 1 YMCA BUILDING (LEASE OR SELL)
 AND 270 X 178 FT = 48,060 FT² = 1.1 ACRES.

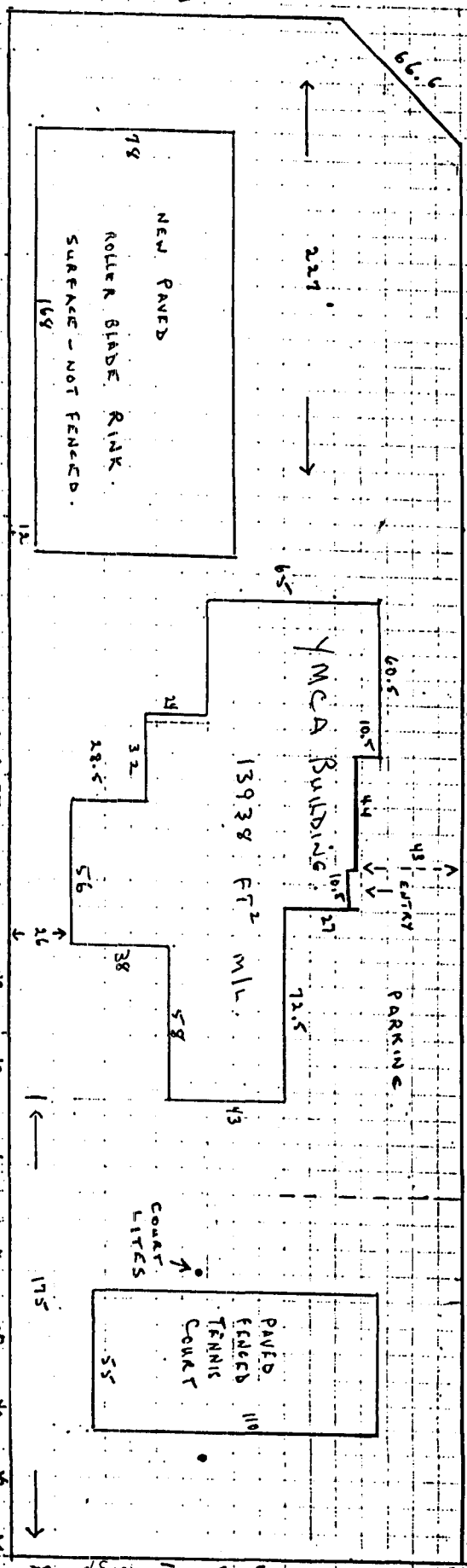
SCALE - 1 SQUARE = 10 FT

58 STREET

1 = 10 FT

MEASUREMENTS IN FEET

44 AVENUE



PROPERTY LINES OVERGROWN SHRUBS & TREES

= NO LANE

① REZONE :

200 FT X 178 FT
= 4 X 50 ft lots.

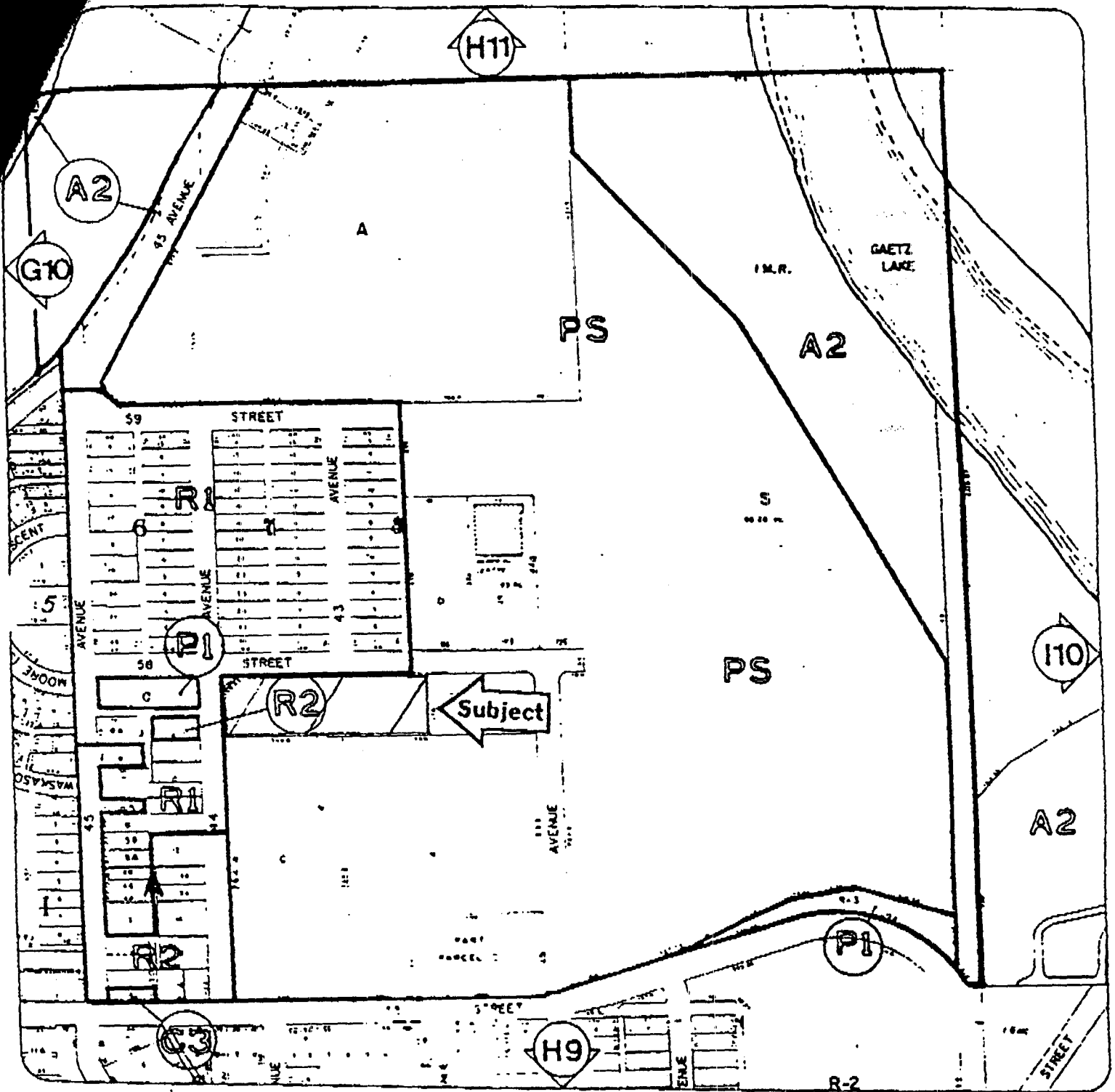
A REAR LANE WITH BE PROVIDED FOR THE WESTERLY 4 LOTS
AND FRONT DRIVEWAYS (NO LANE) WILL BE PROVIDED FOR THE EASTERLY 2 LOTS.

② REZONE :

100 X 178 FT
= 2 X 50 ft lots

Land Use Districts

H10



scale in metres

Revisions :

- 2672 / I-82 (3 B 16/Aug./82)
- 2672 / B-85 (10/6/85)
- 2672 / Q-86 (1/12/86)

DATE: May 25, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: 4305 - 58 Street SUTTON GROUP

In response to your memo regarding the above subject, our concern is that we do not have sufficient time to provide complete information on the application. More information is required as well, in order for this Department to comment. We would like to see a proposed site layout showing site access, location of parking, building layout and landscaped areas. This type of information would also be useful for the residents of the area who will very likely be present at the public hearing.

Recommendation:

That the application be tabled pending further information from the applicant.



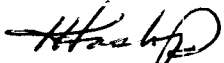
R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/tmp

DATE: May 29, 1995
TO: City Clerk
FROM: Engineering Department Manager
RE: SUTTON GROUP/REZONING REQUEST
4305 - 58 STREET, RED DEER

The information relative to the rezoning request is minimal. Our concerns are relative to density and serviceability. The development will likely involve subdivision, and accordingly, any rezoning consideration should be subject to an acceptable plan of subdivision, a serviceability study, and a residential Development Agreement.

The City Planner will be commenting on density, community acceptance, and land use.



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

KGH/emg

- c.c. Director of Community Services
- c.c. Bylaws & Inspections Manager
- c.c. EL&P Manager
- c.c. Fire Chief
- c.c. Land & Economic Development Manager
- c.c. Principal Planner

DATE: May 26, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON, Community Services Director
DON BATCHELOR, Recreation, Parks & Culture Manager

RE: SUTTON GROUP: REZONING REQUEST
Your memo dated May 25, 1995 refers.

The Sutton Group - Red Deer Limited request rezoning of the former Y.M.C.A. property in order to accommodate redevelopment. They propose R2 zoning to accommodate duplex and townhouse development to the west and east of the existing Y.M.C.A. building, with PS remaining on the building for use by a day care and/or fitness centre.

The request for this rezoning and the proposed use of this site is supported from a Community Services perspective. This increases residential development in the downtown fringe - a goal of the Downtown Concept Plan. The existing building, which, we understand, is salvageable, would serve the community well as either a day care or fitness centre. However, the PS zoning may not be suitable.


Prior to approving this request, however, we recommend that the developer be required to present plans for this property redevelopment to the neighbourhood residents. The community should be given the opportunity to respond to these plans.

RECOMMENDATION

That Council of The City of Red Deer support the request in principle at this time, subject to further information and more detailed plans and response from the neighbouring community.

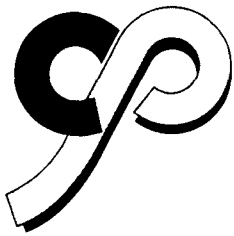


LOWELL R. HODGSON



DON BATCHELOR

:dmg



DATE: MAY 25, 1995

TO: KELLY KLOSS, CITY CLERK

FROM: FRANK WONG, PLANNING ASSISTANT

**RE: SUTTON GROUP - REZONING REQUEST
FORMER Y.M.C.A. PROPERTY**

The applicants are requesting to rezone portions of the former Y.M.C.A. property to accommodate some type of low to medium residential development. The remaining land, which contains the existing structure, is intended to be leased or sold for the purpose of a daycare and/or fitness centre. Planning staff comments are as follows:

1. We would like to know the proposed use for the existing Y.M.C.A. building prior to any rezoning of the easterly portion of the existing site (the use will determine how much parking is required on the site and thereby determine the site size)
2. The entire site will likely require rezoning
3. The proposed low to medium density residential may blend in with the existing low density neighbourhood
4. Parking is a major issue as 58th Street is an access route for the schools in the area

RECOMMENDATION

We recommend that the westerly 200 feet, plus or minus, of the site be rezoned to R2 Residential (General). This land use district could accommodate the applicants' proposal of 4 semi-detached lots (8 units) or even a slightly higher density development of a townhouse project. The remainder of the existing site should not be rezoned till such time as tenants or buyers are secured for the building. At that time, an assessment can be made to determine whether the easterly area is required for parking.

Frank Wong,
Planning Assistant

43

PLAN

7

861 H.W.

43RD. AVE.

D PLAN

8

3962 H.W.

58TH.

STREET

Former YMCA
CERT. OF TITLE

162-T-150

Student Parking
LOT L

PLAN
5083 M.C.

200'

East

560

105-65

Rezone from PS to
R2 as per applicants'
request.

LOT N

7.53 AC.

Camille
High School

PLAN 3889 K.S.
N.0°01'54"W.

North
171 AVE

Assumed

514.5

East

400

105-45

R/W

PART
PARCEL C

R.C.M.P.

PLAN
837 H.W.

North
250

250

350

160

400

105-3

64

Boundary

West

S.E.

55TH.

STREET

PLAN K9

F

PLAN 5514 H.W.

43RD. AVE.

PLAN

49

42A AVE

17867

65-4023-55

DATE: May 26, 1995

TO: Kelly Kloss
City Clerk

FROM: Fire Prevention

RE: SUTTON GROUP/REZONING REQUEST

Please be advised that this department has no objection to the rezoning and development as proposed in the Sutton Group letter dated May 24, 1995. The developer should be made aware of Code requirements relating to Fire Department access and hydrant locations.



Ken Webster
Fire Inspector

/co

DATE: May 26, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **SUTTON GROUP/REZONING REQUEST
WASKASOO AREA**

The Land and Economic Development Department would support the request for a rezoning of the indicated site, to accommodate the construction of twenty-four duplexes or townhouses.

We believe that in-fill development of type is beneficial, in that it provides a better utilization of City services in an area where under-utilization exists.

The City should ensure that any development proposed be of high quality, and be compatible with the neighbourhood.



Alan V. Scott

AVS/mm

COMMENTS:

We recommend that Council agrees in principle with the development of housing on the existing YMCA property and encourage the developer to initiate discussions with the community and administration regarding the nature of the development and its compatibility with the neighbourhood. At this stage, we could not recommend a change to the Land Use Bylaw until we have a more detailed development plan outlining the nature of development, density, serviceability, etc.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

COPY WASKASOO NEIGHBOURHOOD

Y.M.C.A. SITE DEVELOPMENT UPDATE

Date: July 10th, 1995

Thanks to those of you who attended the neighbourhood meeting on July 5, 1995 to hear and view the developers proposal for a 24 unit townhouse condominium project on the former YMCA site. Community response was impressive and all verbal and written comments received were appreciated. As a result of the degree of opposition that area residents expressed towards the townhouse development proposal, the developers have decided to go back to the drawing board and explore other development options that would meet more favourably with the community. Therefore City Council at their meeting of July 17th, 1995 will **NOT** be dealing with any development proposal related to the YMCA site nor with the issue of the proposed R2 Residential zoning of the site.

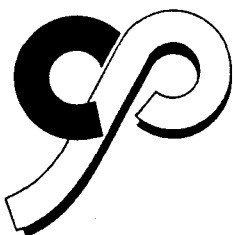
Attached hereto please find a copy of our letter to City Council updating them of the status of this development proposal. Included in that letter is a summary of the written comments that were received from area residents at the July 5th neighbourhood meeting.

Furthermore, please be advised that the realtors/developer wish to meet again with community residents in order to present a new development concept. They have scheduled the following meeting and request your attendance:

WEDNESDAY, JULY 19, 1995
7:30 P.M.

at the

FORMER Y.M.C.A. BUILDING
(4305 -58th Street)



PARKLAND
**COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

- 12 comments - Opposed to increased traffic that an additional 24 multiple family units will generate onto 58th Street.
- 11 comments - Would support development of site if for single family dwellings on individual lots.
- 11 comments - Fearful that if this site is rezoned to R2, it would be the “thin edge of the sword” and other rezonings in the Waskasoo area will follow. Other developers are “eying” Waskasoo area.
- 10 comments - Properties adjacent to multiple family sites will decrease in value.
(Note: The City Tax Department indicates that assessments on single family residential properties adjacent to multiple family developments are reduced approximately 5 percent in value.)
- 7 comments - Development provides for no visitor parking (visitors will park on an already busy street). No provision for any R.V. storage.
- 6 comments - No open (play) space provided for the additional 24 units.
- 6 comments - Development will increase amount of litter in area. Students from nearby schools already create enough problems. Garbage container location in proposed development should not be located at front.
- 6 comments - No firm indication of future tenants or uses for existing building on site. No indication of what will happen to the land containing the former YMCA building should it be removed in the future. Would it be developed with additional townhouses? Hope not!
- 4 comments - Why were no other development options presented?
- 4 comments - Fearful that crime will increase in area, particularly if rentals.
- 4 comments - Door to door survey by Realtor was misleading.
- 4 comments - Developer is only concerned about making a quick dollar, no consideration for neighbourhood and area residents.
- 3 comments - Leave site for community related uses (i.e. community hall, seniors drop in centre, recreation).
- 3 comments - Developer should consider an adult housing project.
- 3 comments - 58th Street is not wide enough to accommodate parking plus handle all student and bus related traffic.
- 3 comments - Oppose development of any rental type units.
- 1 comment - Existing parking lot of former YMCA building not large enough for who ever should lease building. Overflow parking will end up on street again.

In response to the degree of negative objection expressed by the community towards the proposed 24 unit townhouse project, the developer has decided to be pro-active and work with the community to explore other development options for the site. Therefore, until other development concepts have been prepared and discussed with the community, no present further action will be undertaken by the developer on their request to rezone the subject site to a R2, General Residential District. The developer will now work with the

COUNCIL MEETING OF JULY 31, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Oasis Management & Brisco Homes
Rezoning Request-Former YMCA Site**

Public Comments

WASKASOO NEIGHBOURHOOD MEETING
DEVELOPMENT OF FORMER Y.M.C.A. SITE
JULY 19, 1995

REGISTRATION (Please Print)

NAME	ADDRESS	POSTAL CODE	PHONE
Ryan Krauseborg	5816-43 AVE	T4N 3E6	346-1186
Kathleen Outway	4558 - Waskasoo Cres	T4N 2M2	346-4558
Grace Kumm	4525 Moore Cres.	T4N 2M1	346-6727
Ruby Snyder	5811-43 Ave		7-1214
Don Teerley	5811 43 Ave	T4N 3E5	347 1214
Joan Dearden	5813-43 Ave.	T4N 3E5	347-2630
Mary Bowman	5801-43 Ave	T4N 3E5	347-1439
Loretta Bowman	" "	"	" "
Myrtle Matthews	5818 - 43 ave	T4N 3E6	347-1731
Ilen Brown	5803 - 44 Ave	T4N 3J4	346 3196
Sylvia Brown	✓	✓	✓
Aileen Liferak	4512-55 St.	T4N 2H6	346-5797
Emily McLean	5804-43 Avenue	T4N 3E6	346-3081
James T. Hanogek	5801-44 Avenue	T4N 3J4	346-3238
Harold Coated	5812-43 Ave	T4N 3E6	3402620
Betsy Woldje	4579 Moore Cr.	T4N 2M1	347-5385
Susan Stenson	5813-44 Ave	T4N 3J4	347-2467
Marilyn Withage	4564 Waskasoo Cres	T4N 2M2	341-3891
IAN LEMAYRE	5821 43 AVE	T4N 3E5	343-7709
Ken Spencer	5825-43 Ave	T4N 3E5	346-4400
ELSIE BAILES	5823-43 Ave	T4N 3E5	346 3154
Martha Drost	4592-Waskasoo ^C	T4N 2M2	347-1996
Archie McNeil	5808-44 Ave	T4N 3J5	347-2744
Sheld McNeil	" "	" "	" "

PARKLAND COMMUNITY PLANNING SERVICES

FORMS M70

WASKASOO NEIGHBOURHOOD MEETING

DEVELOPMENT OF FORMER Y.M.C.A. SITE

JULY 19, 1995

REGISTRATION (Please Print)

NAME	ADDRESS	POSTAL CODE	PHONE
SUSAN SWAINSON	4529 MOORE CR.	T4N 2M1	342-5356
Brent & Diane Repelitz	5805-43 AVE	T4N 3E5	346-0456
ANITH LEUNG	5833-45 AVE	T4N 3M3	347-2040
Ann Cunningham	5336-44 th Ave	T4N 3J3	347 4314
W. J. Atter	4552-WASKASOO	T4N 2M2	347-4858
B. CORNWELL	5812-43 AVE	T4N 3E6	340-2620
Randy & Doreen McKen	4532 WASKASOO CR.	T4N 2M2	347-5238
Joyce Mathys	5821-43 AVE	T4N 3E5	343-7709
Jan L. L. L.			
Chanelle Stayer	5525-45 Ave.	T4N 3L7	346-8000
David Drost	4592 Waskasoo ^{CR}	T4N-2M2	347 1996
Martha Drost	" " "	" "	" "
Sharon Drost	" " "	" "	" "
Shawn Stuart	5806-43 st.	T4N-3E6	346-0239
John Blamfield	5806-43 st	SAME"	SAME"
Bob TANNER	4528 WASKASOO CR.	T4N 2M2	343-0206
LYNN TANNER	4528 WASKASOO CR	T4N 2M2	"
James Parly	4537- Moore Crs	T4N 2M1	347-0124
DAVE HENDERSON	4539 MOORE CR.	"	341-3156

PARKLAND COMMUNITY PLANNING SERVICES

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44/ persons

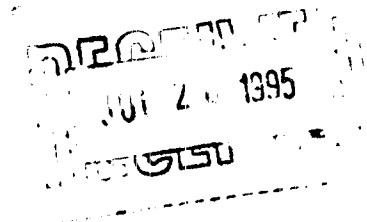
Waskasoo Neighbourhood Meeting - July 19, 1995

Comments sheet

Development proposal - Y.M.C.A.

Name: Ian Le Maistre & Joyce Matthys

Address: 5821 43rd Ave. T4N 3E5



Comments: The developer has failed to address the first priority of the residents of the community, that the development maintain the R1 zoning of the existing neighbourhood. The community members in attendance at the meeting were unanimous in their opposition to R2 zoning.

It is indeed unfortunate that a developer has made an error in purchasing the land prior to rezoning application but residents of the community must not be asked to pay the price for the developers error.

The developer should seek further community input prior to future development proposals.

Whatever development proposal is put forward it should include some PS development which may be accessed by the existing community to make up for the loss of the existing PS zoned area. As there is a growing number of children in the area suggestions would be, park/playground, day-care centre, charter school. Other developments might include roller/skating rink, basketball/tennis courts. Such developments would enhance the value of whatever R1 development takes place.

The proposed development would if approved increase the population of Waskasoo by 20% to 30%. It would increase traffic in an already overburdened area. This increased traffic would increase the danger to our children, (the young population in the area is growing as the quiet residential nature of the community attracts new residents) and further challenge the nature of the community. This traffic would not be seasonal and time specific, as are current traffic patterns, but consistent all day and all year.

What ever development is approved should not be piecemeal but should be

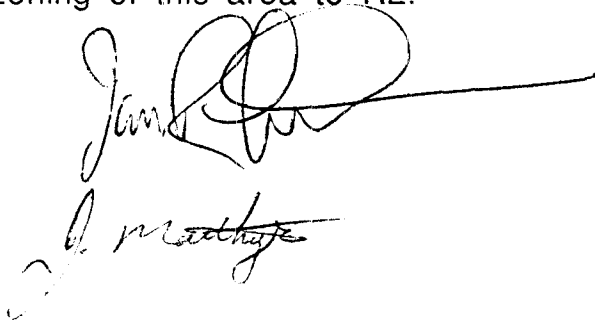
done at one time so as to minimize the inconvenience to existing residents. Continuing years of development will be dirty, noisy and unhealthy for residents in the area of construction, many of whom are elderly, long term members of this community.

We make these comments in addition to all of the residents comments which were expressed in the public meeting. We feel that the ideal nature of the site is one of public service and that it should remain so zoned.

We are opposed to any rezoning of this area from PS and we are adamant that any development on this property must meet with approval from the Waskasoo community.

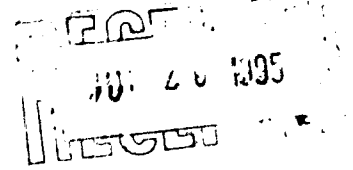
We would encourage the developer to search for creative uses for this property which provide solutions that are mutually beneficial to all parties. We would be willing to assist him in any way we can, and would encourage him to contact us at 343-7709 to continue the dialogue started by these public meetings.

We must thank Parkland Community Planning services and the City for providing the forum for discussion of this development. We trust that they will listen to the residents of this community and not approve the rezoning of this area to R2.

The block contains two handwritten signatures in black ink. The top signature is a large, stylized cursive signature that appears to read 'Janet'. The bottom signature is a smaller, more compact cursive signature that appears to read 'J. Mathys'.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE



NAME:

Ann Cunningham

ADDRESS:

5556 - 44th Ave Real-Deer Twn 35

COMMENTS:

I strongly oppose the traffic coming out on 4th 44th Ave. Why not build single family dwelling and keep this neighborhood like it is. I see lots of traffic on 44th Ave when the schools have in back up to 55th Street I don't see why you took the traffic off 55th and brought it on 44th Ave where we have just as much traffic.

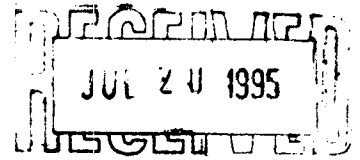
PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE



NAME: MG BOO ATKIN

ADDRESS: 4552 WASKASOO CRESCENT

COMMENTS: THE DEVELOPER IS TO BE
APPRAISED FOR PRODUCING A CONCEPT
OF MULTIPLE FAMILY HOUSING THAT IS
CONSIDERABLY BETTER THAN HIS
FIRST EFFORT.

THE CONCERNS WHICH AROSE
FROM THE JULY 5(?) MEETING HAVE
BY AND LARGE, BEEN ADEQUATELY
ADDRESSED EXCEPT THE MOST CRUCIAL
ONE (IE) THE DEVELOPMENT WILL BE
R2, NOT R1.

I HAVE LIVED AND WORKED
AND RECREATED IN THIS DISTRICT
SINCE 1972, AND LIKE MANY OF MY
NEIGHBORS, I CHOSE WASKASOO BECAUSE
OF ITS CENTRAL-LOCATION~SINGLE-FAMILY-
DWELLING STATUS, AND LIKE MY NEIGHBORS
LONG-STANDING AND RECENT, I WANT IT TO
REMAIN R1.

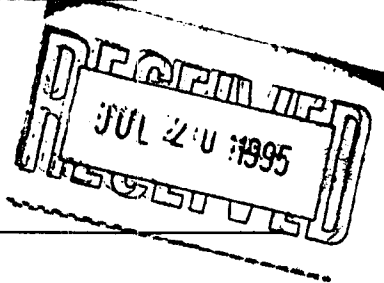
AS FAR AS THE "Y" SITE IS CONCERNED
I WOULD RECOMMEND THAT IT RETAIN ITS
PS 1(?) STATUS, AND THAT A CONCENTED
EFFORT BE MADE TO MARKET IT AS SUCH.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE



NAME: SUSAN STENSON

ADDRESS: 5813-44 AVENUE

COMMENTS: While a few of our concerns of the last proposal were dealt with, others were ignored completely. I wish to begin by stating that I am one hundred percent opposed to this or any development that would require rezoning this area from R1 to R2. I want the zoning to remain as R1. I have the following concerns:
CRIME. I find the notion ^{perplexing} that just because someone has the money to buy a housing unit, he or she is automatically considered to be an honest, considerate person. Having lots of money does not automatically confer saint hood. Even if the homeowner is honest (as most, I believe, are), what about the rest of the family? Break-ins are on the rise in Waskasoo, as one of my neighbors ^{whose car was broken into} can attest; in fact, the thief's child-sized bike was found in my front yard when the police were around, trying to catch him. The thief went through our yard, in an attempt to escape on foot. This was an extremely unsettling experience, and I do not want any increased potential for this to happen again. This neighborhood has, for many years, been an area where I have not been afraid to be out after dark - whether coming from the bus stop on 55th Street or just out for a walk. However, this break-in (which happened 3 days ago, in the middle of the night) makes me feel less safe and having high-density housing ^{nearby} would make me feel even less safe.
TRAFFIC. Again, I ask: WHY WAS THERE NO TRAFFIC STUDY DONE IN JUNE, ON A WEEKDAY WHEN SCHOOL WAS IN SESSION?! The ~~proposed~~ ^{proposed} access road with an exit onto 44th Avenue looks great on paper to someone who does not live in this neighborhood, but it will, ~~be~~ if this developmen

PARKLAND COMMUNITY PLANNING SERVICES

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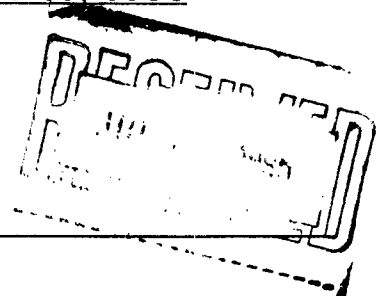
pass through, lead to a horrific amount of congestion at the corner of 44th Avenue and 55th Street in both morning and evening. There is already a great deal of congestion at this and other 55th Street access corners. We really do not need any more. Also, with this increased congestion, would come increased problems concerning the bus stop on the south side of 55th Street (across from the Armories). People using public transit buses to get home from downtown use this stop, and have to cross a very busy 55th Street. This is already very difficult during peak traffic hours; increased traffic flow from 44th Avenue would make it next to ~~impossible~~ impossible. Another traffic concern I have has to do with the 67th Street bridge that passes over 45th Avenue. This bridge is currently accessible in this neighborhood only on foot or bike. With the increased congestion on 55th Street, there would likely be renewed pressure to allow cars access to the bridge via 45th Avenue. This would cause chaos on 45th Avenue, not to mention damage to the Elsie Lakes Sanctuary.

HAOS + CONSTRUCTION. The main reason people tell me they like this neighborhood is because it is so quiet, peaceful, and relaxing. People from other parts of Red Deer (including Deer Park, by the way) have told me that they envy me for being able to live here, amidst these tranquil surroundings. I, and most others in this neighborhood, value this tranquility and do not want to be subjected to the noisy chaos of a 60+ -day construction period for each phase of the development - especially those of us who, like myself, work at night and sleep during the day. Our quality of life will be destroyed if this goes through. Neither do we wish to be subjected to the additional noise of a high density housing development after the people move in. On the subject of the 44th Avenue water mains, new ones were put in only a few years ago. The resulting problems of access and parking were horrendous, and nobody wants to go through that again anytime soon. PRESENTATION. I found the Sutton Group rep. to be a thoroughly annoying person who did not have all his facts on hand to answer peoples' questions, such as the size of the green area/tot lot." I was especially annoyed by his broken-record line of what the people like or don't mind in Deer Park. Waskasoo and Deer Park are two entirely different areas of Red Deer, and if the residents of Deer Park really like this sort of development, why not put it there? As for the demographics of the latest census, it is misleading to only count the bare number of people in each age group, without noting whether they are homeowners, renters, or whether they live in apartments or other suites. CHARACTER OF WASKASOO. It is ridiculous to compare Waskasoo with a neighborhood such as Deer Park simply because, relatively speaking, Deer Park and similar East Hill neighborhoods sprang up almost overnight from a bare field. They have not had time to develop a character or identity for their neighborhoods. Waskasoo, on the other hand, has existed for many decades as a quiet, respectable neighborhood, the historic value of which I have witnessed first hand.

PAGE THREE

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE



NAME: Susan Stenson

ADDRESS: 5813-44 Ave.

Con't.
COMMENTS: Several years ago we were putting in a new fence to replace the old one which had fallen apart. My father was digging post holes and on one occasion, he hit something where we did not expect to find anything but dirt. This object turned out to be a cement block from the 1940s, when this section of Waskasoo contained an army base of some sort. I was studying anthropology at Red Deer College then, and was fascinated by our very own little impromptu archaeological dig. This gave me a new appreciation for recent history on a local scale. I do not feel that there should be too much of a rush to modernize Waskasoo - especially when the possibility exists of more discoveries about the history of this area. Oh yes - in later years we found some more cement blocks under our yard when we worked on another project, so yes, this is a historic neighborhood, and should be preserved. IN CONCLUSION, I am opposed to this development and opposed to changing the zoning from R1 to R2. If the proposed development were to be approved, there would be increased traffic problems, increased crime, increased noise, and an overall loss of quality of life for the residents of Waskasoo.

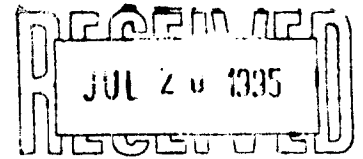
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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**



NAME: Jean Dearden

ADDRESS: 5813-43 Ave., Red Deer, Alta.

COMMENTS:

① I am definitely opposed to R2 zoning in this area; I want it to remain R1

② I chose to purchase my house here because it was a quiet single family community which was & is very important to me. I want the present quality of life to stay enjoyable & peaceful. At the time I purchased I was told I didn't have to worry about condominiums or row housing in this area. (By a Sutton realtor).

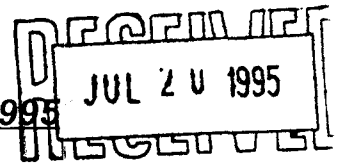
③ 11-12 single family homes is a perfect idea to me to match the existing character of neighborhood we have.

Thank you.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995



COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME:

LICK YEJUNA SLAYMAKER

ADDRESS:

5802-43 AVE.

COMMENTS:

we realize something has to be done with this property. The second plan is more acceptable than the first but it still does not deal with the traffic situation on 58TH street during school times.

PARKLAND COMMUNITY PLANNING SERVICES

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FORMS MTG

RON BRISKO Homes 2.4 ACRES

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME:

John Jones

ADDRESS:

1000 1st Ave

COMMENTS:

From about 1000 to 1200

and from 1200 to 1400

the area is very dense

with trees. The very dense

area is very dense. I think the miller
and the area can be used for
a good deal but we live here
and the area is

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME:

Betsy
~~Clarence~~ Wojcik

ADDRESS:

4519 Moore Cres, Red Deer T4N 2M1

COMMENTS:

We are not in favor of changing the Y.M.C.A. site from PS to R2 because it brings too many

people + traffic to this area.

Many people have bought houses in this area because of the quiet nature and we would like to keep it that way.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Joan & Sylvia Brown

ADDRESS: 5803 - 44 Ave Red Deer T4N 3J4

COMMENTS: We are still opposed to the
proposed zoning change, & don't really
feel that the original problems have
been addressed.

I feel that developers should do a survey
before investing in land rather than after
the fact. ✓

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**

NAME: NORENE SIFERT

ADDRESS: 4512-55 STREET RED DEER T4N 2H6

COMMENTS:

*Feel very strongly that there be no
R2 zoning.*

*The concerns voiced at the original
meeting still have not been considered
or addressed.*

*The argument made by the Sutton
Group that R1 housing is not economically
viable does not work.*

*I have been a district resident for
36 yrs. & have enjoyed being a part of a
park-like setting.*

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Marilyn Withage

ADDRESS: 4564 Waskasoo Cres

COMMENTS: _____

*It is indeed unfortunate that every parcel of land in
Red Deer has to be "developed".*

e.g. the indoor tennis facility

the green area in Glendale ???

the YMCA site.

*I am very strongly opposed to the development of townhouses
in Waskasoo.*

*I purchased property because it was in a quiet
residential (R1) area of town.*

Please do not rezone ^{any land in} this neighbourhood to R2.

*The profit margins of developers should not be a
consideration here.*

I would not be opposed to an R1 rezoning.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Ryan Kravetzborg
ADDRESS: 5816-43 AVE

COMMENTS: I Do Not Want To See Our Area
Rezoned From A R1 to a R2. I grew up in This
Area and Bought my House Here Because of the R1.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: STAN FURBER

ADDRESS: 5811 43 AVE

COMMENTS: #1 VOTE FOR R1.

IF R1 IS NOT POSSIBLE DEVELOPER SAID
HE WOULD LOOK AT TURNING BLOCK C AROUND
& BLOCK B AT THE EAST END COULD MAYBE
MADE INTO HOUSES LIKE BLOCK A

I feel the new road my cause
problems as ~~at~~ traffic will cut across
on coming traffic.

MUST HAVE INTERIOR MAIL DELIVERY

THIS DEVELOPMENT WILL NOT HELP COMMUNITY

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Sherman Drost

ADDRESS: 4592 Waskasoo Cres

COMMENTS: I am not in favor of changing
the zoning from R-5 to R-2. This is why
I choose to buy property in Waskasoo
I think if this area is re-zoned, it will
only open up further R-2 or R-3 development
in a now a quiet & serene area.
R-1 Development PLEASE

[Handwritten signature]

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Martha Drost
ADDRESS: 4592 - Waskasoo Cr.

COMMENTS: I ~~am~~ am not in favor of R2
We moved here from a Condo, so
This is why we moved to Waskasoo Cr.
R1 Development only.
If this R2 goes in then other
Develop ~~planners~~ will build Displeas
Martha Drost.

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**

NAME:

Grace Kimm

ADDRESS:

2525 Maple Cres.

COMMENTS:

I am not in favor of any
further R-2 development in the Waskasoo
area. Multiple family units do not lend
themselves to becoming an active part of
this neighborhood. I see no advantage, only
problems. This development does not fit in
with the character of the area and will
only lead to further encroachment of R-2
zoning.

No to this development

PARKLAND COMMUNITY PLANNING SERVICES

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WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Ruby Williams

ADDRESS: 4532 WASKASOO Cres

COMMENTS: I am still totally opposed
to any sort of re-zoning outside
of R-1. The density, traffic and
all other related problems would
still be encountered. There is
nothing else to add. If this
continues I will personally convene
the neighbourhood with a petition
against this proposal.

RB Williams

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: Steven M. Fung
ADDRESS: 4532 Waskasoo Cres.

COMMENTS:

I am still adamantly opposed to rezoning this property. Why would the City of Red Deer even consider destroying the quiet, the historical aspects of one of the few areas relatively preserved, through the foresight of previous town planners. As I certainly feel this would simply be the beginning of the end, and I hope that the current city planners see this for what it is. Money should not be the be all & end all. If RI housing is not feasible, why did the contractor buy the property? All of the problems: density etc. will be here to stay. Why not choose other areas with similar projects where you do not have to undermine a piece of Red Deer's history.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

FORMS.MTG

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: DALE HENDERSON

ADDRESS: 4539 MOORE CR. RED DEER.

COMMENTS: WE DO NOT

WANT R-2.
R-1 OR P.S. ARE ACCEPTABLE.

I FEEL FOR THE DEVELOPERS MOTIVES- FINANCES. BUT A REALTOR
BURNED HIM NOT THE NEIGHBOURHOOD. I DON'T THINK THAT ~~WE~~ WE
AS A NEIGHBOURHOOD SHOULD SUFFER.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**

NAME: LYNN TANNER

ADDRESS: 4528 WASKASOO CR

COMMENTS: OPPOSED TO R2 ZONING

FEEL THAT THE AREA WILL BE TAKEN OVER
WITH MULTI-DWELLINGS ONCE THIS DEVELOPMENT GOES IN.
NEED TO KEEP OUR HOMES & THIS DOWNTOWN AREA
PRESERVED.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

ADDRESS: _____

COMMENTS: _____

17. *Chlorophyll a* (mg/g dry weight) = $\frac{1000 \times \text{Absorbance at } 663 \text{ nm}}{230}$

13

Taylor Thomas Ward

_____ 10/1/2009

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: James and Bernadette Pauly

ADDRESS: 4537 Moore Crescent

COMMENTS: We strongly oppose the rezoning
of the YMCA property to R2 Zoning. One
of the reasons we just spent a large amount
of money on our house is because this is one
of the last areas in this city that doesn't have
a large number of multi family dwellings. This would
deteriorate the just open up the area to other
R2 Zoning in the area and a rapid deterioration
of the whole area.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**

NAME: EVERETT, MARY BOWERMAN

ADDRESS: 5501-43 AVE NEW DEER
T4N 3E5 347-1439

COMMENTS: _____

WE BELIEVE THAT THIS AREA SHOULD BE
REZONED R1 TO ENLARGE THE ALREADY ESTABLISHED
COMMUNITY. SOME RESIDENTS HAVING LIVED HERE
SINCE 1960 AND EARLIER. THESE HOMES HAVE BEEN
UPGRADED, TREED AND FENCED.

WE ARE STILL NOT AGREEABLE TO THIS SECOND PROPOSAL
DUE TO INCREASE OF TRAFFIC.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: SUSAN SWANSON

ADDRESS: 7529 MOORE CR.

COMMENTS: - still concerned too much - I have a real concern about once these
places are sold they will become rental units (as has happened in Eastern
States etc) which will increase the traffic as they will have to be rented to 3 or 4
people to recap the mortgage
- all in all, nothing has changed from the last proposal - I
wish they would listen to everyone here - too much traffic and the high schools
and Memorial Centre are already causing bedlam early in morning and 3:00-4:00 P.M.
- I am not opposed to R1 development at all - go for that!!

Please listen to the people as once this has been rezoned R2 that is just
the beginning as many older homes will be torn down and multi family
homes built! (R2) is the major concern.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

FORMS MTG

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: ROBERT TANNER

ADDRESS: 4528 WASKASOO CRES.

COMMENTS: I SUPPORT THE R1 ZONING
REMAIN IN EFFECT FOR WASKASOO.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: ARCHIE MAC BETH

ADDRESS: 5808 - 44 AVE

COMMENTS: As you have not
showed a proposal for this
property that is good for the
existing neighborhood for no change
in the existing zoning Bylaw
I am opposed to this
proposal

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME:

Ken Spencer

ADDRESS:

5825-43 Ave Red Deer, Alta T4K 3K5

COMMENTS:

Too much congestion re-traffic.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

FORMS MTG

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: A. LEUNG

ADDRESS: 5838 -45 AVE.
RED DEER, T4N 3M3

COMMENTS: _____

No R2 zoning! all arguments from the previous
meeting still apply

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**NAME: Brent & Dianne PerpelltzADDRESS: 5805 - 43 AVENUE T4N 3E5

COMMENTS: _____

- We are totally opposed to multi-family development on this property. R2 zoning was voted by the group as being unacceptable. R1 zoning for single family housing was voted as being acceptable.
- The developer and realtor are concerned with the potential loss of revenue for the developer. What about the potential loss home owners in the immediate area are being faced with? Our home is 3 houses north of the proposed development and we just purchased our property last year. If the figures posted last night are true, we're faced with taking a loss on our investment, even though we're currently upgrading our home. We had the opportunity to purchase in almost any area of Red Deer, but chose Waskasoo. Even though the houses are small and older, it's a beautiful section of Red Deer. We can't even begin to imagine what the neighbourhood will be like with 30 more families in such a small, concentrated area. Single family housing would be much better for the area.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this even or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808 Ross Street, before 3:00 p.m. tomorrow Thursday July 20, 1995.

Page 2

- The traffic in this section of town is absolutely horrendous (particularly from September through June) because of the three high schools, Memorial Center, Daycare facility and school maintenance building. When school is in, it's literally worth your life to drive in the area of 44 Avenue & 58 Street. Even with adding the access road south of the proposed development, a large portion of the complex will still be able to exit onto 58 Street, exactly where the school and city buses stop for the students and at the alley where traffic for the maintenance building, school and daycare facility travel. Our driveway is right on the alley and it's very scary at times trying to back onto the alley with the existing traffic. If more traffic is added to 58 Street, traffic in the alley will become more congested.
- We feel parking allotment for the development is inadequate. To have 2 stalls per household may be sufficient, but to only have a small handful of visitor stalls is inviting more parking on the streets. There is also no allowance for RV parking.
- Considering the sentiment at the meeting last night, we're anxious to see what your group's recommendations will be to City Council. The area residents are AGAINST the proposal and I feel your group has no alternative but to recommend against R2 zoning.

Note: We will also be sending a letter voicing my concerns to the Mayor and Councilmen.

ATTN: Tony Lindhout

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE

NAME: HAROLD CONNELL

ADDRESS: 5812- 43 AVE

COMMENTS: I am opposed to the development as it requires R2 zoning. An R1 zoning change would be acceptable. The larger lots created in this way while not providing the reaction and developer with as quick a return could be just as financially rewarding. It would definitely have a much better long term affect on the area.

The greatest number of people and the ~~greatest~~ quickest return does not necessarily equate to the best use of the site, it only indicates the most financially rewarding in the short term.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

FORM 470

ATTN: TONY LINDHOUT

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995

**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**

NAME: B. CORNWELL

ADDRESS: 5812-43 AVE

COMMENTS: _____

I am opposed to R2 zoning

I chose Waskasoo because of single family dwelling - quiet neighborhood

R1 zoning would be acceptable or have as P5 zoning.

Possibly in the future - developers would do more research before purchasing areas and then try to make their plans

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

FORMS MTO

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**NAME: Shan StuartADDRESS: 5806 43 Ave
Red Deer Ab T4N 3E6

COMMENTS: I am still opposed to the rezoning
of the Ymca property to RZ because
① The traffic problems that will arise
② The desecration of the aesthetics of
Waskasoo.
③ Property values decrease.
④ Unwanted + unwelcomed rentals + transient
population
⑤ other areas of Waskasoo will be rezoned
as well

if the development is allowed to be passed,
no matter how much the community opposes
I suggest that a fence be built across
the length of 58st, containing the new
development. no access roads should be
built leading on to 58th. This was discussed
with the builder (Ron Spika) + was feasible.
I also suggested that if row housing type
units must be built that they reflect the
same type of housing that already exists in
the Waskasoo area (

Thankyou Shan Stuart
PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

WASKASOO NEIGHBOURHOOD MEETING - JULY 19, 1995**COMMENTS SHEET
DEVELOPMENT PROPOSAL - Y.M.C.A. SITE**NAME: C. (Tom) BampffieldADDRESS: 5806 43 Ave Red Deer AB T4N 3E6
346-0239

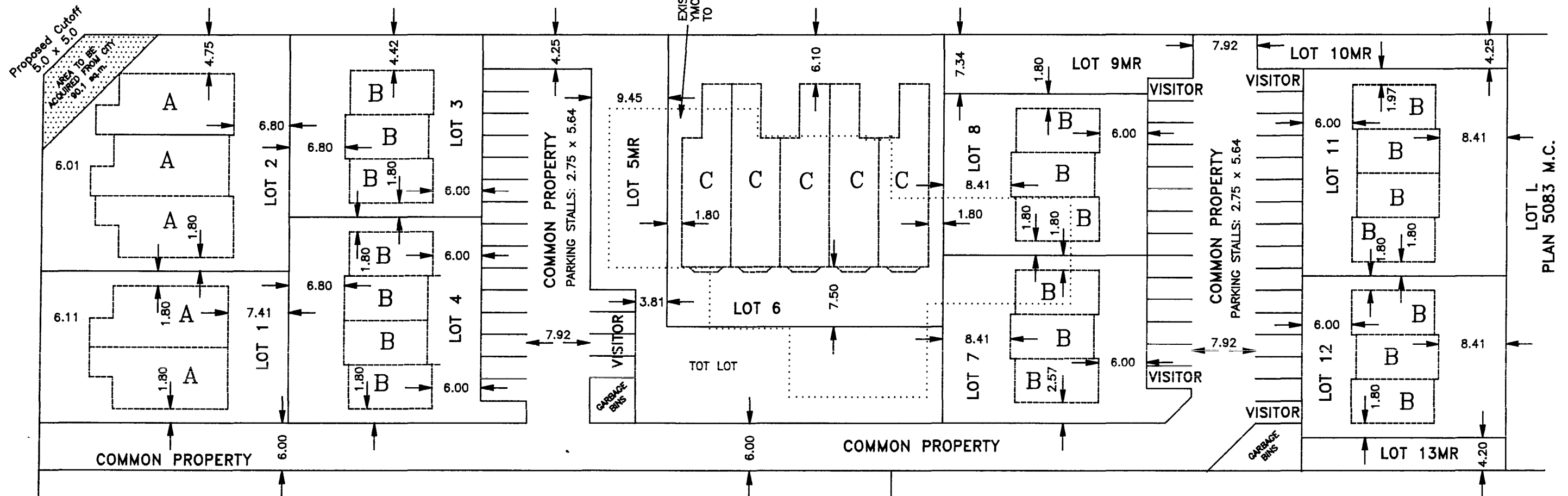
COMMENTS: I am also opposed to the proposed
R-2 zoning of the Ymca site. The
traffic problems that were discussed seemed
to alleviate the congestion somewhat.
There are still concerns regarding the type
of development. Single family dwellings
was one idea, although the builder would
take a loss. (Such is life in the real estate
business). More people that enter into
our area are looking here because there
is no condominiums or row type housing.
We do not wish to see our neighborhood
turned into lower fairview, which could
easily happen by rezoning a few areas of
Waskasoo. Please understand that we are
not totally against development in our area,
we are just Leary of the type of housing
that are being considered. If building
is inevitable, we ask that you consider
fencing off the new area + leave us
to have our quiet + peaceful neighborhood.

C. (Tom) Bampffield
PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your comments before leaving this evening or return this sheet (or fax to: 346-1570) to Parkland Community Planning Services (Attn: Tony Lindhout) #500, 4808, Ross Street before 3:00 p.m. tomorrow Thursday July 20, 1995.

44th AVENUE

58th STREET



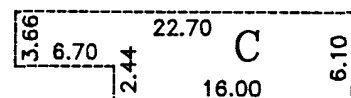
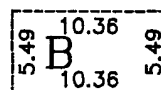
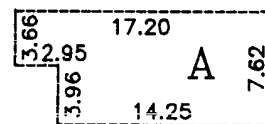
PARCEL C
PLAN 837 H.W.

LOT N
PLAN 3882 N.Y.

RED DEER

Plan Showing Proposed Bareland Condominium
of part of
PARCEL C, PLAN 837 H.W.
in the
S.E.1/4 SEC.21,TWP.38,RGE.27 W4M

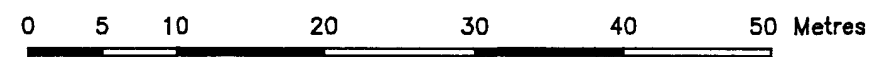
TYPICAL
UNIT DIMENSIONS
SCALE = 1:500



SCALE = 1:500

JULY 17, 1995

BY: GARFIELD B.R. ROSS A.L.S.

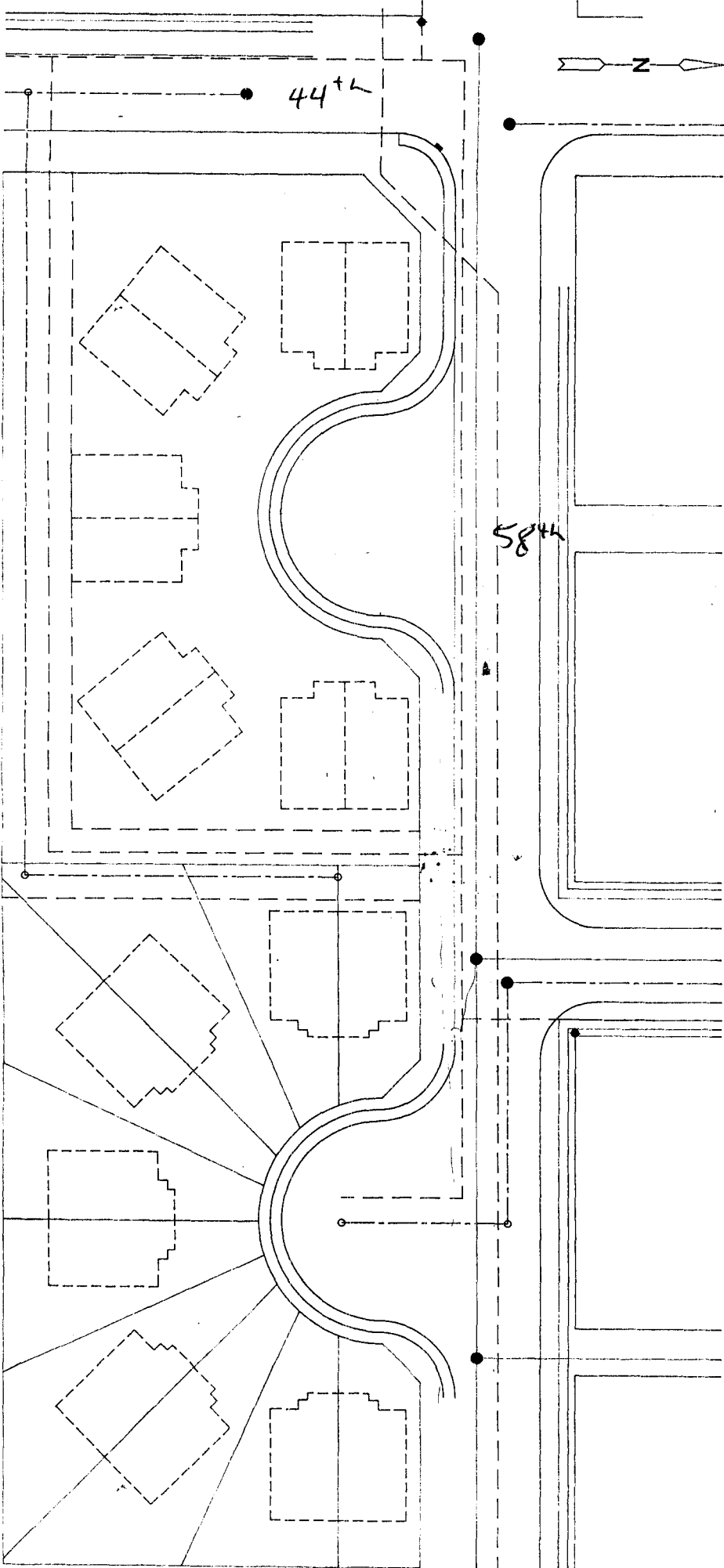


SNELL & OSUND SURVEYS (1979) LTD.
RED DEER - ROCKY MOUNTAIN HOUSE
953-002

Z

44th

58th



CLIENT: RON SLEPICKA
 PROJECT: 58 ST. & 44 AVE.
 DATE: JULY 26, 1995

NO.	ITEM	UNITS	UNIT PRICE	QUANTITY	TOTAL AMOUNT
SANITARY					
1.	Shallow -- 200mm	l.m.	\$60.00	200	\$12,000.00
2.	Manholes	v.m.	\$650.00	13	\$8,450.00
3.	Sand Bedding	l.m.	\$6.75	200	\$1,350.00
4.	Connections	each	\$500.00	2	\$1,000.00
				TOTAL	\$22,800.00
STORM					
1.	Deep -- 200mm	l.m.	\$65.00		
	-- 300mm	l.m.	\$75.00		
	-- 375mm	l.m.	\$100.00		
	-- 450mm	l.m.	\$120.00		
	-- 1200mm	l.m.	\$450.00		
2.	Shallow -- 200mm	l.m.	\$60.00		
	-- 300mm	l.m.	\$70.00		
	-- 375mm	l.m.	\$80.00		
	-- 450mm	l.m.	\$110.00		
3.	Manholes	v.m.	\$650.00		
4.	Catch Basins	each	\$1,200.00	1	\$1,200.00
5.	Leads	l.m.	\$70.00	12	\$840.00
4.	Sand Bedding	l.m.	\$6.75		
5.	Connections	each	\$500.00	1	\$500.00
				TOTAL	\$2,540.00

WATER

1.	Mains – 300mm	l.m.	\$110.00		
	– 250mm	l.m.	\$90.00		
	– 200mm	l.m.	\$75.00		
	– 150mm	l.m.	\$65.00	220	\$14,300.00
2.	Valves – 300mm	l.m.	\$2,000.00		
	– 250mm	l.m.	\$1,500.00		
	– 200mm	l.m.	\$1,000.00		
	– 150mm	l.m.	\$750.00	3	\$2,250.00
3.	Tees – 300mm	each	\$800.00		
	– 250mm	each	\$600.00		
	– 200mm	each	\$400.00		
	– 150mm	each	\$200.00	3	\$600.00
4.	Bends – 300mm	each	\$600.00		
	– 250mm	each	\$400.00		
	– 200mm	each	\$250.00		
	– 150mm	each	\$150.00	3	\$450.00
5.	Sand Bedding	l.m.	\$6.75	220	\$1,485.00
6.	Hydrants	each	\$1,800.00	1	\$1,800.00
7.	Connections	each	\$3,000.00	2	\$6,000.00
				TOTAL	\$26,885.00

SERVICES

1.	Lane – no storm	each	\$1,100.00	12	\$13,200.00
	– storm	each	\$1,250.00		
2.	Street – no storm	each	\$1,800.00	8	\$14,400.00
	– storm	each	\$2,000.00		
				TOTAL	\$27,600.00

LANES

1.	Gravel	l.m.	\$140.00		
2.	Paved	l.m.	\$170.00		

TOTAL

ROADS

1.	Residential – 9m	l.m.	\$200.00		
	– 10m	l.m.	\$250.00	120	\$30,000.00
	REPAIR	m2	\$30.00	500	\$15,000.00

TOTAL \$45,000.00

SIDEWALKS

1.	1.5m Monolithic	l.m.	\$70.00	150	\$10,500.00
2.	2.5m Monolithic	l.m.	\$100.00		
3.	250mm Curb & Gutter	l.m.	\$35.00	20	\$700.00
4.	1.5m Separate Sidewalk	l.m.	\$55.00		
5.	Sidewalk Removal	l.m.	\$20.00	110	\$2,200.00
6.	Lane Crossings	l.m.	\$100.00		

TOTAL \$13,400.00

PREGRADING

1.	Topsoil	m3	\$1.50	1000	\$1,500.00
2.	Common	m3	\$3.50	250	\$875.00
3.	Surplus	m3	\$2.50	500	\$1,250.00
4.	Clearing & Grubbing	ha	\$4,500.00	0.1	\$450.00
5.	Seeding	m2	\$2.00		

TOTAL \$4,075.00

TOTAL ALL ITEMS \$142,300.00

CONTINGENCIES

10 % of Construction \$14,230.00

TOTAL CONSTRUCTION \$156,530.00

ENGINEERING

% of Construction

\$18,700.00

LEGAL

1.	Per Lot – single	\$375.00		
	– multi	\$350.00	20	\$7,000.00

ELECTRICAL

TOTAL

\$7,000.00

1.	Per Lot – single	\$1,650.00		
	– multi	\$1,500.00	20	\$30,000.00

OFFSITES

TOTAL

\$30,000.00

1.	Per Hectare	\$29,130.00	1	\$29,130.00
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ADMINISTRATION

1.	Per Hectare	\$2,600.00	1	\$2,600.00
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RECREATION

1.	Per Hectare	\$7,400.00	1	\$7,400.00
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BOUNDARY CHARGES

1.	Roads,water & storm	\$40,000.00	1	\$40,000.00
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TOTAL COST

=====

\$291,360.00

NUMBER OF LOTS

20 COST PER LOT

\$14,568.00

Land cost Per lot

total Land & Services

\$

16,250.00

30,818.00



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Blaine Dushanek
c/o Oasis Management Ltd. and Brisco Homes
4819 48 Avenue
Red Deer, Alberta
T4N 3T2

Dear Mr. Dushanek:

RE: REQUEST FOR REZONING OF FORMER YMCA PROPERTY/4305 - 58 STREET

At The City of Red Deer Council meeting held on July 31, 1995, consideration was given to your correspondence dated July 18, 1995 requesting rezoning of the property known as 4305 - 58 Street, Red Deer. The following resolution denying your request was passed by Council:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Oasis Management Limited and Brisco Homes dated July 18, 1995, re: Rezoning Request, 4305 - 58 Street/Formers YMCA Property, hereby agrees that the request to rezone a portion of said property to R2 be denied, and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. It was Council's indication that they hoped you would continue to meet with residents of this area in an effort to obtain a consensus on the type of development suitable for this location. Parkland Community Planning Services are available to assist you in your efforts to develop this site.

../2



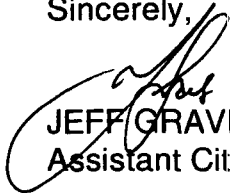
RED·DEER

*a delight
to discover!*

Oasis Management Ltd. and Brisco Homes
August 1, 1995
Page 2

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
Director of Development Services
Parkland Community Planning Services



THE CITY OF RED DEER

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

FILE E No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Dianne Perpelitz
5805 - 43 Avenue
Red Deer, Alberta
T4N 3E5

Dear Ms. Perpelitz:

RE: PROPOSED DEVELOPMENT - Y.M.C.A. SITE

At The City of Red Deer Council meeting held on July 31, 1995, consideration was given to your correspondence dated July 21, 1995 concerning the request from Oasis Management and Brisco Homes for rezoning of the property at 4305 - 58 Street/Former YMCA, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Oasis Management Limited and Brisco Homes dated July 18, 1995, re: Rezoning Request, 4305 - 58 Street/Former YMCA Property, hereby agrees that the request to rezone a portion of said property to R2 be denied, and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. The developer has now been asked to consider alternate development plans for this site. It is our hope that you will continue to be involved in any Public Meetings held to discuss appropriate development strategies for this property.

Thank you for your correspondence to us. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

JEFF GRAVES
Assistant City Clerk

JG/fm



RED·DEER

*a delight
to discover!*

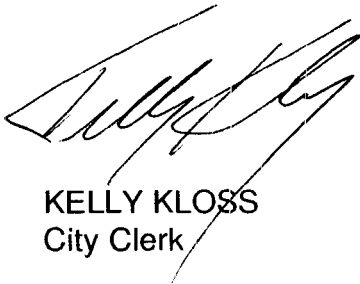
NO. 2

DATE: July 18, 1995
TO: City Council
FROM: City Clerk
RE: **PUSH CART VENDING UNITS - LICENSE BYLAW AMENDMENT
2846/B-95**

At the Council meeting of July 17, 1995 first and second readings were given to License Bylaw Amendment 2846/B-95. This Bylaw gives the Development Officer the authority of approving push cart vending units on City street or sidewalks.

RECOMMENDATION:

That License Bylaw Amendment 2846/B-95 be given third reading.



KELLY KLOSS
City Clerk

KK/fm

FILE

DATE: July 18, 1995

TO: Bylaws & Inspections Manager

FROM: City Clerk

RE: PUSH CART VENDING UNITS

At the Council meeting of July 17, 1995, consideration was given to your report dated July 5, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Bylaws and Inspections Manager dated July 5, 1995, re: Push Cart Vending Units, hereby agrees as follows:

- 1) That the License Bylaw be amended to allow for the approval of the location of Push Cart Vending Units to be the responsibility of the Licensing Inspector, who would take into account relevant department's recommendations;
- 2) That the Push Cart Vending Unit locations that are applied for must be in use Monday to Friday, by the applicant, or they will be considered open on a first come basis;
- 3) That the applicant must submit a letter from the immediate adjacent businesses, indicating no objection from that business to the cart location;

and as presented to Council July 17, 1995."

In addition to the above resolution, first and second readings were given to License Bylaw Amendment 2846/B-95, a copy of which is attached hereto. Unfortunately, third reading of this Bylaw was withheld and shall be considered at the Council meeting of July 31, 1995.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

enc.

cc. Director of Development Services
D. Souch

DATE: July 5, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: **PUSH CART VENDING UNITS**

Please place the following submission before City Council, for their review.

Currently, the City License Bylaw requires that City Council approve any location of the above units which involve public lands. Council has, through the License Bylaw, approved the concept of push cart units and the license fee that the operator should pay. It would be in keeping with Council's direction that since the policy is in place regarding push cart, staff could deal with the administration of that policy, that is, the approval of any unit on public property.

The bylaw does not address whether or not, an approval grants the licensee an exclusive right to the location approved in their application. It is our opinion that the approval should grant the right, but only where the applicant will be occupying that space on an ongoing basis. (eg.) Someone could apply for 10 spaces, but only have one cart, thus tying up other locations whether or not they are used.

Another factor to be considered is that, at present there is no formal requirement for input from a business adjacent to a cart location. We feel that the cart owner should be obligated to contact the immediately adjacent property owners for their comments.

Recommendation:

That the License Bylaw be amended to require:

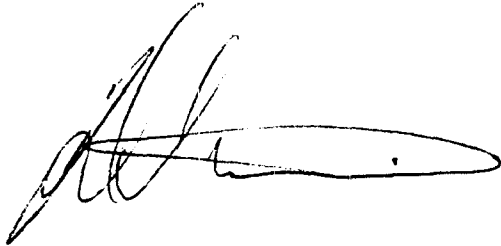
- a) Approval of location to be the responsibility of the Licensing Inspector, who would take into account the Engineering Department's recommendations.
- b) The location that are applied for must be used (Monday - Friday) by the applicant or they are open on a first come basis.

BYLAWS & BUILDING INSPECTIONS DEPARTMENT

July 5, 1995

Page 2

- c) The applicant must submit a letter from the immediately adjacent business, indicating no objections to the cart location.



R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

COMMENTS:

We concur with the recommendation of the City Clerk that Council proceed with 3rd Reading of The License Bylaw Amendment.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: Inspections & Licensing Manager
FROM: Assistant City Clerk
RE: LICENSE BYLAW AMENDMENT 2846/B-95

At the Council meeting held July 31, 1995 Council gave three readings to the License Bylaw Amendment 2846/B-95, a copy of which is attached hereto.

The License Bylaw Amendment 2846/B-95 gives the Development Officer the authority of approving Push Cart Vending Units on City streets or sidewalks.

The decision of Council in this instance is submitted for your information. I trust you will now be putting into place a procedure for approving Push Cart Vending Units as provided for in this Bylaw.


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Development Services

NO. 3

DATE: July 25, 1995

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **DOWNTOWN SITE - PROPOSED DIRECT CONTROL DISTRICT
COMMERCIAL RECREATION AND/OR ENTERTAINMENT FACILITY**

It has been determined that the City of Red Deer Land Sales Policies, adopted in 1994, should apply to the above parcel of land. Specifically, the steps that would apply to the sale of this parcel would be as follows:

- a) rezoning
- b) public neighbourhood meeting
- c) advertise site for sale and request proposals
- d) Land Bank Committee reviews proposals and makes recommendations to Council
- e) City Council makes decision with respect to the sale of property

First reading of the bylaw to rezone the site to Direct Control (7) was held on July 4. The public hearing on the bylaw is scheduled for July 31.

Assuming Council decides to proceed with advertising the site and a call for proposals for its development, we would recommend the following schedule:

1. The site should be advertised in the local media on August 4, 1995, with a request that all submissions be made to City Hall no later than September 1, 1995. This allows four weeks, which is our normal time frame on proposals of this nature.
2. The proposals would then be evaluated by the Land Bank Committee. If it was seen as being necessary, the proposals could also be reviewed by the effected neighbourhood.
3. Recommendations could then be prepared and submitted for Council's final decision on September 11, 1995.

Because of the uniqueness of this particular site, and the need for quality and compatible development, we are recommending the following specific conditions be incorporated into the tender call:

1. A comprehensive traffic study addressing the flow of traffic in the area, to be completed as part of the submission by each applicant.

.../2

City Clerk
Page 2
July 25, 1995

2. The site to be elevated to a level necessary for flood proofing, at the expense of the developer.
3. The development of additional parking north of the site, be undertaken on a joint 50/50 basis with the City of Red Deer. An agreement for joint use and long term maintenance to be negotiated with the developer.
4. The developer would be required to provide a high standard of landscaping and development compatible with other public buildings in the area.

In order for the proposed schedule to be maintained, Council's decision with respect to the marketing of the site is required this evening.

Respectfully submitted,



Alan V. Scott

AVS/mm

DATE: July 17, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **LAND SALE POLICIES**

At the July 4, 1995 meeting of City Council, we agreed to contact other cities in Alberta, and obtain information on existing policies for the sale of newly zoned, re-zoned, or remnant parcels of land. We have contacted the cities of Calgary, Edmonton, Lethbridge and Medicine Hat, and can provide Council with the following information:

Calgary

Because of the magnitude of Calgary's land operation, one person is responsible for conducting an ongoing review of land inventory. Once the parcel is identified as being surplus, a description of the property is circulated internally. If it is a parcel that can be sold, it is put out to tender and sold to the highest bidder. Generally, although there is no written policy, the land is re-zoned before sale.

Edmonton

Edmonton has an extensive policy dealing with virtually all types of land sales. In parcels that are referred to as high quality and of extreme interest by a number of developers, the City of Edmonton follows a policy of calling for proposals. The proposed use is often times given greater weight for evaluation than the ultimate price offered for the property. Examples of proposal calls held for City owned lands would include the Millwoods town centre, the Strathcona bus barns, River Valley multi-family sites, and the south side post office. Each proposal call is developed in accordance with particular corporate desires but, in general, the characteristics of a proposal call would involve advertising in the local media, with a period of approximately 60 days allowed for submission of proposals.

Lethbridge

There is no policy in effect in Lethbridge. Should a perspective purchaser express an interest in a specific parcel of land, he is directed to prepare a proposal which, in turn, is taken before Council for consideration.

Medicine Hat

Generally, the City of Medicine Hat sells land on a first come - first served basis. No written policy exists for handling special parcels of land. If a change in use is required, it would go before the Planning Department for comments, and then onto to Council for final approval.

City Clerk
Page 2
July 17, 1995

It would appear that procedures in other Alberta cities for the sale of special parcels of land are handled in most cases without a hard and fast policy. The Land and Economic Development Department supports the existing policy as it applies to the sale of specific parcels of land which are made available and are scheduled for re-zoning. Without such a policy, our dealings with perspective developers can become somewhat complicated - especially in cases where they are encouraged to proceed with a proposal, only to find that in the end, their application is rejected. With a policy to fall back on, our dealings with perspective developers are clearly understood and the procedure as outlined, can be followed through to the conclusion of the transaction.



Alan V. Scott

AVS/mm

PUBLIC HEARINGNO. 1

DATE: July 21, 1995
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/S-95

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in Council Chambers on Monday, July 31, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/S-95 provides for the southerly 4.5 acre parcel of the former vehicle licensing centre property being developed and occupied by the NewLife Fellowship Christian Reformed Church.

Following the Public Hearing, Council may chose to give the Bylaw Amendment second and third readings.



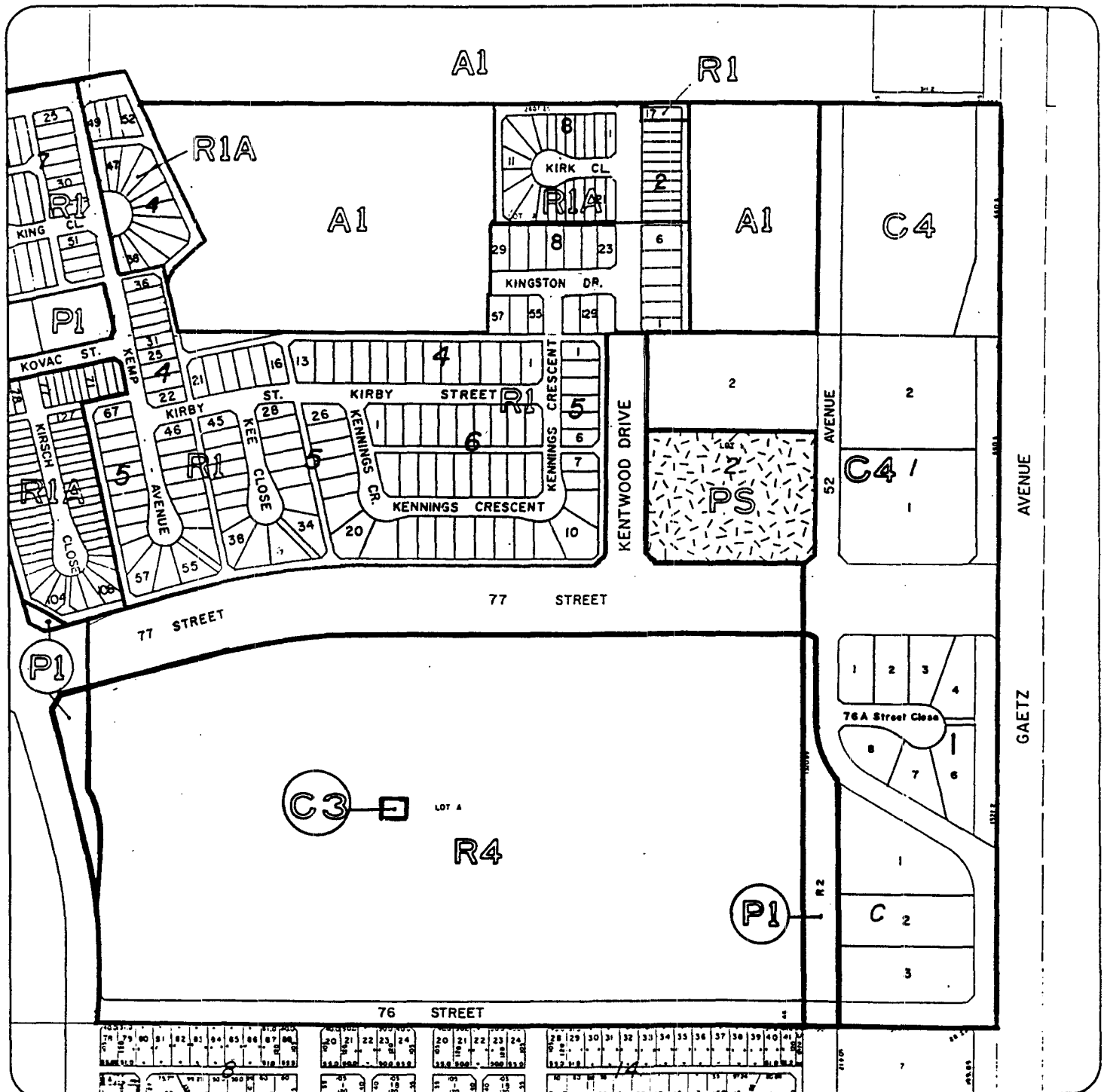
KELLY KLOSS
City Clerk

KK/fm

City of Red Deer --- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 8/95
(BYLAW No. 2672/S-95)

Change from C4 to PS

Ralph Salomons

REALTY INC.

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

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FAX. (403) 343-6490

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COMMERCIAL

July 14, 1995

City of Red Deer
4914 48 Avenue
Red Deer, Alberta

Attention: Mayor Surkan

RE: Former Alberta Transportation Building, 5220 - 77th Street, Red Deer, AB

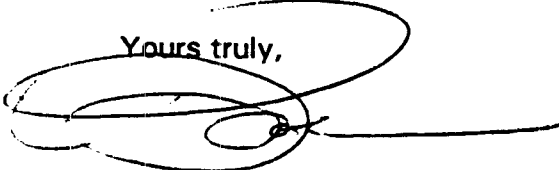
As a result of City Council's decision at its Council meeting of June 19, 1995 to defeat the resolution to provide spot zoning on the north three acres of the above noted property for a theatre and in light of the Congregation of the New Life Fellowship Christian Reformed Church ("New Life") raising the additional financing to purchase the entire property, the congregation at its meeting of June 29, 1995 voted to proceed with the purchase agreement with the Province of Alberta and buy the entire parcel. As you are aware, Council at its meeting of July 4, 1995, once again gave first reading to a resolution to provide spot zoning to the north three acres. This potentially could obtain second and third reading on July 31, 1995.

On separate application to MPC, New Life requested subdivision which application had been placed on hold until the sites are re-zoned for their intended uses. As a result, no legal parcel is currently available to sell nor would such parcel be available to sell until the middle of September, subject of course to Council's approval to rezone the site on July 31, 1995.

The agreement between New Life and FF Base Management expires on July 19, 1995 and the agreement between the Province of Alberta and New Life also expires on July 19, 1995. The Council for New Life passed a resolution at its meeting on July 11, 1995 not to extend the conditions on the New Life/FF Base Management agreement thereby making that agreement null and void. They also passed a resolution to withdraw its application to subdivide the subject site and request that the entire site be rezoned Public Service (PS). Another resolution was passed which would request the Province to amend the New Life/Province of Alberta agreement which amendment would remove all conditions except the condition of rezoning and extend this agreement to August 2, 1995. As a result of this series of events, Council's resolution to provide spot zoning for a theatre for this north site is no longer required and should now be withdrawn.

I have asked that a member of the Council for New Life be present at the Council meeting of July 31, 1995 to address any questions or concerns that City Council may have.

Yours truly,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Ralph Salomons

FILE

DATE: July 6, 1995
TO: City Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/S-95, 2672/T-95, 2672/U-95

At the Council meeting of July 4, 1995, first reading was given to each of the above noted Land Use Bylaw Amendments, copy of which are attached hereto.

HEP
Land Use Bylaw Amendment 2672/S-95 provides for the southerly 4.5 acre parcel of the former vehicle licensing centre property at 5220 - 77 Street, currently zoned C4, to be changed to Public Service, with this property being developed and occupied by the NewLife Fellowship Christian Reformed Church.

Land Use Bylaw Amendment 2672/T-95 provides for a spot zoning of the northerly 3.0 acre parcel of the former vehicle licensing centre property at 5220 - 77 Street, for the development of a motion picture theatre. This Bylaw also provides that the sale or serving of wine, liquor, or beer is not allowed on this property.

WQ
Land Use Bylaw Amendment 2672/U-95 provides for the rezoning of approximately 1.68 acres located at the corner of 43 Street and 48 Avenue, from P1 to DC(7). The uses allowed under this Direct Control District would be Commercial Recreation facility and Commercial Entertainment facility. The Bylaw also indicates that City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights, and architectural treatment for the use.

This office will now be advertising for Public Hearings, for each of the above noted Bylaws, to be held on Monday, July 31, 1995 at 7:00 p.m. or as soon thereafter as Council may determine. The advertising for this Public Hearing will appear in the Red Deer Advocate on Friday, July 14 and July 21, 1995.

I trust you will find this satisfactory.


KELLY KLOSS,
City Clerk

KK/fm
attchs.

cc. Director of Community Services
Council and Committee Secretary, S. Ladwig



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

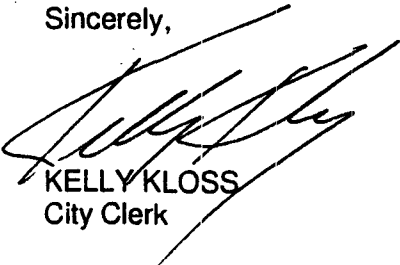
At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your letter dated July 14, 1995 re: Former Alberta Transportation Building, 5220 - 77 Street, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated July 12, 1995, re: Land Use Bylaw Amendment 2672/S-95 and Land Use Bylaw Amendment 2672/T-95, hereby agrees to withdraw Land Use Bylaw Amendment 2672/T-95, and as presented to Council July 17, 1995."

As outlined in the above resolution, said bylaw has been withdrawn and as such no further action will be taken. The rezoning of the southern portion of the property in question to allow for the church will still proceed with a Public Hearing to be held on July 31, 1995. However, the north portion will now remain as C4.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
City Planner
Bylaws & Inspections Manager
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig



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THE CITY OF RED DEER

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

FILE FILE No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 5, 1995

Ralph Salomons
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

Dear Mr. Salomons:

RE:

- 1) LAND USE BYLAW AMENDMENT 2672/S-95: REZONING OF SOUTH PORTION OF FORMER VEHICLE LICENSING CENTRE TO ACCOMMODATE THE NEWLIFE FELLOWSHIP CHRISTIAN REFORMED CHURCH
- 2) LAND USE BYLAW AMENDMENT 2672/T-95: REZONING OF NORTH PORTION OF FORMER VEHICLE LICENSING CENTRE TO ACCOMMODATE DISCOUNT THEATRE
- 3) LAND USE BYLAW AMENDMENT 2672/U-95: REZONING OF PROPERTY AT THE CORNER OF 43 STREET AND 48 AVENUE TO DIRECT CONTROL TO ACCOMMODATE ENTERTAINMENT AND RECREATION USES

At The City of Red Deer Council meeting held on July 4, 1995, consideration was given to the above topics, each of which I will deal with individually below:

LAND USE BYLAW AMENDMENT 2672/S-95

Land Use Bylaw Amendment 2672/S-95 was given first reading at the above noted Council meeting. This Bylaw provides for the rezoning of the former vehicle licensing centre from C4 to PS to accommodate the NewLife Fellowship Christian Reformed Church. The Public Hearing for this Bylaw will be held on Monday, July 31, 1995 at 7:00 p.m. or as soon thereafter as Council may determine. The advertising for this Bylaw shall appear on Friday, July 14 and July 21, 1995.

.../2



*a delight
to discover!*

Ralph Salomons
July 5, 1995
Page 2

The Mayor and City Manager have agreed that the cost of the advertising of this Bylaw, and Bylaw 2672/T-95 will be shared equally between the applicant and The City. Once we know the exact costs for the advertising we will be invoicing you for 50 percent of that amount.

LAND USE BYLAW AMENDMENT 2672/T-95

Land Use Bylaw Amendment 2672/T-95 was given first reading at the above noted meeting. This Bylaw provides for the rezoning of the north portion of the former vehicle licensing centre to accommodate a Discount Theatre, as well as restricts the sale of, or serving, of wine, liquor, or beer on this site. A Public Hearing for this Bylaw will be held on Monday, July 31, 1995 at 7:00 p.m., or as soon thereafter as Council may determine. The advertising for this Bylaw will be done in conjunction with Land Use Bylaw Amendment 2672/S-95 and will appear on Friday, July 14, and July 21, 1995.

LAND USE BYLAW AMENDMENT 2672/U-95

Land Use Bylaw Amendment 2672/U-95 was given first reading at the above noted meeting. This Bylaw provides for the rezoning of a 1.68 acre site at the corner of 43 Street and 48 Avenue with the uses being Commercial Recreational Facility and Commercial Entertainment Facility. The Bylaw goes on to state that City Council should determine yards, landscaping, parking requirements and layout, egress and ingress, building heights, and architectural treatment for the use. The Public Hearing for this Bylaw will be held on Monday, July 31, 1995 at 7:00 p.m. or as soon thereafter as Council may determine. The advertising for this Bylaw will be on Friday, July 14 and July 21, 1995. The total cost of the advertising for this Bylaw will be borne by The City.

The process which will now be followed with regard to Bylaw 2672/U-95 will be for Parkland Community Planning Services to advertise for a Public Meeting prior to the July 31, 1995 Public Hearing to discuss the rezoning with the neighborhood and receive any input or comments. The information from the Public Meeting will be presented to the Council meeting of July 31 during the Public Hearing for this Bylaw. If this Bylaw is successful in receiving second and third reading, it will then be necessary for Council to decide if they wish to proceed with advertising the site for sale, or alternatively, consider selling it to the developer of the Discount Theatre. If Council agrees to advertise this site for sale we anticipate that a final recommendation on the sale of the site would not be placed before Council until the September 11 or September 25, 1995 Council meeting.

.../3

Ralph Salomons

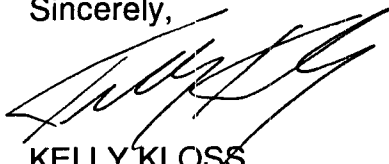
July 5, 1995

Page 3

I trust you will now be advising your clients of Council's decisions.

If you have any questions with regard to the Public Meeting please contact Paul Meyette of the Parkland Community Planning Services.

Sincerely,



KELLY KLOSS,
City Clerk

KK/fm

attchs.

cc. Director of Development Services
 Director of Community Services
 Land & Economic Development Manager
 City Planner
 Bylaws & Inspections Manager
 Fire Chief
 Public Works Manager
 Recreation, Parks & Culture Manager
 City Assessor
 Council and Committee Secretary, S. Ladwig

FILE

DATE: July 6, 1995
TO: Land & Economic Development Manager
FROM: City Clerk
RE: DOWNTOWN SITE - DISCOUNT THEATRE

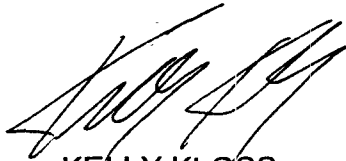
At the Council meeting of July 4, 1995, consideration was given to your report dated June 28, 1995 concerning the above topic, and at which meeting Council gave first reading to Land Use Bylaw Amendment 2672/U-95.

Land Use Bylaw Amendment 2672/U-95 provides for the rezoning of approximately 1.68 acres located at the corner of 43 Street and 48 Avenue, from P1 to DC(7). The uses allowed under this Direct Control District would be Commercial Recreation facility and Commercial Entertainment facility. The Bylaw also indicates that City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights, and architectural treatment for the use.

Although Council did give first reading to the above noted Bylaw, they did not approve the advertising of this site for sale or the completion of an independent appraisal. These issues would be considered following the Public Hearing of the Land Use Bylaw, to be held on Monday, July 31, 1995.

By way of a copy of this memo, I would ask the City Planner Paul Meyette to now make provisions for a Public Meeting to obtain the comments of the neighborhood relative to the above Bylaw. These comments would then be submitted to Council on the agenda of July 31, 1995.

I trust you will find this satisfactory.



KELLY KLOSS,
City Clerk

KK/fm

attach.

cc. Director of Community Services
Director of Development Services
City Planner

BYLAW NO.2672/S-95

Being a Bylaw to amend Bylaw No. 2672/80, 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" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 8/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO.2672/T-95

Being a Bylaw to amend Bylaw No. 2672/80, 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:

That Bylaw 2672/80 be amended as follows:

- 1 The "Land Use District Map" Number F14 in Schedule A is hereby amended in accordance with the Use District Map No. 9/95 attached hereto and forming part of the Bylaw.
- 2 Section 4.13.1 is amended by adding the following:
 - (26) On those sites, or portions thereof, hereinafter listed, "movie theatre" is a discretionary use; the sale or serving of wine, liquor or beer is not allowed.
 - (a) Lot 2, Block 2, Plan __-__ (northern 3 acres of existing Lot 1, Block 2, Plan 782-1439; civic address 7740 - 52nd Avenue)
- 3 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

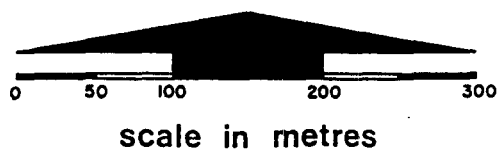
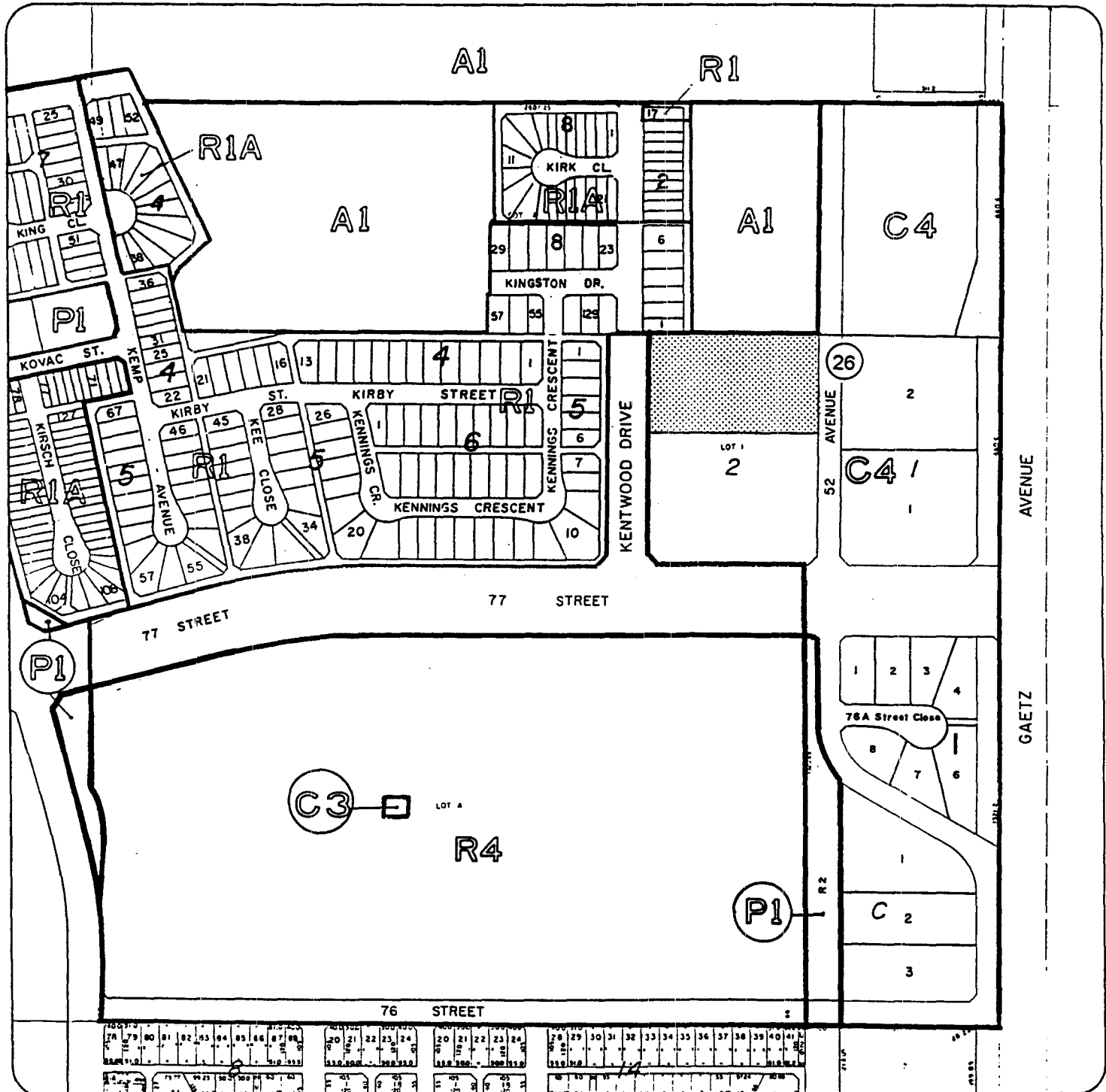
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 9/95
(BYLAW NO. 2672/T-95)

- (26) An exception to allow a movie theatre; the sale or serving of wine, liquor, or beer is not allowed.



51

NO. 2

Ralph Salomons

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

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June 20, 1995

Mayor and Members of Council
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

RE: **Rezoning - New Life Fellowship Christian Reformed Church
Former Vehicle Licensing Centre, 5220 - 77 Street, Red Deer
Lot 1, Block 2, Plan 782-1439**

Because the joint application to rezone the above site to Public Service for a Church and to spot zone for a theatre was defeated by Council on June 19, 1995, the Church now wishes to submit its application to only rezone the south 4.5 acres of the 7.5 acre site to Public Service.

In order to prevent extensive delays, I am sure that you will endeavour to deal with this matter as expeditiously as possible.

Yours truly,


Ralph Salomons

COMMENTS: As Council is aware, this matter was previously discussed by Council, however, it was tied into the rezoning of the north portion of the property for a movie theatre. The applicant is now requesting Council to rezone only the portion required by the church and leave the northern portion under its current C4 zoning. Given the high degree of acceptance both on the part of the community and any of those heard at the former Public Hearing regarding this site, it would seem logical to proceed with the rezoning to Public Service for the use of the church.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 20, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: RALPH SALOMONS

Dear Sir:

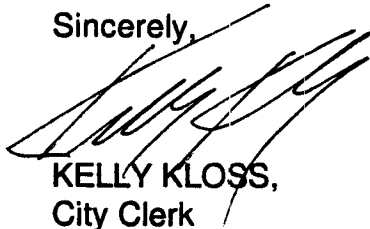
RE: LAND USE BYLAW AMENDMENT 2672/P-95 - REZONING OF FORMER VEHICLE
LICENSING CENTRE/5220 -77 STREET

At The City of Red Deer Council meeting held on June 19, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/P-95. Following the Public Hearing however, said Bylaw was defeated at third reading, and as such, the property in question was not rezoned.

Further to our conversation of June 20, 1995, if you wish to proceed with the rezoning of all or a portion of the property, for the church only, I will require a new application in order to proceed with bringing a new Land Use Bylaw Amendment to Council at its meeting of July 4, 1995.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS,
City Clerk

KK/fm

cc. Principal Planner
Council & Committee Secretary, S. Ladwig



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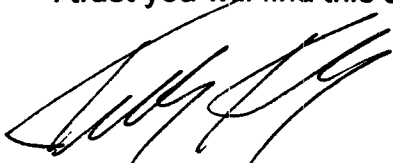
FILE

DATE: June 20, 1995
TO: Principal Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/P-95

At the Council meeting of June 19, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/P-95 which provides for the rezoning of the former Vehicle Licensing Centre property at 5220 - 77 Street, to accommodate a church and motion picture theatre.

Following the Public Hearing, said Bylaw was defeated at third reading and as such the property was not rezoned. It is my understanding that the applicant will be making a further request for rezoning for the church portion of the site only. In this regard I would ask that you prepare a new Land Use Bylaw Amendment, reflecting this, for consideration by Council at its meeting of July 4, 1995.

I trust you will find this satisfactory.



KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Bylaws & Inspections Manager
Fire Chief
City Assessor
Public Works Manager
E.L. & P. Manager
Council and Committee Secretary, S. Ladwig

FILE

DATE: May 24, 1995
TO: Principal Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/P-95

At the Council of May 23, 1995, Land Use Bylaw Amendment 2672/P-95 was given first reading, a copy of which is attached hereto.


Land Use Bylaw Amendment 2672/P-95 provides for the former vehicle licensing centre property at 5220 - 77 Street to be rezoned as follows:

That the southerly 4.5 acre parcel currently zoned C4 be changed to public service with this property being developed and occupied by the New Life Fellowship Christian Reformed Church; and

A spot zoning of the northerly 3.08 acre parcel for the development of a motion picture theatre.

A Public Hearing will be held for this Bylaw on June 19, 1995 at 7:00 p.m., or as soon thereafter as Council may determine.

This is submitted for your information.



KELLY KLOSS,
City Clerk

KK/fm

attchs.

cc. Council and Committee Secretary, S. Ladwig



THE CITY OF RED DEER

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

FILE
FILE NO.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

May 24, 1995

Ralph Salomons Realty Inc.
4440 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/P - 95 - REZONING OF FORMER
VEHICLE LICENSING CENTRE/5220 - 77 STREET

Further to my letter of May 9, 1995 concerning the above topic I would advise as follows. At the Council Meeting of May 23, 1995, first reading was given to Land Use Bylaw Amendment 2672/P-95. A copy of which is attached hereto.

This Bylaw provides that the former vehicle licensing centre property at 5220 - 77 Street be rezoned as follows:

That the southerly 4.5 acre parcel currently zoned C4 be changed to public service with this property being developed and occupied by the New Life Fellowship Christian Reformed Church; and

A spot zoning of the northerly 3.08 acre parcel for the development of a motion picture theatre.

As I had indicated in my letter, a Public Hearing will be held for this Bylaw on June 19, 1995 at 7:00 p.m., or as soon thereafter as Council may determine. Further, I would remind you that we require the six hundred dollar (\$600.00) deposit, which is an amount equal to the estimated cost of advertising of this Bylaw, in this office by no later than Tuesday, May 30, 1995, in order to proceed.

.../2

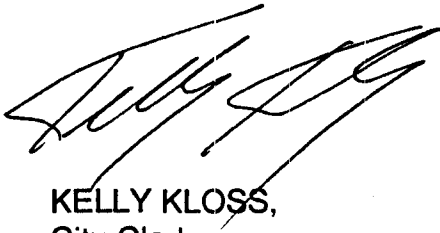


*a delight
to discover!*

Ralph Salomons Realty Inc.
May 23, 1995
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

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

KELLY KLOSS,
City Clerk

KK/fm

attchs.

cc. Principle Planner
Council and Committee Secretary, S. Ladwig

DATE: MAY 18, 1995
TO: MAYOR & CITY COUNCIL
FROM: DOWNTOWN PLANNING COMMITTEE
RE: **LAND USE BYLAW AMENDMENT - PROPOSED THEATRE IN
CONJUNCTION WITH THE NEW LIFE FELLOWSHIP CHRISTIAN
REFORMED CHURCH ON THE FORMER MOTOR VEHICLE SITE
AT 5220 - 77 STREET.**

At the May 9th, 1995 meeting of the Downtown Planning Committee, the above item which was submitted to Council on May 8, 1995 was considered. The following resolution was introduced and passed objecting to the proposed location of the theatre.

"THAT the Downtown Planning Committee recommends to Red Deer City Council that the theatre proposed in conjunction with the New Life Fellowship Christian Reformed Church on the former Vehicle Licensing Centre site, 5220 - 77 Street (Lot 1, Block 2, Plan 782-1439) be not allowed on the northerly 3.0 acre parcel on the grounds that it is in conflict with The City of Red Deer's Land Use Bylaw, Vision 2020, and the Downtown Concept Plan."

I will be in attendance at the Council meeting during discussions of this item in order to oppose the location of the theatre on behalf of the members of the Downtown Planning Committee.



for CLARENCE TORGERSON
DOWNTOWN PLANNING COMMITTEE

BYLAW NO. 2672/P-95

Being a Bylaw to amend Bylaw No. 2672/80, 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:

That Bylaw 2672/80 be amended as follows:

1. The "Land Use District Map" Number F14 in Schedule A is hereby amended in accordance with the Use District Map No. 6/95 attached hereto and forming part of the Bylaw.
2. Section 4.13.1 is amended by adding the following:

On those sites, or portions thereof, hereinafter listed, "movie theatre" is a discretionary use; the sale or serving of wine, liquor or beer is not allowed.

- (a) Lot 2, Block 2, Plan ____ - ____ (northern 3 acres of existing Lot 1, Block 2, Plan 782-1439; civic address 7740 - 52nd Avenue)

3. This Bylaw shall come into full force and effect upon the passage of third reading.

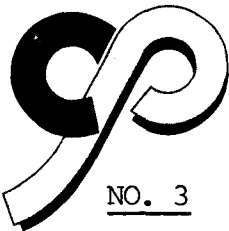
READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK



4

**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

DATE: 16 May 1995

TO: City Clerk

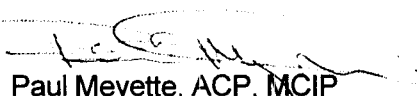
FROM: Paul Meyette, Principal Planner

SUBJECT: LAND USE BYLAW AMENDMENT
5220 - 77 Street (Kentwood)

Land Use Bylaw 2672/P-95 is enclosed.

This Bylaw proposes to change the zoning on the south portion of the property noted above to "Public Service" to allow a church to locate on the site. It also adds a " movie theatre" (with no restriction on the range of movies) as an "exception" on the north portion of the site. The sale and serving of alcoholic beverages is prohibited through Bylaw 2672/P-95 on the north portion of the site.

Planning staff remain concerned about land use bylaw amendment for the theatre. We feel that this use will cause parking and land use problems as well as traffic congestion in the Kentwood neighbourhood.


Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 STREET • RED DEER, ALBERTA • T4N 1S8 • (403) 340-TOWN (8696) •

May 12, 1995

City Council,
City of Red Deer

Dear Council:

Re: Discount Theatre Approval

The Towne Centre Association is opposed to the relaxation of zoning on the Provincial Motor Vehicle property located at 5220 - 77 Street, Red Deer, Alberta.

Our reasons for opposing this decision are as follows:

1. This decision is contrary to the new zoning bylaw recommended by business representatives from across the entire community and accepted and passed by City Council less than one year ago. The decision also contradicts the stated intent in two Council Planning Policy documents, the Vision 2020 Plan and the Downtown Concept Plan.
2. It is unfair to the existing theatre owners to allow a new theatre to locate in an area which would, by the admission of the proposed developer, be at a cost lower than any property currently available in the properly zoned areas of the City.
3. It is unfair to the existing landowners of C1 property as it puts downward pressure on their property values.
4. It sets a precedent for future applications for rezoning which may result in further relaxations with the results stated in paragraphs 2 and 3.

For these reasons, we urge you to reverse your decision when the matters comes before you to amend the bylaw.

If you are not inclined to reverse your decision, the Association requests you to respond to the following questions:

1. If the zoning document, The Vision 2020, and the Downtown Concept Plan are not to be followed, what specific vision and plan does City Council have for the future of Red Deer, and how will you plan the financial needs of that vision?
2. Does City Council intend to financially compensate those investors, developers, and businesses who have paid higher costs by following the rules, the zoning and the planning as previously required by the City? Their investments and commitments to this City were made with the expectation that the higher costs paid resulted in assurance that uses were controlled by planning and zoning.

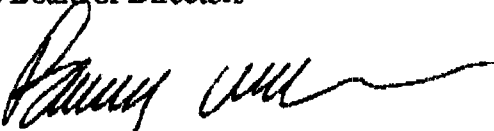
...2

Page 2
May 12, 1995
City Council

3. How will City Council justify not approving any use in any zone whether commercial, industrial, or office use whenever the applicant claims the creation of new jobs and indicates that no other economically viable land could be found in approved zones.

The Association, the developers, the investors, and the business owners must have these questions answered before we can successfully continue attracting development anywhere in this community. Additionally, we believe land owners, including the City of Red Deer, will have to substantially modify their policies on land pricing and sales if this decision remains.

Sincerely yours,
The Board of Directors



BARRY M. WILSON, Chairman

BMW/glw

COMMENTS:

This bylaw is presented for first reading only. At this point, the one factor which is still not addressed by the bylaw is the commitment to the neighborhood and to the abutting church operation that the entertainment would be "family style entertainment" and would not include movies generally regarded as "X-rated". Currently, Alberta has no classification specifically for X-rated movies and we are at a loss to know how to include this restriction in the bylaw. We will be asking Mr. Ramji, the developer of the movie theatre, to determine if there is a way to describe the type of entertainment that he is committed to providing and ensuring that that commitment is incorporated in either the zoning or some other form of legal restriction.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

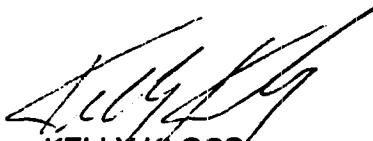
DATE: May 9, 1995
TO: Principal Planner
FROM: City Clerk
RE: REZONING OF FORMER VEHICLE LICENSING CENTRE/5220 - 77 STREET

At the Council Meeting of May 8, 1995, consideration was given to a letter from Ralph Salomons Realty Inc., dated April 20, 1995 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ralph Salomons Realty Inc., dated April 20, 1995 re: Rezoning Former Vehicle Licensing Centre, 5220 - 77 Street, Red Deer (Lot 1, Block 2, Plan 782-1439), hereby approves the zoning of the southerly 4.5 acre parcel currently zoned C4 to Public Service (PS) with this property being developed and occupied by the New Life Fellowship Christian Reformed Church, and further approves the spot zoning of the northerly 3.08 acre parcel for the development of a motion picture theatre, and as presented to Council May 8, 1995."

Please prepare the necessary Land Use Bylaw Amendment for consideration of first reading at the Council Meeting of Tuesday, May 23, 1995. Please provide this amendment to my office by Monday, May 15, 1995, so as same may be included on the agenda.

Thanks.



KELLY KLOSS,
City Clerk

KK/fm

cc. Council and Committee Secretary, S. Ladwig



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

May 9, 1995

Ralph Salomons Realty Inc.
4440 49 Avenue
Red Deer, AB
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

RE: REZONING OF FORMER VEHICLE LICENSING CENTRE/ 5220 - 77 STREET

At the City of Red Deer's Council Meeting held on May 8, 1995, consideration was given to your letter dated April 20, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ralph Salomons Realty Inc., dated April 20, 1995 re: Rezoning Former Vehicle Licensing Centre, 5220 - 77 Street, Red Deer (Lot 1, Block 2, Plan 782-1439), hereby approves the zoning of the southernly 4.5 acre parcel currently zoned C4 to Public Service (PS) with this property being developed and occupied by the New Life Fellowship Christian Reformed Church, and further approves the spot zoning of the northerly 3.08 acre parcel for the development of a motion picture theatre, and as presented to Council May 8, 1995."

The decision of Council in this instance is submitted for your information. We will now be preparing the necessary Land Use Bylaw Amendment for consideration of first reading at the Council meeting of Tuesday, May 23, 1995. If first reading is received on this date, a Public Hearing will be held at the Council Meeting of Monday, June 19, 1995 at 7:00 p.m., or as soon thereafter as Council may determine.

.../2



RED·DEER

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to discover!*

FILE

Ralph Salomons Realty Inc.
May 9, 1995
Page 2

In accordance with the Land Use Bylaw, once the proposed amendment is given first reading, you will be 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 six hundred dollars (\$600). We will require this deposit by no later than May 30, 1995 in order to proceed with the advertising. Once the actual costs are known, you will either be invoiced for, or refunded the balance.

I trust that you will be advising your clients of Council's decision as noted above. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Bylaws and Inspections Manager
Principal Planner
E.L. & P. Manager
Council and Committee Secretary, S. Ladwig

Ralph Salomons

REALTY INC.

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

BUS. (403) 343-3023
FAX. (403) 343-6490

RE/MAX Real Estate Central Alberta
Each Office Independently Owned & Operated

April 20, 1995

Mayor and Members of Council
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

RE: **Rezoning**
Former Vehicle Licensing Centre, 5220 - 77 Street, Red Deer
Lot 1, Block 2, Plan 782-1439

The above noted property is currently owned by the Province of Alberta and consists of a 13,256 square foot building on 7.50 acres of land. The New Life Fellowship Christian Reformed Church has successfully obtained an agreement to purchase the property subject to a number of conditions. Those conditions that require City of Red Deer involvement are as follows:

- 1) subdivision of the site into two lots consisting of a three (3) acre parcel and a four and one half (4.5) acre parcel (this has been applied for under a separate application);
- 2) rezoning the southerly 4.5 acre parcel to Public Service (PS) with this property being developed and occupied by the New Life Fellowship Christian Reformed Church;
- 3) spot zoning for the northerly 3.0 acre parcel for the development of a motion picture theatre.

New Life Fellowship has also entered into a conditional offer to purchase with F.F. Base Management Corp. for the sale of the 3.0 acre parcel. Both parties further agree to enter into a cross parking agreement for the joint use of all available parking.

We therefore request Council at its earliest convenience to rezone the site to permit the development of the church and the theatre. It is also

City of Red Deer
Page 2

important to note that both rezonings are necessary in order for the sale of the Alberta Government property to occur.

Yours truly,

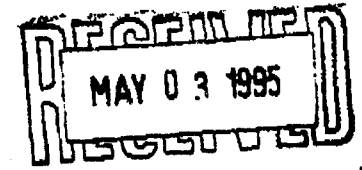
A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Ralph Salomons

**• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •**

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

May 3rd, 1995
Parkland Community Planning
Tony Lindhout

**RE: PROPOSED REZONING AT 5220-77 St.****Dear Tony,**

The above noted zoning request was discussed at the board meeting of May 2nd. The board after lengthy discussion expressed no objection to the zoning change for the church proposed in the existing building. As indicated in your letter, the issue of the rezoning for a movie theatre is another issue.

Movie theatres traditionally are a use approved in only C1 and C2 districts, while C-4 has been designed for business requiring a high level of exposure to arterial traffic or for servicing the motoring public.

There is a substantial supply of both raw land and existing buildings in the C1 and C2 districts that provide ample opportunity for development of additional movie theatre facilities in our community. The City landbank itself is marketing significant acreage in these districts.

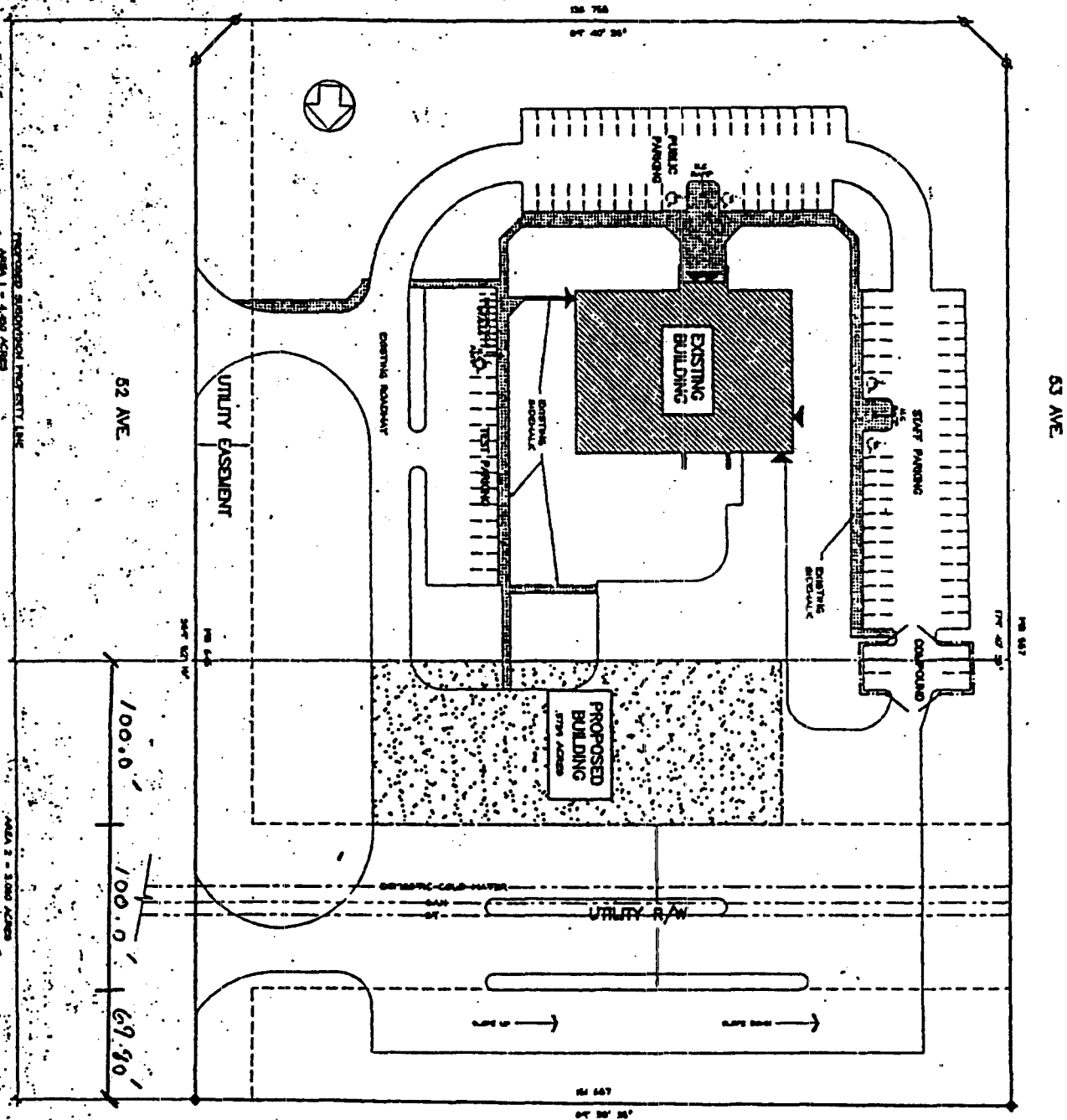
After two years of zoning review, the City, the Planners, our Association, as well business leaders from all across the City, developed significant changes to our zoning policies, relaxing many uses in zones that had been quite restrictive. These changes were only completed and approved one year ago and the proposal before you is a significant change to the intent expressed by the entire community in that process.

As a result, we are opposed to the rezoning, spot zoning, or modification of the C4 district as proposed in the request for the property located at 5220 - 77 Street. We trust this response is satisfactory and will assist you in your recommendations to City Council.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

John P. Ferguson,
General Manager.

77 STREET





THE CITY OF RED DEER

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

FILE No
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 2, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Mr. Salomons:

RE: LAND USE BYLAW AMENDMENT 2672/S-95, NEWLIFE FELLOWSHIP
CHRISTIAN REFORMED CHURCH

At The City of Red Deer Council meeting held on July 31, 1995 a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/S-95, following which second and third reading were given to said Bylaw.

Land Use Bylaw Amendment 2672/S-95 provides for the southerly 4.5 acre parcel of the former vehicle licensing centre property being developed and occupied by the NewLife Fellowship Christian Reformed Church.

A copy of the Bylaw is attached hereto for your information. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Inspections & Licensing Manager



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to discover!*

FILE

DATE: August 2, 1995
TO: Parkland Community Planning Services
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/S-95

At the Council meeting of July 31, 1995 a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/S-95, following which said Bylaw received second and third reading, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/S-95 provides for the southerly 4.5 acre parcel of the former vehicle licensing centre being developed and occupied by the NewLife Fellowship Christian Reformed Church.

I trust that you will now proceed with the updating of the relevant pages of the Land Use Bylaw for inclusion in the Consolidated copy.


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Development Services
Inspections & Licensing Manager
D. Souch
Council & Committee Secretary, S. Ladwig


NO. 2

DATE: July 21, 1995
TO: City Council
FROM: City Clerk
RE: ROAD CLOSURE BYLAW 3138/95, GLENDALE RESIDENTIAL
SUBDIVISION, RELOCATION OF TAYLOR DRIVE NORTH

A Public Hearing has been advertised in regard to the above noted Road Closure Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, July 31, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Attached is a copy of the report from the Land and Economic Development Manager that outlines the location of the closures.

Following the Public Hearing, Council may chose to give said Bylaw second and third readings.



KELLY KLOSS
City Clerk

KK/fm

attch.

DATE: June 13, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **GLENDALE, RESIDENTIAL SUBDIVISION
DEVELOPER - THE CITY OF RED DEER**

Due to the relocation of Taylor Drive North and the additional adjacent residential development, it is necessary to facilitate this new plan of subdivision to request the following road closures to be approved by bylaw:

1. Road Plan 2082 EO (SE 31-38-27-4)
2. Road Plan 5770 AG (SE 31-38-27-4)
3. All that portion of 59 Avenue as shown on Plan 822-2393 lying within the limits of Subdivision Plan 952_____ containing 0.163 hectares (0.40 acres) more or less.
4. All that portion of original Road Allowance adjoining the east boundary of SE 1/4 Sec 31, Twp 38, Rge 27, W4M lying to the north of the northerly limit of Railway Plan C & E No. 1 and the southerly limit of Road Plan 952_____ containing 0.172 hectares (0.43 acres) more or less.

Attached is a sketch showing the areas involved.

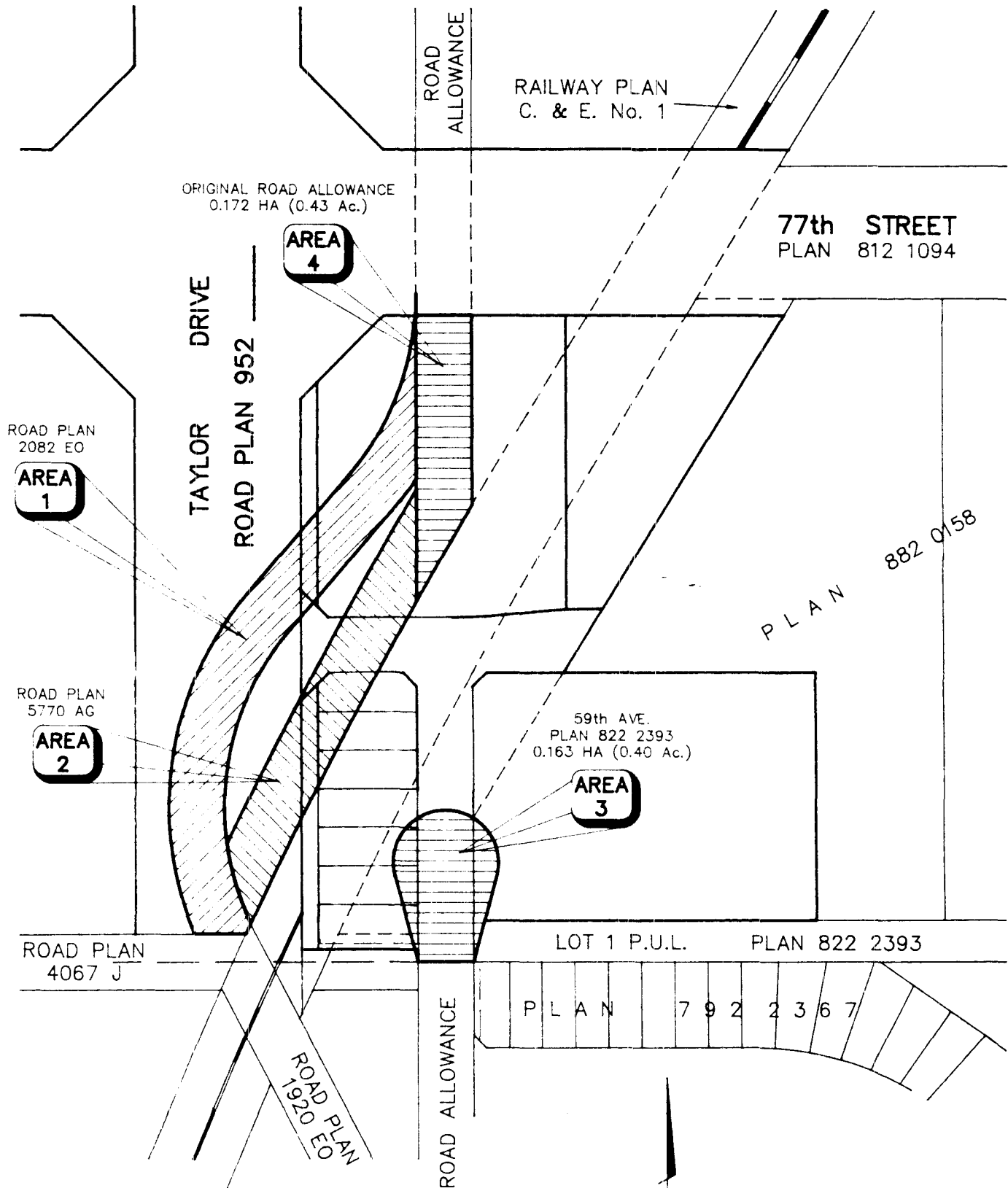
RECOMMENDATION

We recommend that City Council approve the road closures.


Alan V. Scott

PAR/mm

Att.



**ROADS AFFECTED
BY THIS SURVEY**

Bemoco Land Surveying Ltd.
21,7895-49th Avenue
Red Deer, Alberta

File No: S-066-95

FILE

DATE: June 20, 1995

TO: Land & Economic Development Manager

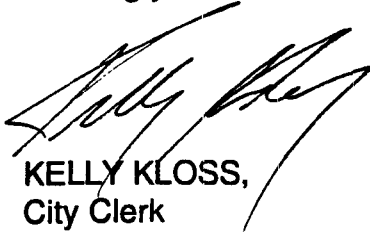
FROM: City Clerk

**RE: ROAD CLOSURE BYLAW 3138/95, GLENDALE RESIDENTIAL
SUBDIVISION, RELOCATION OF TAYLOR DRIVE NORTH**

At the Council meeting of June 19, 1995, consideration was given to your report dated June 13, 1995 concerning the above topic, and at which meeting first reading was given to Road Closure Bylaw 3138/95 a copy of which is attached hereto.

This office will now be proceeding to advertise for a Public Hearing for this Bylaw, to be held on Monday, July 31, 1995 at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS,
City Clerk

KK/fm
attchs.

cc. Director of Development Services
Director of Community Services
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Public Works Manager
Principal Planner
Council & Committee Secretary, S. Ladwig

BYLAW NO. 3138/95

Being a Bylaw to close portions of road in The City of Red Deer as described herein.

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

- 1 The following portions of roadway in The City of Red Deer are hereby closed.
 - (1) Road Plan 2082 EO (SE 31-38-27-4)
 - (2) Road Plan 5770 AG (SE 31-38-27-4)
 - (3) All that portion of 59 Avenue as shown on Plan 822-2393 lying within the limits of Subdivision Plan 952 _____ containing 0.163 hectares (0.40 acres) more or less.
 - (4) All that portion of original Road Allowance adjoining the east boundary of SE 1/4 Sec. 31, Twp. 38, Rge. 27, W4M lying to the north of the northerly limit of Railway Plan C & E No. 1 and the southerly limit of Road Plan 952 _____ containing 0.172 hectares (0.43 acres) more or less.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 19 day of June A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

FILE

DATE: August 2, 1995


TO: Land & Economic Development Manager

FROM: Assistant City Clerk

RE: ROAD CLOSURE BYLAW 3138/95, GLENDALE RESIDENTIAL
SUBDIVISION, RELOCATION OF TAYLOR DRIVE NORTH

At the Council meeting of July 31, 1995 Road Closure Bylaw 3138/95 was given second and third reading by Council following the Public Hearing. Attached hereto is a certified copy of the above noted Road Closure Bylaw.

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



JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Community Services
Director of Development Services
City Assessor
Inspections & Licensing Manager
E. L. & P. Manager
Principal Planner
Council & Committee Secretary, S. Ladwig

NO. 3

DATE: July 21, 1995
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/U-95

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, July 31, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/U-95 provides for the rezoning of approximately 1.68 acres located at the corner of 43 Street and 48 Avenue, from P1 to DC(7). The uses allowed under this Direct Control District would be Commercial Recreation facility and Commercial Entertainment facility. The Bylaw also indicates that City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights, and architectural treatment for the use.

Following the Public Hearing, Council may chose to give the Bylaw Amendment second and third readings.



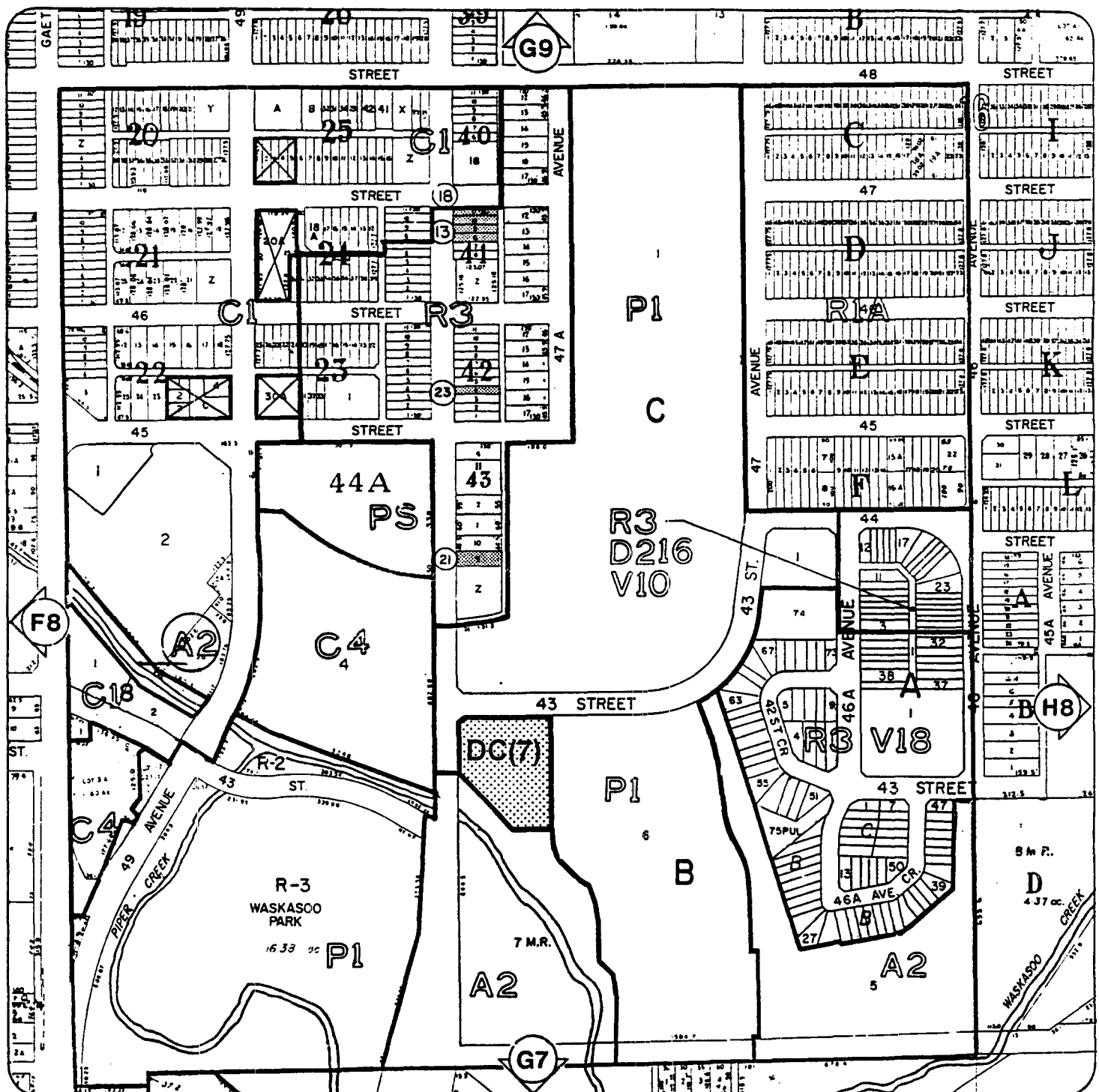
KELLY KLOSS
City Clerk

KK/fm

City of Red Deer --- Land Use Bylaw

Land Use Districts

G8



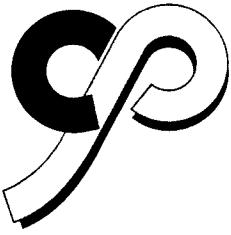
scale in metres

Revisions :

MAP NO. 10/95
(BYLAW NO. 2672/U-95)

Change from P1 to DC(7)





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

TO: K. Kloss, City Clerk **DATE:** July 20, 1995

FROM: Paul Meyette, Principal Planner
Frank Wong, Planning Assistant

RE: Proposed Rezoning Next to the Curling Rink

On July 4, Council gave first reading to a land use bylaw which would change the zoning on the triangular parcel next to the curling rink (see attached map) from P1 (Parks and Recreation District) to the Direct Control District. The Direct Control District would permit a commercial entertainment facility or a commercial recreational facility to locate on the site. At the direction of Council, Parkland Community Planning Services hosted a public meeting on July 18 to gauge public reaction to the proposal. If City Council authorizes the sale of this site, it will be advertised for proposals consistent with the zoning. These proposals would be evaluated and a selection may be made.

Information Provided at the Public Meeting

A copy of the agenda of the meeting is attached. The meeting featured presentations by Parkland Community Planning Services, the Director of Community Services and the Director of Development Services. These presentations were followed by a question period.

Comments Received Regarding the Rezoning Proposal

Approximately 75 people were in attendance at the meeting, of which 51 were area residents. Most of the attendees filled out a comment sheet. These comment sheets and the attendance list are attached. A summary of the comment sheets is provided below:

General Comments

- 6 comments- support for the installation of traffic lights (traffic is already heavy)
- 3 comments- Council should listen to people's comments if the intention is to seek input

Positive Comments

6 comments- support to develop north site as a parking lot and staging area

1 comment- this is good planning; the site has always been a recreation/entertainment space dating back to the exhibition days. It complements the other uses in the area

1 comment- like the idea of having two unsightly sites improved by one development, but not convinced that area can accommodate enough parking for a 1200 seat theatre

1 comment- like idea of keeping recreational facilities in one given area

Negative Comments

26 comments- concerned about major traffic problems

21 comments- the site should be kept as parkland

12 comments- parking will be a major problem

8 comments- consider other sites (Taylor drive, Gelmon, north Red Deer)

6 comments- concerned about increased traffic noise

5 comments- the area is not an appropriate site for a theatre

4 comments- increase garbage and pollution of creek

4 comments- site not considered as downtown; would not add to downtown revitalization

3 comments- consider other uses (gym, tennis dome, skate board or roller rink)

3 comments- concerned about traffic and pedestrian safety

3 comments- theatre would attract questionable clientele/increase vandalism

2 comments- possibility of liquor sale could have destructive and/or deadly effects

2 comments- what would the future use be if the theatre fails

1 comment- proposal does not blend in with surrounding activities in the area

1 comment- the City does not need another staging area; there is already one at Bower Ponds

1 comment- any development should be wholly contained on one site (smaller structure with parking on site)

Summary

The major concern in the neighbourhood relates to the potential for traffic problems (26 comments). The majority of respondents suggest that the site be maintained as parkland.(21 comments) The issue of parking remains a major concern to the neighbourhood.(12 comments).

Several of the respondents dealt specifically with the theatre proposal and indicated that this site is inappropriate(5 comments) or that other sites would be better suited (8 comments). A number of concerns were expressed related to potential negative aspects of development.

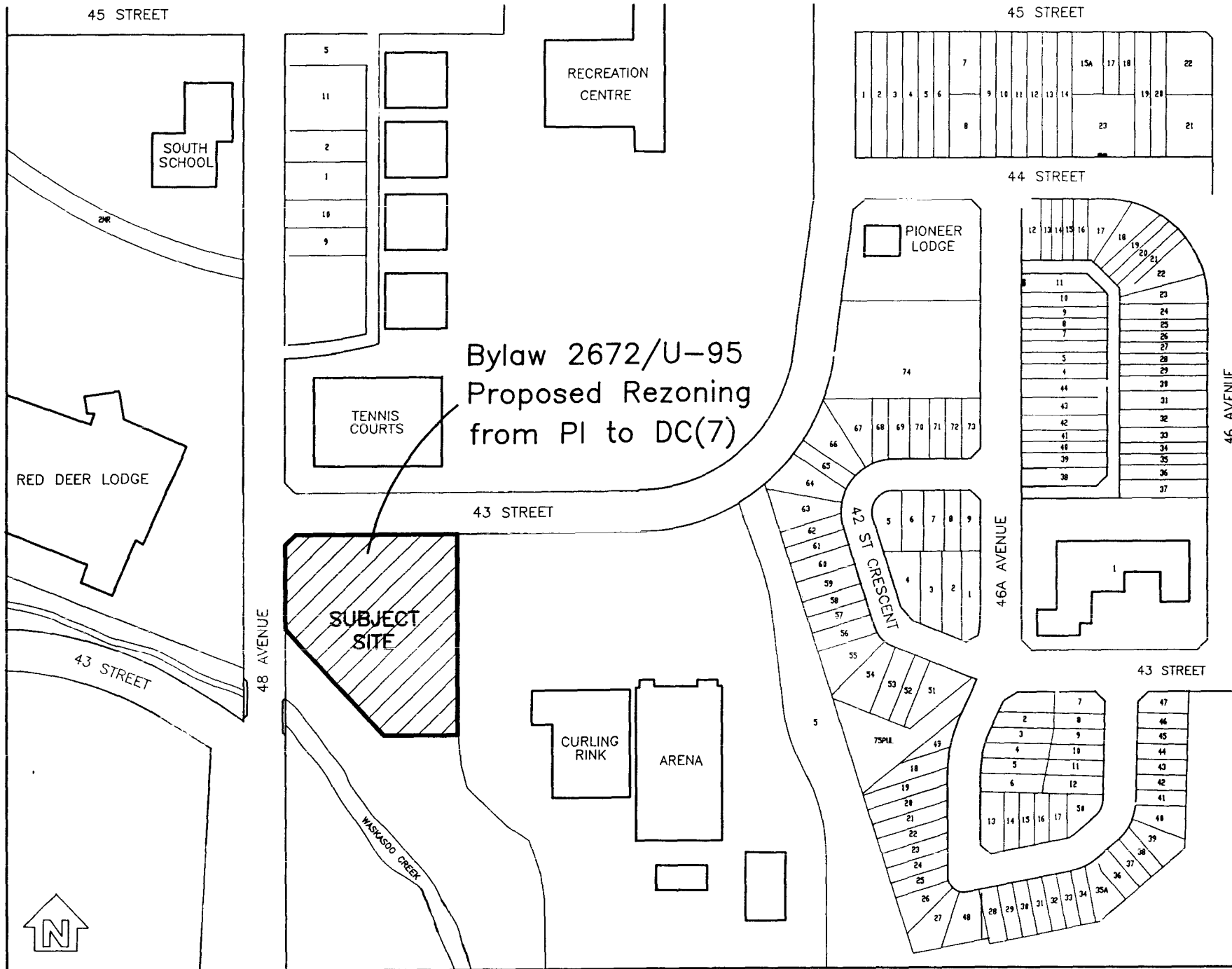
AGENDA

1. **Introductions** (Paul Meyette, Principal Planner, Parkland Community Planning)
(Explanation of Parkland Community Planning Services, introduction of Councillors and city staff).
2. **Background Information** (Paul Meyette)
(Existing zoning and land use; what triggered this bylaw-theatre proposal; what would this bylaw allow in terms of use; what building standards are required; what is the process of adoption of the land use bylaw)
3. **Parks Perspective** (Lowell Hodgson, Director of Community Services)
(How was the theatre parcel created, how has it been used over the years, why would it be sold, what is the benefit to the parks system; where would the proceeds of the sale go; context of the parcel in terms of the Community Services Master Plan; any impact on the farmers market)
4. **Traffic Implications which may result from a change of use on this parcel**
(Bryon Jeffers, Director of Development Services)
(an estimate of traffic from the theatre, an estimate of the number of parking stalls which would be available on the combined theatre/city sites, an estimate of the total parking requirements, a comment on the need for lights at the 43 Street and 48 Avenue intersection, an assessment of the frequency of occurrence of major traffic problems in the neighbourhood)
5. **Questions** (Paul Meyette)
6. **Wrap up:**

July 24-	Council will consider whether to advertise the site.
July 31-	Council will consider the bylaw to redesignate the site; public hearing will be held at 7PM

All comment sheets from tonight's meeting will be presented to Council in advance of the July 24 meeting.

Comment Sheets should be filled in tonight or dropped off at PCPS tomorrow. PCPS is located at 4808 Ross Street (Professional Building) Suite 500.



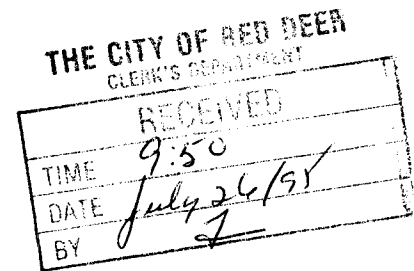


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• BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 STREET • RED DEER, ALBERTA • T4N 1S8 • (403) 340-TOWN (8696) •



July 11, 1995

City Council,
City of Red Deer

Dear Council:

Re: Discount Theatre Project

The current proposal for rezoning of City land located beside the curling rink, east of the Lodge Hotel, from Park (P1), to Direct Control, in order to accommodate the Discount Theatre Proposal from F.F. Base Corporation, is strongly supported by the Association.

As P1 or even green area, this is not a functional part of recreation or parks, but clearly a piece of land awaiting an appropriate use. The proposal for rezoning this site, would permit the sale and re-use of a non-functional piece of land in favour of a successful commercial enterprise.

This particular piece of land is not upgraded as park in any manner, and in fact is in part a parking lot and an area of green grass. To our knowledge a portion of the trail system is located to the south of the property boundary. The site is used for nothing at present except an area we pass when on the trails.

The area is generally a commercial and recreational area and we feel that the theatre as well as the adjacent developments will all benefit from the proposed construction.

If Council has a concern with rezoning existing land from Park to permit a commercial use, we would suggest the funds from the sale be used to develop new park space in the core of downtown, as recommended in both the 1986 and 1994 Downtown Concept Plan. After development of the 1986 Downtown Plan, a good deal of consideration was given to converting the north end of recreation centre park to parking in favour of developing the then, Sportsworld Parking Lot to a plaza development. That trade off was described as a result of the Landplan Associates Master Landscaping Plan completed in November of 1986.

We do not share the concern for traffic congestion in the area because of the nature of all parking in downtown. Simply stated, the demand for parking from the variety of users in the area, for the most part, occur at different times of the day.

We would submit the potential for traffic conflict in this area is no greater than on the Kentwood site. In addition, transit service in this area is substantially better than at the Kentwood site, which should help to lessen problems of traffic congestion and parking which might exist at the Kentwood site.

...2

Page 2
July 11, 1995
City Council

Amin, a representative of F.F. Base Corporation, has discussed our support for the 48 Avenue site and has approached us directly and asked us to provide written verification of the Association's preference for the downtown proposal.

This downtown proposal does not conflict with any of the clear planning concepts indicated in the Downtown Plan. It does require rezoning, but in an area supportive of the intentions clearly recommended in the plan. As a result, we fully support this downtown site. Parking in the area is substantial and primarily unused. The non-conflicting hours of parking needed by the various users would be well served by this proposal, and business, both new and old in the area will be strengthened by this development.

Sincerely yours,
TOWNE CENTRE ASSOCIATION



BARRY M. WILSON
Chairman

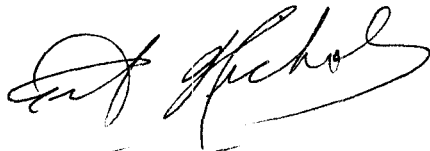
BMW/glw

DATE: July 26, 1995
TO: City Council
FROM: Recreation Parks & Culture Board
RE: PROPOSED REDESIGNATION OF PORTION OF LOT 6 TO DIRECT CONTROL

The Recreation Parks & Culture Board, at their meeting held on Wednesday, July 26, 1995, considered the proposed redesignation of land in the downtown area in the vicinity of the Red Deer Curling Club from P1 (Parks) to DC (Direct Control). The proposed use is recreational/entertainment. Following is the motion passed unanimously by members present.

"That the Recreation Parks & Culture Board, having considered proposed redesignation of a portion of Lot 6 in the downtown area from P1(Parks) to DC (Direct Control), strongly recommend to Council of the City of Red Deer that they not consider rezoning said property. Further, the Board expresses their concern of being bypassed in the process of rezoning said property, which is inconsistent with normal City policy."

The above is submitted for Council's consideration during the Public Hearing for consideration of second and third readings on proposed Bylaw No. 2672/U-95.



ART NICHOLS, Acting Chairperson
Recreation Parks & Culture Board

c. D. Batchelor

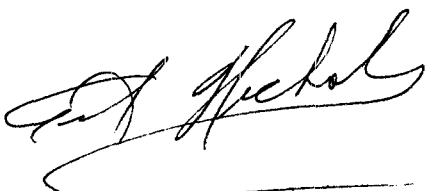
DATE: July 26, 1995
TO: City Council
FROM: Recreation Parks & Culture Board
RE: RECOMMENDATION FOR REDESIGNATION OF PORTION OF LOT 6

The Recreation Parks & Culture Board considered the proposed redesignation of portion of Lot 6 in the downtown area (43 Street) as DC (Direct Control) from P1(Parks). The Boards recommendation, submitted under separate cover, is to deny the redesignation to direct control.

In considering the above, the Board passed the following resolution to avoid future proposals for this site.

"That the Recreation Parks & Culture Board support and recommend to Council of the City of Red Deer that the portion of Lot 6 considered for a recreational/entertainment facility and the overflow parking area north of 43 Street, be redesignated to Municipal Reserve to protect it from further residential/commercial development proposals."

The above is submitted for Council's consideration.



ART NICHOLS, Acting Chairperson
Recreation Parks & Culture Board

c. D. Batchelor

COMMENTS: The above recommendation by the Recreation, Parks and Culture Board to redesignate the land to Municipal Reserve was received too late to obtain administrative comments. If Council wishes to pursue this course of action, we recommend that same be tabled to a future Council meeting to allow for the gathering of administrative comments.

"A. WILCOCK"
Acting City Manager



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cc. Mayor
City Manager
City Planner
A. Scott.

July 11, 1995

City Council,
City of Red Deer

Dear Council:

Re: Discount Theatre Project

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As P1 or even green area, this is not a functional part of recreation or parks, but clearly a piece of land awaiting an appropriate use. The proposal for rezoning this site, would permit the sale and re-use of a non-functional piece of land in favour of a successful commercial enterprise.

This particular piece of land is not upgraded as park in any manner, and in fact is in part a parking lot and an area of green grass. To our knowledge a portion of the trail system is located to the south of the property boundary. The site is used for nothing at present except an area we pass when on the trails.

The area is generally a commercial and recreational area and we feel that the theatre as well as the adjacent developments will all benefit from the proposed construction.

If Council has a concern with rezoning existing land from Park to permit a commercial use, we would suggest the funds from the sale be used to develop new park space in the core of downtown, as recommended in both the 1986 and 1994 Downtown Concept Plan. After development of the 1986 Downtown Plan, a good deal of consideration was given to converting the north end of recreation centre park to parking in favour of developing the then, Sportsworld Parking Lot to a plaza development. That trade off was described as a result of the Landplan Associates Master Landscaping Plan completed in November of 1986.

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Page 2
July 11, 1995
City Council

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Sincerely yours,
TOWNE CENTRE ASSOCIATION



BARRY M. WILSON
Chairman

BMW/glw

BYLAW NO.2672/U-95

Being a Bylaw to amend Bylaw No. 2672/80, 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" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 10/95 attached hereto and forming part of the Bylaw.
- 2 Section 7.3 is amended by adding the following:
 - 7.3.2 Uses
 - (8) Direct Control No. 7 - DC(7)
 - (a) Commercial recreation facility
 - (b) Commercial entertainment facility
 - 7.3.3 Regulations
 - (8) Direct Control No. 7 - DC(7) Notwithstanding any regulation in this bylaw, City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for the use.
- 3 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

DATE: June 28, 1995

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **DOWNTOWN SITE - DISCOUNT THEATRE**

Following the June 19 meeting of Council, we met with Bill Ramji and other representatives of the Discount Theatre project to explore potential sites of interests in the downtown area of the city. At our first meeting, five sites were identified - one of which was privately owned, a second owned by the Public School Board, while three were owned by the City. Four of the sites were rejected as not being viable for reasons of access, size, proximity to dangerous goods sites, or cost.

One site owned by the City of Red Deer, was identified as being of interest. The parcel of land in question is a remnant piece consisting of approximately 1.68 acres, located immediately north-west of the Red Deer Curling Rink. The land is zoned P-1 and was identified several years ago as an area where entertainment facilities would be appropriate. Indeed, Central Alberta Theatre considered the site as a permanent home about ten years ago.

Following the exploratory meeting and the identification of a specific site, we met with the Director of Community Services, Recreation Parks and Culture Manager, Parkland Community Planning, and Engineering Services to determine whether the site could be made available, and what costs, if any, would be incurred in extending services. Community Services confirmed that the site was a remnant parcel, and was not included in any plans for future recreational or parks development. Apart from a sanitary sewer line, which would have to be extended from the north, all City services were readily available.

Based upon the proposed Discount Theatre development, it was recognized that the actual site of 1.68 acres was not large enough to accommodate both the building and the required parking. Community Services is anxious to develop an outdoor facility to the north of the proposed site, east of the existing tennis courts, which could be used for parking and such outdoor activities as torch relays, etc. It was felt the possibility existed for a joint development involving both the City and the theatre group, in constructing the parking and outdoor facility.

In addition, several other points were identified as needing to be resolved, prior to any final decision with respect to a sale of the site. These points are as follows:

1. **Rezoning** - we recommend that the site be rezoned for Direct Control with specific uses of recreation/entertainment.
2. **Public Meeting** - as well as the public hearing associated with rezoning, we would recommend that a public meeting be held to advise the neighbourhood of the proposed change in use.

City Clerk
Page 2
June 28, 1995

3. **Traffic** - any sale of the site would be subject to the completion of a traffic study, at the expense of the purchaser.
4. **Flood proofing** - the site to be elevated to a level necessary for flood proofing. This is estimated to require 1 to 1.5 feet of fill. Flood proofing would be at the expense of the developer.
5. **Surplus funds** - from the sale of the site would be used to develop additional parking north of the site and 43 Street, on a joint 50/50 basis with half the costs to be shared by the developer. An agreement for joint use and long term maintenance would be negotiated with the developer.
6. **Development standards** - the developer would be required to provide a high standard of landscaping and development, to the standard of the renovated curling rink and arena.

In 1994, Council adopted a policy whereby any sites which are rezoned, are to be advertised for sale with a proposal call. While we recognize the exercise to this point has been the result of a desire by Council to identify a downtown location for the Discount Theatre developers, we do feel that other interested parties should be given the opportunity to consider this site for development. We have discussed a potential price for the site, and we feel our estimated value is relatively accurate. However, to ensure market value, we would recommend that Council approve an independent appraisal of the site.

RECOMMENDATION

The Administration recommends that City Council give first reading to a bylaw to rezone the site to Direct Control, with specific recreation/entertainment uses, and that we proceed immediately to advertise the site for sale with a call for development proposals. We further recommend that an independent appraisal of the site be completed to confirm market value.

Respectfully submitted on behalf of the Administration,



Alan V. Scott

AVS/mm

CS- 4.745

DATE: June 28, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

RE: DOWNTOWN SITE - DISCOUNT THEATRE

The purpose of this memo is to express the support of the Community Services Division for the recommendations outlined to City Council in the report of the Land and Economic Development Manager dated June 28, 1995. Further to his recommendations, however, I would add the need for a meeting and a recommendation from the Recreation, Parks & Culture Board, as well as a meeting with the Parkvale community residents to discuss this proposal, and to seek their input. Both of these meetings can be held while the site is being advertised.

The support of the Community Services Division is based on the opportunity to develop this remnant parcel of land that currently serves little purpose, and has never been properly finished or landscaped into a use that is compatible with the other recreation facilities in this area. Our support for the sale of this site, however, is tied to a commitment to develop the site north of 43 Street in such a way that it can not only serve as a parking lot to service this development, but also as a staging area or plaza where large crowds can be accommodated for special events. We believe, if properly designed, it can be aesthetically pleasing to serve these purposes as well as a day-to-day parking lot not only for this facility, but also for Farmer's Market and other similar events.



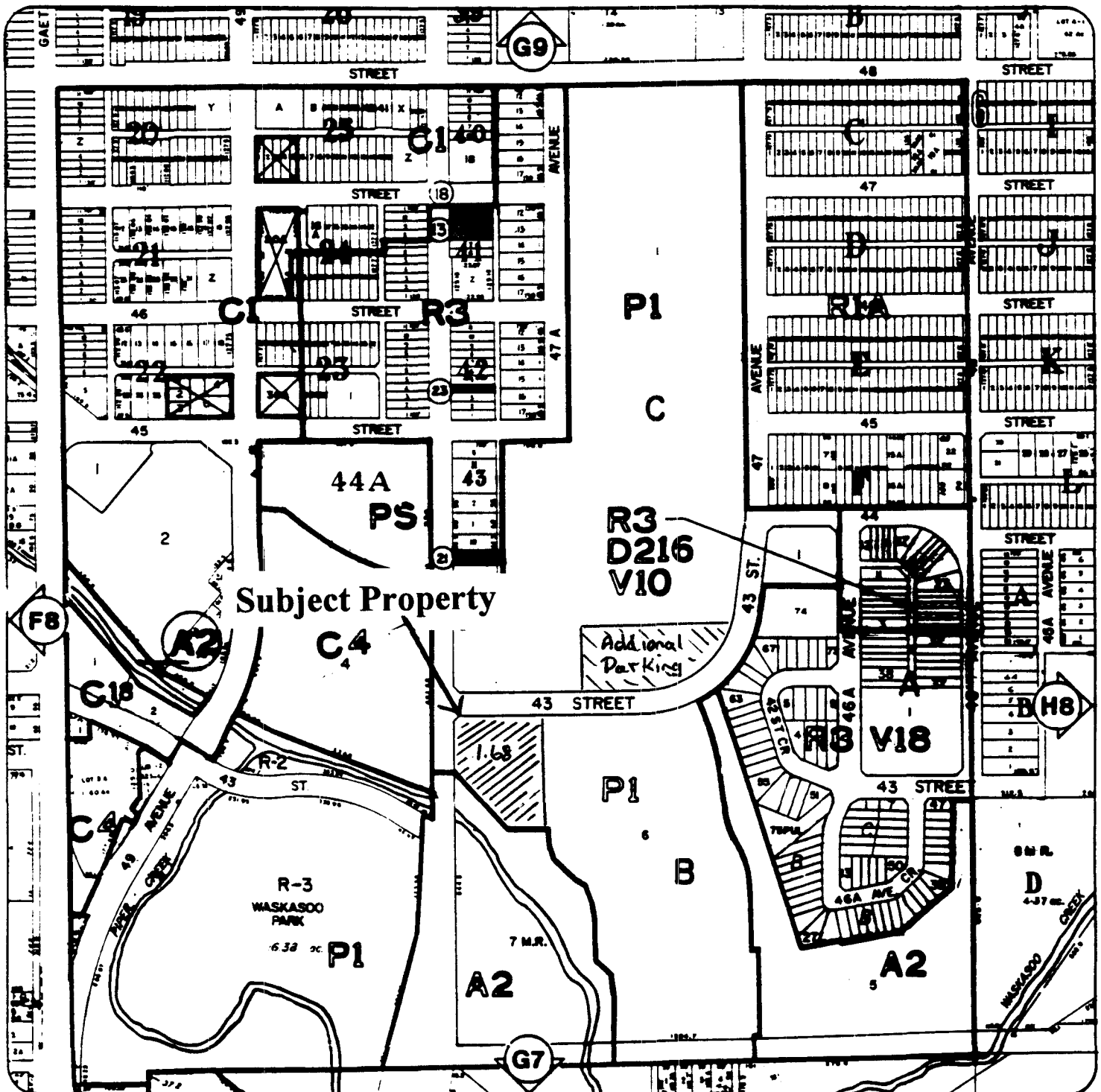
LOWELL R. HODGSON

:ad

City of Red Deer --- Land Use Bylaw

Land Use Districts

G8



Revisions :

- | | |
|-------------------------|------------------------|
| 2672 / D-80 (15/9/80) | 2672 / N-88 (19/9/88) |
| 2672 / P-80 (10/NOV/80) | 2672 / C-95 (27/03/95) |
| 2672 / M-81 (22/6/81) | |
| 2672 / V-84 (7/1/85) | |
| 2672 / C-85 (18/3/85) | |
| 2672 / B8-87 (02/11/87) | |

DATE: June 28, 1995

TO: City Clerk

FROM: Engineering Department Manager

RE: **1.68 ACRE SITE WEST OF THE RED DEER CURLING RINK
USE - POSSIBLE DISCOUNT THEATRE**

We would like to expand upon the third point entitled TRAFFIC in the information presented from the Land & Economic Development Manager's report dated June 28, 1995.

From an engineering perspective, we would generally support the proposed development at this location. The site is serviceable, requires some minor existing utility relocation, has access to abundant off-street parking areas, and is surrounded on two sides by collector type roadways. Our preliminary review of the proposal does raise some concerns relative to traffic generation, accommodation, and impact for the whole area which includes two ice arenas, a curling rink, and tennis courts.

PARKING

1. Determine the total parking demand for the proposed theatre and the other existing facilities, and a comparison to the available parking.
2. Determine the peak parking demand for the theatre (when patrons are arriving for the second show and the first show is not quite finished) and the possibility of the peak demand occurring at the same time for all facilities.
3. Investigate the possibility of shared parking agreements between the facilities, if normal events are not overlapping.

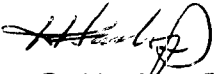
TRAFFIC

1. Determine the traffic generated by the theatre proposal and an analysis of how the traffic will access the site. This will determine the impact of the theatre traffic on existing 47 Avenue volumes adjacent to the Parkvale Subdivision and on 48 Avenue.
2. Review the intersection configuration at 43 Street and 48 Avenue to determine what, if anything, needs to be done to handle the traffic volumes. For example, there may be a need to provide left or right turn lanes and/or traffic signals.

City Clerk
Page 2
June 28, 1995

3. Determine the pedestrian requirements and parking lot access points to maximize pedestrian safety and minimize traffic congestion.
4. Determine the need and location of passenger loading/unloading bays.

Further information is required in order to address these concerns and, therefore, we are recommending that a local area traffic study be undertaken by the developer as a condition of the development permit. This study is expected to confirm that the site is generally satisfactory for this use from a traffic perspective and will provide some assistance in the proper design of the theatre site layout as well as outline any improvements required to supply adequate access to the site. The matter of responsibility for payment of any improvements will need to be addressed once they are determined.



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

KGH/emg

COMMENTS:

It is our reading of Council's intention that every effort be made to find an appropriate downtown site for the proposed discount theatre; however, should no adequate site be available that the Kentwood site be reconsidered.

Accordingly, included are two bylaws, one for the downtown site and one for the Kentwood site. We recommend that to facilitate the timing of a final decision, both bylaws be given first reading tonight, but that subject to public input and the resolution of any logistical issue, strong preference be given to a downtown site.

Further, we concur with the recommendation of the Land & Economic Development Manager that Council approve proceeding to advertise the site and obtain an appraisal concurrently with the bylaw amendment process.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

COUNCIL MEETING OF JULY 31, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Public Hearing
Land Use Bylaw Amendment 2672/U-95
Property Located at Corner of 43 St. & 48 Ave.**

**Public Comments
Residents of Parkvale**

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

RESIDENT OF PARKVALE
As a ~~business operator~~ in the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

DAVE HERMARY

name

4615-418 St R.D.

business


signature

A PETITION SUPPORTING THE DEVELOPMENT
OF THE MOVIE THEATRE PROPOSED FOR
DOWNTOWN

As a resident of the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Teresa Neuman

name (please print)

4627 - 48ST Red Deer

347-0012

phone

Teresa E. Neuman

signature

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

JUDY MACDONALD
name (please print)

340-0498
phone


signature

4522 45th St.
R.D.

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Monique Vachon

name (please print)

347-5656

phone 760 4954

12.12.11, AB

Monique Vachon

signature

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RUTH EGGEN

name (please print)

347-2117

phone

Ruth Eggen

signature

#1, 4629-4957.

Red Deer

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TIM STANDAGE

name (please print)

343 2834

phone

Tim Standage

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a resident of the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Stacy Worobetz
name (please print)

342-7298
phone

Stacy Worobetz
signature

4613 49th Street

A PETITION SUPPORTING THE DEVELOPMENT
OF THE MOVIE THEATRE PROPOSED FOR
DOWNTOWN

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Ken MEADE
name (please print)

5437831
phone

Ken Meade
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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HERB MARSHALL

name (please print)

342-5495

phone

Herb Marshall



signature

4523-49th St.

Red Deer

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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MARC LUCAS

name (please print)

342-5495

phone

M. Lucas.

signature

4523-49th St.
Red Deer.

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Bruce Jacobson 347-0012 Bruce Jacobson
name (please print) phone signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Robert Bywaters
name (please print)

346-4670
phone

Robert Bywaters
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Holm

name (please print)

MIKE THOLENAER.

341-5520

phone

Holm

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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VERONICA S ROBERTS

name (please print)

341-5520

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Bline Quest

name (please print)

341

phone

5843

Bline Quest

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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DIANE BROWN
name (please print)

342-6546
phone

Diane Brown
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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CARLA BUCCI

name (please print)

340-3885

phone

C. Bucci

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Rae Marie
name (please print)

340 9134
phone

Rae Marie
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Carol Scott
name (please print)

340-9134
phone

Carol Scott
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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STAN BERGER
name (please print)

343-0066
phone

Stan Berger
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Rev. Mary Bywaters
name (please print)

346-4670
phone

MB
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Jim Kimp
name (please print)

396 6948
phone

Jim Kimp
signature

4639-48 ST

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Robert Kunzelman
Robert Kunzelman
name (please print)

347-7908
phone

Robert Kunzelman
signature


A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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JASON SCHWELL
name (please print)

341-6147
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Egon Lauritsen
name (please print)
4522-485th

543-4379
phone


signature

COUNCIL MEETING OF JULY 31, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Public Hearing
Land Use Bylaw Amendment 2672/U-95
Property Located at Corner of 43 St. & 48 Ave.**

Public Comments

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:10
DATE	July 31/95
BY	[Signature]

4730 - 43A Avenue
Red Deer, Alberta
T4N 3G8

July 31, 1995

Her Worship Gail D. Surkan
Members of Council
City of Red Deer, Alberta

Dear Mayor Surkan & Members of Council:

Re: Proposed Downtown Theater

I write in reference to the proposed movie theater being considered for location at 43rd Street & 48th Avenue.

When I just learned of the proposed project I was very pleased at the prospect of expanded cultural and cinematic horizons for the city. From what I understand, the project might also be able to accommodate live performances, greatly adding to the city and to the downtown area in particular.

It has come to my attention that opposition has been expressed to its proposed location. In respect to such opposition, I strongly suspect that the problems feared to result from the proposed siting have been considerably exaggerated. Ironically, I fear that the probable benefits of the proposed theater have been underestimated. It has long been a local lament that the central core area of the city has been on the verge of commercial collapse. I respectfully urge you not to let such an exciting project escape the city. Its potential for adding to local vitality is not likely to soon come our way again. If there are real concerns with the proposed siting, I urge you to work with the project developers to modify it in such a manner as to minimize possibly undesirable side effects.

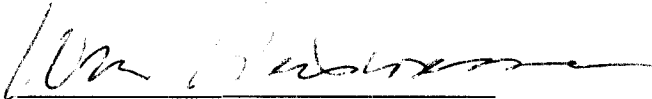
...2

- 2 -

I respectfully urge you to enrich the city by approving the proposed project.

I thank you for your consideration of this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'William Weiswasser', written over a horizontal line.

William Weiswasser

WW/ts

341-5790

A PETITION SUPPORTING THE DEVELOPMENT
OF THE MOVIE THEATRE PROPOSED FOR
DOWNTOWN

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Carol Preece

name (please print)

347-9626

phone

Preece

signature

RECEIVED

AUG - 3 1995

CITY OF RED DEER

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Peter Bojsza
name (please print)
21 Schkirk Blvd

343-3862
phone

Robert Bojsza
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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KAREN BANNISTER

name (please print)

342-4843

phone

Karen Bannister

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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TRUDY HAGEN
name (please print)

346 - 6382
phone

Judy Hagen
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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TRUDY FITCH
name (please print)

342-0368
phone


signature

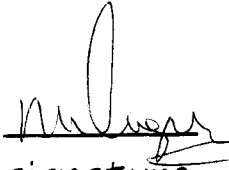
A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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MURRAY WAGNER
name (please print)

342 1375
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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MARY LAGRANGE
name (please print)

343-2764
phone

MKLagrange
signature

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Chad Roberts

name (please print)

347-7482

phone

Chad Roberts

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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B. Henstred

name (please print)

343-7126

phone

R. M. M.

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a business operator in the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

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J.D. PETHYBRIDGE
name

Red Deer Lodge
business


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a business operator in the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

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name


business


signature

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Loewen Kits

name

"Charlie"

business

Loewen Kits

signature

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Juanita Saunders
name

JUANITA'S Place
business

J. Saunders.
signature

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Chris Carter (76.85) Deanna Carter [Signature]
name business signature

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Harv World Carrie Murphy _____
name business signature

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STEPHANIE COLMER

name

Snip & Sip

business

Stephanie Colmer

signature

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Grant & Pamela C
name

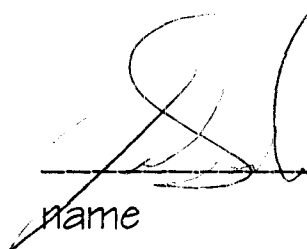
Knight N' Gyke
business

[Signature]
signature

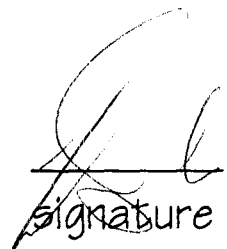
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name

Court House Inn
business


signature

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Steve Ranger
name

Fourth World Comics
business

Steve Ranger
signature

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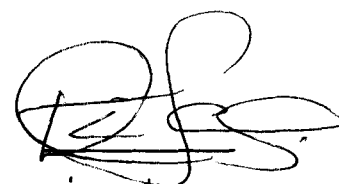
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Kim Lane

name

PEGGY LANE
PROPERTY MANAGEMENT LTD.
5024 Ross Street
Red Deer, Alberta T4N 1Y3
business 1-5030


signature

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Benny Lawson

name

Matthew Muzzillo

business

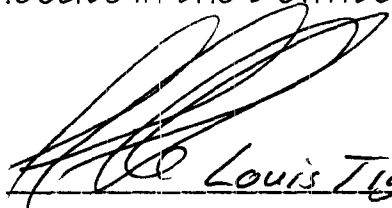
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name

Accurate Business

business



signature

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SHARON SOUTH

name

North American Life

business

Sharon South

signature

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Barbara Smith

name

Alison Rodriguez Thompson

business

[Signature]

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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MARVEL COLLEGE STAFF 342-1110.
name (please print) ^{STUDENTS} phone

Chris Lewis
signature

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Ross Fletcher

name

Fletcher Party

business

Sam H. Fletcher

signature

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SURESH LAWSI

name

PARKLAND CUSTOM CABINETS (1910) LTD.

business

Suresh Lawsi

signature

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K. MARTIN

name

WHITE ELNA SEWING CENTER

business

K. Martin

signature

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Fred Moume

name

Natural Rootz

business

[Signature]

signature

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DARREL NORTHCOPT

name

Copies Now

business

D. Matheson

signature

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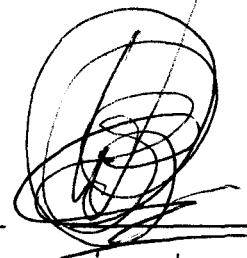
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W.B. Johnston

name

Life Roots Centre

business

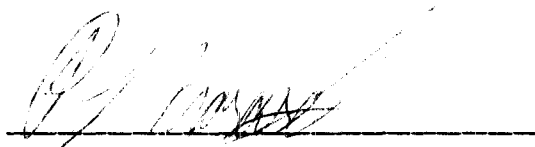
A handwritten signature in black ink, consisting of a large, stylized 'S' or 'J' shape with a horizontal line extending to the right.

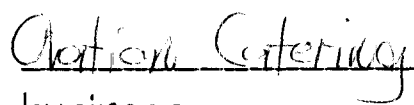
signature

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name


business


signature

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Pat Brantinheimer
name

Brantinheimer Repairs
business

[Signature]
signature

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KEA GORUK

name

CANYON SPORTS WARE

business

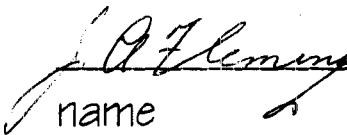

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PARKLAND AQUARIUM
and HOBBIES LTD.
4200 Quetz Avenue
Red Deer, Alberta T4N 4A2
Ph: 346-5808


name

business


signature

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Ajay Joseph

name

Fargy's Restaurant

business

[Signature]

signature

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Fred Maune

name

Ross Smoke & Boutique

business

[Signature]

signature

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LORNA TABLER

name

TROPHY LOFT.

business

Tabler

signature

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<u>Gladys Harrison</u>	<u>J. Chocolate/Wedding Chimes</u>	
name	business	signature

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DARREL W. DIXON

name

YAMAHA PIANO + ORGANS

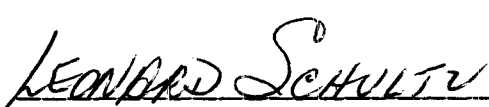

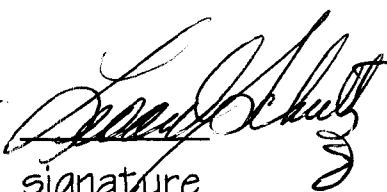
business


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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name	business	signature

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Bill Rawford

name

Bill Sn's Sports and

business

Bill Rawford

signature

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C Helmer
name

Electrolysis Centre
business

C Helmer
signature

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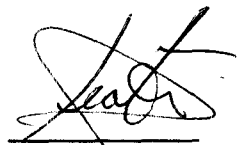
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Will Keaton

name

CompuSoft

business



signature

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W. CREIGHTON

name

RECORDS TO THE RAFTERS

business

W. Creighton

signature

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F. Szkurou

name

EURO-MODE

business


signature

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M. F. F. F.
name

F. F. F. F.
business

[Signature]
signature

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VICTOR PHAGOO

name

Red Deer Golf & Curling

business

[Signature]

signature

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<u>L. Wolkstein-Zimmer</u>	<u>... comforts the soul</u>	<u>Adrian</u>
name	business	signature

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JACK MORIN

name

HOTEL CONFECTIONARY

business

Jack Morin

signature

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Glenall

name

Amos, Linda

business

B. Connors

signature

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NORTH STAR SPORTS

name

Jim Delaiter

business


signature

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JOHN BARTHEL

name

BARTHEL 1 Hr. Photo

business

J. Bartel

signature

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James M. Ingh

name

Night Showings

business

James M. Ingh

signature

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ERETT GUNTER
name

THE GOOD TONES CO.
business


signature

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WILLIAM HALDANE

name

HALDANE APPRAISALS

business



signature

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M. Estabrooks
name

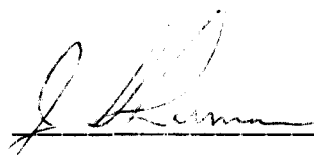
Canadian Computer
business Training

W. Estabrooks
signature

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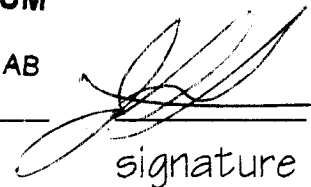
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name

CITY CENTER VACUUM
SALES & SERVICE
5317 - 50 Ave., Red Deer, AB
347-5767 T4N 4B6

business



signature

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Corrie Bull

name

ROY'S ENTERPRISE

business

C. BULL

signature

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Brent McAuley
name

McAuley's Elec.
business

B. McAuley
signature

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May Tyess
name

City Wide Vacuum
& Sewing
business

May Tyess
signature

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Steve Moh

name

Wesley Worsley

business

Steve Moh

signature

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<u>VONNIE WAINES</u>	<u>UNIQUE CLAINES TRAVEL</u>	<u>J. Waines</u>
name	business	signature

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DAVE CHAM

name

City of Red Deer

business

[Signature]

signature

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Farouk Nuraani
name

Nanny's Fish & Chicken
business

Heemi
signature

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Suren Pierre

name

MOTHER TO BE

business

Gwen Pierre

signature

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Karen Jacobs
name

A Floral Affair
business

K Jacobs
signature

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JAMES W. HAWTHORNE
name GALLERY on Ross Inc business [Signature] signature

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Betty Lee
name

Grabbaibaba
business

Betty
signature

For Council July 31st
1945.

I was at The meeting at The Red Deer Lodge Hotel on The Subject of Rezoning the little gravel Parking Lot on the Corner of 48 Ave + 43 St.

I came To the understanding from That meeting That all Tax payers present were very much against it - The Subject Site is "As its called on your map" which was passed out at That meeting - Everyone There was against The Subject Site being Rezoned.

All Rate Payers are in favor of This site Remaining as as a parking area.

According to the Advocate, we the Rate Payers, were against the Rezoning because of Parking & Noise which is true - but I must say The Subject Site is very poor chose.

As you will be infringing on The
Park area To get enough Room for a
building to House 1200 theater going
people,

Also the Neighborhood does not want
a great Number of teens Roaming our
Neighborhood, at Night after coming out of
shows that make them think of Crime
Related Acts.

The Sports minded people
are NOT in This Category + We do not
mind them.

P.S.-

Mayor Sunkan
Gave us her word
That This was not
a done deal.

Ruth Muller

#19 H240 H6 A-Ave Cres.
T4N 6T8.

There is a fall election.

July 28/95

Mayor Surkan and Members of Council;

I feel the need to write a note on an issue that concerns me; the discount theatre proposal. I agree with the stand that the Recreation, Parks and Culture Board is taking, if you are going to rezone the area, rezone it to Park.

The traffic issue is a major concern, but my grief is a little more personal. My two children and I spend a fair amount of time in that area. We picnic, play games or just sit and watch the creek. That little area is usually not very busy so my children and I can 'let loose' and enjoy a little 'privacy'. Our downtown area is very attractive and inviting. It distresses me to think that more grass area may be developed. My personal feeling is that if more of this happens, our downtown area is going to become just "another city center".

I take great pride in Red Deer's natural areas, please don't diminish them. Please rezone the area into Park.

Thank you

Gail Steele (Quinn)

COUNCIL MEETING OF JULY 31, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Public Hearing
Land Use Bylaw Amendment 2672/U-95
Property Located at Corner of 43 St. & 48 Ave.**

Public Comments

July 21, 1995

RE: The development of the movie theatre proposed
for downtown

As a homeowner in Parkvale, I support the
development of the discount movie complex in the
downtown area, especially as proposed at the
48th Ave location.

Name Kim O'Brien

Signature Kim A O'Brien

July 21, 1995

Members of City Council
City of Red Deer
Red Deer, Alberta

Re: The Downtown Theatre Proposal

Dear Members:

As a proprietor of a downtown business establishment, I would like to endorse the proposal for the theatre proposal stated in the Parkvale area. It is my belief that this business will meet the cultural needs of many residents and add a needed means of beginning to more effectively develop the inner core of the city.

I hope that you will look favourably on this proposal.

Sincerely,



William B. Johnston
Life Roots Centre
9-4801 51 Avenue
Red Deer, T4N 4H2
343-0284.

July 21, 1995

City of Red Deer
Attn: Mayor Gail Surkan
Red Deer Alberta

Dear Mayor Surkan:

We support the Discount Theatre business to be established in Red Deer. It will provide more opportunity for the young and old to view movies at discount rates and convenient times.

Sincerely,

A handwritten signature in cursive script, reading "Mr. & Mrs. D. Dary". The ink is dark and the signature is fluid.

Mr. & Mrs. D. Dary
23 Alton Street
Red Deer AB

July 21, 1995

Mr. Bill Ramji
103 Anquetel Street
Red Deer, Alberta
T4R 2K7

Dear Mr. Ramji:

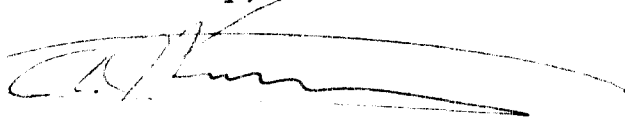
I am writing this letter to you today to express my support for your proposal to establish a discount movie theatre on lands near the Red Deer Arena.

It's unfortunate that your original plans to locate in north Red Deer were unsuccessful as this would have been personally more convenient.

However, your current proposal to locate near the Arena is perhaps a better, more accessible alternative for the majority of Red Deer's residents as it will compliment existing and planned leisure/entertainment venues in the immediate area.

I therefore fully support the re-zoning of the land in question in order to allow your develop to proceed.

Yours truly,

A handwritten signature in dark ink, appearing to read 'M. J. Knopp', with a long horizontal flourish extending to the right.

Michael J. Knopp

2685 "B" 50th Ave.,
Red Deer, Ab.
July 21/95!

To Red Deer City Council Members,
Re: Discount Theatre (Bill Lamji)

We find it unacceptable that your members question the addition of the Discount Theatre to the service of our city. In our conversation with our clientele, no one fears the existing theatres will suffer loss of business - nor will the home video businesses experience any change. This theatre will allow those who would like an evening out that cannot afford the full price theatres and would otherwise have no where to go. Let's not lose another good idea because of nearsightedness.

Sincerely,
Nigel Kelington
Suzanne Kelington
Arlene Peterson
A. D. Ready
(owners & staff Creation's Hair Design)
Daniel Moss ICV

July 21, 1995

City of Red Deer
Attn: Mayor Gail Surkan
Red Deer Alberta

Dear Mayor Surkan:

I am writing this letter in support of the Discount Theatre coming to Red Deer. I find it absolutely appalling that City Council has allowed so many liquor stores and gambling establishments to be opened, but are opposed to a Discount Theatre.

This city does need an affordable entertainment for families soon.

The present site (farmers market) is a good, central site.

Please take my opinion into consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dianne Hoffman', followed by a long, horizontal, slightly wavy line.

Dianne Hoffman
6764 - 59 Ave
Red Deer AB



July 21, 1995

Red Deer City Council
City Hall
Red Deer, AB

RE: Discount Theatre Approval

Dear Council Member,

Over the past few months, we as residents have heard only from those that oppose the proposed Discount Theatre. This letter is intended to show that there are individuals that support this business venture.

It amazes me how easy it is to approve a liquor store for every street corner yet a business that would be supported by families has a difficult time getting started. I would hope that as council members you would like to avoid another "Costco" mistake and let more business leave the city.

I am very familiar with the discount theatre in Lethbridge and have seen what it has done for that community. I personally think that we would be missing the boat if we were to let this business move elsewhere.

Don't drag this decision out! Make the decisions that you have to, change zoning, amend bylaws, but do it quickly. There are thousands of people waiting to spend money in this city so don't make them go to Calgary or Edmonton to do it.

Sincerely,

LaRon Tolley
Red Deer College

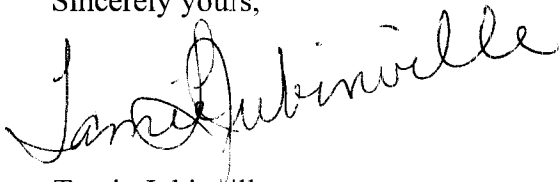
July 21, 1995

Dear City Council Members:

I am a 22 year old student and am very sorry to hear that people in Red Deer are actually objecting to a cheaper movie theatre. As a student I cannot afford to go to a movie, because they are too expensive at the Uptown and Park Plaza Theatres. I usually go to the movie theatre three times a year and at one time it will cost my boyfriend and I anywhere from \$13-\$15 if not more just for admission, and by the time you buy pop and popcorn it cost us almost \$30 dollars in total. That is \$90 for just three movies!!!! I would like to support things in Red Deer, but as expensive as they are I am unable to. I support having a cheaper theatre, because then I will be able to go out, and see new things, but I can also have a social life. I believe that having a cheaper theatre would also create great competition for our other two theatres, maybe they might lower their prices. The point that I am trying to make is that this theatre is needed, for people who cannot afford to go to the movies something that everyone should be able to do. Red Deer is made for a less expensive theatre just like Edmonton and Calgary. You should also look at how many liquor stores or gambling places you have allowed within the last few years. This is better and helps, to keep younger kids out of trouble, and will enable them to go watch more movies, instead of being on the streets, late at night. You have to start doing things for children or families, if you can put in all the other places for adult. Red Deer should be creating some things for families and supporting family values. This is not a bad thing, it is a good thing all around for Red Deer economy, and for standing up for family values, and young teenagers off the streets at night. It is better to have 5 people to go to the movie for \$10, than it is to not have those five people going to the movies at all. We need to listen to people's needs and that is the majority, not the minority. I feel that what the majority of people want is a cheaper theatre in this city.

Thank you for taking your time in reading this letter and I hope that you will take it into consideration.

Sincerely yours,

A handwritten signature in black ink, reading "Tamie Jubinville". The signature is written in a cursive, flowing style with a large initial "T".

Tamie Jubinville

TAMIE JUBINVILLE
Apt B202 3720 52 AVE
RED DEER AB T4N 4J5

CRYSTAL LUCKI
2313 42 AVENUE
RED DEER, ALBERTA
T4N 2Z4

403 346-6056

CITY OF RED DEER
BOX 5005
RED DEER, ALBERTA

JULY 20, 1995

ATTENTION: COUNCIL MEMBERS

RE: MOVIE THEATRES

I am in support of the discount movie theatres coming to Red Deer.

Since you can't stretch the dollar too far in present times, I think this type of entertainment would be a fair distance.

Thank you for supporting a project that is good for our community.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Crystal Lucki', followed by a period.

Crystal Lucki

July 21, 1995

Dear City Council Members:

RE: DISCOUNT MOVIE THEATRE

As a resident of Red Deer I would like the option to attend a Discount Movie Theatre. The average age of a resident in Red Deer is 32. Red Deer is a young family oriented city, therefore a Discount Theatre is a great economic booster. Young families are usually trying to save money and this means they spend less on entertainment. Tuesday night is usually the only night a family can afford to go to the theatre, but it is not always the best night of the week to do so. I feel a Discount Theatre will allow more families to attend a movie, at a time and day more convenient to them. We live in a consumer market and as a consumer I want to be able to go to a Discount Theatre.

Sincerely yours,

Rob Camp

Rob Camp

ROB CAMP
APT B202 3720 52 AVE
RED DEER AB T4N 4J5

July 21, 1995

Red Deer City Council
City Hall
Red Deer AB

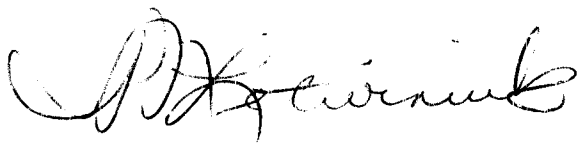
RE: Discount Theatre

Dear Council Members:

I would like to express my support for a Discount Theatre in Red Deer. It's about time the Council looked at the positive side of this issue. Please let's get on with it.

The site proposed is an excellent, central location. I don't see any traffic or parking problems.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lorraine Letwiniuk', with a stylized, flowing script.

Lorraine Letwiniuk
52 Bettenson Street
Red Deer AB

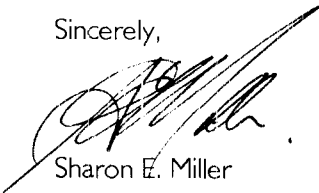
3325-42A Ave Close
Red Deer AB T4N 3A5
(403) 342-3453
Fax: (403) 343-1033

July 21, 1995

To Whom it May Concern,

In response to the recent issue of a discount movie theatre: I would like to express my support for Mr. Bill Ramji and his partners in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon E. Miller', with a large, sweeping flourish extending upwards and to the right.

Sharon E. Miller

35 Elwell Close
Red Deer AB
T4R 2E2

July 21/95

The City of Red Deer
4914 - 48 Av
Red Deer AB

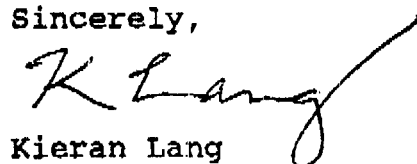
To whom it may concern:

This letter is to state my support for a Discount Movie Theatre in Red Deer, as proposed by Bill Ramji.

I believe the preferred site for such an enterprise is the property south of Superstore, on which a development option is currently held by Gelmon Corporation. I understand the option expires September 30/95, and it is my opinion that the City of Red Deer ought not to extend the option in its present form, but should revise the agreement or seek a new developer to allow enterprise such as theatres to proceed.

I think this location for a Discount Movie Theatre is a good one because it enhances the downtown and is a central location which would encourage citizens from all areas of the city to easily travel there for entertainment.

Sincerely,



Kieran Lang

TO THE RED DEER CITY COUNCIL

We fully support the opening of a discount theatre in Red Deer.
This will create employment and inexpensive entertainment for low income families, senior citizens and students.

Byran Askin

72 Arb Close Red Deer



Gord Aitken

86 Bell St. Red Deer



Euphemia McLeod

33 7124 Gray Dr. Red Deer



**ISABEL AND RENATO HERRARA
6752 52 AVENUE
RED DEER, ALBERTA**

CITY OF RED DEER
BOX 5008
RED DEER, ALBERTA
T4N 3T4

July 18, 1995

ATTENTION: CITY COUNCIL

RE: MOVIE THEATRES

Do you know of any form of entertainment that a family of four could patronize and pay less than \$10.00? I think discount theatres should be in the top five on that list.

Red Deer is usually at the ^{end} of the line when it comes to modern facilities, so lets start moving up the line and approve this project.

Thank you for allowing me to share my views and I hope they count.

Yours truly,


Isabel Herrera

July 24, 1995

Red Deer City Council
Red Deer AB

RE: DISCOUNT THEATRE

I am writing this letter in support of having a discount theatre built in Red Deer. It is a shame that a project which would provide jobs for local people (construction of the building and working at the theatre) has to consider moving out of town because no one can decide where the building should be located!

It seems no matter what choices Mr. Ramji brings forward, people will complain! Now he may have to consider another city for this project! Keep local business in Red Deer - we need employment opportunities here too.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Picton'.

Reni Picton
182 Metcalf Ave
Red Deer AB

July 21, 1995

I fully support the idea of a discount
theatre coming to Red Deer.

Linda Haymaker

KATHY THORNE
3818 42 Avenue
RED DEER, ALBERTA
T4N 2Z4

July 21, 1995

City of Red Deer
Red Deer, Alberta

Attention: Members of the Council

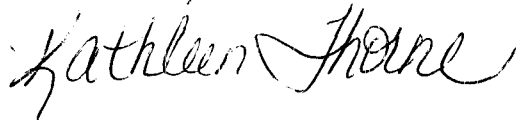
Re: Discount Theatre Development

As a resident of the City of Red Deer I would like to express my views about the proposed discount theatres. I feel that this is a long overdue facility and I am sure that a lot of other residents share my views. As leaders of the City I hope you approve this project because I am sure you **know** that this is a very good project for the City of Red Deer.

Location I do not think should make as much of a difference whether North, South, or Central. However, I would like see this form of entertainment in our city before the next decade.

Once again, I hope you approve this project.

Yours truly,

A handwritten signature in cursive script that reads "Kathleen Thorne". The signature is written in black ink and is positioned above the printed name.

Kathy Thorne

Michelle Reilly
35B Cameron Cres.
RED DEER, ALBERTA

347-7369

July 22, 1995

To: City Council of Red Deer

I am writing in reference to the discount theatre saga. Since when did the City of Red Deer get involved in the entertainment business?

Let Hollywood think about producing and Red Deer about approving. By allowing this project to go ahead I feel that the City of Red Deer will enjoy a good economic boost and recognition that no one can get enough of.

I would like to see the theatres in Red Deer before they move South.

Michelle Reilly

A handwritten signature in cursive script, appearing to read "M. Reilly".

To Whom it may concern:

I, Valerie Bouchard am concerned about the decision being made on the Discount Theatre. I'm a single mother of two children and to take them to a regular theatre is very costly for two children & I. I really approve of this Discount Theatre and I think Red Deer would really make good use of it since we have a lot of women here in my situation.

Please go through with the decision of the Discount Theatre, it will make a lot of people happy!

Yours truly,

Valerie Bouchard

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a business operator in the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

CINDY CARLINS
name

Cindy's Cafe
business

Brendy Carlins
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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JACK STONE

name

RED DEER CAR CENTRAL

business

[Signature]
signature

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Bill Woolf
name

business

Bill Woolf
signature

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Ben Hermay
name

Ben Hermay
business

Ben Hermay
signature

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Bryan Gossin

name

347-4488

business

Bryan Gossin

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

HUGH KELLOUGH

name

KELLOUGH ENT. INC

business

Hugh Kellough

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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ED MORILAWS

name

SILVER AUTOMOTIVE

business



signature

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BARTT DOHLMAN

name

W.D.M. SUPPLIES

business



signature


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Mike CRANE / Bill Berpard
name

G. H. Auto (343 6855)
business


Mike Crane
signature

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

KO-HEN ELECTRONICS SUPPLY LTD.

#1 7511 - 49 Avenue

RED DEER, ALBERTA T4P 1M3

name

business



signature

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

SANDRA L. TAYLOR

name

Excel Career Services Ltd

business

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Andy Buruma

name

business



signature

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TIM SNELL
name

ROB - RAE CLOTHIERS
business


signature

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Tracy Theophile
name

WINDSHIELD WIZARD

business

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a business operator in the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Charlene Peel
name

City Roast Coffee
business

Charlene Peel
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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P. Barthel

name

BARTHEL ONE HOUR PHOTO

business

P. BARTHEL

signature

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Bob Ruscone

name

Bob's Collimber

business

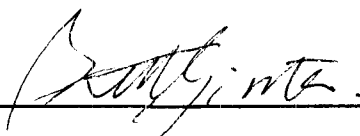
[Signature]

signature


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	<u>The Good Food Co. Ltd.</u>	
name	business	signature
BRETT GINTER		

A PETITION SUPPORTING THE DEVELOPMENT
OF THE MOVIE THEATRE PROPOSED FOR
DOWNTOWN



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RAY ROSENBERG

name

ROASTMASTERS

business

[Signature]

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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R. & R. Alignment Ltd.

name

R. & R. ALIGNMENT LTD.

business

[Signature]

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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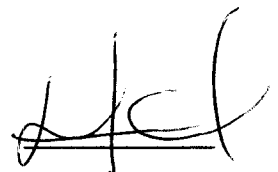
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Laurel Mutch

name (please print)

342-0395

phone



signature

p.s. I am a resident of Parkvale and I am not
duly concerned that this proposal will
increase traffic.

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Ann F Schlosser

name (please print)

341-4437

phone

Ann F Schlosser

signature

P.S. I strongly believe council should support this movie theatre as the young people, elderly, & actually all walks of life would benefit. The City of Red Deer council should not be turning potential business away from Red Deer.

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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DARRELL KROTSCH
name (please print)

346-8248
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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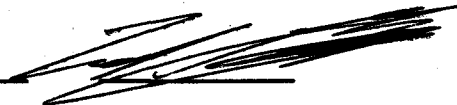
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

R. Ted Stinson

name (please print)

342-4556

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Stephanie MacRerson
name (please print)

347-0793
phone

MacRerson
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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DEB BRADFORD
name (please print)

342-4556
phone


signature


A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Paddy Copland
name (please print)

347-4403
phone


signature

or North end location.

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Teresa Polson
name (please print)

346-7376
phone

T. Polson
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Angela Gosselin
name (please print)

346-7376
phone

AGosselin
signature

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K WOLF
name (please print)

390-0483
phone

K Wolf
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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ROD HARROWER
name (please print)

347-7369
phone


signature

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Sylvia Duro
name (please print)

347 4357
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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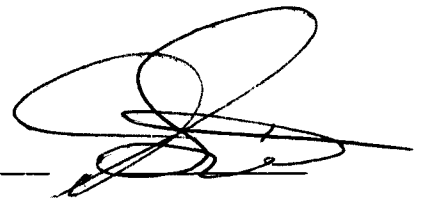
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DAVID SMITH

name (please print)

346-0468 (w/)
343-8880 (w/)

phone



signature

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Vina Angelstad
name (please print)

340-3693
phone

Vina Angelstad
signature

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Penny McCulloch-Barratt
name (please print)

phone

B. Barratt
signature

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KAREN DRIESMAN

name (please print)

347-0982

phone

Karen Driesman

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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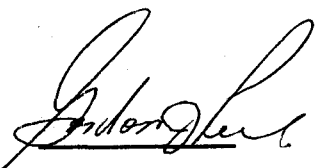
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GORDON J. PEEL

name (please print)

343-2999

phone


signature

19 WALLACE
CLOSE

RED DEER ALTD.

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Cheryl Helts

name (please print)

3720813

phone

Cheryl Helts

signature

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DONNA HINDY
name (please print)

UNLISTED
phone

Donna Hindy
signature

TINKERS PLUS

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Z. BACCHUS

name (please print)

340-5384

phone


signature

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Aubrey Wells
name (please print)

887-5067
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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HILARY R. CRAWAN
name (please print)

782-7341
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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KAREN JACKSON
name (please print)

342-5847
phone

Jackson
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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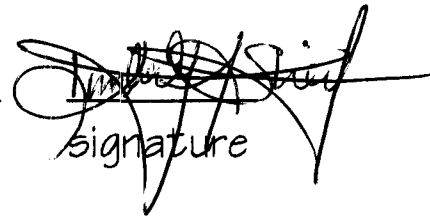
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Streit, K. A.

name (please print)

341 -4945

phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a resident of the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Wayne Kiloski
name (please print)

342-0650
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

GLEN TISDALE
name (please print)

346-4474
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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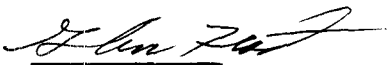
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

GLENN FROST

name (please print)

347-4806

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Dave Soley
name (please print)

346 - 0804
phone

D. Soley
signature


A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Eric Albanēs
name (please print)

3403279
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

PEARL BLUMFIELD

name (please print)

346-8631

phone

P. Blumfield

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Barbara Lynch
name (please print)

347-4806
phone

Barbara Lynch.
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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NORM COOPER
name (please print)

3425372
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Lorna Hann
name (please print)

346-4115
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

J. CHARNOIERE

name (please print)

346-0042

phone

[Signature]

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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H ANHORN
name (please print)

3469912
phone

H. Anhorn
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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L. Connelly
name (please print)

342-1643
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Deana Knox
name (please print)

346-0510
phone


signature

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Brett T. Kelly
name (please print)

343-8955
phone (342-6465)
home

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Cindy Sogge

name (please print)

343-0926

phone

Cindy Sogge

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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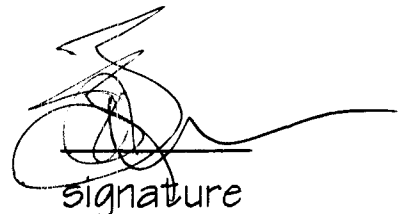
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Druce Durum

name (please print)

340-0412

phone


signature

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Conna Miller

name (please print)

343-0997

phone

Conna Miller

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Randy Van Pong
name (please print)

3476565
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Robert Fogelman
name (please print)

347-9018
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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M. K. McCoy
name (please print)

3-1-9876
phone

MM
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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CONNIE GALLAGHER
name (please print)

346-0709
phone

C. Gallagher
signature

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Evelyn Fr. gstad 343-0994
name (please print) phone

E. Fr. gstad
signature

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ELIZABETH M. HAMORI

name (please print)

343-0228

phone

Elizabeth Hamori

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Michelle Emman
name (please print)

341-6173
phone

Michelle Emman
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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ALICE COOK

name (please print)

343-8980 (w)
347-7032 (h)

phone



signature

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G. W. Smith
name (please print)

246-9412
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Paula Monilaws

name (please print)

341-7888(wk)

340-1797(home)

phone

Paula Monilaws

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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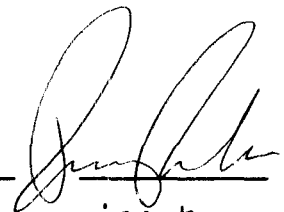
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

Rene Poulin

name (please print)

342-0179

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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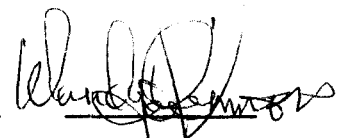
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

WANDA SIMMONS

name (please print)

347-9431

phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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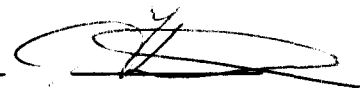
As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

G. Demso

name (please print)

342-6223

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Tim Soderberg

name (please print)

343-3502

phone

Tim Soderberg
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

As a resident of the city of Red Deer, I support the proposal to develop a movie theatre complex on the site located at the southeast corner of the intersection of 48th Avenue and 43rd Street, immediately west of the curling rink. I also support the rezoning of this site to direct control from park, in order to facilitate this proposal. I believe the concerns of the effected residential area can be resolved in a reasonable way, and feel this proposal meets the goals and objectives of the planning documents approved by the City of Red Deer. The parking calculation completed by the Engineering department of The City of Red Deer indicates the supply will exceed the total requirements for the developments in the area, and that the road is designed to handle more traffic than this project will generate.

As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

GARY HARBOURNE

name (please print)

343-1337

phone

G. Harbo

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

William W. Preston

name (please print)

346 7232

phone

W.W. Preston

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Sulie Waldo
name (please print)

346-3497
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Lea Anne McArthur 340-1327
name (please print) phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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S. Chandi
name (please print)

341 4939
phone

[Signature]
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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KCHRISTENSEN

name (please print)

341-7900

phone

KCHRISTENSEN

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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WILLIAM BlomFIELD
name (please print)

346 8621
phone

W Blomfield
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Lyle Dobinson
name (please print)

346-5638
phone

Lyle Dobinson
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Jim Cain

name (please print)

342-1474

phone



signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Jeanette Gabrielson
name (please print)

343-8603
phone

Jeanette Gabrielson
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Joan Holmes
name (please print)

342.5118
phone

Joan Holmes
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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S. Daniso

name (please print)

342-6223

phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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<u>Paula Allen</u>	<u>341-3313</u>	<u>Paula Allen</u>
name (please print)	phone	signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Florence HAIRE
name (please print)

346-9598
phone

Florence Haire
signature

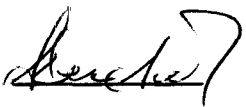
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Sonny Dean Scott
name (please print)

887-2448
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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D. FOWLER
name (please print)

phone

D. Fowler
signature

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Vi Kopp
name (please print)

342-6504
phone

Vi Kopp
signature

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LORNE LEWIS
name (please print)

343 - 8565
phone


signature

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JAMES F CROWTHER

name (please print)

347-8201

phone

James F. Crowther

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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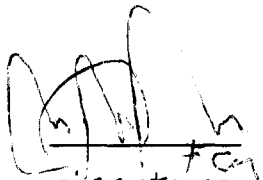
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F.C. BUSTAMANTE

name (please print)

346 -1492

phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Debby Rodney
name (please print)

342-7567
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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GRIFF BARTLEY
name (please print)

347 5806
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Jim Porter
name (please print)

343-8198
phone

Jim Porter
signature

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JOHN GAUDIO

name (please print)

343-7999

phone


signature

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Daphne Preston
name (please print)

346-7732
phone

Daphne Preston
signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Carol Kunney
name (please print)

346-6786
phone

C. Kunney
signature

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LIL ROMANIUK

name (please print)

342.5221

phone

Lil Romaniuk

signature

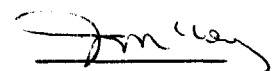
A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Shadi McCoy
name (please print)

346-3470
phone


signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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MIKE LOUGHLIN

name (please print)

346-0607

phone

Mike Loughlin

signature

A PETITION SUPPORTING THE DEVELOPMENT OF THE MOVIE THEATRE PROPOSED FOR DOWNTOWN

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Brian FitzPatrick

name (please print)

316 -3517

phone

Steve Fickler

signature

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Wesley COHEMAN

name (please print)

347-1541

phone

Wesley CoheMAN

signature

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As a result, I respectfully request the Council support this project according to the direction expressed by them to have this project locate in the Downtown.

LORIE CHAUETTE

name (please print)

343-7459

phone



signature

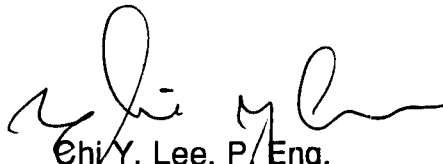
DATE: July 24, 1995
TO: Mayor
FROM: Traffic Engineer

RE: COLLECTOR ROADWAY VOLUMES

The following is a list of 1993 Average Summer Weekday Traffic volumes for residential collectors, similar to that of the proposed theatre site on 43 Street and 47 Avenue.

LOCATION	N.B.	S.B.	E.B.	W.B.	TOTAL
Grant Street East of Taylor Drive			2476	2273	4749
Nolan Street West of 50 (Gaetz) Avenue			2486	2178	4664
59 Avenue North of 67 Street	3786	4043			7829
Kerry Wood Drive West of Taylor Drive			2584	2580	5164
43 Street West of Taylor Drive			3785	2829	6614
Cornett Drive North of 50 (Ross) Street	3210	2476			5686

If you have any further questions please contact this office.


Chi Y. Lee, P. Eng.
Traffic Engineer

RBH/cm



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 2, 1995

Mr. Bill Ramji
c/o Truck Town
15, 7611 - 49 Avenue
Red Deer, Alberta
T4P 1M3

Dear Mr. Ramji:

RE: LAND USE BYLAW AMENDMENT 2672/U-95, DOWNTOWN SITE - PROPOSED
DIRECT CONTROL DISTRICT COMMERCIAL RECREATION AND/OR
ENTERTAINMENT FACILITY

At The City of Red Deer Council meeting held on July 31, 1995, Council gave second and third reading to Land Use Bylaw Amendment 2672/U-95.

Land Use Bylaw Amendment 2672/U-95 provides for the rezoning of approximately 1.68 acres located on the corner of 43 Street and 48 Avenue from P1 to DC(7). The uses allowed under this Direct Control District would be commercial recreation and/or entertainment facility. The Bylaw also indicates that City Council shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for use. A copy of the Bylaw Amendment is enclosed for your reference.

As a result of the rezoning of this property Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated July 25, 1995, re: Downtown Site - Proposed Direct Control District Commercial Recreation and/or Entertainment Facility, hereby agrees that the site located on the corner of 43 Street and 48 Avenue, being considered for rezoning under Land Use Bylaw Amendment 2672/U-95, be advertised for proposals based on Commercial Entertainment Facility or Commercial Recreation Facility subject to the following:

../2



*a delight
to discover!*

- 1) The site be advertised in the local media on August 4, 1995, with a request that all submissions be made to City Hall no later than September 1, 1995;
- 2) Any submission meet the following requirements:
 - a) A comprehensive traffic and parking study addressing the flow of traffic in the area, to be completed as part of the submission by each applicant;
 - b) The site to be elevated to a level necessary for flood proofing, at the expense of the developer;
 - c) The development of additional parking north of the site, if required to service the proposal, be undertaken on a joint 50/50 basis with the City of Red Deer. An agreement for joint use and long term maintenance to be negotiated with the developer;
 - d) The developer would be required to provide a high standard of landscaping and development compatible with other public buildings in the area;
- 3) Proposals to be evaluated by the Land Bank Committee with recommendations to be prepared and submitted for Council's final decision at its meeting of September 11, 1995;
- 4) The developer, in conjunction with the Parkland Planning Service staff, hold a Public Meeting with area residents and businesses to discuss the developer's proposal prior to the September 11, 1995 Council meeting;
- 5) Passage of Land Use Bylaw Amendment 2672/U-95;

and as presented to Council July 31, 1995."

Mr. Bill Ramji
August 2, 1995
Page 3

As indicated in the above resolution, the Land and Economic Development Department will be advertising for proposals, in the local media, on August 4, 1995. Please contact the Land and Economic Development Manager should you require any further information regarding this matter.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/fm

enc.

cc. Director of Development Services
 Director of Corporate Services
 Director of Community Services
 Land & Economic Development Manager
 Parkland Community Planning Services
 Engineering Department Manager
 City Assessor
 Inspections & Licensing Manager
 Fire Chief
 Public Works Manager
 Recreation, Parks & Culture Manager
 Ralph Salomons Realty Inc.
 Chairperson, Recreation, Parks and Culture Board
 Council & Committee Secretary, S. Ladwig

FILE

DATE: August 2, 1995
TO: Parkland Community Planning Services
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/U-95

At the Council meeting of July 31, 1995 a Public Hearing was held with regards to Land Use Bylaw Amendment 2672/U-95, following which said Bylaw received second and third reading, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/U-95 provides for rezoning approximately 1.68 acres located at the corner of 43 Street and 48 Avenue from P1 to DC(7).

I trust you will now proceed with updating the relevant pages of the Land Use Bylaw for inclusion in the Consolidated copy.

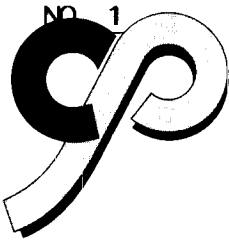


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Development Services
Inspections & Licensing Manager
Director of Community Services
D. Souch
Council & Committee Secretary, S. Ladwig



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

37
REPORTS

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

DATE: JULY 21, 1995

TO: CITY COUNCIL

FROM: FRANK WONG, PLANNING ASSISTANT

**RE: LAND USE BYLAW AMENDMENT 2672/W-95
NORTH 3 AC. OF FORMER MOTOR VEHICLES SITE
KENTWOOD SUBDIVISION**

The Council of the New Life Fellowship Christian Reformed Church has withdrawn their request to rezoning the northern 3 acres of the former motor vehicles site to accommodate a movie theatre. They have decided that they would use the whole site for church purposes; thus request that the northern 3 acres be rezoned to PS (Public Service) District to correspond with the proposed rezoning of the southern 4.5 acres presently before Council.

Enclosed is the proposed land use amendment for Council's consideration.

Frank Wong,
Planning Assistant

Encl.

Ralph Salomons

REALTY INC.

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

BUS. (403) 343-3023
FAX. (403) 343-6490

RE/MAX Real Estate Central Alberta
Each Office Independently Owned & Operated

July 14, 1995

City of Red Deer
4914 48 Avenue
Red Deer, Alberta

Attention: Mayor Surkan

RE: Former Alberta Transportation Building, 5220 - 77th Street, Red Deer, AB

As a result of City Council's decision at its Council meeting of June 19, 1995 to defeat the resolution to provide spot zoning on the north three acres of the above noted property for a theatre and in light of the Congregation of the New Life Fellowship Christian Reformed Church ("New Life") raising the additional financing to purchase the entire property, the congregation at its meeting of June 29, 1995 voted to proceed with the purchase agreement with the Province of Alberta and buy the entire parcel. As you are aware, Council at its meeting of July 4, 1995, once again gave first reading to a resolution to provide spot zoning to the north three acres. This potentially could obtain second and third reading on July 31, 1995.

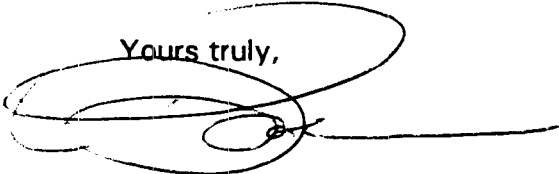
On separate application to MPC, New Life requested subdivision which application had been placed on hold until the sites are re-zoned for their intended uses. As a result, no legal parcel is currently available to sell nor would such parcel be available to sell until the middle of September, subject of course to Council's approval to rezone the site on July 31, 1995.

The agreement between New Life and FF Base Management expires on July 19, 1995 and the agreement between the Province of Alberta and New Life also expires on July 19, 1995. The Council for New Life passed a resolution at its meeting on July 11, 1995 not to extend the conditions on the New Life/FF Base Management agreement thereby making that agreement null and void. They also passed a resolution to withdraw its application to subdivide the subject site and request that the entire site be rezoned Public Service (PS). Another resolution was passed which would request the Province to amend the New Life/Province of Alberta agreement which amendment would remove all conditions except the condition of rezoning and extend this agreement to August 2, 1995. As a result of this series of events, Council's resolution to provide spot zoning for a theatre for this north site is no longer required and should now be withdrawn.

*

I have asked that a member of the Council for New Life be present at the Council meeting of July 31, 1995 to address any questions or concerns that City Council may have.

Yours truly,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Ralph Salomons

COMMENTS:

We recommend Council proceed with 1st Reading of the proposed Land Use Bylaw Amendment.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/W-95, NORTH 3 ACRES OF FORMER MOTOR VEHICLES SITE /KENTWOOD SUBDIVISION

At The City of Red Deer Council meeting held on July 31, 1995, Land Use Bylaw Amendment 2672/W-95 received first reading, a copy of which is attached hereto.

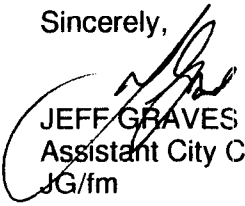
Land Use Bylaw Amendment 2672/W-95 provides for the rezoning of the northern 3 acres of the former motor vehicle site, to a PS (Public Service) District to correspond with the zoning of the southern 4.5 acres of this site.

This office will now proceed with advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 28, 1995 commencing at 7:00 p.m., or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, August 11 and August 18, 1995.

In accordance with the Land Use Bylaw you are required to deposit with the City Clerk, prior to Public Advertising, an amount equal to the estimated cost of advertising which in this instance is \$600.00. We require this deposit no later than Tuesday, August 8, 1995 in order to proceed with the advertising scheduled. Once the actual costs are known you will be either invoiced for, or refunded, the balance.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


JEFF GRAVES
Assistant City Clerk
JG/fm

attch.

cc. Principal Planner
Council & Committee Secretary, S. Ladwig



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to discover!*

FILE

DATE: August 1, 1995
TO: Parkland Community Planning Services
FROM: Assistant City Clerk
RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/W-95

At the Council meeting of July 31, 1995, consideration was given to your report dated July 21, 1995 concerning the above topic, and at which meeting first reading was given to Land Use Bylaw Amendment 2672/W-95, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/W-95 provides for changes to the Land Use Bylaw relative to the rezoning of the northern 3.0 acres of the former Motor Vehicles Centre site in Kentwood, to be rezoned to PS.

This office will now proceed with advertising and a Public Hearing of this Bylaw Amendment will be held on Monday, August 28, 1995 commencing at 7:00 p.m., or as soon thereafter as Council may determine. This Bylaw will be advertised in the Advocate on Friday, August 11 and 18, 1995.

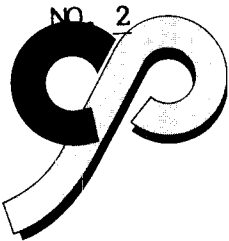
I trust you will find this satisfactory.


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Community Services
Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

41

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

DATE: JULY 25, 1995

TO: CITY COUNCIL

FROM: FRANK WONG, PLANNING ASSISTANT

**RE: LAND USE BYLAW AMENDMENT 2672/V-95
ACCESSORY SALES OF USED TRUCKS, USED AUTOMOBILES
AND USED HOLIDAY TRAILERS**

Pursuant to a request from Mayor Surkan, we submit the enclosed proposed land use bylaw amendment for Council's consideration. This issue arose as a result of a recent M.P.C. decision denying an application from A. M. Recreation Ltd. for sales of R.V.'s (recreation vehicles) which they serviced or repaired at their location in an Industrial District.

This land use bylaw amendment would allow the sale of used trucks, used automobiles and used holiday trailers from a business. Only a total of three units of vehicles would be allowed to be displayed. This bylaw amendment would allow businesses such as towing companies or industrial businesses to sell vehicles which are no longer required. A site inspection has indicated that there are a number of industrial businesses which sell company vehicles on their industrial site; the towing companies also sell older vehicles on their site.

RECOMMENDATION

Planning staff support the proposed amendment. It would appear that the sale of a limited number of vehicles is part of the normal operation of industrial businesses. We believe that by allowing the sale of a limited number of vehicles, the bylaw would permit enough flexibility for businesses to sell, on their site, the business vehicles no longer required; the limitation on the number of vehicles is intended to prevent used car lots from locating in the industrial area.

Council should be aware that the Bylaws and Inspections Department have some concerns regarding their ability to enforce a limit of three vehicles being sold on an industrial site. Their preference is that the Land Use Bylaw not be amended and that no vehicle sales be allowed in the industrial area.

Frank Wong
Frank Wong,
Planning Assistant

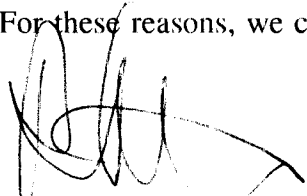
enc

DATE: July 25, 1995
TO: City Clerk
FROM: Inspections - Licensing Manager
RE: **ZONING BYLAW AMENDMENT 2672 V/95**

Could you place the following comments before City Council for their consideration.

The above amendment proposes to add sale of 3 or less vehicles as a discretionary use to the I1 (light industrial) zone. Our concern is that the proposed limit on sales will be difficult to enforce. For example; how do you determine which vehicles are for sale, and which are being stored on a site as well as the approval of these smaller business which will impact on the larger dealer which are located in C4 districts. Having a limit on the number of vehicles will not restrict the business enough to satisfy the business who have located in areas where they are required to landscape and build to a higher standard than industrial areas.

For these reasons, we cannot support the proposed amendment.



R. Strader
INSPECTIONS - LICENSING MANAGER

RS/yd

COMMENTS:

We appreciate the concern of the Inspections and Licensing Department that enforcing a "Limited Use" provision with the bylaw may be difficult. However, given the fact that a number of operations within the industrial area are already selling vehicles from their lots in the same informal fashion as individuals sell their private vehicles at their homes, it would seem logical to provide special guidelines under the bylaw as to the limits to that activity. This would then give the Inspections and Licensing Department an opportunity to deal directly with an operation which is undertaking the sale of vehicles for other than limited and informal requirements of an individual business.

We concur with the recommendation of the Parkland Planning Services that Council proceed with 1st Reading of the Land Use Bylaw Amendment.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: Parkland Community Planning Services
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/V-95

At the Council meeting of July 31, 1995, first reading was given to the above noted Land Use Bylaw Amendment, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/V-95 provides for the accessory sales of used truck, used automobiles and used holiday trailers in a I1 District (Business Service), providing that collectively there are no more than three units for sale, on a site, at one time.

This office will now be advertising for a Public Hearing to be held in Council Chambers on Monday, August 28, 1995 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

I trust you will find this satisfactory.



JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
Council & Committee Secretary, S. Ladwig

NO. 3

DATE: July 12, 1995

TO: City Clerk

FROM: E. L. & P. Manager

RE: Northwestern Utilities Limited and Canadian Western Natural Gas Company
Core Market Direct Purchase Application and Nova Gas Transmission Limited
1995 General Rate Application/Alberta Energy and Utilities Board

The attached correspondence from Bryan and Company, the firm which represents The City in Alberta Energy and Utilities Board regulatory matters, outlines the potential significant impact on smaller natural gas customers of two applications presently before the Board.

While neither of these applications will result in immediate changes in rates, important precedents and policies will be established which may adversely affect the rates of the large majority of Red Deer consumers.

As noted in the correspondence, an attempt is being made to involve as many other municipalities as possible in a joint intervention. This approach will convey a much stronger message to the Board, will minimize the cost to each municipality and is the type of collective intervention favored by the Board whenever possible.

Recommendation

It is recommended that Council authorize the City of Red Deer to become an intervenor in the Northwestern Utilities Limited/Canadian Western Natural Gas Company Limited Core Market Direct Purchase Application and/or the Nova Gas Transmission Limited 1995 General Rate Application and to engage the services of Bryan and Company, Barristers & Solicitors, and R. L. Bruggeman Regulatory Consulting Ltd. for that purpose.



A. Roth,
Manager

AR/jjd

Attachment

c.c. Director of Dev. Services

COPIED TO: A. ROTH, A. WILCOCK, B. JEFFERS
45
Bryan & Company

(JL 4195-NK.)

GEORGE J. BRYAN Q.C. 1900 - 1975

J. ALAN BRYAN, Q.C.
DANIEL W. HAGG, Q.C.
ROBB G. McLEOD
ERIC D. YOUNG
KENNETH B. HALUSCHAK
DOUGLAS N. TKACHUK
C. RANDALL MCCREARY
ERIN O. OOR
CRAIG D. BOYER
ROBERT S. RIDDLE
JENNIFER M. McINTOSH
CHRISTINE NUGENT

DONALD J. BOYER, Q.C.
BARRY O. YOUNG, Q.C.
BOGUMIL F. ROMANKO
J. PATRICK BOND*
MICHAEL R. KINASH
TIMOTHY C. HAGG
BARRY M. HECK
HEIDI F. SCHUBERT
KIMBERLEY D. BLAIR
WARREN R. STENGEL
MELVIN L. CROWSON

LAWRENCE W. GLESEN, Q.C.
MICHAEL W. CROZIER
KENNETH B. BLABUS
GRAEME S. MARR
JOSEPH J. KUEBER
DOUGLAS D. GOSS
NANCY E. CUMMING
TIMOTHY J. SEBASTIAN*
DAVID J. CORRIGAN
THOMAS L. B. CARBONE
NANCY A. McCURDY

Barristers & Solicitors
Trade Mark Agents

2800 MANULIFE PLACE
10180 - 101 STREET
EDMONTON, ALBERTA T5J 3Y2

TELEPHONE (403) 423-5730
FACSIMILE (403) 428-6324

COUNSEL:
DONALD OSTRY R. JOHN BUTLER, Q.C.

Direct Line: (403) 420-4704

OUR FILE:

YOUR FILE:

June 23, 1995

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

Attention Mr. Michael Day,
City Manager

City of Lloydminster
5011 - 49 Avenue
Lloydminster, Alberta/Saskatchewan
S9V 0T8

Attention Roger Brekko,
City Commissioner

Dear Sirs:

**RE: NORTHWESTERN UTILITIES LIMITED and CANADIAN WESTERN NATURAL GAS
COMPANY CORE MARKET DIRECT PURCHASE APPLICATION and NOVA GAS
TRANSMISSION LIMITED - 1995 GENERAL RATE APPLICATION**

Based on preliminary instructions received, Bob Bruggeman and I attended the pre-hearing conference for the NUL/CWNG Core Market proceeding and have prepared the attached letter relating to that proceeding and the NOVA hearing. I would like to discuss the contents of this letter with you before it is sent to other municipalities.

It is our intention to send it to all municipalities which have participated in NUL General Rate Applications and to selected municipalities in southern Alberta which are on the CWNG system.

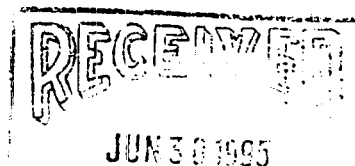
Unfortunately time is short and I will try to contact you by phone on Monday.

Yours truly,

BRYAN & COMPANY

J. Alan Bryan, Q.C.

JAB/th



GEORGE J. BRYAN Q.C. 1900 - 1975

J. ALAN BRYAN, Q.C.
DANIEL W. HAGG, Q.C.
ROSS G. McLEOD
ERIC D. YOUNG
KENNETH B. HALUSCHAK
DOUGLAS N. TKACHUK
C. RANDALL McCREARY
ERIN D. OOR
CRAIG D. BOYER
ROBERT S. RIDDLE
JENNIFER M. McINTOSH
CHRISTINE NUGENT

DONALD J. BOYER, Q.C.
BARRY D. YOUNG, Q.C.
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NANCY A. McCURDY

*Barristers & Solicitors
Trade Mark Agents*

2800 MANULIFE PLACE
10180 - 101 STREET
EDMONTON, ALBERTA T5J 3Y2

TELEPHONE (403) 423-5730
FACSIMILE (403) 428-6324

COUNSEL:
DONALD OSTRY R. JOHN BUTLER, Q.C.

Direct Line: (403) 420-4704

OUR FILE: 1427-83 & 81 JAB

YOUR FILE:

June 29, 1995

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

Attention: Mr. A. Roth, P.Eng.

Dear Sir:

RE: NORTHWESTERN UTILITIES LIMITED AND CANADIAN WESTERN NATURAL GAS
COMPANY LIMITED CORE MARKET DIRECT PURCHASE APPLICATION

and

**NOVA GAS TRANSMISSION LIMITED
1995 GENERAL RATE APPLICATION**

There are currently two proceedings before the Alberta Energy and Utilities Board which may have a significant impact on smaller sales customers. Both proceedings involve either a joint application or joint intervention by Canadian Western Natural Gas Company Limited and Northwestern Utilities Limited (the utilities) respectively in the above Applications. Although neither of three applications will result in immediate changes to the sales rates of the utilities, important precedents and policies will be established which will impact future sales rates. We believe that a joint intervention by the larger municipalities served by each of the two utilities will convey a much stronger message to the Board. The following provides a brief background and description of the two applications.

1. NUL/CWNG CORE MARKET DIRECT PURCHASE APPLICATION

On April 28, 1995 Canadian Western Natural Gas Company Limited and Northwestern Utilities Limited (the utilities) filed a joint application for approval of transportation and buy/sell rates and terms and conditions of service applicable to core customers (typically

The City of Red Deer
June 29, 1995
Page 2

residential, commercial and institutional customers who depend on firm gas supplies) who previously did not qualify for these rates. During March, the Gas Utilities Statute Amendment Act 1990 was proclaimed and the Gas Utilities Core Market Regulations were enacted making it possible for all consumers to purchase their gas requirements either directly from a supplier or through an agent/broker.

We have been monitoring this application to determine the impact of the proposed rates on the customers who choose to remain on sales service or for who it is not practical to change (generally, residential and small commercial customers). The rates proposed by the utilities appeared reasonable to us since they were based on the fully tested companion sales rates but with the cost of gas removed.

We should point out that we are not opposed to transportation or buy/sell service *per se* but we strongly believe that customers opting for such service should not be able to do so at the expense of the remaining customers, a position which the joint PUB/ERCB panel recommended to the government in 1987. However, we consider that the provision of transportation and buy/sell service to the larger industrial customers commencing primarily during the 1980's has resulted in a significant reallocation of costs from transportation to sales customers. In the 1993/94 NUL Phase II hearing, Direct Energy Marketing Limited, a natural gas brokerage firm owned by gas producers, also recommended cost allocation methods which resulted in more costs being allocated to sales customers.

We attended the Pre-Hearing Conference on June 6, 1995 in Calgary and it appears that there will be a concerted effort by Direct Energy and perhaps the industrials to oppose or seek changes to the rates proposed by the utilities. Even prior to the Pre-Hearing Conference, Direct Energy expressed serious reservations to the Board about the rate design, restrictions on availability, notice periods and other issues. As a result, the utilities retracted their original expedited offer to make the rates effective November 1, 1995 and revised that to November 1, 1996 to allow full testing of the proposed rates.

While this hearing will not result in any changes to sales rates until the next General Rate Applications for the utilities, we consider that the principles established in this proceeding are extremely important and will serve as significant precedents for the next Phase II Applications of both utilities.

We are forwarding this letter to the 12 municipalities on the NUL system, which have participated in General Rate Applications over the last 15 or more years, as members of the Municipal Intervenor group to seek instructions to participate in this hearing. We anticipate that we will take a fairly defensive and focused position in this proceeding, (i.e. we generally intend to support the rates proposed by NUL, with some exceptions) but expect that Direct Energy will file fairly extensive evidence which would require examination and testing. We have received preliminary instructions from the Cities of Red Deer and Lloydminster and accordingly have issued some preliminary Information Requests before determining the extent of our participation.

Given the parallel situation and issues an the CWNG system, we are also hereby contacting some of the major municipalities served by CWNG to determine whether they wish to participate jointly with the Municipal Intervenor group from Northern Alberta. As previously noted, we believe that important precedents will be established in this proceeding and therefore it is important that all the municipalities in Alberta present a unified position. The City of Calgary has registered separately in this proceeding but the City of Edmonton has not taken a position to date and may, in any event, had a conflicting position because of its use of large volumes of gas for electric power generation.

2. NOVA GAS TRANSMISSION LIMITED (NGTL) 1995 GENERAL RATE APPLICATION

NGTL filed a General Rate Application on January 31, 1995. Normally this would not be of major interest to the customers of the utilities because NGTL's rates have only a relatively minor impact on the respective costs of the two distribution utilities (i.e. NUL and CWNG). The major intervenors in the NGTL Application would typically be the producers/shippers as represented by the Canadian Association of Petroleum Producers (CAPP).

There is, however, one issue which is more of a policy than rate nature that has a major impact on the utilities' sales customers. When producers transport gas to the Alberta border they may incur two transportation tariffs, one to NUL or CWNG and the other to NGTL, whereas those producers situated adjacent to the NGTL system only incur one tariff. This is often referred to as the "dual tariff problem". This problem is not restricted to producers. Any transportation customer may incur dual tariffs if two transmission systems are required to move the gas to the customer. The tariffs for each of the utilities and NGTL are about \$0.10 to \$0.15 per GJ depending on load factor which is a significant amount in today's competitive gas market.

You may wonder what this has to do with sales customers. As a consequence of this dual tariff, some customers have already bypassed the utilities' systems by connecting directly to NGTL to avoid the dual tariffs and many more are threatening to do so. If this occurs, much of the cost now paid by transportation customers will undoubtedly fall largely on the shoulders of the remaining sales customers.

Sales customers are already bearing 100% of the cost of the production and gathering systems which were acquired for all customers in the past, but none of which is any longer allocated to those sales customers who have opted for transportation service. Any additional bypass will likely result in the utilities attempting to allocate an increasing amount of transmission costs to the remaining sales customers. Although both the utilities froze (and the Board approved) the level of their transportation rates in their most recent applications due to "competitive pressures", we consider that the magnitude of the savings that could be achieved through elimination of the dual tariff problem far outweigh any rate design "tinkering" that the utilities may propose.

The utilities have filed evidence in the NGTL hearing recommending that their costs of transporting producer gas to the NGTL system be rolled into NGTL's revenue requirement. In other words, NGTL would subcontract with the utilities to move producer gas to the NGTL system, pay the Board approved rates for that service, include those costs (Transportation by Others or "TBO") in its revenue requirement and charge all producers a single (albeit slightly higher) transportation rate. TBO for the utilities was allowed from 1981 to 1984 but was unilaterally discontinued by NGTL in 1984. The utilities have been unable to negotiate TBO since that time, notwithstanding that NGTL provides that service to two of its affiliated companies, Foothills Pipelines and Pan-Alberta Gas and several other pipelines.

We have been formally approached by NUL and requested to support their position in the NGTL Application. We believe that NGTL's policy of denying TBO to the utilities is having an adverse impact on sales customers, witness the utilities' decisions to freeze transportation rates due to competitive pressures. If significant portions of the transmission system are rendered underutilized or stranded investment, this may have an even greater effect on sales customers. We are therefore of the opinion that the Municipal Intervenor should support the utilities' position.

The utilities' Submission appears to deal only with the dual tariff problem as it applies to producers but does not request the same treatment for Large Industrial End-Users. The utilities' evidence notes only that including producer transportation costs in NGTL's TBO is in the public interest because it provides efficient pricing signals for the location, rate and scope of Alberta gas exploration and development. While retaining producers on the utilities' systems would increase system usage, reduce stranded investment and provide some contribution towards total costs and thus be beneficial to sales customers, we do not consider the utilities have gone far enough in their evidence. We believe the arguments relating to producer transportation could be equally applied to large end-user industrial transportation as well.

In addition, we do not consider that the utilities have identified in their evidence the impact of producer (or for that matter industrial) bypass on the sales customers. We believe that the major municipalities in Alberta, on behalf of their sales customers, should be represented in these proceedings to demonstrate that the dual tariff problem has had and will have an increasingly adverse impact on sales customers until that situation is remedied. Another alternative is for the utilities to sell their transmission assets but including TBO in the NGTL revenue requirement represents a far less drastic solution. When considering the public interest, we firmly believe that the position of sales customers needs to be clearly represented to the Board.

We should also note that the utilities have identified over \$100 million of reductions to NGTL's revenue requirement relating to rate base matters. Although we will likely support these reductions since NGTL's rates are implicitly incorporated in the utilities' gas costs, we consider this and other matters best left to the utilities and the shippers to examine.

The City of Red Deer
June 29, 1995
Page 5

If you have any questions regarding these hearings, the process of intervention or the method of cost recovery, we would be pleased to conduct a seminar on these topics at our Edmonton and Calgary offices or, alternatively, arrange a conference call at mutually acceptable times. If you require any further information in the interim, please do not hesitate to contact the writer at the above number or our consultant, Mr. Bob Bruggeman at 437-5504.

Section 68(1) of the Public Utilities Board Act (attached) requires the Council of a Municipality to authorize its intervention in a utility rate case by way of Resolution. Should your municipality decide to participate in either of these two proceedings, the attached form of Resolution may be of assistance.

Pursuant to Section 60(1) of the Act (attached), the Board has typically ordered the utilities to pay intervenor costs if the intervention has been effective and of assistance to the Board in testing the application. If you have any questions regarding the cost recovery process, please contact myself or Mr. Bruggeman.

We will be contacting you in the near future to determine your interest in these matters.

Yours truly,

BRYAN & COMPANY

Per:

J. Alan Bryan, Q.C.

JAB/mam
Enclosures

- The City of Airdrie
 - The City of Camrose
 - * The City of Grande Prairie
 - The City of Lethbridge
 - * The City of Lloydminster
 - * The City of Red Deer
 - The City of Spruce Grove
 - The City of St. Albert
 - * The City of Wetaskiwin
 - Municipality of Crowsnest Pass
 - * Municipality of Wood Buffalo (formerly The City of Fort McMurray)
 - The Town of Banff
 - The Town of Brooks
 - The Town of Canmore
 - The Town of Coaldale
 - The Town of Cochrane
 - * The Town of Fairview
 - * The Town of Fox Creek
 - * The Town of Gibbons
 - * The Town of Grand Centre
 - The Town of High River
 - The Town of Innisfail
 - The Town of Okotoks
 - The Town of Olds
 - * The Town of Peace River
 - The Town of Taber
 - * The Town of Vegreville
 - * The Town of Vermilion
-
- * Members of the Municipal Intervenors group in NUL's last General Rate Application (1993/94)

COMMENTS:

We concur with the recommendation of the E. L. & P. Manager.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: E. L. & P. Manager
FROM: Assistant City Clerk
RE: 1995 GENERAL RATE APPLICATION

At the Council meeting of July 31, 1995, consideration was given to your report dated July 12, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the E. L. & P. Manager dated July 12, 1995, re: 1995 General Rate Application, hereby authorizes The City of Red Deer to become an intervenor in the Northwestern Utilities Limited/Canadian Western Natural Gas Company Limited Core Market Direct Purchase Application and/or the Nova Gas Transmission Limited 1995 General Rate Application and to engage the services of Bryan and Company, Barristers & Solicitors, and R.L. Bruggeman Regulatory Consulting Ltd. for that purpose, and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. I trust you will now be making the necessary arrangements in order to engage the services of Bryan and Company, Barristers & Solicitors, and R.L. Bruggeman Regulatory Consulting Ltd. for the purpose of representing The City of Red Deer in this regard.


JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Development Services

NO. 4

DATE: July 12, 1995

TO: City Clerk

FROM: City Assessor

RE: CITY LAND SALES/PROPERTY TAXES

The Municipal Taxation Act, Chapter M-31 RSA1980 that was valid to December 31, 1994, stipulated that the tax status of a property (exempt/taxable) as at December 31 of the year prior to the tax year would dictate the status for the property tax (Section 21). (There was no provision or option available to change a taxable property to exempt during the year).

The Municipal Government Act Chapter M-26.1 assented to January 1, 1995, in Section 368 requires that property that changes taxable status during the year, and the taxes/exemption, whichever applies, be pro-rated for the balance of the tax year.

Land sale agreements have been entered into between the City (exempt) and the public (taxable) that have final acquisition dates during 1995, 1996 and 1997. The agreements also contain a clause that stipulates the purchaser is not liable to pay property taxes until January 1, following the year of the sale. Therefore, we are going to have properties, as the transactions close, on the tax roll that we cannot collect taxes for by way of the sales agreements.

The Assessment and Tax Department requires a legal method of cancelling the property taxes that must be levied under Section 368 of the Municipal Government Act. Section 347(1) of the Municipal Government Act provides:

"If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- a) cancel or reduce tax arrears;
- b) cancel or refund all or part of a tax;
- c) defer the collection of a tax."

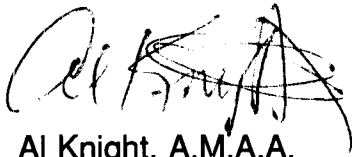
We respectfully recommend that Council cancel the municipal and the annual frontage portion of the tax, under authority of Section 347(1) and authorize City administration to debit the land bank account and credit all other requisitioned amounts to render a nil balance to the tax account for any sale that this situation applies to.

City Clerk
Page 2
July 12, 1995

The land sales agreement has been amended to require the purchaser pay property taxes as at possession date on any current sales, in accordance with Section 368 of the Municipal Government Act.

RECOMMENDATION

Council approve cancelling municipal and annual frontage taxes on City land sales that were levied prior to the land sale agreement being amended and charge the land bank with all taxes collected for requisitioning authorities.

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

Al Knight, A.M.A.A.
City Assessor

AK/ngl

Enc.

c.c. Land & Economic Development Manager
City Solicitor

ing strip of land owned or occu-
way for its railway leading from
does not include

its of the right of way and owned
for station grounds, extra right of
ways or other trackage, or

the right of way that is used by
er than the operation of the rail-

rails, switches and other track
nnels, culverts, signals and grade
ces, telephone and telegraph lines,
y and station platforms, and

t. appliances, buildings and struc-
part of an operational unit designed
or receiving communication sig-
of operating a railway,

stations, office buildings, water
e lines, pump houses and equip-
roundhouses, turntables, shops
loading platforms or things of a

RSA 1980 cM-31 s16:1984 c57 s7

ed or placed on land that forms
right of way of a company that
ch the improvements are situated
vements, together with the land
d therewith, shall be assessed to
the land.

of the station grounds or railway
es a railway is held under a lease
the site of an improvement, the
if he were the owner of it.

tion (1) or (2) shall, whether his
or not, pay taxes on the assessed
tion (1) or (2) and the improve-
at the rates lawfully imposed on
ture of his interest in them.

RSA 1980 cM-31 s17

en a spur track or railway siding
r other lease agreement with a
spur track or railway siding shall
the lessee of the improvement as

RSA 1980 cM-31 s18:1984 c57 s8

Lessee from
irrigation district

Assessment of
Crown land

Assessment and
taxation on sale
of exempt
property

Assessment and
taxation of land
and
improvements
subject to issue

19 When improvements used exclusively for holiday or recreational purposes are erected or placed on land that forms part of an irrigation district and, if the land on which the improvements are situated is leased from the board of directors of the irrigation district, the improvements together with the land forming the site on it and occupied with it shall be assessed to the lessee as if he were the owner of the land.

RSA 1980 cM-31 s19

20 When any land or improvement owned by the Crown or a municipality is sold and the land or improvement thereupon becomes liable to assessment, then, notwithstanding anything in this or any other Act, a municipality may, in the year in which the land or improvement is sold,

- (a) assess the land or improvement in the name of the person to whom it was sold,
- (b) enter the assessment in the assessment roll,
- (c) mail an assessment slip to that person, and
- (d) levy a tax on the land or improvement for the year equal to that proportion of the full tax for the year that the number of full calendar months of the year occurring after the sale bears to 12, the month in which the sale occurs not being counted.

RSA 1980 cM-31 s20

21 When any land or improvement that is exempt from assessment and owned by a person other than the Crown is sold and the land or improvement thereupon becomes liable to assessment, then, notwithstanding anything in this or any other Act, the municipality may, in the year in which the land or improvement is sold,

- (a) assess the land or improvement in the name of the person to whom it was sold,
- (b) enter the assessment in the assessment roll,
- (c) mail an assessment slip to that person, and
- (d) levy a tax on the land or improvement for the year equal to that proportion of the full tax for the year that the number of full calendar months of the year occurring after the sale bears to 12, the month in which the sale occurs not being counted.

RSA 1980 cM-31 s21

22 When a lease, licence or permit with a term commencing on or after January 1 in any year is issued in respect of any land or improvement that is exempt from assessment and the interest of a person who is an occupant of the property, or part of it, under the lease, licence or permit becomes liable to assessment and taxation pursuant to section 3, a municipality may, in the year in which the term of the lease, licence or permit commences,

- (a) enter the assessment on the assessment roll,
- (b) mail an assessment slip to the person to whom the lease, licence or permit was issued, and

- (c) public works reserves;
- (d) property used in connection with academic, trade, forestry or agricultural schools, colleges or universities, including student dormitories;
- (e) property used in connection with hospitals and institutions for mentally disabled persons;
- (f) property owned by an agent of the Crown in respect of which another enactment provides for payment of a grant in place of a property tax;
- (g) property in respect of which the Crown is not the assessed person.

(4) If any of the property listed in subsection (3) is a single family residence, the property must be considered as Crown property when calculating a grant under this section.

Property that is partly exempt and partly taxable

367 A property may contain one or more parts that are exempt from taxation under this Division, but the taxes that are imposed against the taxable part of the property under this Division are recoverable against the entire property.

Changes in taxable status of property

368(1) An exempt property or part of an exempt property becomes taxable if

- (a) the use of the property changes to one that does not qualify for the exemption, or
- (b) the occupant of the property changes to one who does not qualify for the exemption.

(2) A taxable property or part of a taxable property becomes exempt if

- (a) the use of the property changes to one that qualifies for the exemption, or
- (b) the occupant of the property changes to one who qualifies for the exemption.

(3) If the taxable status of property changes, a tax imposed in respect of it must be pro-rated so that the tax is payable only for the part of the year in which the property, or part of it, is not exempt.

COMMENTS:

We concur with the recommendation of the City Assessor.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: City Assessor
FROM: Assistant City Clerk
RE: CITY LAND SALES/PROPERTY TAXES

At the Council meeting of July 31, 1995, consideration was given to your report dated July 12, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Assessor dated July 12, 1995, re: City Land Sales/Property Taxes, hereby approves the cancellation of Municipal and Annual Frontage Taxes on City Land Sales that were levied prior to the Land Sale Agreement being amended and charge The City's Land Bank with all taxes collected for requisitioning authorities, and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information and appropriate action to ensure the intent of this resolution is implemented.



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Corporate Services
Land & Economic Development Manager
City Solicitor

610-011

DATE: July 21, 1995

TO: City Clerk

FROM: Director of Development Services

RE: 1995 WATER SYSTEM IMPROVEMENTS

The City is now implementing several major improvements to the water distribution system. This project is required to meet the ever-increasing water demands of our growing community and to increase water pressures in areas that currently suffer low pressures and marginal fire flows. The work is being funded under the Canada/Alberta Infrastructure Program and is estimated to cost in the order of \$3.0 million. Budgets were approved in January, Contracts were tendered and awarded this spring, and work is now underway for these improvements. Construction completion and commissioning of the Works is expected to be in October/November 1995.

The purpose of this report is to

- a. briefly describe the water system improvements,
- b. identify the changes in water pressure that will result from the improvements,
- c. advise Council of the potential effects of these pressure changes,
- d. identify future pressure requirements,
- e. identify a concern with respect to future pressures and outline alternative solutions, and
- f. seek guidance from Council with regard to water pressure policy.

WATER SYSTEM IMPROVEMENTS

The following is a brief description of the improvements. For your reference, we have attached a map of the City (Figure 1) that illustrates the locations of same.

1. **East Hill Booster Station**

Pump capacity at the East Hill Booster Station will be doubled to serve a much larger East Hill Pressure Zone.

2. **Mountview Pump Station**

The Mountview pump station will be converted to serve the East Hill Pressure Zone. This will allow pressure boosting from the Water Treatment Plant Zone as

City Clerk
Page 2
July 21, 1995

well as pumping from the existing Mountview Reservoir into the East Hill Pressure Zone. A pumphouse addition will also be constructed to house a new diesel generator to provide back-up power supply to the pumps. This is required primarily for fire protection during a power outage. The Mountview Water Tower will continue to serve the Water Treatment Plant zone.

3. New Water Mains

New water main linkages will be installed in the following locations to improve flow capacities in these parts of the distribution system:

- Across Gaetz Avenue at 33 Street
- Along 35 Street adjacent to the Water Tower
- Across Piper Creek from Sunnybrook to Bower

The Sunnybrook/Bower connection will be routed along an existing bike path and through open areas to limit damage to the trees in the park. The bike path will be restored in two stages; gravel in 1995 and paving in 1996, to allow trench settlement to occur. The design for this connection has been reviewed by the Environmental Advisory Board.

Other minor changes to valves and water mains will also be done in various areas as part of the pressure zone conversion. This may cause short-term interruptions in service in some areas, but affected customers will be notified.

4. New Water Reservoir

A 7,300 cubic metre (1.6 million gallon) water reservoir is being constructed on a site located across the street from the Water Treatment Plant on 54 Avenue. This site was previously occupied by a power substation. Because of the site's proximity to the Water Treatment Plant and because the power substation was planned to be decommissioned in the near future, the City-owned site was considered to be well suited for the reservoir. Water reservoirs are required to store domestic water for use during peak hour flows and fire fighting demands.

The reservoir will be approximately 9 m (30 ft) high and 35 m (115 ft) in diameter. The bottom half of the reservoir will be buried and the top half will be architecturally treated with brick and stucco. The architectural plans have been reviewed by the Municipal Planning Commission. This project will also include piping to and from the Water Treatment Plant and a low lift pump for filling the reservoir.

City Clerk
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July 21, 1995

CHANGE IN WATER PRESSURES

The most significant change that some City residents will notice after these improvements are implemented is an increase in water pressure. The following Table 1 outlines some of the changes that can be expected in the various areas of the City. The attached map of the City (Figure 2) illustrates the locations of Areas A to E for reference to Table 1.

TABLE 1 - WATER PRESSURE CHANGES				
AREA	AREA DESCRIPTION	WATER PRESSURE RANGE (kPa)		
		CURRENT	PROPOSED	CHANGE
A	High lands north of the river (i.e. above the river escarpment), as well as South Hill and West Park subdivisions, and Deer Home	350 to 450 kPa (50 to 65 psi)	350 to 450 (50 to 65 psi)	No Change
B	Low laying areas in Downtown, Cronquist, Riverside, and North Red Deer Subdivisions	550 to 700 kPa (80 to 100 psi)	550 to 700 kPa (80 to 100 psi)	No Change
C	Bower Subdivision	300 to 400 kPa (45 to 60 psi)	450 to 550 kPa (60 to 80 psi)	150 kPa (20 psi) increase
D	Sunnybrook, Mountview Grandview, Michener Hill, Eastview West, Morrisroe West, Anders West, Anders South	275 to 400 kPa (40 to 60 psi)	425 to 550 kPa (60 to 80 psi)	150 to 175 kPa (20 to 25 psi) increase
E	Clearview, Rosedale, Eastview East, Morrisroe East, Deer Park, Anders East, Lancaster	320 to 550 kPa (45 to 80 psi)	290 to 550 kPa (40 to 80 psi)	0 to 30 kPa (0 to 5 psi) reduction

In summary, water pressures in Areas A and B will be unaffected by the changes. Most complaints of low water pressure currently come from Areas C and D. As you can see, these Areas will enjoy a 150 to 175 kPa (20 to 25 psi) increase in pressure. The water pressure in Area E will remain unchanged for the most part, although some parts of this

City Clerk
Page 4
July 21, 1995

Area may suffer a slight reduction (up to 5 psi) in pressure under peak demand conditions.

POTENTIAL EFFECTS OF WATER PRESSURE CHANGES

We have already had calls from several residents of Areas C and D who are eagerly awaiting the water pressure increases. However, with any change there is a risk that problems may arise. In this case, we anticipate that the pressure increase may lead to a few water main breaks in some of the older areas where aging pipes may have developed weak points. To minimize the number of these occurrences, we intend to gradually increase the pressure over a period of a few weeks.

Similarly, old house fixtures that are substandard or corroded may develop leaks when they are exposed to the higher pressure. According to the Canadian Plumbing Code, house plumbing should be designed and tested to withstand a minimum pressure of 700 kPa (100 psi). As noted above, the central part of the City (i.e. Area B) has been operated at a pressure of 550 to 700 kPa (80 to 100 psi) for many years without problems. In practical terms, therefore, we do not anticipate a significant problem. However, we may face claims from some residents for replacement of old fixtures that failed. Because it is likely that these fixtures would have failed in time regardless of the pressure changes, and to avoid extensive investigations to determine the cause of such failure, we feel that direction from Council should be provided in advance of the changes, to deal with such claims. We would recommend that no claims for failure of household plumbing fixtures be paid by the City provided that the water pressure in City mains is maintained below 700 kPa (100 psi).

FUTURE PRESSURE INCREASES

As the City grows to the southeast, the water pressures in Areas D and E noted above will have to be increased by approximately 70 kPa (10 psi). If not increased, water pressures in the southeast part of Area E will not meet the minimum pressure requirement of 275 kPa (40 psi). This is because of higher elevations in the growth area southeast of the Lancaster Meadows Subdivision and due to higher friction losses. The higher friction losses result from greater flows required to meet the demands of a larger area (i.e. growth areas) and from the length of pipe system required to reach the furthest part of the area.

The water pressure in the mains can be increased by increasing the pumping rates at the Mountview and East Hill Pumping Stations. This can be done a bit at a time over the next several years as the demands of City growth requires it. The problem with increasing the water pressure to serve the remote parts of the Area, is that the pressure becomes excessive in the areas that are lower in elevation and/or closer to the pump stations.

City Clerk
Page 5
July 21, 1995

Based on Table 1, an increase of 70 kPa (10 psi) will increase the maximum pressures in Areas D and E from approximately 550 kPa (80 psi) up to 620 kPa (90 psi). In a practical sense, this is still less than the pressures that Area B is operated at and we should not expect problems. As indicated earlier, the Canadian Plumbing Code requires house plumbing to be designed to withstand a minimum pressure of 700 kPa (100 psi). However, the Code also requires that, if the water pressure exceeds 550 kPa (80 psi), a pressure reducing valve (PRV) shall be installed on the plumbing system to limit the maximum static pressure entering the house to 550 kPa (80 psi). Note that the Canadian Plumbing Code has only been adopted for use in Alberta for the past two years. Prior to that, the Alberta Plumbing Code was used; which required a PRV be used only if the pressure exceeded 700 kPa (100 psi).

Note that no change in pressure will occur in Area C when the pressure is increased in Areas D and E because Area C is isolated by Pressure Reducing Valves on the mainline feeds to the area.

The cost of a PRV for a typical single family house (20 mm diameter) is estimated to cost \$200, including material and installation. We would estimate that about 5,300 existing houses in Area D would have water pressures in excess of 550 kPa (80 psi) if the pressure in Areas D and E were increased by 70 kPa (10 psi). As development occurs to the south of Area D, more houses will be affected by the high pressure.

Several alternatives can be considered for implementing the required pressure increases in the future, including:

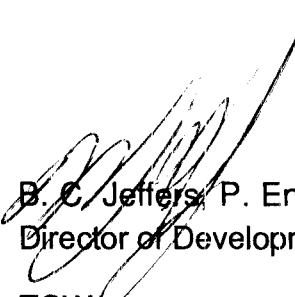
1. Discuss the issue with other cities in Alberta and the Provincial Plumbing Inspector to determine if this requirement should be amended from 550 kPa back to 700 kPa as in the previous Code.
2. Leave the existing areas without PRV's (i.e. grandfather old Code requirements to existing homes), but require that all new buildings install PRV's if they are in an area that will be affected by future pressure increases. We would have to determine if we have jurisdiction to waive the new code requirement in existing areas.
3. Install pressure reducing valves along the boundary between Areas D and E to reduce the number of dwellings affected by the pressures in excess of 550 kPa. Further study would be required to determine if this is feasible, the cost of the PRV's and associated work, and what affect it will have on the system operation. It is possible that the future water reservoir may have to be advanced if this were implemented.

City Clerk
Page 6
July 21, 1995

4. Require that the residents in the effected areas install PRV in their homes
 - a. at the home owners expense, or
 - b. at the City's expense.

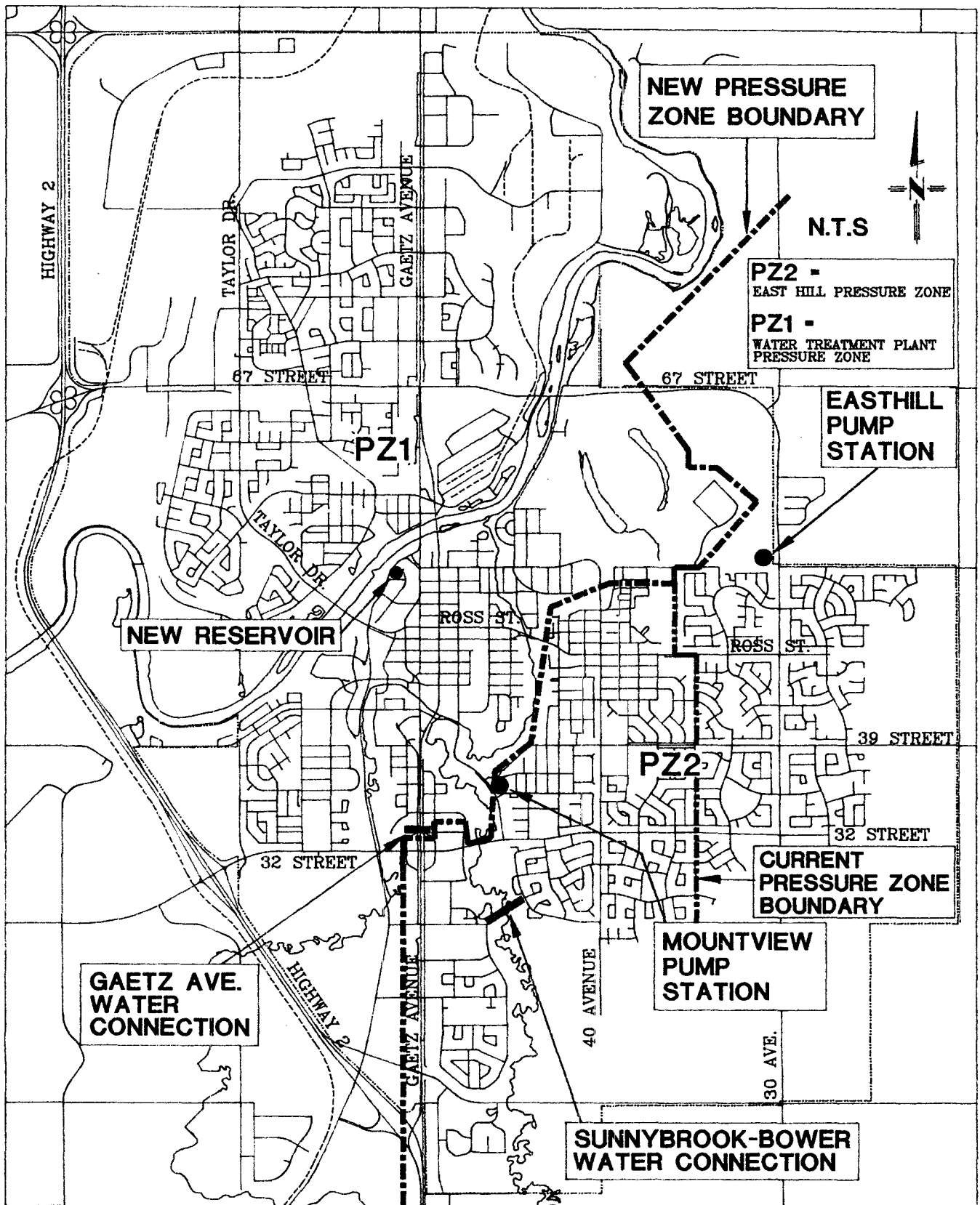
RECOMMENDATIONS

1. That we proceed with the water system improvements as outlined above.
2. That no claims for failure of household plumbing fixtures be paid by the City, provided that the City water pressure in mains is maintained below 700 kPa (100 psi).
3. That the City pursue discussions with other cities in Alberta and the Provincial Plumbing Inspector to determine if the maximum water pressure stipulated in the Canadian Plumbing Code should be amended from 550 kPa back to 700 kPa as in the previous Code. Failing an amendment of the Code, we recommend that we not require the use of PRV's in existing buildings even if water pressures are raised into the range of 550 to 700 kPa (i.e. grandfather old Code requirements to existing buildings), subject to comment from the City Solicitor with regard to our jurisdiction in this matter. Note that the Code requirement (i.e. 550 kPa) would apply to all new buildings.
4. If we are unable to implement recommendation #3 noted above, that prior to raising the water pressure above 550 kPa in Areas D and E, we consider other alternatives, and bring a further report to Council.



B. C. Jeffers, P. Eng.
Director of Development Services
TCW/emg

- c.c. Director of Development Services
- c.c. Gary Will, UMA Calgary
- c.c. Public Works Manager
- c.c. Water Treatment Plant Supervisor



**THE CITY OF RED DEER
1995 WATER SYSTEM IMPROVEMENTS**

FIGURE I

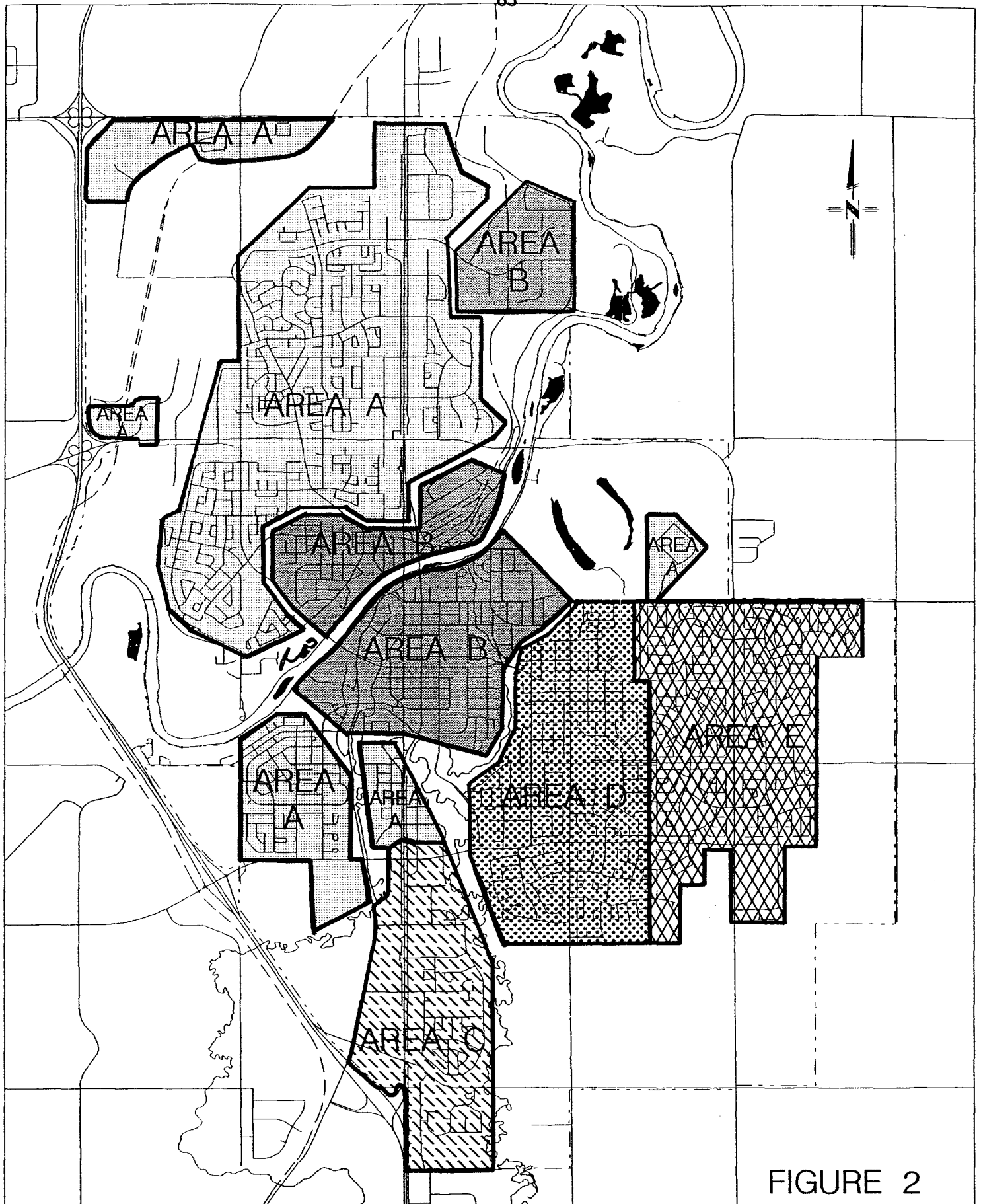


FIGURE 2

THE CITY OF RED DEER
1995 WATER SYSTEM IMPROVEMENTS

COMMENTS:

We concur with the recommendation of the Director of Development Services. Before the pressure is increased, however, the utility customers who will experience an increase in water pressure will be advised it will occur. A 24 hour trouble line phone number is currently in place and could be used to respond to customers who experience problems and help them, if necessary, in getting assistance from a repair contractor.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

DATE: August 1, 1995

TO: Director of Development Services

FROM: Assistant City Clerk

RE: 1995 WATER SYSTEM IMPROVEMENTS

At the Council meeting of July 31, 1995, consideration was given to your report dated July 21, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Director of Development Services dated July 21, 1995, re: 1995 Water System Improvements, hereby agrees as follows:

- 1) That The City proceed with the Water System Improvements as outlined in the above noted report;
- 2) That no claims for failure of household plumbing fixtures be paid by The City, provided that The City water pressure in mains is maintained below 700 kPa(100 psi);
- 3) That The City pursue discussions with other cities in Alberta and the Provincial Plumbing Inspector to determine if the maximum water pressure stipulated in the Canadian Plumbing Code should be amended from 550 kPa back to 700 kPa as in the previous Code. Failing an amendment of the Code, The City not require the use of PRVs in existing buildings even if water pressures are raised in the range of 550 to 700 kPa, subject to the satisfaction of the City Solicitor with regard to The City's jurisdiction in this matter. The Code requirement (550 kPa) would apply to all new buildings;
- 4) That if The City is unable to implement recommendation #3 above, prior to raising the water pressure above 550 kPa in areas D and E noted in the above report, The City consider other alternatives with a further report being brought back to Council;

and as presented to Council July 31, 1995."

Director of Development Services
August 1, 1995
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. Council felt it very important that all residential property owners are notified of this change in water pressure. It was suggested that residents be informed by the following means:

- 1) Insert in the utility bill;
- 2) Ad on the City page in the Advocate advising residents to shut off their water when the home is unoccupied for extended periods of time, such as vacations;
- 3) Any further notification as seen fit by your Division.

I trust you will now proceed in accordance with the above resolution.



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Public Works Manager
Water Treatment Plant Supervisor
City Solicitor

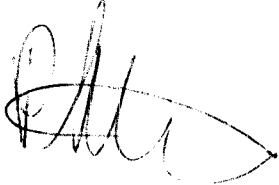
NO. 6

DATE: July 25, 1995
TO: City Clerk
FROM: Inspections - Licensing Manager
RE: **THE BYLAW OFFICERS ENFORCEMENT BYLAW 2909/86**

Could you place the following item before City Council for their consideration.

The Municipal Government Act requires a municipality to adopt "The Bylaw Officers Enforcement," which is required to outline disciplinary procedures and lines of authority. Our bylaw refers to the Bylaw and Inspections Manager, which as the bylaw officers now report to the R.C.M.P. requires amendment.

Recommendation: That Bylaw #2909/86 be amended by substituting;"Inspector of the City R.C.M.P. detachment," for the words, "Bylaw and Inspections Manager," and removing from the bylaw any reference to "bylaw clerks".



R. Strader
INSPECTIONS - LICENSING MANAGER

RS/yd

COMMENTS:

We concur with the recommendation of the Bylaw and Inspections Manager.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: Inspections & Licensing Manager
FROM: Assistant City Clerk
RE: BYLAW OFFICERS ENFORCEMENT BYLAW AMENDMENT 2909/A-95

At the Council meeting of July 31, 1995, The Bylaw Officers Enforcement Bylaw Amendment 2909/A-95 was given three readings and passed, a copy of which is attached hereto.

This Bylaw Amendment deletes the reference to the "Development Officer" and substitutes in its place the words "Inspector of The City R.C.M.P. detachment", and removes from the Bylaw any reference to "bylaw clerks" in order to clarify the lines of authority for this Bylaw.

This is submitted for your information. I trust you will find this satisfactory.



JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

FILE

DATE: August 1, 1995
TO: Inspector of the City R.C.M.P. Detachment
FROM: Assistant City Clerk
RE: BYLAW OFFICERS ENFORCEMENT BYLAW AMENDMENT 2909/A-95

At the Council meeting of July 31, 1995, The Bylaw Officers Enforcement Bylaw Amendment 2909/A-95 was given three readings and passed, a copy of which is attached hereto.

This Bylaw Amendment changes the lines of authority referred to in the Bylaw by deleting any reference to the words "Development Officer" and substituting in its place the words "Inspector of The City R.C.M.P. detachment", and removes from the Bylaw, Section 4(B) the reference to "bylaw clerks".

This is submitted for your information. I trust you will find this satisfactory.


JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

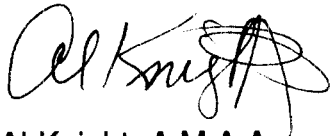
NO. 7

DATE: July 24, 1995
TO: City Clerk
FROM: City Assessor
RE: MOBILE UNIT ASSESSMENT BYLAW

Further to Council's approval in principle to pass a bylaw and assess the owner of a mobile home unit in a mobile home park, we hereby forward a proposed bylaw drafted by the City Solicitor, for Council's approval.

RECOMMENDATION

We recommend Council approve the proposed bylaw.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

Enc.

c.c. Director of Corporate Services
City Solicitor

COMMENTS:

We concur with the recommendation of the City Assessor.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995
TO: City Assessor
FROM: Assistant City Clerk
RE: MOBILE UNIT ASSESSMENT BYLAW 3139/95

At the Council meeting held on July 31, 1995 consideration was given to your report dated July 24, 1995, concerning the above topic, and at which meeting Council gave three readings to the Mobile Unit Assessment Bylaw 3139/95, a copy of which is attached hereto.

The Mobile Unit Assessment Bylaw designates the assessed person in respect of a mobile unit located in a mobile park.

I trust you will find this satisfactory.



JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Director of Corporate Services
City Solicitor

NO. 8

DATE: July 20, 1995
TO: City Council
FROM: Mayor's Recognition Awards Committee
RE: **MAYOR'S RECOGNITION AWARDS BYLAW AMENDMENT**

The Mayor's Recognition Awards (MRA) Bylaw No. 3054/91 has been under review with respect to requirements for eligibility, specifically residency. The Review Committee formed in 1994 consisted of members of the Selection Committee and the MRA Committee.

As changes to the Bylaw are time consuming and the status of the budget was uncertain, the amendments were postponed until the budget situation was more certain. Council approved a budget for the Awards for 1995 and 1996 during budget deliberations.

The process was again delayed pending the outcome of a review of Council Committees, as further amendments to the Bylaw would have been required. The continuation of the MRA Committee was ratified at the July 17, 1995 meeting of Council.

The proposed amendment to the Bylaw deletes the residency clause, allowing recognition of those persons living outside the City limits but who volunteer in the City or represent the City in competition. Other changes to the Bylaw are 'housecleaning' items.

At this time, the Committee submits to City Council the recommended changes to the MRA Bylaw No. 3054/91, enclosed herewith. The above is submitted for Council's consideration and final approval.


BRENDA CLARK, Chairperson
Mayor's Recognition Awards Committee

Mayor's Recognition Awards

Suggested Changes to Bylaw 3054/91

Page 1 & 2	Section 2:	With the deletion of the residency clause (5), the remaining section requires renumbering
Page 5	Section 3:	(b) Awards Committee <u>changed</u> to Selection Committee
Page 7	Section 3(o)	Add: "Permanently" retain all nomination forms. (Currently stored in Mayor's Office and helpful to have on hand for review of Selection Committee when people are renominated.)
	Section (p)	Delete (Chamber of Commerce has permanently discontinued the Citizen/Group of the Year Awards)

Appendix A - Athletics

Section 1	Page 1	Delete (1) & (2) - relate to residency requirement. Renumber remaining items.
	Page 2	Add: Item 5 - Achievement must have enhanced the image of the community of Red Deer.
Section 2	Page 2	Add: (b) "a span of three years....."
	Page 3	Delete (a) - repetitious Renumber remaining sections. Add: (c) "a span of three years"

Appendix B - Fine & Performing Arts

Section 1	Page 1	Delete entire section - relates to residency requirement
	Page 2	Delete entire section - relates to residency requirement Renumber remaining Sections.
	Page 2	Add: (1) " achievement must have enhanced the image of the community of Red Deer."

(5) New Section: Add: "a span of three years....."

Appendix C - Citizenship Award

	Page 1	Items (a) & (b), delete the words "as a whole". Delete: "FOR RECOGNITION OF DISTINGUISHED VOLUNTARY SERVICE, OR CONTINUOUS VOLUNTARY SERVICE" - repetitious.
Section 1	Item (1)	Delete - relates to residency requirement. Renumber remaining Sections.
Section 2	Item (1)	Delete - "as a whole"
Section 3		Add: "(minimum 15 years)" following Continuous Voluntary Service heading
	Item (1)	substitute the word "work" for endeavour
	Item (2)	Delete
	Item (3)	Rewrite for clarity.
	Item 3(3)1	Delete

Appendix D - Mayor's Special Award

Purpose	Add: "has enhanced the image of the community of Red Deer".
Last Paragraph	Add: "a span of three years....."

NOMINATION FORMS

The nomination forms have been revised to reflect the noted changes.

OFFICE CONSOLIDATION

BYLAW NO. 3054/91

MAYOR'S RECOGNITION AWARDS BYLAW

BYLAW NO. 3054/91

Being a bylaw of The City of Red Deer to establish the Mayor's Recognition Awards Committee.

WHEREAS the Municipal Council of The City of Red Deer desires to establish a committee for the purpose of recognizing achievement and volunteer service by individuals or groups of individuals who, through their efforts and/or accomplishments, have enhanced the image of or made a significant contribution to the community of Red Deer;

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

1 This Bylaw may be cited as the "Mayor's Recognition Awards Bylaw".

2 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

(1) "Awards Committee" means the Mayor's Recognition Awards Committee appointed by Council under this Bylaw;

(2) "City" means The City of Red Deer, in the Province of Alberta;

(3) "Council" means the Municipal Council of the City elected pursuant to the provisions of the Local Authorities Election Act;

(4) "Mayor" means the Mayor of the City;

~~(5) "Resident" means a person who resides within the boundaries of the City;~~

2

BYLAW NO. 3054/91

- (5) "Selection Committee" means the Ad Hoc Committee appointed annually by the Mayor under this bylaw to review the nominations and select the award recipients;
- (6) "Volunteer" means a person who provides a service for which no salary is paid, but who may recover out-of-pocket expenses;
- (7) "Year" means a calendar year.

3 A Mayor's Recognition Awards Committee in and for the City is hereby established.

4 APPOINTMENT OF MEMBERS

- (1) The Awards Committee shall consist of one (1) member of Council and six (6) citizens-at-large, appointed by Council.
- (2) All members appointed shall be residents.
- (3) The Mayor shall appoint one (1) staff member to serve as the Program Coordinator to assist the Awards Committee.
- (4) Secretarial and clerical support services for the Awards Committee and the Selection Committee shall be provided by City staff.

5 TERMS OF OFFICE

- (1) At the Statutory Meeting of Council following the passage of this Bylaw, Council shall appoint seven (7) persons as members of the Awards Committee, four (4) of whom shall serve for terms of two (2) years, and

three (3) of whom shall serve for terms of one (1) year.

- (2)¹ At the statutory meeting of Council in October of each year thereafter, Council shall appoint persons to fill the vacancies of persons whose terms of office shall have expired, and such appointments shall be for terms of two (2) years with the exception that the member of Council shall be appointed annually.
- (3) In the event a vacancy on the Awards Committee occurs at any time other than the expiration of the term for which that person is appointed, the person appointed by Council to fill such vacancy shall hold office for the remainder of the unexpired term of the member being replaced.
- (4) A retiring member shall be eligible for reappointment but no member shall hold office for a term to exceed four (4) consecutive years. Retiring members who have held office for four (4) consecutive years will be eligible for reappointment after a one (1) year absence from the Awards Committee.

6 TERMINATION OF MEMBERSHIP

- (1) Any member of the Awards Committee who is absent from three (3) consecutive meetings of the Awards Committee, unless such absence is caused by illness or authorized by resolution of the Awards Committee entered upon its minutes, shall forfeit such membership, and another person shall be appointed in the place of such member for the remainder of the member's term of office. Any member forfeiting membership may be eligible for reappointment in the future but shall not be eligible for reappointment for the unexpired portion of the term so forfeited.

¹ 3054/A-91

4

BYLAW NO. 3054/91

- (2) Any member of the Awards Committee may resign at any time upon sending written notice to Council.
- (3) Any member may be removed from the Awards Committee by Council at any time.
- (4) Any member who ceases to be a resident shall be disqualified from membership on the Awards Committee.

7

MEETINGS

- (1) The Mayor shall ~~fix~~ set the date upon which the first meeting of the Awards Committee shall be held each year.
- (2) At the first meeting in each year, following the appointment of members by Council, the Awards Committee shall elect from its membership, the Chairman and Vice-Chairman.
- (3) The Awards Committee shall hold in each year, such meetings as may be determined by the Committee.

8

QUORUM AND VOTING

- (1) Four (4) members shall constitute a quorum.
- (2) All members, including the Chairman, shall vote on all matters before the Awards Committee.
- (3) In the event of a tie vote, the resolution shall be deemed defeated.

AWARDS COMMITTEE POWERS & DUTIES

- (1) The Awards Committee shall ensure that citizen achievements and dedication to The City of Red Deer are appropriately recognized under four (4) categories:

- (a) Athletics
- (b) Fine and Performing Arts
- (c) Citizenship
- (d) Mayor's Special Award

Posthumous nominations cannot be accepted.

- (2) The criteria for the four (4) categories shall be as outlined in the Appendices A, B, C, and D attached hereto and forming part of this Bylaw.

- (3) The Awards Committee shall:

- (a) promote the awards;
- (b) advertise and/or give notice a minimum of three (3) times a year that the ~~Awards~~ Selection Committee is accepting nominations from the public for awards;
- (c) receive nominations on the forms contained in Appendices E to H attached hereto and forming part of this Bylaw;
- (d) acknowledge the nominations and advise the nominators of the date upon which the nominations will be processed;

6

BYLAW NO. 3054/91

- (e) recommend to the Mayor on appointments to the Selection Committee. The appointment, structure and duties of the Selection Committee shall be as outlined in Appendix I attached hereto and forming part of this Bylaw;
- (f) arrange for review of the nominations by the Selection Committee;
- (g) advise the nominators of the decision of the Selection Committee with respect to their nominees;
- (h) arrange for and conduct a presentation ceremony by June 30th of each year;
- (i) prepare a list of award recipients and send invitations/announcements;
- (j) prepare citations/certificates and arrange for awards for presentation at the annual presentation ceremony;
- (k) prepare appropriate news releases and advertise the presentation ceremony;
- (l) submit to Council a statement covering the total estimated cost of the awards presentation for budget purposes, not later than September 30th of each year;
- (m) prepare and submit an Annual Report to Council by September 30th of each year;
- (n) maintain a permanent record of all awards;

(o) permanently retain all nomination forms. ~~received for three (3) years,~~
~~at which time they shall be offered to the Red Deer and District~~
~~Museum and Archives;~~

~~(p) invite the Citizen of the Year, Group of the Year, Sportsman of the~~
~~Year, Athlete of the Year and Artist of the Year to attend the~~
~~presentation ceremony as guests.~~

10 Neither the Awards Committee nor any member thereof shall have any power to pledge the credit of the City in connection with any matters, nor shall the Awards Committee nor any member thereof have any power to authorize any expenditure to be charged against the City, without Council's approval.

11 MINUTES

(1) The Awards Committee shall ensure that a minute book is kept, and that minutes of the meetings of the Awards Committee are recorded therein by the secretary. Copies of all minutes shall be filed with the City Clerk's office.

12 Bylaw No. 2993/89 is hereby repealed.

13 This Bylaw shall come into full force and effect upon Third Reading.

READ A FIRST TIME IN OPEN COUNCIL this 3 day of September, A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 3 day of September, A.D. 1991.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 3 day of September, A.D. 1991.

"R.J. MCGHEE"

MAYOR

"C. SEVCIK"

CITY CLERK

APPENDIX A

ATHLETICS AWARD

PURPOSE: To recognize an individual or team placing first in a national event or competition or first, second or third in an international event or competition and which event or competition has been sanctioned by the respective national or international governing body of the particular sport.

1 GENERAL INFORMATION

~~(1) To be eligible, individual candidates shall be resident in The City of Red Deer for a minimum of six (6) months immediately prior to the competition for which they are nominated.~~

~~(2) In the case of a team, the team must have a Red Deer mailing address for its members to be eligible. (Team members need not necessarily be residents of Red Deer.)~~

- (1) Candidates may have competed at an amateur or professional level.
- (2) Candidates shall be considered for an award only in the year immediately following the year in which the achievement occurred. Nominations for a specific achievement will not be considered in any other year.
- (3) Nominations shall be considered only on the basis of standing in an event or competition as opposed to achievement or service to the sport.
- (4) There is no limit to the number of awards that may be presented in this category in a given year.

APPENDIX A

- (5) Achievement must have enhanced the image of the community of Red Deer.

2 CATEGORIES

- (1) Individual

Definitions

- **INDIVIDUAL EVENT:** A single activity contest
(example: a 50 m freestyle swim)
- **INDIVIDUAL COMPETITION:** A multiple activity contest made up of more than one (1) event (example: a swim meet)

- (a) Candidates shall be considered for an award if they have placed

- first in a **national** event or competition, OR
- first, second or third in an **international** event or competition,

sanctioned by a national or international governing body in the particular sport.

- (b) Individuals shall attain a higher standing in an event or competition in a given sport to be eligible for subsequent awards; and a span of three years must elapse before a previous Mayor's Recognition Awards recipient will be considered for an additional award, subject to the discretion of the Selection Committee.

APPENDIX A**(2) Team**Definitions

- **TEAM EVENT:** A single activity contest with two (2) or more participants. (Example: a 200 m freestyle relay swim)
- **TEAM COMPETITION:** A multiple activity contest with two (2) or more participants made up of more than one event.
(Example: a hockey tournament)

~~(a) Two (2) or more individuals constitute a team.~~

(a) Candidates shall be considered for an award if they have placed

- first in a **national** event or competition, OR
- first, second or third in an **international** event or competition,

sanctioned by a national or international governing body in the particular sport.

(c) Teams meeting the above criteria shall be eligible to receive the award on more than one occasion; however, a span of three years must elapse before previous Mayor's Recognition Awards recipients will be considered for an additional award, subject to the discretion of the Selection Committee.

APPENDIX B**FINE AND PERFORMING ARTS AWARD**

PURPOSE: To recognize an individual or group gaining national or international acceptance or recognition of outstanding achievement in one (1) or more of the arts. The recognition may be for: a) a specific achievement, or b) a series of accomplishments over time.

It is the intent of this award to recognize individuals and groups of individuals as opposed to institutions, organizations or programs in which they may be participating.

1 GENERAL INFORMATIONDefinitions

- **ARTS:** For the purpose of this award, includes: literary, visual, performing, film, video and architectural arts.
- **GROUP:** Two (2) or more individuals assembled together and having some common purpose (Example: Barbershop Quartet)

~~(1)⁺ — To be eligible, individual candidates shall be resident in the City of Red Deer for a minimum of six (6) months immediately prior to nomination.~~

APPENDIX B

- ~~(2) In the case of a group, the group must have a Red Deer mailing address for its members to be eligible.~~
- (1) Candidates may hold amateur or professional status; however, the achievement must have enhanced the image of the community of Red Deer.
- (2) Candidates may be considered for an award:
- (a) in the year immediately following the year in which the specific achievement occurred; OR
 - (b) in recognition of a series of accomplishments over time.
- (3) Nominations shall be considered on the basis of acceptance or recognition of outstanding achievement in one ~~(1)~~ or more of the arts.
- (4) There is no limit to the number of awards that may be presented in this category in a given year.
- (5) A span of three years must elapse before a previous Mayor's Recognition Awards recipient will be considered for an additional award, subject to the discretion of the Selection Committee.

APPENDIX C

CITIZENSHIP AWARD

PURPOSE: To recognize:

- (a)¹ Distinguished Voluntary Service which has had a significant impact in the community of Red Deer, ~~as a whole; OR~~
- (b)² Continuous Voluntary Service, over a minimum of fifteen (15) years, ~~in an area of volunteer endeavour which has an identifiable benefit to the community of Red Deer as a whole.~~

~~FOR RECOGNITION OF DISTINGUISHED VOLUNTARY SERVICE, OR CONTINUOUS VOLUNTARY SERVICE~~

1 GENERAL INFORMATION

Definition

- VOLUNTEER: A person who provides a service for which no salary is paid, but who may recover out-of-pocket expenses.

~~(1)³ To be eligible, candidates shall be resident in the City of Red Deer for a minimum of six (6) months immediately prior to nomination.~~

¹ 3054/A-92

² 3054/A-92

³ 3054/A-92

APPENDIX C

- (1) Candidates shall be individuals.
- (2) A maximum of twenty (20) awards may be presented in this category in a given year.

2 DISTINGUISHED VOLUNTARY SERVICE

- (1)¹ ~~The Distinguished voluntary service shall be identified as having a significant impact in the community of Red Deer as a whole.~~

3 CONTINUOUS VOLUNTARY SERVICE (minimum 15 years)

- (1)² ~~The Continuous voluntary service shall be in an area for volunteer endeavour work which has an identifiable benefit to the community of Red Deer as a whole.~~

- ~~(2) Candidates shall have undertaken the continuous voluntary service for a minimum of fifteen (15) years.~~

- (3) The 15 years of voluntary service shall be continuous and may have occurred in with more than one organization in Red Deer.

~~(1) area of endeavour.~~

¹ 3054/A-92

² 3054/A-92

APPENDIX D**MAYOR'S SPECIAL AWARD**

PURPOSE:¹ To recognize an individual whose service or achievement at the local, provincial, national or international level has been of singular significance, has enhanced the image of the community of Red Deer, and whose accomplishments are not adequately described within the framework of the criteria for the Athletics, Fine and Performing Arts or Citizenship categories.

The Mayor's Special Award is the highest possible recognition from The City of Red Deer. Nominees shall be individuals who have demonstrated any of the following:

- Humanitarianism
- Exceptional achievement in a profession, sport or the arts
- An act of heroism or bravery

~~²Candidates shall be resident in The City of Red Deer for a minimum of six months immediately prior to nomination, and resident in the City at the time the service or achievement occurred.~~

The Mayor's Special Award may not necessarily be presented each year. On occasion more than one (1) award may be presented in a given year; however, a span of three years must elapse before a previous Mayor's Recognition Award's recipient will be considered for an additional award, subject to the discretion of the Selection Committee.

¹ 3054/A-92

² 3054/A-92

Select the correct category for your nominee, and provide detailed information. **Type or print clearly.** In order for nomination to be considered, all sections of this form must be completed. Posthumous nominations cannot be accepted. For further information, please telephone 342-8154.

**Name of Individual Nominee or
Team/Group Representative:**

_____ (First Name)

_____ (Last Name)

Address: _____

Telephone: (Business) _____ (Residence) _____

Name of Team/Group Nominated: (If applicable) _____

Date of Achievement: (If applicable) _____

Nominated by: _____
(Name of Nominator)

Address: _____

(Mailing address)

(Postal Code)

Telephone: (Business) _____ (Residence) _____

Signature of Nominator: _____

Seconded by: _____
(Name of Seconder)

Address: _____

(Mailing Address)

(Postal Code)

Telephone: (Business) _____ (Residence) _____

Signature of Seconder: _____

Is the nominee aware of this nomination? ☐ Yes ☐ No

(Nominator or Seconder may not be a member of the nominee's immediate family)

MAIL OR DELIVER NOMINATION FORMS TO:

Mayor's Recognition Awards Selection Committee
c/o Mayor's Office, City Hall
Box 5008 (4914 - 48 Avenue)
Red Deer, Alberta T4N 3T4

NOMINATION DEADLINE IS JANUARY 31

ATHLETICS AWARD

The athletics award shall recognize an individual or team placing first in a national event or competition; or first, second or third in an international event or competition. Events or competitions must be sanctioned by the respective national or international governing body of the particular sport. Achievement must have enhanced the image of the community of Red Deer.

Eligibility: A span of three years must have elapsed before previous Mayor's Recognition Awards recipients can receive an award in the same category, subject to the discretion of the Selection Committee.

Nomination is for: (check one)

☐

Individual

☐

Team (include typed list of members, with current addresses and telephone numbers)

Name of Competition (a multiple activity contest): _____

Level of Competition: (check one)

☐

National

☐

International

Name of Event: (a single activity contest) _____

Class or Division: _____

Competition Date: _____

(Day)

(Month)

(Year)

Location: _____

(City)

(Province)

(Country)

Final Placing of Nominee: (Please indicate if nominee set new Canadian or World records)**National or International Sanctioning Body:**

Name: _____

Address: _____

Telephone Number: () _____

Supporting Comments:

Additional pages may be used to complete submissions. Supporting documentation may be attached; however, please DO NOT forward originals. Nominations become the property of The City of Red Deer. The Selection Committee reserves the right to assign a nomination to an alternate category, provided the nominator agrees to the re-assignment.

FINE AND PERFORMING ARTS AWARD

The fine and performing arts award shall recognize individuals or groups gaining national or international acceptance, or recognition of outstanding achievement in one or more of the arts. It is the intent of this award to recognize individuals, or groups of individuals, as opposed to institutions, organizations or programs in which they may be participating. Achievement must have enhanced the image of the community of Red Deer.

Eligibility: A span of three years must have elapsed before previous Mayor's Recognition Awards recipients can receive an award in the same category, subject to the discretion of the Selection Committee.

"Arts", for the purpose of this award, includes literary, visual, performing, film, video and architectural arts.

"Group" means two or more individuals assembled together and having some common purpose.

Nomination is for: (check one)

- ☐ Individual
☐ Group

Recognition is for: (check one)

- ☐ A specific achievement
☐ A series of accomplishments over time

Art form in which recognition has been achieved: _____

Date and location of specific achievement: (if applicable) _____
(Day/Month/Year) (Location)

It is the nominator's responsibility to develop a convincing case for this award. Please describe in full detail the nominee's activities and achievements, including events and dates. Highlight activities and achievements under any or all of the following:

- Achievement as an artist
- Successful participation in competitions, exhibitions, performances or commissions
- Awards or scholarships

FINE AND PERFORMING ARTS AWARD

Brief biography of the nominee:

Achievement as an Artist:

Successful participation in Competitions, Exhibitions, Performances or Commissions:

Awards or Scholarships:

Additional pages may be used to complete submissions. Supporting documentation may be attached, however, please DO NOT forward originals. Nominations become the property of The City of Red Deer. The Selection Committee reserves the right to assign a nomination to an alternate category, provided the nominator agrees to the re-assignment.

CITIZENSHIP AWARD

DISTINGUISHED VOLUNTARY SERVICE

The distinguished voluntary service award shall recognize an individual whose volunteer work has had a significant impact in the community of Red Deer.

It is the nominator's responsibility to develop a convincing case for this award by describing in full detail the nominee's qualifications. The following information should also be included:

- What was the voluntary service?
- How did this voluntary service significantly impact the community of Red Deer?
- Date of the voluntary service?

Additional pages may be used to complete submissions. Supporting documentation may be attached; however, please DO NOT forward originals. Nominations become the property of The City of Red Deer. The Selection Committee reserves the right to assign a nomination to an alternate category provided the nominator agrees to the re-assignment.

CITIZENSHIP AWARD

CONTINUOUS VOLUNTARY SERVICE (Minimum of 15 years)

The continuous voluntary service award shall recognize an individual whose volunteer work has an identifiable benefit to the community of Red Deer. The volunteer service shall be continuous, over a minimum of 15 years, and may have occurred with several groups or organizations.

It is the nominator's responsibility to develop a convincing case for this award. Please describe in full detail the nominee's qualifications, including the following:

- A brief history of the individual
- Dates of service with Red Deer groups/organizations
- Detailed description of the volunteer service
- Describe the identifiable benefit of the volunteer service to the community of Red Deer
- Special achievements, if any
- Previous recognition or awards nominee has received

Additional pages may be used to complete submissions. Supporting documentation may be attached; however, please DO NOT forward originals. Nominations become the property of The City of Red Deer. The Selection Committee reserves the right to assign a nomination to an alternate category provided the nominator agrees to the re-assignment.

The Mayor's Special Award shall recognize an individual whose service or achievement at the local, provincial, national or international level has been of singular significance and whose accomplishments are not adequately described within the framework of the criteria for the Athletics, Fine and Performing Arts or Citizenship categories. The service or achievement may have occurred in any given year and must have taken place in Red Deer.

MAYOR'S SPECIAL AWARD

Supporting Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Verification by Witnesses: (If nomination is for heroism or bravery)

Name: _____

Address: _____ (Postal Code) _____

Telephone: (Business) () _____ (Residence) () _____

Name: _____

Address: _____ (Postal Code) _____

Telephone: (Business) () _____ (Residence) () _____

Additional pages may be used to complete your submission. Supporting documentation may be attached; however, please DO NOT forward originals. Nominations become the property of The City of Red Deer. The Selection Committee reserves the right to assign a nomination to an alternate category provided the nominator agrees to the re-assignment.

APPENDIX I**SELECTION COMMITTEE****1 APPOINTMENT AND STRUCTURE**

- (1) With the exception of the Mayor's Special Award, the Selection Committee shall operate as a quasi-judicial body at arm's length from the Awards Committee, Council and the Mayor. Membership on the Selection Committee shall remain anonymous, and its decisions are final. In the case of a candidate for the Mayor's Special Award, the Selection Committee shall seek ratification by the Mayor.
- (2) The Selection Committee shall consist of five (5) members appointed by the Mayor.
- (3) A quorum shall consist of all members. All members shall vote, unless a conflict of interest is declared, and in the event of a tie vote the motion shall be lost. In the event of a declared conflict of interest by one or more of the members, a quorum shall consist of the remaining members.
- (4) Members shall be appointed by January 1st of each year for one (1) year terms to expire on December 31st.
- (5) In the event a vacancy on the Selection Committee occurs at any time other than the expiration of the term for which that person is appointed, the person appointed by the Mayor to fill such vacancy shall hold office for the remainder of the term.

APPENDIX I

- (6) Any member of the Selection Committee may resign at any time upon sending written notice to the Mayor, and any member of the Selection Committee may be removed from office by the Mayor.
- (7) Retiring members shall be eligible for reappointment, but no member shall hold office for a term to exceed four (4) consecutive years. Retiring members who have held office for four (4) consecutive years will be eligible for reappointment after a one (1) year absence from the Selection Committee.
- (8) At least one (1) member from the previous Selection Committee shall be reappointed each year.
- (9) Candidates for membership on the Selection Committee shall be residents and any member who ceases to be a resident shall be disqualified for membership.

2**DUTIES**

The Selection Committee shall:

- (1) Receive from the Awards Committee the nominations which have been submitted by the public;

APPENDIX I

- (2)¹ Review all nominations and make a selection of the award recipients by March 1st of each year. The Selection Committee reserves the right to assign a nomination to an alternate category provided the nominator agrees to the reassignment; and ensure that a span of three years has elapsed before a previous Mayor's Recognition Award recipient will be considered for an additional award, subject to the discretion of the Selection Committee.
- (3) Seek ratification by the Mayor, of its candidate(s) for the Mayor's Special Award;
- (4) Notify the Awards Committee of the names of the award recipients and provide a brief written description of the nature of each award;
- (5) Return all documentation on the awards to the Awards Committee.

¹ 3054/A-92

COMMENTS:

The changes to the Mayor's Recognition Awards Bylaw are submitted for Council's consideration and approval. If approved the changes will be incorporated into the proposed Committees Bylaw and will be presented to Council in September for Council's consideration.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 1, 1995

TO: Brenda Clark, Committee Chairperson
Mayor's Recognition Awards Committee

FROM: Assistant City Clerk

RE: MAYOR'S RECOGNITION AWARDS BYLAW AMENDMENT

At the Council meeting held July 31, 1995, consideration was given to your report dated July 20, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Mayor's Recognition Awards Committee dated July 20, 1995, re: Mayor's Recognition Awards Bylaw Amendments, hereby approves the amendments to the Mayor's Recognition Awards Bylaw No. 3054/91 with the appropriate Bylaw Amendment being presented back to Council at a future meeting, and as presented to Council July 31, 1995."

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

The approved amendments to the Mayor's Recognition Awards Bylaw will be incorporated into the proposed Committee's Bylaw which will be presented to Council in September for Council's consideration. A draft copy of the Committee's Bylaw will be forwarded to your committee for your comments prior to presentation to Council.

I trust you will find this satisfactory. Should you require additional information please do not hesitate to contact the undersigned.


JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Executive Assistant
Council & Committee Secretary, C. Adams

NO. 9

DATE: JULY 4, 1995

TO: MAYOR & CITY COUNCIL

FROM: DOWNTOWN PLANNING COMMITTEE

RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT

At the Downtown Planning Committee meeting of June 28, 1995, the following motion was introduced and passed:

"THAT the Downtown Planning Committee recommend to City Council approval of the expansion and extension of One Hour Free Parking and Saturday enforcement in the BRZ of downtown Red Deer on an 18 month trial basis, to be assessed after a period of 12 months commencing January 1, 1996;

AND THAT businesses adjacent to the free parking area in the BRZ be levied a tax of \$15.00 per month;

AND THAT any costs of this venture be covered by the existing surplus in the parking fund;

AND THAT One Hour Free Parking Signs be contracted to the private sector allowing for paid advertising of businesses thereon, with the first right of refusal to businesses on the block where the poles are located. The contractor during the test period will supply and maintain, at their cost, the regulation signs required."

I enclose herewith a Memo dated June 13, 1995 from the Bylaws & Inspections Manager, outlining the costs involved in implementing the One Hour Free Parking and Saturday enforcement. At the end of the trial period, the result may be a break-even proposition due to the growth of businesses in the downtown and increased parking revenue.

Meterheads on the One Hour Free Parking meters will remain intact during the trial period. The cost savings on the maintenance of the meterheads is estimated at \$20,000 per year (\$75.00 per meter).

Advertising signs on the meter posts will be awarded to one sign company, who will be expected to enter into an agreement with The City to operate the advertising program. Part of their costs will be to supply the regulatory signs at no cost to the City. The Towne Centre Association will approach the various sign companies.

Page 2

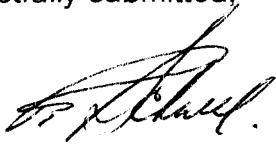
Mayor & City Council

Re: Expanded and Extended One Hour Free Parking and Saturday Enforcement

Saturday enforcement will be at the same hours as the rest of the week, i.e. 9:00 a.m. to 4:00 p.m. The program will be well advertised prior to January 1, 1996, however, in the first few weeks, parking tickets may be cancelled as a "public relations" gesture.

Since the general public has been very supportive of this promotional experiment on Gaetz Avenue, the Downtown Planning Committee recommends approval of the expanded and extended One Hour Free Parking and Saturday enforcement in the BRZ on a trial basis.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Schnell", written in a cursive style.

ALDERMAN R. SCHNELL

Chairman

Downtown Planning Committee

DATE: July 14, 1995
TO: City Clerk
FROM: Director of Corporate Services
RE: ONE HOUR FREE PARKING

My understanding is the Downtown Planning Committee is recommending:

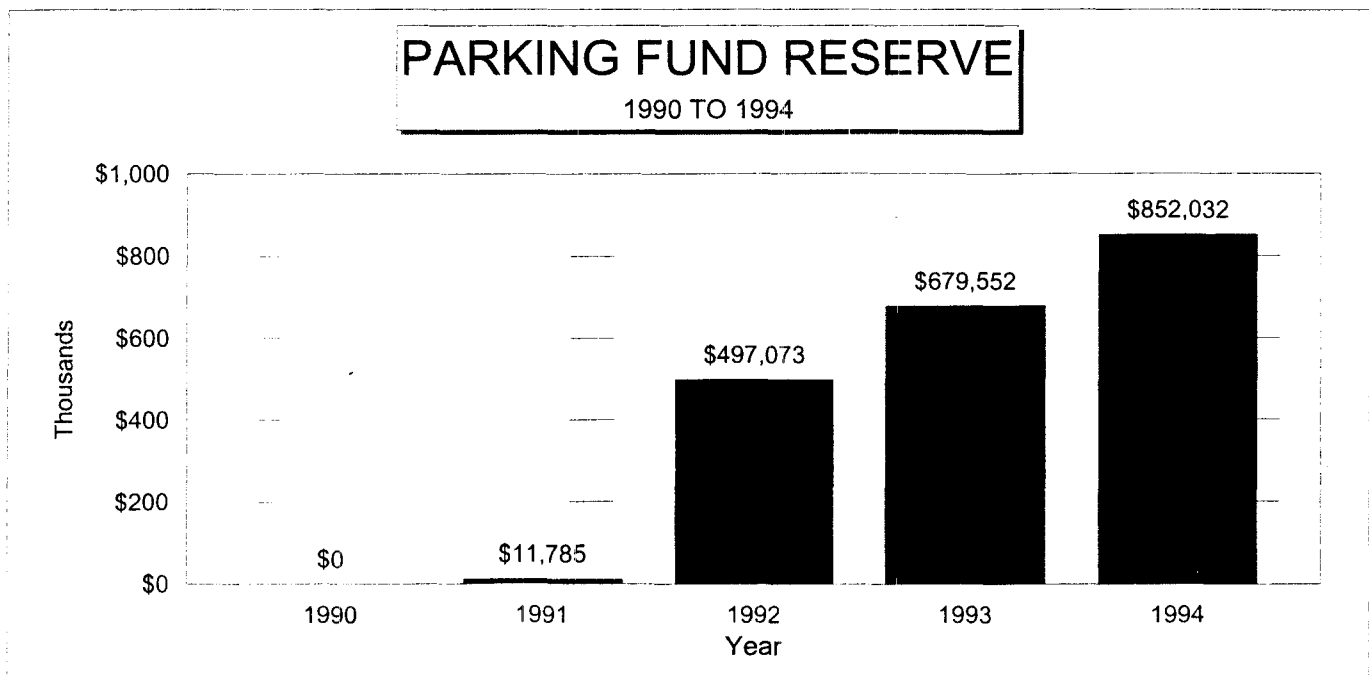
- the one hour free parking area in the downtown be expanded
- parking charges be reinstated for Saturdays
- the private sector be contracted to provide paid advertising on parking meter heads.

It is the Committee's opinion that after an 18 month trial, any revenue loss could be offset by growth of businesses and increasing parking revenue due to additional users.

The existing 1996 budget projects an operating deficit for the Parking Fund of \$15,843.

Attached is a projection of the implications of the Committee's proposals on the 1996 budget. Projected is a deficit increase for 1996 of \$108,294 to a \$124,137 deficit. This projection could be considered a worst case scenario. The deficit could be less depending on the success in attracting more businesses and customers downtown.

Over the last five years the City has been able to increase the Parking Fund reserve through revenue from land sales and annual operating profits. The following graph shows the reserve accumulation.



p.2

If additional businesses did not materialize as a result of the proposed changes, the reserve could dissipate.

It is recommended if Council did decide to implement the changes proposed by the Downtown Planning Committee, that they be for a trial period. At the end of the trial period the revenues would be reviewed to determine if the deficit was expected to continue. If it was to continue, then it would require action to avoid property taxation having to subsidize parking. With the direction from Council of 0% property tax rate increases, the ability to fund additional expenditures is not possible without a review of priorities.

In regard to the proposed charge to businesses of \$15.00 per month, this charge would have to be levied as a separate tax to the BRZ based on business assessment. This means it would be levied once per year at the same time as the BRZ tax is levied.

The one hour free parking signs should be included as part of the new advertising sign specifications to reduce costs.

Recommendation

If Council decides to proceed with the Downtown Planning Committee recommendations:

- there should be a trial period to assess the impact on the Parking Fund finances
- there would be an additional once per year levy of \$180 per business per year on the applicable business starting in 1996 to recover a portion of the lost revenue
- one hour free parking signs should be included with the advertising sign specifications to reduce costs.



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

AW/jt

Att.

c. Bylaws & Inspections Manager

**PARKING FUND 1996 BUDGET
IMPLICATIONS OF EXTENDING ONE HOUR FREE PARKING
AND CHARGING FOR SATURDAY PARKING**

DESCRIPTION	APPROVED	PROPOSED CHANGES		REVISED
	1996 BUDGET	1 HR. FREE PARKING	SAT. PRKG. CHARGE	1996 BUDGET
REVENUE:				
Parking Lot Monthly Passes	\$18,000			\$18,000
Parking Lot Meters	65,000	(24,050)	8,190	49,140
Street Meters	250,000	(92,500)	31,500	189,000
Metal Tokens	3,000	(1,110)	378	2,268
Parking Lot Ticket Dispensers	40,000	(14,800)	5,040	30,240
Leases	6,000			6,000
Special Business Assessment	0	32,400		32,400
Fines:				
City Bylaw	200,000	(74,000)	25,200	151,200
Provincial Court	60,000			60,000
Hooding Meters	1,500			1,500
Interest Subsidy	4,625			4,625
Total Revenue	\$648,125	(\$174,060)	\$70,308	\$544,373
EXPENDITURE:				
Parking Administration	145,805			145,805
Bylaw Administration	303,125		16,542	319,667
Parking Meter Maintenance	103,450	(12,000)		91,450
Parking Lot Maintenance	111,588			111,588
Total Expenditure	\$663,968	(\$12,000)	\$16,542	\$668,510
PROJECTED SURPLUS (DEFICIT)	(\$15,843)	(\$162,060)	\$53,766	(\$124,137)

ASSUMPTIONS:

Revenues from meters, spitters & City fines is reduced by 37% if one hour free parking is extended.

Revenue for Saturdays is equal to 20% of weekday revenue.

Cost of Commissionaires on Saturday is \$318.11 per day.

No revenue is included for advertising on the parking meter heads.

DATE: June 13, 1995

TO: Downtown Planning Committee

FROM: Bylaws & Inspection Manager

RE: **ONE HOUR FREE PARKING**

In response to the questions posed by the Mayor and the City Manager, we have the following comments.

1. The costs of Saturday enforcement will, of course, depend on the number of personnel used. Monday to Friday we are using 6 people; however, at least at the beginning of the program, I would recommend only 4 be used on Saturday. This would not give the present coverage of one hour per route, but would probably be about 1½ hours per route. This type of coverage would give people time to adjust to the change in policy for Saturday enforcement.

The cost of 4 people (\$318.11 per day) should be recovered by anticipated revenue.

2. **Effect of Proposed Changes**

In order to determine the impact of extending the one-hour "free parking" zone on the 1995 budget, we have reduced the revenue by 27% (the percentage of meters being removed) and, because these are the best utilized meters, we have added a 10% premium for a total of a 37% reduction in revenue. We do not have data on revenue produced per block for meters or fines.

1994 Year End Figures	-	\$331,000 (meter revenue)
	-	\$327,000 (fine revenue)
Less 37% Reduction	-	<u>(\$243,460)</u>
Total Projected Revenue	-	\$414,540

The reduction would be offset by a contribution from businesses:

	\$243,460 (difference in revenue from meters & fines)
-	<u>\$ 32,400</u> (contribution from businesses - 180 x \$15/month)
	\$211,060 Net Deficit from one hour free parking.

Not included is the potential revenue from advertising on the meter posts.

The potential deficit could be \$211,060, which would require a contribution of \$1,127 per business per year, instead of the proposed \$180, if the Downtown merchants were to cover the anticipated shortfall.

3. The Towne Centre Association/City Assessor will comment on how the business contribution can be recovered.

ONE HOUR FREE PARKING

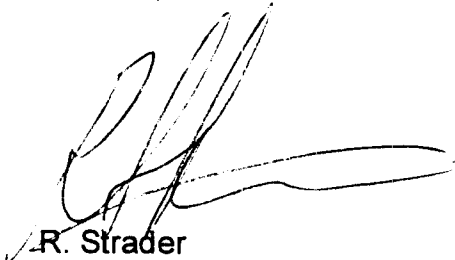
June 13, 1995

Page 2

4. The costs of producing and maintaining the signs and potential revenue is difficult to estimate as the proposal is intended to tender the entire advertising concept. Perhaps the Town Centre can comment.
5. The Towne Centre proposal is for all facets of the advertising to be the responsibility of whoever submits the successful tender.

The costs of the program are substantial however, there are several things that will affect the deficit. In 1996 the budget will reflect that the Bylaw Officers' salaries are not charged to the Parking Budget (\$96,000). If revenues continue to improve the deficit may be affected somewhat; however, either parking rates or the business contribution will have to increase if a revenue neutral balance is to be maintained.

Notwithstanding the above points, the Parking Fund will experience a significant reduction in revenue if this proposal is implemented. Given the current financial pressures on all levels of government, we would have trouble recommending this course of action to Council. If there are other ways of reducing the potential deficit that the Committee could endorse, then we would have no difficulty with the extension of the free parking zone.



R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

c. Director of Development Services

• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

June 6, 1995
 Ryan Strader
 Parking Administration
 City of Red Deer

RE: One Hour Free Parking

Dear Ryan,

Having reviewed your letter of May 29th, I would offer the following comments;

- According to the figures in your report and the experience on Gaetz Ave, I would not expect any change in ticket revenues as a result of the 1hr free parking program. As a result, the loss of revenue would be from meter revenue only, at 37% reduction, resulting in a \$122,470.00 revenue reduction.

- Offsetting this, is the additional revenue from Saturday parking charges, and the annual levy on business taxes. Although the Saturday adds 20% more charge time, I would suggest only 50% of that figure be used as additional revenue because a significant percentage of parkers pay on Saturday at present. Including off street revenues, I estimate this additional day would generate an additional revenue of \$40,000.00/yr.

- The Business levy proposed would add another \$32,400.00

- This then is a total of \$72,000.00 revenue to offset the \$122,470.00/yr reduction, resulting in a net revenue reduction of \$50,470.00/year. In addition, it is expected that Saturday enforcement will result in additional fine revenues as well, however that potential is not included in these figures. (NOTE: THIS IS REVENUE REDUCTION, NOT NECESSARILY A PARKING DEFICIT)

- At present, parking usage is very low because of somewhat depressed conditions in the core area, and if a positive approach is taken to the promotion of business and parking, we expect use to increase. This will again generate additional revenues in parking.

- All the figures discussed in this parking proposal are best guesses and this parking program must be viewed in the spirit of promoting the health and growth of downtown.

(cont'd)

With a current retail vacancy rate of 17%, an additional loss of business could create a 24 to 28% vacancy rate very easily. The loss of business taxes and employment resulting from this kind of vacancy will have a far greater effect on municipal revenues than the possible loss of parking revenues.

- The intent in raising parking profits has been to establish a parking fund for the addition of parking facilities as needed. In 12 years, there have been no new parking facilities added to the previous inventory aside from replacement parking when lots have been sold.

- The one hour free program relates only to onstreet meters, which have no capacity to expand, nor any property values attached. As a result, the revenues only need cover the true cost of enforcement.

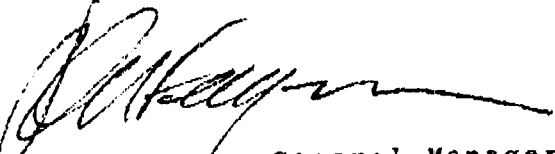
- The signage program is anticipated to be fully covered by the private sector contract.

It is true that the net result on the whole parking budget could generate a gross revenue reduction of between \$50,470/yr and \$100,000.00/year, if our figures are grossly inaccurate, but the potential of the positive effects on business growth are the other side of the equation. In addition, as business improves, it is expected that parking revenues from other pay parking facilities will also increase.

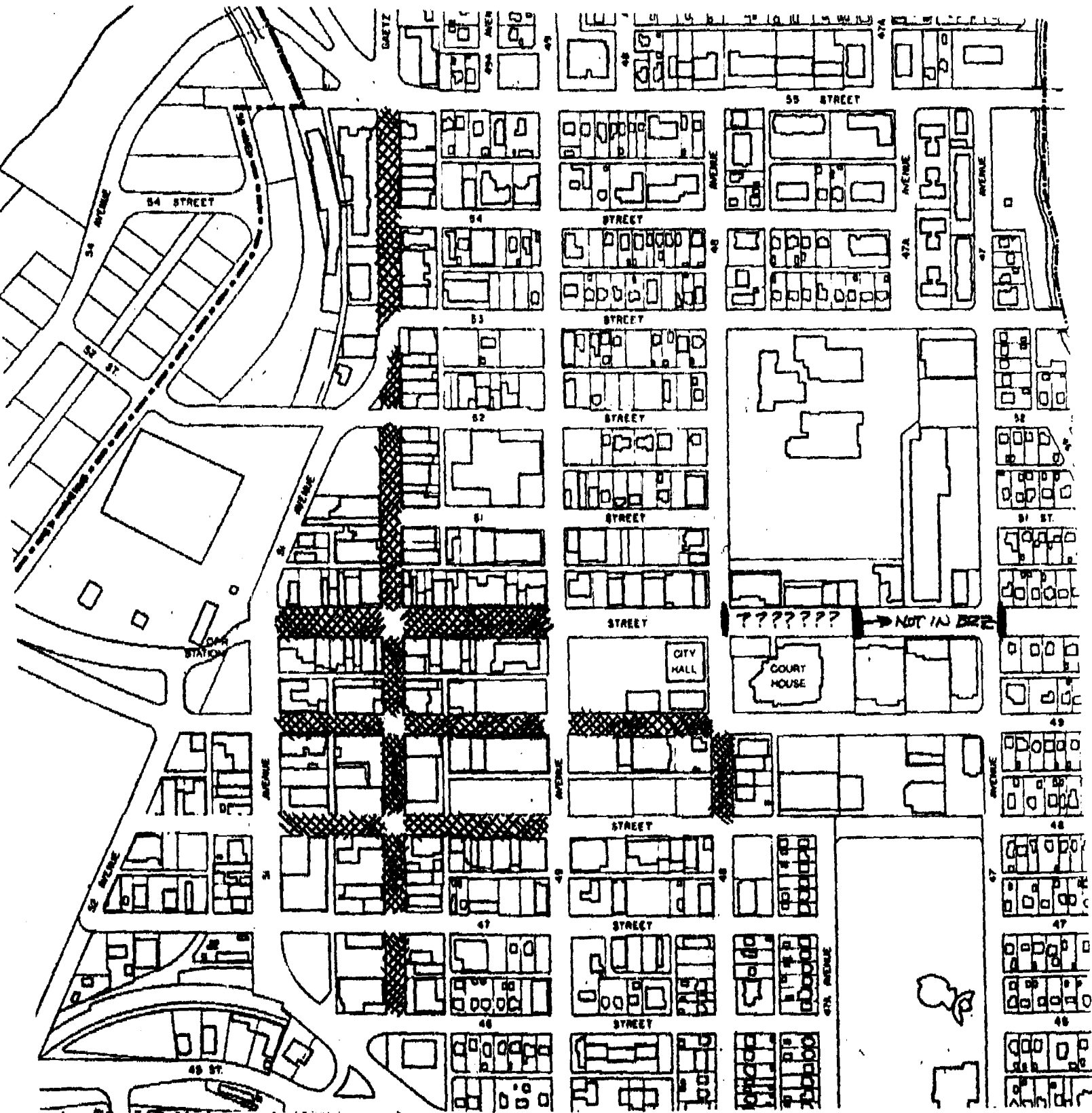
At a time when it is determined that additional facilities are needed, a new approach to financing could be considered. The existing facilities are not paid for and the parking fund continues to pay debenture costs. Any new facility would likely be treated the same way. Our experience suggests that the accumulated parking surplus has been used to cover the losses of bad revenue years, not to add new facilities.

In closing, we feel strongly that the financial impacts of this proposal can be revenue neutral, but in any case the positive effects on business will outweigh the cost implications. It is true that parking charges may have to be adjusted in the future to ensure adequate funding for the parking program, but combined with other initiatives in parking policy, we are confident that we will maintain the status quo and ultimately increase funds available for parking development in the future.

Sincerely yours,
Towne Centre Association



John P. Ferguson, General Manager.




DATE: June 13, 1995
TO: Downtown Planning Committee
FROM: Bylaws & Inspections Manager
RE: ONE HOUR FREE PARKING

Attached is an estimate of what the effect of expansion of the free parking zone will be on the Parking Fund. Also included are comments from the Towne Centre Association manager. Forecasting the effect of the change is difficult and perhaps Mr. Ferguson is correct and the effect of the proposed changes will be minimal. If, however, the changes mean a deficit, then there are several options we must look at:

1. Cancel the program and revert to charging for all parking.
2. Increase the rates for off-street parking and the remaining meters.
3. Request Council approval to operate a deficit.

This is submitted for your review and will be placed on the next regularly scheduled meeting of the Committee, which has not been set at this time.

If you have any comments or questions, contact me at 342-8195.



R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

COMMENTS:

The Downtown Planning Committee is recommending implementing the following for an 18 month trial to commence January 1, 1996:

- expansion of the one hour free parking zone;
- Saturday enforcement of parking meters in the BRZ area of downtown;
- contracting of one hour free parking signs with paid advertising to the private sector, with right of first refusal to businesses on the block the sign is located;

The trial would be assessed and a report brought back to Council after 12 months.

To partially fund the cost of the proposals, the Committee is recommending businesses adjacent to the free parking areas be charged \$180.00 per year. Because the Committee is anticipating additional use of parking by the end of the trial, they anticipate a possible break even proposition. However, we believe this may be an overly optimistic expectation.

We cannot recommend that Council proceed with changes that could possibly result in an additional deficit of over \$100,000.00 per year unless it is prepared to revise its expectations concerning the long term future of the Parking Fund.

As Council is aware, the Parking Fund has been built up to provide financing for future parking development - usually anticipated to be a parkade. This program provides a legitimate alternative means for the City to assist with a perceived "parking problem" in the downtown. However, it will likely result in a significant annual drain on the Parking Fund, sharply reducing the City's ability to participate in new parking development.

Council could consider financing future parking development by debenture; however, current policy is to not incur additional debenture debt. Further, payments on such debt would still have to be financed through parking revenues which may then require rate increases. The only other alternative is to acknowledge that the private sector will have to take the primary responsibility for future parking expansion.

We acknowledge that the proposed program may be an appropriate way to deal with the immediate situation facing the downtown core and we concur that a trial period of eighteen months would give all concerned a much clearer picture of the actual cost. Should Council decide to proceed with the trial period, the following recommendations are made:

- 1) The trial be reviewed after 12 months to determine if the changes have been successful, the actual costs of the program and whether any changes are required. The review can be undertaken by the Bylaw & Inspection Manager;

..../2

- 2) That the Downtown Planning Committee be requested to develop a revised strategy for future parking development should the program be incurring a significant deficit at the end of the trial period, as well as a strategy for the future financing of the program once the Parking Fund is exhausted (Alternately the committee may wish to consider recommending the termination of the program).
- 3) The levy of \$180.00 per year on adjacent businesses be levied annually, at the same time the BRZ tax is levied. The levy would commence in 1996;
- 4) Any revenue from the signing contractor would accrue to the City and the "free parking" signs are to be included with the advertising sign specifications to reduce costs;
- 5) The Towne Centre Association should work with the City staff on the design of the signs.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

FILE

DATE: August 2, 1995

TO: Councillor R. Schnell, Chairman
Downtown Planning Committee

FROM: Assistant City Clerk

RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT

At the Council meeting of July 31, 1995, consideration was given to your report dated July 4, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Downtown Planning Committee dated July 4, 1995, re: Expansion and Extension of One Hour Free Parking Downtown and Saturday Enforcement, hereby agrees to implement on an 18 month trial basis commencing January 1, 1996 the expansion of the one hour free parking zone and Saturday enforcement of parking meters in the Business Revitalization Zone. The contracting to the private sector, of one hour free parking signs with paid advertising with a right of first refusal to businesses on the block the sign is located. This program being subject to the following conditions:

- 1) The trial be reviewed after 12 months to determine if the changes have been successful, the actual costs of the program and whether any changes are required. The review can be undertaken by the Bylaw & Inspection Manager;
- 2) That the Downtown Planning Committee be requested to develop a revised strategy for future parking development should the program be incurring a significant deficit at the end of the trial period, as well as a strategy for the future financing of the program once the Parking Fund is exhausted (alternately, the committee may wish to consider recommending the termination of the program);
- 3) The levy of \$180.00 per year on adjacent businesses be levied annually, at the same time the BRA tax is levied. The levy would commence in 1996;

Councillor Schnell, Chairman
August 2, 1995
Page 2

- 4) Any revenue from the signing contractor would accrue to The City and the "free parking" signs are to be included with the advertising sign specifications to reduce costs;
- 5) The Towne Centre Association should work with The City staff on the design of the signs;

and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. By way of copy of this memo I am asking the Inspections & Licensing Manager and the Towne Centre Association Manager to initiate the implementation of this program, in order that it will be ready to commence on January 1, 1996.

Please contact the Licensing and Inspections Manager should you require any further information regarding this matter.



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Development Services
Director of Corporate Services
Director of Community Services
Inspections & Licensing Manager
John Ferguson, General Manager, Towne Centre Association
City Assessor
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig

NO. 1

C O R R E S P O N D E N C E

THE TOWN OF CASTOR



P.O. Drawer 479

Phone 823-2113

Office of the Secretary-Treasurer
Castor, Alberta
T9C 0X0

July 20, 1995

All Mayors and Councillors

Re: Bille C-68
Gun Control Legislation

The Town of Castor is requesting all municipalities to write the Premier of Alberta, your M.L.A. and your M.P. supporting the Province of Alberta decision to take legal action against the Federal Government over Bill C-68.

This legislation will not decrease crimes committed with firearms, only penalize law abiding citizens and become a costly administrative Federal Department. The Town of Castor believes existing punishment under the Criminal Code is sufficient, but rarely enforced to the maximum. Proper punishment for the crime committed can be and will be an effective deterrent if it is strictly adhered to by the Judicial System.

The Town of Castor is hopeful that the Province's Legal arguments will be successful.

Mayor Don Emmett and Council
Town of Castor.

COMMENTS:

The issue of gun control is not within the accepted mandate of municipalities, for this reason Council's direction is requested.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 2, 1995

The Town of Castor
P.O. Drawer 479
Castor, Alberta
T0C 0X0

ATTENTION: Mayor Don Emmett

Dear Mayor Emmett:

RE: BILL C-68, GUN CONTROL LEGISLATION

At The City of Red Deer Council meeting held on July 31, 1995, consideration was given to your correspondence dated July 20, 1995 concerning Gun Control Legislation. Council did not pass a resolution in regards to this matter as they felt the issue of Gun Control was not within the accepted mandate of Municipalities.

We wish you success in your endeavors regarding this matter.

Sincerely,

JEFF GRAVES
Assistant City Clerk

JG/fm



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6740 - 65 Avenue, Red Deer, Alberta, Canada T4P 1A5

TELEPHONE: (403) 343-8454

TOLL FREE: 1-800-900-TANIK (8265)

FAX: (403) 340-1424

June 22, 1995

CITY OF RED DEER
CITY HALL
4914-48 AVENUE
RED DEER AB T4N 1S8

ATTENTION: RYAN STRADER / BYLAWS AND INSPECTIONS MANAGER

RE: WATEROUS POWER

Dear Mr. Strader

This is a written formal complaint regarding several years of listening to Waterous Power's running of engines.

The running of these engines lasts from four to five hours at a time, most of the time it is unbearable as it is not muffled properly. Our office building is only about 40 or 50 feet away from this annoying noise. On several occasions I have contacted the City of Red Deer and the RCMP, at which time the officer that responded to my call did agree that the noise was ridiculous, but for the most part my complaints have fallen on deaf ears.

Would you please address this complaint as soon as possible, this situation has gone on long enough. As a tax payer my business should not have to tolerate this problem. If you have any questions please contact me at 343-8454.

Yours truly

BOMEGA METALS LTD.
MEL LAYDEN

ML/bmp

DATE: July 25, 1995

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **NOISE BYLAW**

Could you place the following item before City Council for their consideration. Mr. Layden's letter was received sometime ago and we attempted to deal with the problem by contacting the adjacent property owner. However, Mr. Layden called on July 24, 1995, requesting I forward this to Council as the problem has continued.

Mr. Layden and I discussed his concerns regarding noise from adjacent properties. The City noise bylaw states:

- 9 .4 (a) Notwithstanding any other provision of this Bylaw and whether or not the noise resulting there from may be heard in an adjoining area which is designated other than as an industrial district, nothing in this Bylaw shall prevent the continual operation or carrying on of an industrial activity or the performance or carrying on thereof during some or any of the hours between ten o'clock in the evening and seven o'clock in the next forenoon in any area which is classed as an industrial district in the Land Use Bylaw where the activity is one which
- (i) is permitted use in the zone in which it is carried on or is a conditional use for which the required permission has been given, or
 - (ii) is a non-conforming use and as the same is defined in Bylaw 2672/80 for the district in which the use is being carried on

Mr. Layden's site and the entire Golden West Subdivision is Zoned I1, therefore the previously quoted section would apply. I suggested that the bylaw would require amendment before the city could take any action to deal with his concerns. The attached letter should be treated as a request for amendment of the noise bylaw to restrict noise levels in the industrial areas.

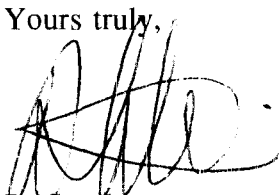
In commenting on the requested amendment, we can understand Mr. Layden's concern. However, this location is an industrial zone, where regulations are not as restrictive as in residential or commercial areas. If industry is are restricted on how they can conduct their business, the only alternative will be for them to move outside of city jurisdiction where these restrictions would not apply.

NOISE BYLAW
July 25, 1995
Page 2

Calgary and Edmonton do have noise restrictions on some of their industrial areas, but the restrictions are rated in decibels which means that to determine infractions, measuring devices and technicians are needed to interpret the results. Setting up such a program would be expensive because equipment and staff would be required to monitor any enquiries..

Recommendation: That the bylaw not be amended, as industrial areas are by their nature noisier than other districts.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

COMMENTS:

We concur with the recommendation of the Bylaws and Inspections Manager.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

**SCHNELL
MacSWEEN
HARDY****BARRISTERS & SOLICITORS**

Robert E. Schnell, Q.C.
James I. MacSween*
David L. Hardy*
S. Marty Jones*
Monica H. Baer*
Rick E. Howarth

601 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5
Fax (403)340-0520
Ph. (403)342-7400

OUR FILE
YOUR FILE

July 31, 1995

City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Attention: City Clerk's Department

Dear Sirs:

RE: WATEROUS POWER - NOISE BYLAW

Further to the above noted matter please be advised that we represent Bomega Metals Ltd. Mr. Layden of Bomega Metals Ltd., has instructed us to request that the matter of the City Council discussion of the Noise Bylaw, as it relates to industrially zoned property, be removed from Council Agenda.

We will notify you at a future date as to when we would like this matter to come before Council. In the meantime, we thank you for your anticipated co-operation.

Yours truly,

SCHNELL MACSWEEN HARDY

Per:

S. MARTY JONES

SMJ/tjk

c.c. Bomega Metals Ltd.
Attention: Mr. M. Layden
DATA\COMMON\TRUDY\184567.L01



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Bomega Manufacturing
6740 - 65 Avenue
Red Deer, Alberta
T4P 1A5

ATTENTION: Mr. Mel Layden

Dear Mr. Layden:

RE: WATEROUS POWER

Please be advised that your correspondence of June 22, 1995 requesting Council's consideration to your complaint regarding noise from Waterous Power, was withdrawn from the Council agenda as instructed by your solicitors Schnell MacSween Hardy, Barristers and Solicitors, on July 31, 1995.

A copy of the correspondence from Schnell MacSween Hardy, Barristers and Solicitors is enclosed for your information. It is my understanding that you will contact this office should you wish this item to appear before City Council.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/fm

enc.

cc. Inspections & Licensing Manager



RED DEER

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THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Schnell MacSween Hardy
Barristers and Solicitors
601 Professional Building, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

ATTENTION: S. Marty Jones

Dear Mr. Jones:

RE: BOMEGA MANUFACTURING/WATEROUS POWER/NOISE BYLAW

Please be advised that as per your request of July 31, 1995 on behalf of your client Bomega Manufacturing, the above noted topic was withdrawn from The City of Red Deer Council's agenda of July 31, 1995.

It is my understanding that you will contact this office should you wish this item to appear before City Council.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Mel Layden, Bomega Manufacturing



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NO. 3


July 21, 1995

City Council

Please accept this as my request to locate a mobile vending cart on City Sidewalks at the following locations:

1. Adjacent to Tom Sawyer's Night Club
2. Adjacent to Cass's Stagger Inn

We have enclosed letters of approval from the above business's to locate at these premises.



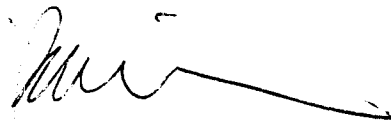
Ioan Moca
The Best Hot Dogs
#53 Nichols Crescent
Red Deer, Alberta
T4P 1P5
341-5509

July 7 , 1995

To Whom It May Concern :

This is to verify that THE BEST HOT DOGS
Ioan Moca
#53 Nichols Cr.
Red Deer , Alberta
T4P 1P5
Phone : 341-5509
is allowed to set up and sell food in front of our property .

Tom Sawyer's


Manager

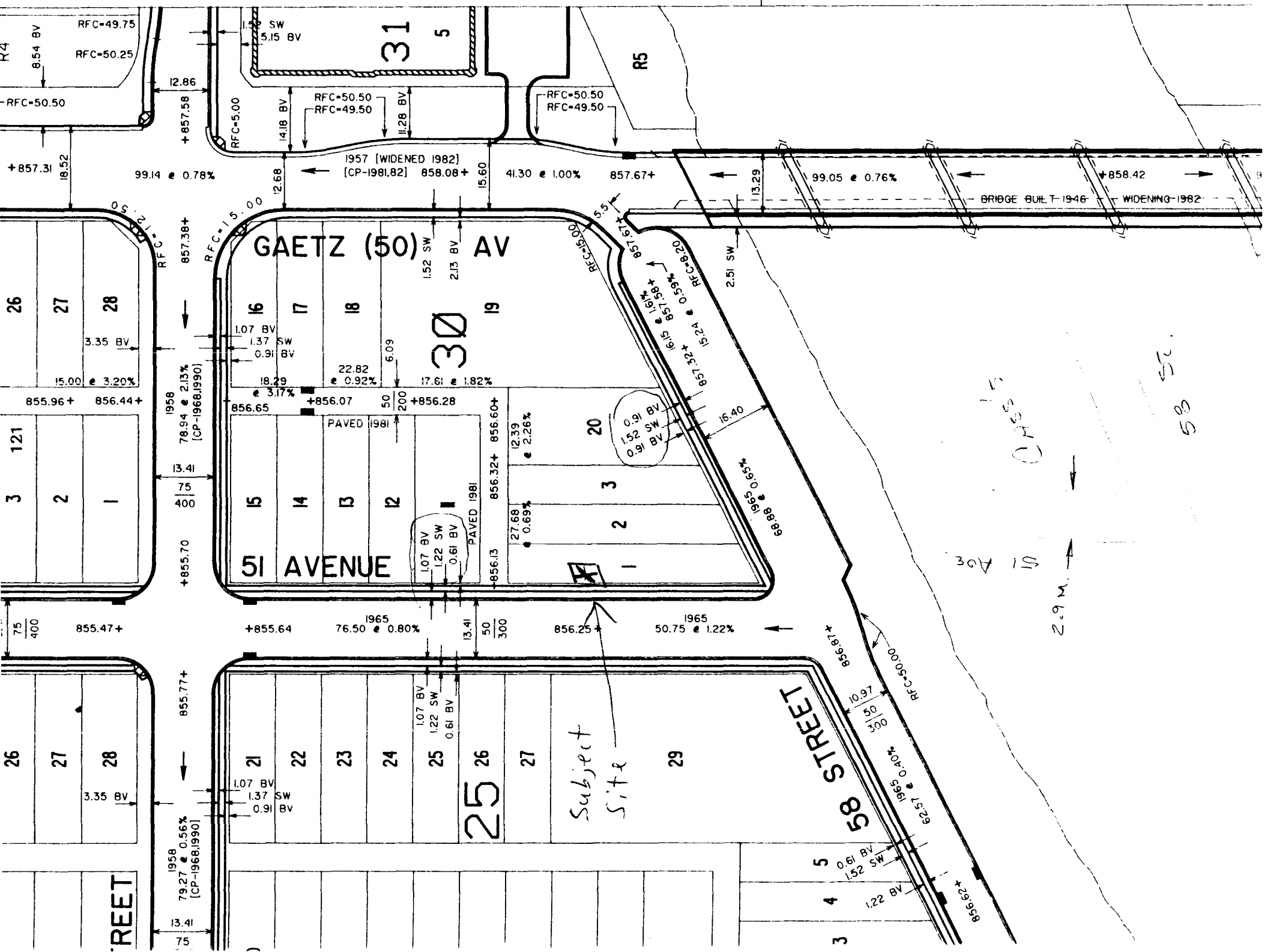


I Cass Iraban agree to let John Mora
 (The Best Hot Dogs) to sell food during the
 night to my customers if front of my
 Bar.

CASS'S STAGGER INN

C M Iraban

July 6. / 95

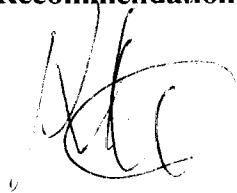


DATE: July 24, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: **BEST HOT DOGS - LOCATION OF VENDING CART**

In response to your memo regarding the above, the applicant has the necessary letters from the adjacent property owners, and the sidewalks are wide enough to accommodate the carts.

Another applicant has applied for these sites; however, they have not been able to provide letters from the adjacent property owners.

Recommendation: That the application be approved.



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

COMMENTS:

Given that this application has met Council's conditions to provide a letter of acceptance on behalf of the abutting property owner, we concur with the recommendation of the Bylaws and Inspections Manager.

Elsewhere on the agenda is a License Bylaw Amendment suggesting that Council give discretion to the Bylaw and Inspections Manager to deal with future requests.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

DATE: JULY 21, 1995

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES

FILE

X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
X ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: BEST HOT DOGS - LOCATION OF VENDING CART

Please submit comments on the attached to this office by July 25, 1995 for the Council Agenda of July 31, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 21, 1995

Ioan Moca
The Best Hot Dogs
#53 Nichols Crescent
Red Deer, Alberta
T4P 1P5

Dear Sir:

I acknowledge receipt of your letter dated July 21, 1995 re: The Best Hot Dogs - Location of Vending Cart.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on July 31, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on July 28, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on July 28, 1995 and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance when arriving, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/fm



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THE CITY OF RED DEER

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

FILE No
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Ioan Moca
The Best Hot Dogs
#53 Nichols Crescent
Red Deer, Alberta
T4P 1P5

Dear Mr. Moca:

At The City of Red Deer Council Meeting held on July 31, 1995, consideration was given to your correspondence dated July 21, 1995 concerning a request to locate a Mobile Vending Cart on City sidewalks at locations adjacent to Tom Sawyer's Night Club and Cass's Stagger Inn. The following resolutions were considered and passed by Council:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ioan Moca, The Best Hot Dogs, dated July 21, 1995, Re: Request For Location of Mobile Vending Units, hereby approves the location of a Mobile Vending Unit adjacent to Tom Sawyer's Night Club, and as presented to Council July 31, 1995."

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ioan Moca, The Best Hot Dogs, dated July 21, 1995, Re: Request For Location of Mobile Vending Units, hereby approve the location of a Mobile Vending Unit adjacent to Cass's Stagger Inn, and as presented to Council July 31, 1995."

The decisions of Council in this instance are submitted for your information. As indicated in the two resolutions, you have been approved to locate your Vending Carts on the City sidewalks adjacent to Tom Sawyer's Night Club and Cass's Stagger Inn. It would now be appropriate for you to contact our Inspections and Licensing Department to ensure you have the property licensing and health documents in place.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Development Services
Inspections & Licensing Manager



RED DEER

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NO. 4THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:50
DATE	July 18/98
BY	gmv

Mr. Kelly Kloss
City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

July 17, 1995

Dear Mr. Kloss,

I currently own and operate the Almont Rose Centre for Learning in Fort McMurray. I wish to open an additional centre in Red Deer at 5401 - 48 Avenue. The location is currently zoned as an exception under R3 for the "sale of drapery and decorating items". I wish to petition Council to make a zoning exception under the R3 zoning for that site to accommodate the Almont Rose centre.

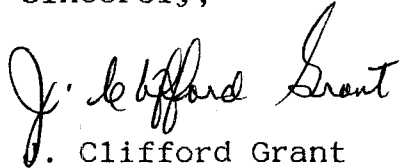
The Almont Rose Centre for Learning will be accredited by Alberta Education to assist 'at risk' learners, primarily adults, to earn their High School Diplomas using non-traditional computer-assisted instruction. The location of Almont Rose in a non-traditional home-like atmosphere will enable us to provide a self-paced, non-threatening, individualized learning environment. Traditional office or institutional structures can be seen as barriers to students who have not been successful in the past and so are not appropriate to the type of student my centre will serve.

Initially, Almont Rose will provide 8 computer stations with software especially designed for adult and 'at-risk' learners, using interactive and integrative approaches to learning. Thus, the maximum numbers of students in the centre at any one time would be 8-12. My experience in Fort McMurray has shown that most students attracted by our centre do not own vehicles. However, there is currently on-site parking for five cars so it is unlikely that traffic or parking concerns would arise.

I am happy to note that, a long-time citizen of Red Deer, Mr. Alan Rich, who worked nineteen years for Alberta Education at the Red Deer Regional Office of Education, will be managing the operation of the Almont Rose centre in Red Deer for me.

I would be happy to provide documentation regarding accreditation from Alberta Education and Advanced Education and references regarding the success of our program in Fort McMurray, upon request.

Sincerely,



J. Clifford Grant
(for J. Clifford Grant & Associates)

J. CLIFFORD GRANT
ALMONT ROSE CENTRE FOR LEARNING
9919 MANNING AVENUE
FORT McMURRAY , AB
T9H 2B8

PH: (403) 743 - 4990

FAX: (403) 743 - 5417

LOCAL CONTACT :

ALAN RICH
32 OGDEN AVENUE
RED DEER, AB
T4N 5B2

PH: (403) 343-1937

Almont Rose Centre for Learning is dedicated to helping individuals learn and refine their missions in life to facilitate success.

By using non-traditional Computer Assisted Instruction, and other proven instructional methods in a self-paced individualized learning environment, we offer adults and at-risk youth a program of:

1. **Relevancy.** Topics of interest and concern to learners.
2. **Privacy.** Others do not know learner levels. There is no public disclosure or competition.
3. **Control.** The learner controls the pace, the direction and the extent of learning.
4. **Success.** Provides instant feed-back on results and reinforces successful behaviors.

For additional details
and tuition information
contact:

Alan or Janice Rich

343-1937

The Red Deer Campus is a satellite of the
Almont Rose Centre for Learning,
Fort McMurray, Alberta.

Head Office:
Almont Rose Centre for Learning
9919 Manning Avenue
Fort McMurray, Alberta T9H 2B8
Telephone (403) 743 4990 Fax (403) 743 5417



Almont Rose Centre
for Learning

assisting learners to earn their

High School
Diplomas

Red Deer Campus

An adult-based, enhanced
learning environment
accredited
by Alberta Education

Adult Learners

At Risk Youth

Tutoring in Core Subjects

Do you know an adult learner who needs the High School Diploma? We can help.

- basic skill development
- adult content
- practical applications
- no set start date
- computer-assisted learning

Our methods are:

- non-traditional
- self-paced
- non-competitive

We provide:

- initial assessments
- small sequential learning steps
- flexible scheduling
- immediate feedback

Students who are poor readers, have difficulty writing or doing arithmetic find success with this programme.

Do you know a young person who has dropped out of school, or who is having academic difficulties? We can help.

- basic skill development
- provincial curriculum
- practical applications
- no set start date
- computer-assisted instruction

Our methods are:

- non-traditional
- self-paced
- non-competitive

We provide:

- initial assessments
- small sequential learning steps
- flexible scheduling
- immediate feedback

Students can complete or work toward a High School Diploma from Alberta Education with this programme.

Do you know a student who needs assistance to master certain skills to be successful in school? We can help.

- basic skill development in core subject areas
- provincial curriculum
- practical applications
- no set start date
- computer-assisted instruction

Our methods are:

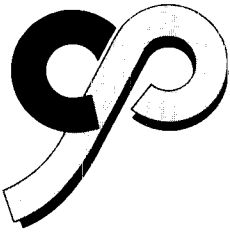
- non-traditional
- self-paced
- non-competitive

We provide:

- academic assessments
- individualized lessons
- small sequential learning steps
- flexible scheduling
- immediate feedback

Use Almont Rose to fill the academic gaps and to strengthen the skills learned in school.

Be successful.



DATE: 24 July 1995

TO: City Clerk

FROM: Paul Meyette

SUBJECT: Proposed Zoning Exception at 5401 - 48 Avenue
Almont Rose Centre for Learning/Rezoning Request

The Almont Rose Centre for Learning is requesting that the R3 site noted above be spot zoned through the "Exceptions" section of the land use bylaw to allow a learning centre on the site.

Background Information

The site at 5401 - 48 Avenue contains an older single family home. The site is zoned R3 which means that higher density housing could be constructed on this site. On January 18, 1993, City Council approved an exception to allow "Sale of Drapery and Decorating Items". This business has not succeeded and the house is currently for sale.

Plans for the Site

The Downtown Concept Plan designates this area for high density housing. The land use bylaw designates the site as R3 (Multiple Family).

The proposal to place a school at 5401 - 48 Street will continue the commercial use of the site and therefore makes it unavailable for redevelopment to a high density use. From a planning perspective, this is a concern because it is clearly the intent of the Downtown Concept plan to encourage high density residential development. There are an adequate number of alternate sites which are commercially zoned which would be suitable for the school.

Impact Upon the Neighbourhood

The Almont Rose proposal involves the initial placement of 8 computer stations with the potential of 8 - 12 students in attendance at any one time. There are five parking stalls. The bylaw requires 0.3 parking spaces per student so the parking provided is adequate. The site is located on a corner so there is less of an impact on the neighbourhood than if the site were located mid-block.

Planning Recommendation

Planning staff do not support the proposal for an exception to the land use bylaw to allow a commercial school in this location. There are a number of vacant sites elsewhere in the commercially zoned downtown which would be suitable.

If Council decides to support the request for an "exception", it is recommended that the existing "exception" allowing the sale of the Drapery and Decorating Items be eliminated.



Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd

DATE: July 20, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: **5401 - 48 AVENUE
LOT 1, BLOCK 33, PLAN 656 N.Y.
ALMONT ROSE CENTRE**

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

As mentioned in the applicants letter, the site is zoned R3 with an exception for this site to allow the 'sale of drapery and decorating items' as a permitted use. This was approved by City Council, December 21, 1992, in the following resolution.

"Resolved that Council of the City of Red Deer having considered correspondence from Blind View Window Fashion, dated November 10, 1992, re: Rezoning Request #5401 - 48 Avenue/R3 -C1, hereby agrees that the Land Use Bylaw be amended to allow the 'Sale of Drapery and Decorating Items' as a permitted use from the aforesaid site."

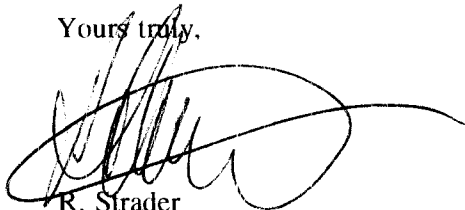
We did not support the 1992 request, as this site is adjacent to apartments and other single family sites. There are numerous sites zoned to permit C1 use available in the core area.

Another concern is parking; the applicant indicate the maximum numbers of students in the centre at any one time would be 8-12 students plus an instructor, while their experience in other cities indicate there is no need for parking, parking is always an issue, especially in the downtown area of Red Deer..

Recommendations: That the application not be approved as there is adequate C1 available. If the use is approved, it should be subject to:

1. An occupancy permit being revised prior to building occupancy.
2. A detailed site plan indicating at least 6 stalls contained on site, with a common access approved by the City Engineering Department.

Yours truly,



R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

DATE: July 20, 1995

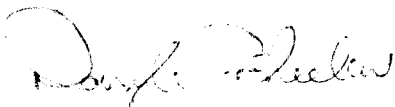
TO: Kelly Kloss
City Clerk

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

RE: Almont Rose Centre for Learning/Rezoning Request
5401 - 48 Avenue
E. L. & P. File #

E. L. & P. have no objection to the rezoning of this site.

Should you have any questions or comments, please advise.

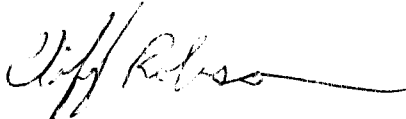


Daryle Scheelar,
Distribution Engineer

RL/jjd

DATE: July 20, 1995
TO: City Clerk
FROM: Fire Marshal
RE: 5401 - 48 Avenue

This Department has no objection to this proposal subject to the building complying with all Fire and Building Code requirements.

A handwritten signature in cursive script, appearing to read "Cliff Robson", with a long horizontal flourish extending to the right.

Cliff Robson
Fire Marshal

/tmp

060-099

DATE: July 24, 1995

TO: City Clerk

FROM: Director of Development Services

**RE: ALMONT ROSE CENTRE FOR LEARNING/REZONING REQUEST
5401 - 48 AVENUE**

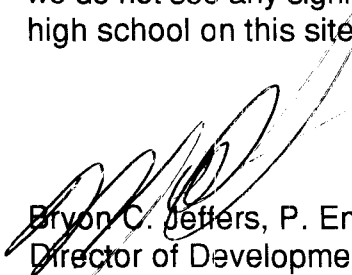
We have no concern for the above rezoning request to operate a high school for eight to 12 students.

Ms. Janice Rich, representing the developer, indicated that there will be three staff working in the school. Surveys at Red Deer high schools indicated a demand of one parking stall for every two students. Based on this, the total parking demand for the proposed school would be:

- | | | |
|----|---------------------|-----------------|
| 1. | 3 staffs require | 3 stalls |
| 2. | 12 students require | <u>6 stalls</u> |

Total Parking Demand 9 stalls

The present site can accommodate three to five parking stalls, with the remainder of the anticipated parking to be accommodated on street. Based on the information provided, we do not see any significant traffic or parking concern with the proposal for a 12-student high school on this site.



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

CYL/cm

COMMENTS:

We concur with the recommendation of the Parkland Community Planning Services not to change the zoning for this location.

This proposal raises a broader planning issue for Council, related particularly to the ongoing expansion of the core commercial area into potential sites for high density residential development.

As Council is aware, commercial zoning has been allowed to spread down 48 Avenue to the south, limiting its eventual redevelopment to residential uses. Proposals for additional expansion along 48 Avenue north would further expand the commercial area, rather than encouraging infill. For example, across 48 Street are a number of similar residential-style properties already zoned commercial and ripe for redevelopment. While the current proposal would not unduly disrupt the neighbourhood due to its location, a better long term approach would be to encourage commercial infill in the area immediately west which is already planned and zoned appropriately.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Mr. J. Clifford Grant
Almont Rose Centre For Learning
9919 Manning Avenue
Fort McMurray, Alberta
T9H 2B8

Dear Mr. Grant:

At The City of Red Deer Council meeting held on July 31, 1995, consideration was given to your correspondence dated July 17, 1995 requesting to rezone the property at 5401 - 48 Avenue to allow for the use of a Learning Centre as an Exception on this site. The following resolution was passed by Council with regards to this matter:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from J. Clifford Grant dated July 17, 1995, re: Request to Rezone the Property at 5401 - 48 Avenue to allow the use of a Learning Centre as an Exception on said site, hereby agrees that said request be approved as a discretionary use, and as presented to Council July 31, 1995."

As a result of the above resolution, Council also proceeded with first reading to Land Use Bylaw Amendment 2672/Y-95, a copy of which is attached hereto.

The Land Use Bylaw Amendment 2672/Y-95 allows for an exception respecting the Land Use on this site to permit as a Discretionary Use a commercial school. This office will now proceed with advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 28, 1995 commencing at 7:00 p.m., or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, August 11 and August 18, 1995.

In accordance with the Land Use Bylaw you are required to deposit with the City Clerk, prior to the Public Hearing, an amount equal to the estimated cost of the advertising which in this instance is \$500.00. We require this deposit no later than Tuesday, August 8, 1995 in order to proceed with the advertising schedule. Once the actual costs are known you will be either invoiced for, or refunded, the balance.

../2

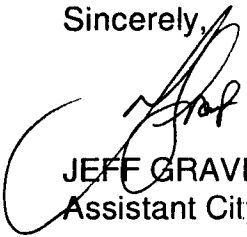


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to discover!*

J. Clifford Grant
August 1, 1995
Page 2

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/fm

attch.

cc. Principal Planner
Inspections & Licensing Manager
Director of Development Services
R. Peter Newton, Campbell Company, Barrister & Solicitor
Council & Committee Secretary, S. Ladwig



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 2, 1995

Ms. Roxene Kelloway
5401 - 48 Avenue
Red Deer, Alberta
T4N 3V3

Dear Ms. Kelloway:

RE: PROPOSED ZONING EXCEPTION AT 5401 - 48 AVENUE, ALMONT ROSE CENTRE
FOR LEARNING ZONING REQUEST

At The City of Red Deer Council meeting held on July 31, 1995, consideration was given to correspondence from J. Clifford Grant dated July 17, 1995, re: Request To Rezone The Property At 5401 - 48 Avenue To Allow For The Use Of A Learning Centre As An Exception on the said site. The following resolution was passed by Council:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from J. Clifford Grant dated July 17, 1995, re: Request to Rezone the Property at 5401 - 48 Avenue to allow the use of a Learning Centre as an Exception on said site, hereby agrees that said request be approved as a discretionary use, and as presented to Council July 31, 1995."

As a result of the above resolution Council then proceeded to give first reading to Bylaw 2672/Y-95. This Land Use Bylaw Amendment effectively rescinds and replaces the Discretionary Use on the location of 5401 - 48 Avenue to a Commercial School as a Discretionary Use.

This office will now proceed with the advertising of this Land Use Bylaw Amendment, for a Public Hearing, and said Bylaw Amendment will be advertised in the Advocate on Friday, August 11 and August 18, 1995. The Public Hearing will be held on Monday, August 28, 1995 at 7:00 p.m., or as soon thereafter as Council may determine.

This decision of Council is submitted for information. I trust you will find this satisfactory.

Sincerely,

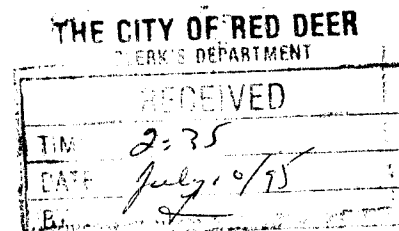

JEFF GRAVES
Assistant City Clerk

JG/fm



*a delight
to discover!*

NO. 5



82 Denovan Cres.
Red Deer, Alta.
T4R 1W2
July 8, 1995

City Clerk at City Hall
City of Red Deer

Dear Sir:

I am writing on behalf of the Red Deer Duplicate Bridge Club situated at 5579 - 47th St. (Conquist Business Park) in Red Deer. We ask your consideration concerning the taxes and the high electrical rates at our Club. But first, a little information about our Club.

We have a membership list of about 90 people and a playing body of about 110 people. Our players come in from Three Hills, Olds, Didsbury, Innisfail, Blackfalds, Lacombe, Sylvan Lake and Red Deer. For the past 30 years we leased our playing area in the basement of 4611 Gaetz Ave. (under the old premises of the H & R Block). For a number of reasons these facilities became less than desirable for our purposes i.e. lack of parking, health deterioration of some of our members and questionable attitude by some of the patrons of some of our new neighbors. We decided to re-allocate and purchased Bay 16 at the above address.

Our Club services mainly senior citizens (about 80%) and offers Bridge almost daily all year round.

At Christmas we select a Red Deer Charity and donate to that cause. We offer lessons both spring and fall and membership is open to anyone.

During the course of the year we have a spring sectional tournament where we attract about 200 people - roughly one third Edmonton, one third Calgary and one third Red Deer areas. We also offer a novice tournament in Sept. attracting about 100 people. This next Jan. we are organizing our first annual Senior Tournament and hope to attract 160 people. Once every three years we also host a large Regional Bridge Tournament (6 days long) attracting from 600-1200 people from all over North America. Profits from this tournament are retained by our district board (Alta., Sask., and several N.W. states) to finance the functions of the district board.

As our club services mainly seniors, we ask for your consideration on our electrical bill (about \$170.00 per month) and our tax bill (about \$1200.00 per year). Through several phone calls I have determined that we are paying the cheapest of the commercial rates. However, we are hardly commercial. We are a registered non-profit organization that cannot "write-off" our utility bills against profits. We also suggest to you that there are other groups in town receiving concession on the tax bill. We ask for consideration on these matters.

Yours truly,

Jim Wallace
343-0202

DATE: July 11, 1995
TO: City Clerk
FROM: E. L. & P. Manager
RE: Red Deer Duplicate Bridge Club

The Red Deer Duplicate Bridge Club, in their letter of July 8, 1995, requested consideration of their electrical rate on the basis of being a non-profit organization.

The Bridge Club is being billed on General Service Rate 63 which is the lowest commercial rate. The only lower rate is the Residential Rate 61.

In December 1992 the Utility Bylaw was amended to rectify the inconsistent treatment of certain types of residential customers. At that time a very deliberate effort was made to very clearly define what was a residential customer with all others being classed into one of the general service rate categories.

The Utility Bylaw states that Residential Rate 61 "applies to residential premises served by a single meter which contains not more than two dwelling units". The Bridge Club quite obviously does not fall under the definition of Rate 61.

The Bridge Club is currently being billed on the lowest applicable electrical rate and it is recommended that, to maintain consistency and fairness, no rate change should be made.

Recommendation

It is recommended that the Red Deer Duplicate Bridge Club continue to be billed for its electrical consumption on General Service Rate 63.



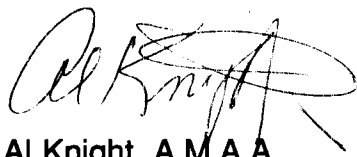
A. Roth,
Manager

AR/jjd

DATE: July 25, 1995
TO: City Clerk
FROM: City Assessor
RE: RED DEER DUPLICATE BRIDGE CLUB

Sections 5 and 6 of Alberta Regulation 125/95 are pertinent to this issue. (Excerpt attached)

This legislation has not been tested in the courts; however, we are interpreting its intent to mean that the likes of the situation before us does not comply and therefore is "taxable" under the provincial legislation.

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

Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Corporate Services

Exemption
under section
362(n)(ii) of
the Act

5(1) Property referred to in section 362(n)(ii) of the Act is exempt from taxation only if

- (a) the general public is evidently and actively encouraged by the non-profit organization that holds the property to use the property for the purposes set out in that section,
- (b) the property is accessible to the general public and the use of the property is not restricted by virtue of the race, culture, ethnic origin, age, gender or religious belief of any individual or as a result of a fee or other criterion that by its very nature restricts an individual from using the property, and
- (c) where the use of the property is restricted to members of the non-profit organization that holds the property, the membership in that organization is not restricted by virtue of the race, culture, ethnic origin, age, gender or religious belief of any individual or as a result of a fee or other criterion that by its very nature restricts an individual from being a member in that organization.

(2) Property or part of a property referred to in section 362(n)(ii) of the Act is not exempt from taxation if

- (a) the property is used to satisfy the interests of an individual or group of individuals that has a specific interest or objective, or
- (b) the income or profits of the non-profit organization that holds the property are paid to a member or shareholder of that organization other than as wages.

Exemption
under section
362(n)(iii) of
the Act

6(1) Property referred to in section 362(n)(iii) of the Act is exempt from taxation only if

- (a) the resources of the non-profit organization that holds the property are devoted to the charitable or benevolent purpose for which the property is used,
- (b) the non-profit organization that holds the property uses the property to provide to individuals or groups of individuals services that are perceived to be, due to their charitable or benevolent nature, for the general public benefit and the services are provided without monetary gain or benefit to that organization, and
- (c) the use of the property is not restricted as a result of a fee that by its very nature restricts an individual from using the property.

(2) Property or part of a property referred to in section 362(n)(iii) of the Act is not exempt from taxation if the income or profits of the non-profit organization that holds the property are paid to a member or shareholder of that organization other than as wages.

COMMENTS:

While the City certainly appreciates the services provided by the Club, there are a number of other similar organizations providing community services. If the City was to provide reductions for such organizations, the revenue would have to be made up by other users. The City is under pressure to have no tax increases or utility rate increases. To achieve this means whenever possible, the users of a service should pay for the cost of providing the service. Council will also recall a power rate study is presently being conducted. The objective of this study is to ensure fairness in the rate structure for all users.

It is recommended that the request be denied and that any amendments to the commercial rates paid by organizations such as the Bridge Club come as a result of overall adjustments in commercial rates that may be made as a result of the study.

Further to the comment from the Bridge Club that other organizations are receiving tax concessions, we assume that they may be referring to some of the increased exemptions provided for under new provincial legislation. As pointed out by the City Assessor, we do not believe that the Bridge Club would qualify for these exemptions.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Manager

DATE: JULY 10, 1995

FILE

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

X DIRECTOR OF DEVELOPMENT SERVICES

BYLAWS & INSPECTIONS MANAGER

X CITY ASSESSOR

✓ X E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: RED DEER DUPLICATE BRIDGE CLUB

Please submit comments on the attached to this office by July 24, 1995 for the Council Agenda of July 31, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 10, 1995

Mr. Jim Wallace
Red Deer Bridge Club
82 Denovan Crescent
Red Deer, Alberta
T4R 1W2

Dear Sir:

I acknowledge receipt of your letter dated July 8, 1995 re: RED DEER DUPLICATE BRIDGE CLUB TAXES.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on July 31, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 28, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 28, 1995 and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance when arriving, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/fm



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THE CITY OF RED DEER

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

JULY 25, 1995
 ROLL NUMBER: 1711550
 RED DEER BRIDGE CLUB
 16 5579 47 STREET
 RED DEER ALTA

PROPERTY TAX MASTER FILE INQUIRY
 16 5579 47 ST
 LT 4 BK 2 PL 7820286
 UNIT 13 CDE 9320892

09:00:35

T4N 1S1

	TAXABLE	EXEMPT	TAX CAVEAT DATE	CHANGE DATES		
OWNER TYPE	1	0	00/00/00	L.T.	CITY	S.O.
SEP. SCHL.	.0	.0		94/08/19	93/12/08	00/00/00
---ASSESSMENT INFORMATION---						
	TAXABLE	EXEMPT	-----TAX LEVIED-----			
LAND TYPE	1404		MUNICIPAL	500.12	CURRENT	.00
OWNER TYP	1	0	ED.FOUND	.00	ARREARS	0.00
SEP.SCHL.	.0	.0	PUB.SCHL	634.57	TOTAL	0.00
LAND	4950	0	SEP.SCHL.	.00		
IMP.	53380	0	LIBRARY	26.72		
EQ.	0	0	PLAN FUND	5.02		
			PIPER CREEK	6.47		
			HOSPITAL	.47		
			FRONTAGES	.69		
TOT	58330	0	TOTAL TAX	1174.06		



THE CITY OF RED DEER

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

FILE No. **FILE**

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

August 1, 1995

Mr. Jim Wallace
62 Denovan Crescent
Red Deer, Alberta
T4R 1W2

Dear Mr. Wallace:

RE: RED DEER DUPLICATE BRIDGE CLUB

At the City of Red Deer Council meeting held on July 31, 1995, consideration was given to your correspondence dated July 8, 1995 concerning your request for a Reduction in Municipal Taxes and Electrical Rate Charges. The following resolution denying your request was passed by Council:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Jim Wallace on behalf of Red Deer Duplicate Bridge Club dated July 8, 1995, re: Request for Reduction of Taxes and Electrical Rate for the Property situated at 5579 - 47 Avenue, hereby agrees that said request be denied, and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. It was indicated during Council's discussion that The City is currently reviewing the charges for Electrical Commercial Rates within the City of Red Deer, and as a result of the study there is a possibility of forthcoming rate adjustments.

By way of copy of this letter I am asking the City Assessor to contact you to advise you as to the nature of the increase in your assessment for taxes at your location of 5579 - 47 Street.

Thank you for bringing your concerns to Council. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Development Services
Director of Corporate Services
E. L. & P. Manager
City Assessor



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BYLAW NO. 2846/B-95

Being a Bylaw to amend Bylaw No. 2846/84, The License 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 License Bylaw is hereby amended by:
 - (a) Deleting from Section 108 the words "except City streets or sidewalks";
 - (b) Deleting Section 109 in its entirety.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 17 day of July A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this 17 day of July A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of July A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO.2672/W-95

Being a Bylaw to amend Bylaw No. 2672/80, 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" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 11/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

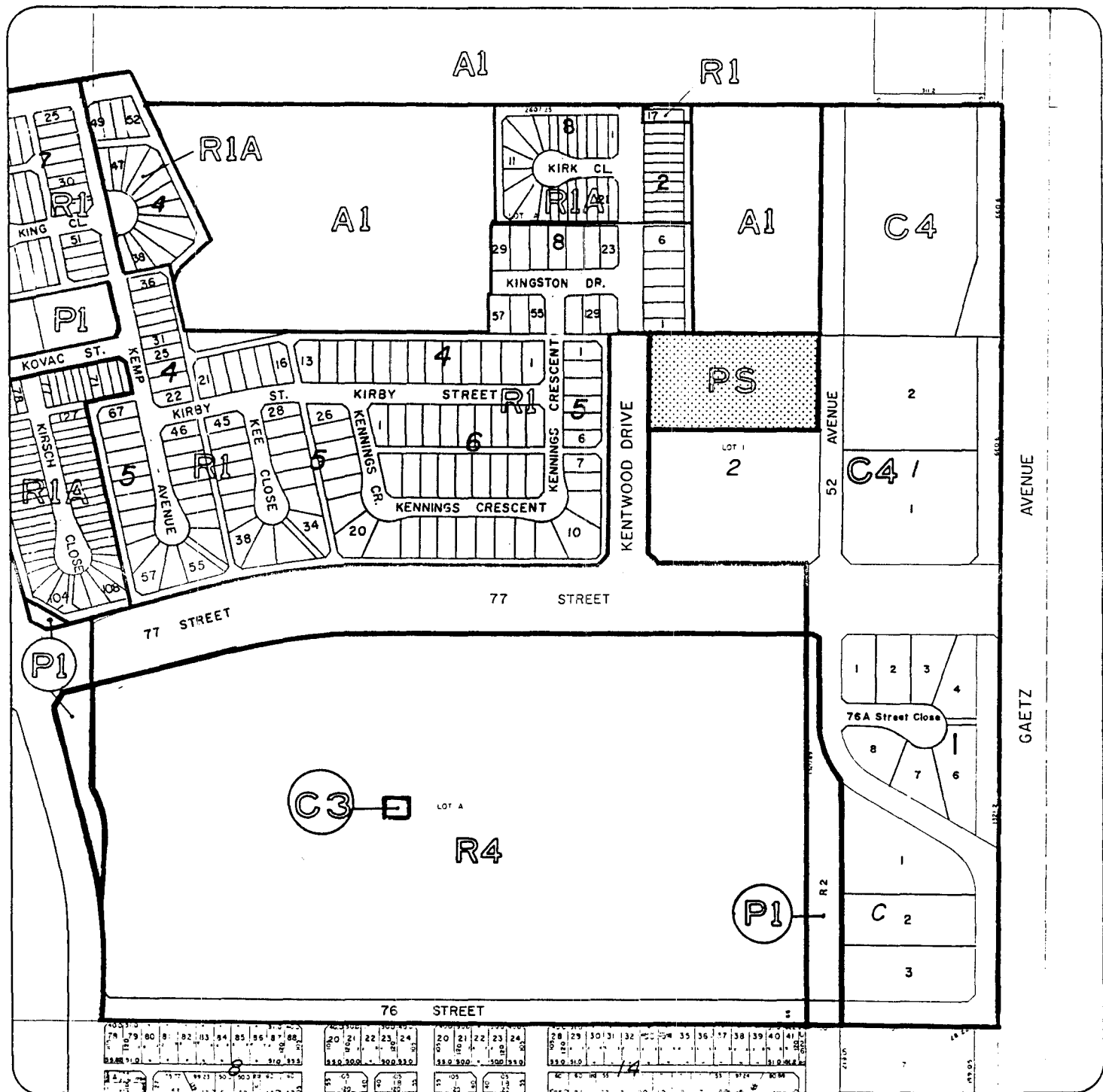
MAYOR

CITY CLERK

City of Red Deer ---- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 11/95
(BYLAW NO. 2672/W-95)

Change from C4 to PS

BYLAW NO.2672/V-95

Being a Bylaw to amend Bylaw No. 2672/80, 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 Section 6.3.1 I1 Industrial (Business Service) District is amended by adding to Sub-section 6.3.1.2 Permitted Uses with the following:
 - (9) Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO. 2909/A-95

Being a Bylaw to amend Bylaw No. 2909/86, The Bylaw Officers Enforcement Bylaw.

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

- 1 Bylaw No. 2909/A-95 is hereby amended by deleting from Section 3 the words "Development Officer" and substituting in their place and stead the words "Inspector of the City R.C.M.P. detachment".
- 2 Bylaw No. 2909/A-95 is hereby amended by deleting from Section 4(b) the words "and Bylaw Clerks".
- 3 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO. 3139/95

Being a Bylaw of the City of Red Deer to designate the assessed person in respect of a mobile unit located in a mobile home park;

WHEREAS under section 304(1)(j) of the *Municipal Government Act*, a Municipality may designate the owner of a mobile unit to be the assessed person in respect of a mobile unit located upon a site in a mobile home park;

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

- 1 This Bylaw may be cited as the "mobile unit assessment bylaw".

2. In this Bylaw "owner" shall include any person purchasing a mobile unit under a sale agreement, but shall not include any person who:
 - (i) is a tenant or lessee of a mobile unit; or

 - (ii) is a lessee of a mobile unit under a lease agreement which contains an option to purchase or a right of first refusal to purchase a mobile unit.

- 3 With respect to a mobile unit located on a site in a mobile home park and any other improvements located on the site, as contemplated within section 304(1)(j), the owner of the mobile unit and improvements owned by such person shall be recorded on the assessment role as the "assessed person".

- 4 This Bylaw shall come into full force and effect on the 1st day of January, 1996.

READ A FIRST TIME IN COUNCIL this	day of	, A.D. 19	.
READ A SECOND TIME IN COUNCIL this	day of	, A.D. 19	.
READ A THIRD TIME IN COUNCIL this	day of	, A.D. 19	.

(MAYOR)

(CITY CLERK)