

FILE

DATE: February 1, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, JANUARY 31, 1994,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of January 17, 1994.
Confirmation of the Minutes of the Budget Meeting of January 25, 1994.
Confirmation of the Minutes of the Budget Meeting of January 26, 1994.

DECISION - CONFIRMED MINUTES

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: G.H. Dawe Community Centre: Administrative
Restructuring/Bylaw 2480/A-94 to repeal the North Red Deer Joint Facility
Bylaw .. 1

DECISION - BYLAW GIVEN 3RD READING

- 2) Mayor's Recognition Awards Committee - Re: Proposed Bylaw Amendment
3054/A-94 .. 2

DECISION - BYLAW DEFERRED PENDING ADDITIONAL INFORMATION

- 3) Director of Engineering Services/Land & Economic Development Manager
Re: City West Yards Redevelopment . . 3

DECISION - AGREED NOT TO RELOCATE AT THIS TIME

- 4) City Clerk - Re: Site "A" Zoned DC(3)/45 Street and 54 Avenue/Offer to
Purchase/Feasibility Study/Downtown West Area/A-Tech Contracting/Pro
Collision . . 20

DECISION AGREED TO SELL SITE TO PRO COLLISION AND FRAME LTD.

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- 1) Land & Economic Development Manager - Re: Application by Leisure Land
R.V. to Purchase Lot 11, Block 2, Plan 922-1238/Western Commercial
Strip . . 25

DECISION - AGREED TO SELL SITE TO LEISURE LAND R.V.

- 2) Land & Economic Development Manager - Re: Application by Trim Line of
Central Alberta Ltd. to Purchase Part of Lot 22, Block 7, Plan 892-2959
. . 29

**DECISION - AGREED TO SELL SITE TO TRIM LINE OF CENTRAL ALBERTA
LTD.**

- 3) City Archives - Re: Municipal Historic Designation/4757 - 56 Street/Clarke
Residence/Bylaw 3102/94 . . 34

DECISION - BYLAW GIVEN 3 READINGS

- 4) Land & Economic Development Manager - Re: Bower Place Shopping Centre/Purchase of Part of Lot 1, Block 7A, Plan 862-0189 & Part of Barrett Drive/Road Closure Bylaw 3104/94 . . 36

DECISION - BYLAW GIVEN 1ST READING

- 5) City Clerk - Re: 1994 Towne Centre Association Budget . . 38

DECISION - APPROVED BUDGET

- (No Page 41)
6) Director of Financial Services - Re: Short Term Borrowing Bylaw 3101/94 . . 42

DECISION - BYLAW GIVEN 3 READINGS

- 7) City Assessor - Re: Adoption Bylaw Amendment 3100/A-94 . . 43

DECISION - BYLAW GIVEN 3 READINGS

- 8) R.D.R.P.C. - Re: Eastview Estates: Outline Plan Revisions/Land Use Bylaw Amendment 2672/B-94/Melcor Development Ltd. . . 44

DECISION - BYLAW GIVEN 1ST READING

- 9) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/E-94/Downtown West/MCC Project/Taylor Drive . . 49

DECISION - BYLAW GIVEN 1ST READING

- 10) City Assessor - Re: 1994 Business Assessment/Business Tax Bylaw
Amendment 2032/A-94 . . 50

DECISION - BYLAW GIVEN 3 READINGS

(5) **CORRESPONDENCE**

- 1) Twin Tractor Ltd. - Re: Connection of Services/6511 - 67 Street/Lot 13,
Plan 4166 T.R. . . 55

DECISION - APPROVED RELAXATION OF CONNECTION OF SERVICES

- 2) FCM - Re: Request for Resolutions for Consideration at the March 1994
Meeting of FCM National Board of Directors or at the Annual Conference
in June 1994 . . 59

**DECISION - APPROVED ALDERMAN GUILBAULT'S RESOLUTION TO
INVESTIGATE WAYS OF REDUCING AMOUNT OF TIME REQUIRED BY LAW
ENFORCEMENT OFFICERS TO PREPARE AND SUBMIT EVIDENCE IN COURT
FOR MINOR OFFENCES**

- 3) Eastview Estates Community Association - Re: Playground Zone
Request/Eldridge Crescent . . 61

DECISION - REQUEST FOR PLAYGROUND ZONE DENIED

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2032/A-94 - Business Tax Bylaw Amendment - 3 readings . . 50
. . 72

DECISION - BYLAW GIVEN 3 READINGS

- 2) 2672/B-94 - Land Use Bylaw Amendment/Eastview Estates/Phases 13 & 14
- 1st reading . . 44
.. 73

DECISION - BYLAW GIVEN 1ST READING

- 3) 2672/E-94 - Land Use Bylaw Amendment/Downtown West/MCC
Project/Taylor Drive - 1st reading . . 49
.. 75

DECISION - BYLAW GIVEN 1ST READING

- 4) 2480/A-94 - Bylaw to repeal the North Red Deer Joint Facility Bylaw/Dawe
Community Centre: Administrative Restructuring - 3rd reading . . 1

DECISION - BYLAW GIVEN 3RD READING

- 5) 3100/A-94 - Adoption Bylaw Amendment/Schedule "A" - Roll Numbers - 3
readings . . 43
.. 77

DECISION - BYLAW GIVEN 3 READINGS

- 6) 3101/94 - Short Term Borrowing Bylaw - 3 readings . . 42
.. 79

DECISION - BYLAW GIVEN 3 READINGS

- 7) 3102/94 - Municipal Historic Resource Bylaw/4757 - 56 Street/Clarke
Residence - 3 readings . . 34
.. 81

DECISION - BYLAW GIVEN 3 READINGS

- 8) 3104/94 - Road Closure Bylaw/Bower Place Shopping Centre/Purchase of Part of Lot 1, Block 7A, Plan 862-0189 & Part of Barrett Drive - 1st reading .. 36
.. 82

DECISION - BYLAW GIVEN 1ST READING

- 9) 3087/A-94 - Downtown West Area Redevelopment Plan Amendment - 1st reading

DECISION - BYLAW GIVEN 1ST READING

ADDITIONAL AGENDA

- 1) Mayor's Recognition Awards Committee - Re: Appointment to Fill Unexpired Term of M. Lori Ouellette

DECISION - AGREED TO APPOINT MS. TANYA HERMAN

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

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|----|---|-------|
| 1) | City Clerk - Re: G.H. Dawe Community Centre: Administrative Restructuring/Bylaw 2480/A-94 to repeal the North Red Deer Joint Facility Bylaw | .. 1 |
| 2) | Mayor's Recognition Awards Committee - Re: Proposed Bylaw Amendment 3054/A-94 | .. 2 |
| 3) | Director of Engineering Services/Land & Economic Development Manager
Re: City West Yards Redevelopment | .. 3 |
| 4) | City Clerk - Re: Site "A" Zoned DC(3)/45 Street and 54 Avenue/Offer to Purchase/Feasibility Study/Downtown West Area/A-Tech Contracting/Pro Collision | .. 20 |

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Part of Lot 1, Block 7A, Plan 862-0189 & Part of Barrett Drive - 1st
reading .. 36
.. 82

3087/A-94 Downtown West -
Corner 45 St. + 54 Ave. at back.

Committee of the Whole

- 1) Committee Appointment
- 2) Legal Opinion
- 3) Land Matter
- 4) Administrative Matter

NO. 1

DATE: JANUARY 24, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: G. H. DAWE COMMUNITY CENTRE:
ADMINISTRATIVE RESTRUCTURING - BYLAW 2480/A-94

At the Council Meeting of January 17, 1994, first and second readings were given to Bylaw 2480/A-94. This Bylaw repeals the North Red Deer Joint Facility Bylaw as of 12:00 midnight, February 28, 1994. Third reading of this Bylaw was withheld at that time and is again being presented to Council for consideration.

RECOMMENDATION

That Bylaw 2480/A-94 be given third reading.



KELLY KLOSS
City Clerk

KK/clr

DATE: January 27, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **APPLICATION BY SUTTON GROUP ON BEHALF
OF PRO COLLISION FRAME LTD. TO PURCHASE
SITE A (FORMER CP RAILYARDS)**

Submitted to City Council

Date: Jan 31/94

We continue to support the application by Pro Collision Frame Ltd. to acquire the above parcel of land for the development of an autobody repair facility. At the time the original call for proposals was advertised, Pro Collision Frame Ltd. was the only application received.

Subsequent to that, a second proposal was put forward by A-TECH Contracting Inc. This report was considered by Council in October 1993, and tabled pending the receipt of further detailed information on the proposal. We have been in touch with A-TECH Contracting Inc. since the Council resolution, but no further information has been received from them.

Prior to the advertising of the site, an independent appraisal was commissioned, and established the price at \$153,940. Subsequent to the receipt of the original appraisal, the appraiser was contacted again to review his report with respect to the storm sewer easement, which crosses the property from east to west. The appraiser advised that some adjustment should apply due to the constraints it would place on the development of the property because of the easement.

The new offer from Sutton Group on behalf of Pro Collision Frame Ltd., reduces the original offer by \$3,940 to \$150,000. In view of the comments of the independent appraiser, we believe this to be a reasonable offer.

Recommendation

We would recommend that City Council approve the sale of Site A to Pro Collision Frame Ltd. for \$150,000 subject to the following conditions:

1. An agreement being entered into satisfactory to the City Solicitor;
2. A development to the satisfaction of the Building Inspector.



Alan V. Scott

AVS/mm


**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

MEMORANDUM
TO: City Council

Submitted to City Council

 Date: *Jan 31/94*
DATE: January 31, 1994

FROM: Paul Meyette, Principal Planner

RE: DOWNTOWN WEST PROPOSED LAND PURCHASE BY PRO COLLISION
BACKGROUND

Sutton Group, on behalf of Pro Collision, is requesting reconsideration of the request to purchase Site A (see attached map) at the corner of 45th Street and Taylor Drive. Sutton Group is proposing a purchase price of \$150,000.00 for Lot A with no compensation required from the City related to the placement of a storm water detention pond on the site.

As Council will recall, the Pro Collision offer as well as an offer by A-Tech Contracting Incorporated was tabled by Council pending a review of the financial feasibility of residential development on the City's West Yards (Public Works) site. This financial feasibility study which was required as part of the Downtown West Area Redevelopment Plan has now been completed and appears on the Council agenda. Since the Pro Collision proposal conflicted with the proposed residential use of the West Yards site, the financial feasibility study was required in order to assess the suitability of the Pro Collision proposal.

**FEASIBILITY OF RESIDENTIAL DEVELOPMENT ON THE WEST YARDS
(PUBLIC WORKS SITE)**

The Downtown West Planning Committee had recommended that a financial analysis be completed on the feasibility of residential development on the West Yards site. Now that this analysis has been completed, the Land and Economic Development Manager was invited to review the analysis with the Downtown West Committee. On January 25, four public members of the original committee met with RDRPC and City Administration. At that meeting the following information was presented:

- the development of high density residential development would cost the City 3.4 - 5.2 million in 1994 dollars with a total loss of 28 million through compound interest over the life of the project.

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 8 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTBRUSH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF DREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALD • VILLAGE OF EUNORA • VILLAGE OF GADSBY • VILLAGE OF HALKOR • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

City Council
January 31, 1994

Page 2

-
- the ability to develop housing is restricted by a number of existing dangerous goods sites.
 - The A-Tech Contracting proposal for Site A had been withdrawn leaving Pro Collision as the only potential purchaser of the site at 45th Street and Taylor Drive.
 - all of the buildings on the West Yard site are in excellent condition with a considerable lifespan.

Based upon the foregoing, information, the committee recommended that the Downtown West Area Redevelopment Plan be revised to show institutional (public utility) use of the West Yards and commercial use of the land adjacent to Taylor Drive. It was the feeling of the committee that any form of alternate development on the West Yards site would not be feasible within the next ten years and that the site should be designated for institutional use. The Committee felt that the lands facing Taylor Drive have some commercial value however and should be designated for commercial use.

In terms of the Pro Collision proposal, the committee had no objection to the sale provided that there was extensive landscaping and that any storage was well screened. It was the opinion of the committee that while an autobody shop may not be the ideal use at the entrance to the Cronquist area, a well designed building extensively landscaped could be acceptable.

RECOMMENDATION

Planning staff share the committee's concern that an autobody shop is not the ideal use at the entrance to this commercial area. Notwithstanding this concern, if Council approves the sale of land to Pro Collision, the sale should be subject to

- extensive landscaping particularly on the south and east
- high quality fencing for any storage
- an aesthetic building design
- an amendment to the Area Redevelopment Plan to allow the industrial use

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

Att.

cc. A. Scott

U.F.

DATE: JANUARY 19, 1994
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
**RE: G. H. DAWE COMMUNITY CENTRE: ADMINISTRATIVE
RESTRUCTURING**

At the Council Meeting of January 17, 1994, consideration was given to your report dated January 3, 1994 concerning the above topic and at which meeting the following motion was passed:

"WHEREAS The City of Red Deer, the Red Deer Public School District No. 104 and the Red Deer Catholic Board of Education entered into a series of agreements commencing in 1975 for the joint operation of certain recreational facilities at the G.H. Dawe Community Centre;

AND WHEREAS the three parties to the said agreements have, by mutual agreement, agreed to terminate the agreements;

NOW THEREFORE BE IT RESOLVED that Council of The City of Red Deer hereby agrees:

- a) to ratify and confirm the action of its representatives on the G.H. Dawe Community Centre Management Board in voting to dissolve the said Board.
- b) that the contract dated the 24th of September 1991, entered into between The City of Red Deer, the Red Deer Public School District No. 104 and the Red Deer Catholic Board of Education, generally known as the Dawe Centre Agreement, be terminated immediately with the mutual consent of all parties and that The City waive notice of termination from the other parties thereto.
- c) that the North Red Deer Joint Facility Bylaw (No. 2480/75) be repealed effective 12:00 midnight, February 28, 1994.
- d) that the G. H. Dawe Community Centre Management Board be dissolved, effective 12:00 midnight, February 28, 1994.

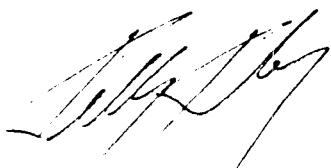
Director of Community Services
January 19, 1994
Page 2

- e) that The City of Red Deer Recreation and Culture Department assume responsibility for the management and operation of the Dawe Centre Arena, Pool and Mall, effective March 1, 1994.
- f) that The City of Red Deer enter into replacement agreements with the Red Deer Public and Catholic School Boards with regard to the shared positions and costs.
- g) that the Red Deer Public Library Board assume responsibility for the G. H. Dawe Community Centre Library, effective March 1, 1994."

In addition to the above resolution, Council also gave first and second readings to Bylaw 2480/A-94 which repeals the North Red Deer Joint Facility Bylaw as of 12:00 midnight February 28, 1994. Third reading of this Bylaw was withheld, however, I would expect that third reading would be given at the Council Meeting of January 31, 1994. A copy of Bylaw 2480/A-94 is attached hereto.

I trust you will now be proceeding with arrangements for the transition of the restructuring to take effect March 1, 1994.

Please extend Council's thanks to all parties involved for their cooperation in the restructuring.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Financial Services
G. H. Dawe Community Centre Management Board
Recreation, Parks and Culture Board
Red Deer Public Library Board
Recreation and Culture Manager
Personnel Manager

DATE: DECEMBER 7, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: REQUEST FOR RECONSIDERATION TO PURCHASE
SITE "A" BY PRO COLLISION AND FRAME LTD.**

Your report dated November 24, 1993 pertaining to the above received consideration at the Council Meeting of December 6, 1993.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered report dated November 24, 1993 from the Land and Economic Development Manager re: Request for Reconsideration to purchase Site A - Former CP Railyards by Pro Collision and Frame Ltd., hereby agrees that Council wait until the study is finished regarding the feasibility of redeveloping the Westyards, at which time Council will consider both current proposals (ie: A-TECH Contracting Inc. and Pro Collision and Frame Ltd.)."

The decision of Council in this instance is submitted for your information and I trust that you will ensure both proposals (A-TECH Contracting Inc. and Pro Collision and Frame Ltd.) will be brought forward for consideration once the study is finished regarding the feasibility of redeveloping the Westyards. It is our understanding that this study will be completed and submitted to Council in January of 1994.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
Director of Engineering Services
Land Supervisor
Public Works Manager
City Assessor
Bylaws and Inspections Manager
Principal Planner

To go to
Jan 31/94
mtg.

DATE: OCTOBER 13, 1993

TO: DIRECTOR OF ENGINEERING
LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: FEASIBILITY STUDY - DOWNTOWN WEST AREA

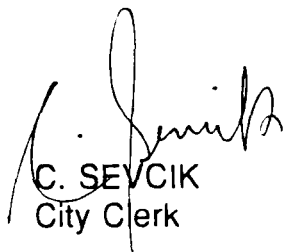
The report dated October 6, 1993 from the Director of Engineering Services pertaining to the above matter, appeared on the Council Agenda of October 12, 1993.

At the aforesaid meeting, Council passed the following motion agreeing that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as suggested:

"RESOLVED that Council of The City of Red Deer, having considered report dated October 6, 1993 from the Director of Engineering Services re: Feasibility Study - Downtown West Area, hereby directs that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as outlined in the aforesaid report and as presented to Council October 12, 1993."

The decision of Council in this instance, is submitted for your information and appropriate action. It is our understanding that you will be in a position to produce the called for report by early 1994.

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



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Director of Community Services
 Director of Financial Services
 Public Works
 Transit Manager
 Principal Planner

December 7, 1993

A-Tech Contracting Inc.
26 Atkins Road
Red Deer, Alberta
T4N 1H1

Attention: Mr. Gerry Hayes

Dear Sirs:

RE: SITE A, 45 STREET AND 54 AVENUE

Further to your letter of December 3, please find enclosed your cheque in the amount of \$6,625.00, representing a 5% deposit on the above parcel of land.

As you know, Council is awaiting the completion of a feasibility study into the redevelopment of the City's West Yards as high density housing. We expect the study to be completed by January 31, 1994. In the mean time, Council has directed that Site A will be withdrawn from the market pending the outcome of the study. In view of this new information from Council, we will keep you informed, with respect to the progress of the study, and advise you when Council is again in the position to consider proposals for the site.

Attached is a map of the site showing an easement running along the northern boundary which was missed by the original appraisal of the site. We feel this easement does have an affect on the overall value of the site, and for this reason, feel that your offer is bona fide and reasonable.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Alan V. Scott
LAND AND ECONOMIC DEVELOPMENT MANAGER

AVS/mm
c: W. Lees, Land Supervisor




THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 26, 1993

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

Att: Mr. Larry Kemshead

Dear Sir:

RE: SITE "A" - ZONED DC(3) - 45TH STREET & 54TH AVENUE
A-TECH CONTRACTING INC.

This is to advise that the Option to Purchase which you submitted on behalf of A-TECH Contracting Inc. pertaining to the above noted site, received consideration at the Council Meeting of October 25, 1993.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered option to purchase Site "A", 45th Street and 54th Avenue, submitted by Weddell, Mehling, Pander and Associates Realty Ltd. on behalf of A-TECH Contracting Inc., hereby agrees that the price offered on said lot is too low and that there are insufficient details regarding the nature of the development.

Council further agrees that A-TECH Contracting Inc. be approached to provide a more detailed proposal in conformance with the City's original proposal call, and keeping in mind Council's concern over the use of the land, same be considered at a future meeting, and as recommended to Council October 25, 1993."

The decision of Council in this instance is submitted for your information and I trust that you will be in contact with the Land and Economic Development Department pertaining to information regarding the City's original proposal call. I have discussed this matter with Gerry Hayes, President A-TECH Contracting Inc., over the phone this date, and wish to confirm that the deadline for receipt of a detailed proposal for the November 22, 1993 meeting is **Wednesday, November 10, 1993.**

... / 2



*a delight
to discover!*

Weddell, Mehling, Pander
& Associates Realty Ltd.
Page 2

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

Sincerely,



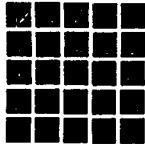
G. SEVCIK
City Clerk

CS/clr

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

A-TECH Contracting Inc.

Att: Mr. G. Hayes
President


**WEDDELL
MEHLING
PANDER**

& ASSOCIATES REALTY LTD.
202, 4708 - 50th Ave. Red Deer, Alberta T4N 4A1
Telephone (403) 340-1986
Fax (403) 347-1696

OPTION

OFFER TO PURCHASE

ALL PERSONS SIGNING THIS DOCUMENT ARE ADVISED TO READ IT CAREFULLY

OPTION

OFFER TO PURCHASE # _____

TO: WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD. (Agents for the owner of the property described as follows:)

SITE "A" Zoned D-C(3) 95 STREET & 54 AVENUE 1.24 ACRES ±

Fill in Street number and legal description, Lot, Block, Plan, or Sec., Twp., Rge., Mer. (Excluding thereout all mines and minerals)

I hereby offer to purchase the above described property, subject to the reservations and exceptions appearing in the existing certificate of title, for the sum of

ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$132,500.00)

1. TO BE PAID IN THE FOLLOWING MANNER:

\$ 6,625.005% Deposit herewith as an indication of my good faith in making this offer.
FOR A 120 DAY OPTION, FROM DATE OF CITY COUNCIL APPROVAL.

\$ _____

(More or Less) after execution by the owner of necessary conveyances and formal documents, and required on or before _____

\$ _____

(More or Less) by assumption of the existing (mortgage or agreement for sale) payable to _____ by monthly payments of \$ _____ (including _____ % interest) (Not) including taxes on first due date after possession. Terms ends _____ 19 _____

\$ _____

Payable to _____ by monthly payments of \$ _____ (including _____ % interest) on _____ 19 _____

\$ 125,875.00AS PER ATTACHED SCHEDULED PAYMENTS UPON EXERCISE OF OPTION TO PURCHASE

\$ _____

By new Mortgage to be arranged by me, the Purchaser, at my expense, payable by monthly payments of \$ _____ (More or less) including interest at a rate not to exceed _____ %

\$ 132,500.00**TOTAL PURCHASE PRICE**

2. **THIS OFFER IS SUBJECT TO THE FOLLOWING CONDITIONS:** (a) In the event this Offer provides for me to arrange a new mortgage, I agree that I shall on or before _____ 19 _____ advise the Owner, or his Agent, in writing that this subject to condition is removed, otherwise this Offer is null and void. The deposit to be refunded upon satisfactory written evidence of mortgage refusal.

(b) _____

"AS PER ATTACHED SCHEDULE 'A'"

3. This Offer shall be open for acceptance by the Vendor in writing until _____ o'clock _____ M on the _____ day of _____ 19 _____
4. I agree to pay interest at the rate of _____ % per annum on any money owing to the Vendor at adjustment date until that money has been paid.
5. The said purchase price shall include the following. All permanent fixtures,
 1. THE PURCHASER BEING ABLE TO LEASE THE ADJACENT LAND (HAST) FOR A REASONABLE MUTUALLY AGREEABLE LEASE RATE FOR 99 YEARS, THE PURCHASER WILL DO ALL PAVING, PARKING LINES, SIGNAGE AND MAINTENANCE OF SAME AT HIS EXPENSE.
 2. THIS LEASE WILL BE SUBJECT TO BEING ABLE TO ERRECT A COMMON LARGE ILLUMINATED Pylon Sign TO IDENTIFY THE PROJECT AND ITS TENANTS.
6. The Closing Date shall be _____ 19 _____ upon which:
- (a) All normal adjustments for the property including but not limited to taxes, municipal utility charges, rents and security deposits, and interest shall be adjusted as at 12:00 o'clock noon; and
 - (b) Vacant possession shall be given at 12 o'clock noon on _____ 19 _____ subject to the terms hereof being complied with; and the RIGHTS OF THE PRESENT TENANTS IF ANY.

7. The Purchaser shall be responsible for paying the agreed purchase price plus G.S.T. on same. The Vendor agrees that he/she/it shall accept from the Purchaser, in lieu of payment of the GST, a statutory declaration sworn by the Purchaser or an officer thereof confirming the following:
 - (a) That the purchaser is a GST registrant;
 - (b) Confirming the Purchaser's GST registration number;
 - (c) Confirming that the property being purchased does not constitute a residential complex for the purposes of paragraph 221(a) & (b) of the Excise Tax Act;
 - (d) In the case of the sale of land or buildings or both confirming that the Purchaser shall complete and file Form GST (91/06) with respect to the within purchase;
 - (e) In the case of the sale or supply of all or substantially all of the property of a business confirming that the Purchaser shall complete and file Form GST 44 (91/10) with respect to the within purchase.
8. I have inspected and agree to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of this Offer to Purchase, other than is expressed herein in writing. All previous agreements (if any), whether verbal or written, between the Owner and myself are hereby rendered null and void.
9. Prepayment bonuses and the cost of discharging any existing mortgage, mortgages and/or other encumbrances (not herein to be assumed by Me) to be at the expense of the Owner.
10. The Agreement for Sale or transfer shall be prepared at the expense of the owner and executed and delivered promptly to My solicitor and I agree to pay the expense of the new mortgage(s) if required. Any Agreement for Sale or mortgage between the Owner and Myself shall be in a form acceptable to both, and failing such acceptance shall be determined by arbitration under the Arbitration Act. R.S.A. 1970. and amendments thereto.
11. All buildings and chattels included in the sale shall be and remain at the risk of the Owner until the date of possession, and all insurance policies and the proceeds thereof will be held in trust for the parties as their interest may appear.
12. **IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FORTHWITH, WITHOUT DEDUCTION OR INTEREST, PROVIDED, HOWEVER, IF MY OFFER IS ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIDED, THEN I AGREE THAT THE SAID DEPOSIT SHALL BE ABSOLUTELY FORFEITED TO THE OWNER AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE OWNER'S OPTION.**
13. This agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and assigns of the parties hereto, and where the singular is used throughout this agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

Dated at RED DEER this 9th day of Oct 19 93

SIGNED in the presence of:

Witness.....

Witness.....

Signature of Purchaser.....

Signature of Co-Purchaser.....

Phone

Address

ACCEPTANCE

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

I certify and warrant to the Purchaser that:

- (1) I am a resident of Canada within the meaning of Sec. 116(5) of the Income Tax Act of Canada, OR
- (2) If I am considered to be a non-resident person as defined in the Income Tax Act of Canada, 1972, I shall provide the Purchaser (prior to the adjustment and possession date) with a certificate issued by the Department of National Revenue evidencing compliance with the provisions of the said Act, failing which the Purchaser may elect to close this transaction in which event the Purchaser shall deduct or withhold from the balance due on closing, an amount equal to 15% of the total purchase price herein.

Dated at this day of 19

SIGNED in the presence of:

Witness.....

Witness.....

Signature of Owner.....

Signature of Co-owner or Owner's Spouse.....

Phone

Address

PROPOSED PAYMENT SCHEDULE:

1. DEPOSIT \$6625.00 FOR 120 DAY OPTION FROM DATE OF CITY COUNCIL APPROVAL.
2. PAYMENT #1 \$41,958.00 ON EXERCISING OPTION 120 DAYS FROM CITY COUNCIL APPROVAL.
3. PAYMENT #2 \$41,958.00 4 MONTHS FROM DATE OF EXERCISING OPTION.
4. PAYMENT #3 \$41,958.00 8 MONTHS FROM DATE OF EXERCISING OPTION.

ADDITIONAL SUBJECT TO:

1. SUBJECT TO THE CITY OF RED DEER BEING RESPONSIBLE FOR ANY AND ALL ENVIRONMENTAL TESTS AND CLEAN UP AS REQUIRED.
2. SUBJECT TO PURCHASERS SOILS ENGINEERS APPROVAL OF SITE CONDITIONS FOR PROPOSED STRUCTURES.
3. SUBJECT TO THE PURCHASERS BEING ABLE TO ARRANGE SUITABLE BANK FINANCING FOR THE PROJECT ON OR BEFORE THE 120TH DAY FROM CITY COUNCIL APPROVAL.

PROPOSED PROJECTS:

WE HAVE CLIENTS INTERESTED IN BOTH OF THE FOLLOWING OPTIONS:

OPTION #1

A PROFESSIONAL CENTRE WHICH WOULD HOUSE MEDICAL, DENTAL AND OTHER RELATED PROFESSIONALS. STRUCTURE WOULD BE A MAXIMIN OF A THREE STORY BUILDING. PROPOSED START FALL 1994.

OPTION #2

A BUILDERS SQUARE COMPLEX, SIMILAR TO THE PROJECT ON THE CALGARY TRAIL AS YOU ENTER EDMONTON. THIS FACILITY WOULD HOUSE RETAIL AND WHOLESALE SHOWROOMS FOR FIRMS CATERING TO THE BUILDING AND REMODELLING INDUSTRY. THIS FORMULA HAS PROVEN TO BE VERY SUCCESSFUL. PROPOSED START MAY 1994.

CONCERNS:

THE CLEAN UP OF THE ADJACENT ESSO BULK STATION SITE CONTINUING FOR FOR AN INDEFINITE PERIOD OF TIME DETRACTING FROM THE PROPOSED CENTRE PLEASE RESPOND TO THIS CONCERN AS SOON AS POSSIBLE.


ATECH CONTRACTING INC.

GERRY HAYES, PRESIDENT.

A-TECH
HOME DESIGN & CONSTRUCTION

GERRY M. HAYES

Red Deer, Alberta
Phone 347-6654

Cellular 341-9563



BUILDING &
REMODELING CENTRE

Gerry Hayes
President

Ph (403) 347-6682
Fax (403) 342-1612
Cellular 350-0182

1000 - 10th Avenue, P.O. Box 408
Red Deer, Alberta T4R 0G1

Equal Opportunity Employer
Minority and Female Owned Business

DATE: October 20, 1993

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: WEDDELL, MEHLING, PANDER & ASSOCIATES REALTY LTD.
SITE "A", ZONED DC(3), 45 STREET & 54 AVENUE
My memo dated October 13, 1993 refers.

I have discussed the proposed land acquisition with the Parks and Recreation & Culture Managers, and our comments are as follows:

- The proposed uses are of a commercial nature and would be consistent with the Downtown West Area Redevelopment Plan (Bylaw No. 3087/93).
- Condition #1 in the proposal refers to the leasing of a 20m strip of the public utility lot between Site "A" and the detention pond. We have no objection to the lease, providing it is negotiated at a competitive rate and does not, in any way, compromise the function of the detention pond.
- Condition #2 refers to the erection of an illuminated pylon sign on the leased land. It is considered that the sign should be located on the site being acquired, and not within the leased area. The sign should conform with all the provisions of the Land Use Bylaw.



CRAIG CURTIS

:dmg

- c Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Al Scott, Land & Economic Development Manager
Paul Meyette, Principal Planner, R.D.R.P.C.

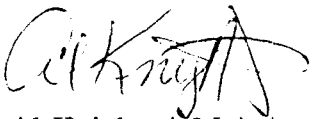
DATE: 20 October 1993
TO: City Clerk
FROM: City Assessor
RE: WEDDELL, MEHLING, PANDER & ASSOCIATES REALTY LTD.
SITE "A" ZONED DC(3) - 45TH STREET AND 54TH AVENUE

From an assessment perspective, we have no concern or comment regarding this proposal.

Two observations as to the proposed agreement are:

1. Is the proposed offer representative of Market Value?
2. Perhaps the environmental issue should be subject to cancellation of the proposal at the City's option. Potentially, if the site is environmentally dirty, it could cost the City more than the sale price to clean up, which may require some revised marketing strategy or use.

The concern as outlined in "Proposed Projects" re the "Esso Bulk Station" is not under the control of the City. Imperial Esso should be contacted.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Director of Financial Services
Bylaws & Inspections Manager
Economic Development Manager
E. L. & P. Manager
Fire Chief
Principal Planner

DATE: October 14, 1993

TO: City Clerk

FROM: Fire Chief

RE: WEDDELL, MEHLING, PANDER & ASSOCIATES
SITE "A" ZONED DC(3) 45 STREET & 54 AVENUE

This department has no objections to the Option to Purchase, however, any development must meet the requirements of the Alberta Building Code, the Alberta Fire Code, and any applicable City Bylaws.



R. Oscroft
Fire Chief

RO/dd

DATE: October 14, 1993

FILE NO. 93-1610

TO: City Clerk

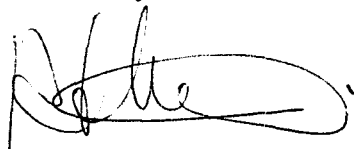
FROM: Bylaws & Inspections Manager

RE: **SITE A, 45 STREET & 54 AVENUE
ZONED DC3**

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

Either of the proposed uses would be suitable for the site, in our opinion. The applicant does not provide enough information on the proposed sign, mentioned in his offer, for us to comment. We need to know where the sign is located, how high it is and its overall size. Approval for the building design, landscaping, etc. will be required from the Municipal Planning Commission who also set the required building setbacks.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: October 14, 1993

TO: C. Sevcik
City Clerk

FROM: D. Scheelar
E. L. & P.

RE: Site "A"
45 Street & 54 Avenue
Option to Purchase

E. L. & P. have no objection to the proposed option to purchase, subject to the following:

1. E. L. & P. requires an easement placed on our existing underground and aerial power lines within the old 54 Avenue right-of-way.
2. The developers site grading and drainage plans be submitted for E. L. & P.'s review to ensure minimum clearances and protection to both underground and overhead power lines are maintained.
3. The developer be required to obtain E. L. & P.'s approval for the placement of any signs in regards to meeting the limits of approach allowed to both underground and aerial power lines.

The developer/owner is asked to contact E. L. & P. concerning our costs related to servicing this site with power as well as any other electrical charges they may incur due to site access, grading or protection of power lines.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

p.c. Bill Lees, Land Dept.
Ryan Strader, Building Inspection



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

M E M O R A N D U M

DATE: October 18, 1993

TO: Charlie Sevcik, City Clerk

FROM: Paul Meyette, Principal Planner

SUBJECT: **WEDDELL, MEHLING, PANDER AND ASSOCIATES REALTY LTD.
SITE "A" ZONED DC (3) 45 STREET & 54 AVENUE**

PROPOSAL

A-Tech Home Design and Construction is proposing to purchase Site "A" located at the northwest corner of Taylor Drive and 45th Street (see enclosed map). Pro-Collision had previously expressed an interest in this site.

A-Tech Home Design and Construction is proposing to purchase the property for \$132,500 subject to the following conditions.

1. The purchaser being able to lease the adjacent land (east) for a reasonable mutually acceptable lease rate for 99 years. The purchaser will be responsible for all improvements and maintenance.
2. The purchaser being able to erect a common large illuminated pilon sign to identify the project and its tenants.
3. The City of Red Deer being responsible for any and all environmental tests and cleanup as required.
4. The Purchaser's soil engineer's approval of the site conditions for the proposed structures.
5. The Purchaser being able to arrange suitable bank financing for the project within 120 days of the City Council approval.

The purchaser is proposing to build either a professional centre or a builders square complex catering to the building and remodelling industry.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

DOWNTOWN WEST AREA REDEVELOPMENT PLAN

This site is located within the Downtown West Area Redevelopment Plan. The plan proposes that the City's West Yards be converted to residential or hotel use in the long term. Site "A" is shown on land use map #9 as commercial/residential. Planning staff have indicated, previously, that they would be willing to support a commercial use on this site provided that it would be compatible with possible long term residential use.

COMMENTS

Planning staff have the following comments:

- The two uses proposed by A-Tech are commercial in nature and could be compatible with the uses proposed in the Area Redevelopment Plan. The building design should be approved by Municipal Planning Commission.
- The purchase price, as proposed, is \$21,440.00 less than the proposal made by Pro-Collision a few weeks ago.
- Condition #1 in the proposal (leasing of lands east of Site A) refers to the leasing of a twenty metre \pm utility strip between Site A and the detention pond. Planning staff have no objection to the lease.
- Condition #2 refers to the placement of a sign. Providing that the sign meets the requirements in the City's Land Use Bylaw, Planning staff have no objection.
- Condition #3 indicates that the City should conduct environmental tests and take responsibility to clean the site if it is contaminated. It has been the past practice of the City that if a site is found to be contaminated, the City retains the option of either cleaning the site or voiding the sale with all deposits refunded. This option allows the City to limit any liability associated with the sale. Planning staff have no objection to the City being requested to undertake environmental tests.
- Planning staff have no concerns with conditions #4 and #5.

RECOMMENDATION

Planning staff recommend that the land sale be approved and suggest that the following conditions be considered in relation to the sale.

1. Purchase price to be \$153,940.00 This price is equivalent to the offer made by Pro-Collision a few weeks ago.
2. Building design is to be approved by the Municipal Planning Commission.
3. No outside storage to be permitted on site.

4. All signage to be in compliance with the Land Use Bylaw.
5. If the site is found to be contaminated, the City of Red Deer shall have the option of either cleaning the site or cancelling the sale and refunding all deposits.

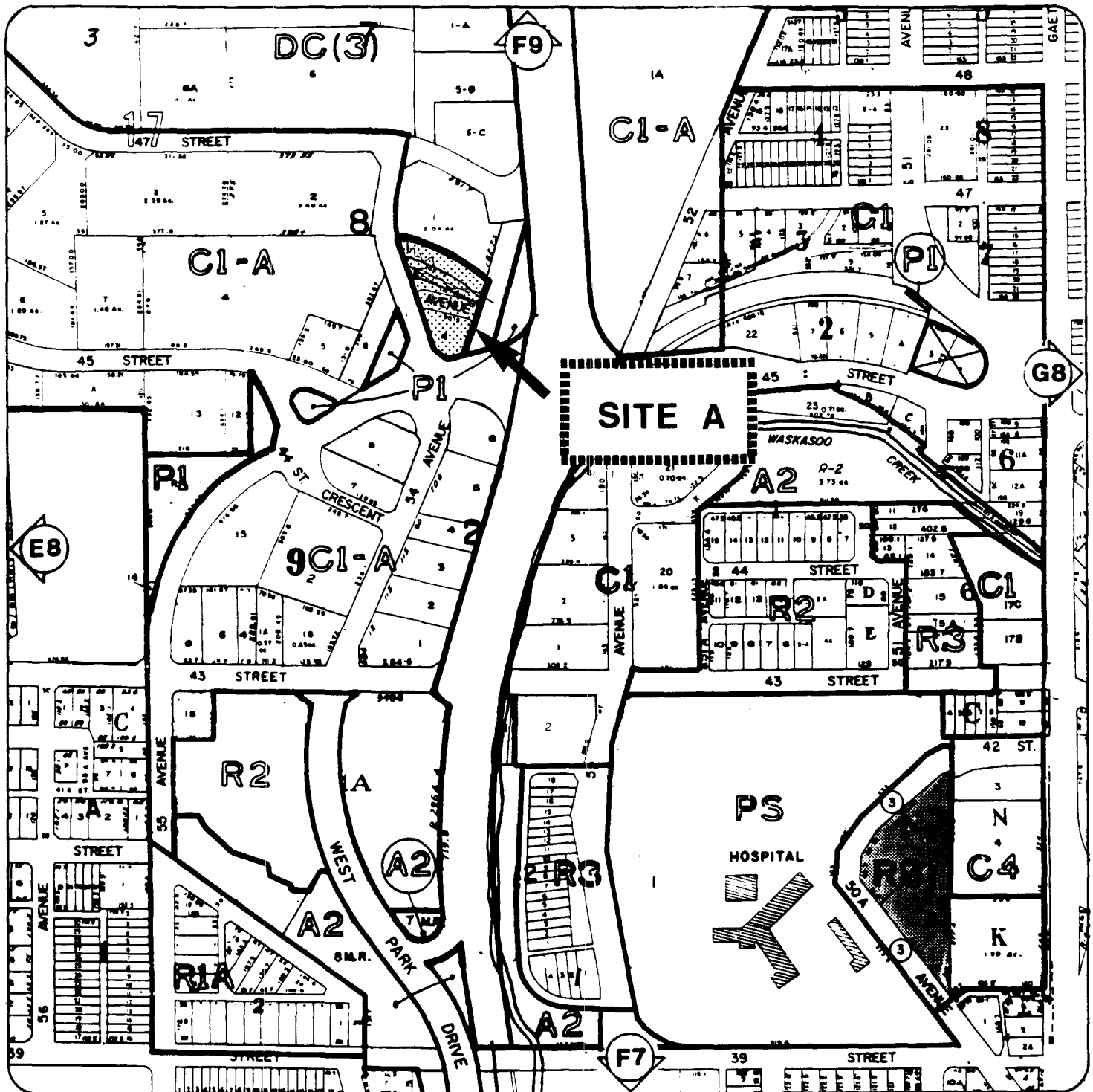


Paul Meyette, Principal Planner

cc: Director of Community Services
Director of Engineering Services
Director of Financial Services
Bylaws & Inspections Manager
City Assessor
Economic Development Manager
E.L. & P. Manager
Fire Chief

91
City of Red Deer --- Land Use Bylaw
Land Use Districts

F8



Revisions :

DATE: October 19, 1993

TO: City Clerk

FROM: Engineering Department Manager

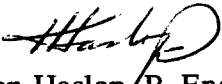
RE: **SITE A - 45 STREET AND 54 AVENUE
LAND PURCHASE PROPOSAL FROM WEDDELL, MEHLING, PANDER**

We have the following comments in response to the above noted offer to purchase:

1. We are concerned that the offered purchase price is somewhat lower than the original property appraisal. Perhaps the Land and Economic Development Manager can comment on the market value of the land and/or recommend an appropriate counter offer. The Major Continuous Corridor Project has a budgeted revenue of \$150,000. The net sale proceeds after real estate fees, etc. will be substantially less than this amount.
2. We are currently unaware of any site contamination; however, the City could undertake a limited environmental assessment of the site to determine if there are any concerns which would warrant further investigation. If any contaminants are discovered, the City should have the choice of doing further testing, cleaning up the site, or cancelling the land sale.
3. We have no problem relative to the proponent's Soils Engineer accessing to the site and testing for his own assessment. However, there should be a limited amount of time for his assessment (say 120 days) so that the finalization of the land purchase is not held up indefinitely. The site should be left in a clean and tidy appearance when testing is completed.
4. Cleaning up of the adjacent Esso site is beyond our control. We do not think the City can make any commitment in this regard.
5. It is unlikely that a large sign could be located on the proposed lease area, as it is presently occupied by several utilities; including water, sanitary, and storm mains and overhead power lines. Temporary parking may be permissible in this area, but no storage of vehicles or goods is possible. Also note that the lease area would be limited to a 20 m strip of the adjacent parcel, as the remaining area is depressed to function as a detention pond during major storm events.

City Clerk
Page 2
October 19, 1993

6. It would appear that the proposed professional centre or home improvement centre is not that much different from the previous offer on this site; perhaps the City Planner can comment.



Ken Haslop, P. Eng.
Engineering Department Manager

TCW/emg

c.c. Director of Community Services
c.c. Director of Financial Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Economic Development Manager
c.c. Fire Chief
c.c. Principal Planner

DATE: October 19, 1993

TO: Charlie Sevcik, City Clerk

FROM: Alan Scott, Land & Economic Development Manager

RE: **SITE "A", 45 STREET AND 54 AVENUE
OPTION TO PURCHASE - A-TECH CONTRACTING INC.**

The attached offer from A-Tech Contracting Inc. is to purchase the above site at a purchase price of \$132,500.00. In addition, the purchaser is asking that they be given a ninety-nine (99) year lease, at a mutually agreeable lease rate, on the adjacent land to the east, which contains a utility right of way.

The purchaser is proposing one of two options - a professional centre housing medical, dental and other related professions, or a builders square complex similar to a project in south Edmonton, housing wholesale and retail showrooms for firms catering to the building and remodelling industry. Detail of the proposals is not included. It is indicated that construction would commence no later than the fall of 1994.

This site was one of three advertised by the City during the summer, under a proposal call which closed on August 27, 1993. One submission, from Pro Collision, was received prior to the closing date. The Pro Collision proposal was placed before Council on September 27, 1993. Following Council deliberation, the following resolution received Council approval:

"RESOLVED that Council of The City of Red Deer, having considered a report dated September 21, 1993, from the Land and Economic Development Department re: Downtown West Redevelopment Proposals, hereby agrees that with reference to Site "A", Council not approve the sale of Site "A" to Pro Collision and Frame of Red Deer."

At the same time, it was indicated that a feasibility study was in the process of being completed into the future prospects for residential development on the existing west yards. In view of this feasibility study, Council's position was that uses which would not be compatible with residential development, should not be considered until such time as the feasibility study was completed.

It is expected that the in-house information will be gathered and placed before Council early in 1994.

.../2

City Clerk
October 19, 1993
Page 2

Recommendation:

Without the opportunity of viewing detailed drawings, elevations, etc. of the two proposals, it is difficult to support the proposal. While my knowledge of a builders' square facility catering to the building and remodeling industry is limited, I would not see this use, or the anticipated development, as being much different than that proposed by Pro Collision and Frame Ltd. While a professional centre for medical, dental and other related professions would certainly be an attractive addition to a future residential area, I believe in the end, a decision with respect to use will be determined based upon demand. It therefore appears to me, based on the offer, the developer wishes to tie up the site, and then complete a study as to the highest and best use based on market demands.

Additionally, the latest offer is \$21,440.00 below our advertised selling price, which Pro Collision had indicated a willingness to pay.

I would not support the sale of this property based on the information provided. At the very least, A-Tech Contracting Inc. should be required to provide information similar to what was required of Pro Collision under the terms of our proposal call.

In view of passage of the previous resolution by Council, I would recommend that the site not be sold to A-Tech Contracting Inc.



Alan V. Scott

AVS/pr

Commissioners' Comments

We agree with the comments of the Land & Economic Development Manager that the price offered on this lot is too low and that there are insufficient details regarding the nature of the development. We concur with the recommendation of the Land & Economic Development Manager that Ateck Contracting Inc. be approached to provide a more detailed proposal in conformance with our original proposal call and keeping in mind Council's concern over the use of the land, it could be considered at a future meeting.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

BYLAW NO. 2480/75

Being a Bylaw of the City of Red Deer authorizing the City of Red Deer to participate in a joint educational recreational facility with the Red Deer Public School District No. 104 and the Red Deer Roman Catholic Separate School District No. 17.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:-

1. This Bylaw may be cited as the "North Red Deer Joint Facility Bylaw".
2. The Mayor and City Clerk of the City of Red Deer are hereby authorized on behalf of the City of Red Deer to enter into an agreement between the City of Red Deer, the Red Deer Public School District No. 104 and the Red Deer Roman Catholic Separate School District No. 17 for the joint construction, ownership, maintenance, operation and use of the recreational facilities, public works and buildings upon the following lands, namely:

Remainder of Lot 1, and all of Lots 2, 4 & R.1 in Block 18, all as shown on Plan 4332 T.R. in the City of Red Deer.

a true copy of which agreement is attached hereto as Schedule A to this bylaw (hereinafter referred to as "the said agreement") upon the terms and conditions therein contained.
3. Alderman _____ and Alderman _____ are hereby appointed members of the joint committee to serve with the two representatives from each of Red Deer Public School District No. 104 and Red Deer Roman Catholic Separate School District No. 17

THIS AGREEMENT entered into in triplicate this 16th day of Oct. "

A.D. 1975.

BETWEEN:

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

OF THE FIRST PART

- and -

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

OF THE SECOND PART

- and -

RED DEER ROMAN CATHOLIC SEPARATE
SCHOOL DISTRICT NO. 17
(hereinafter called "District 17")

OF THE THIRD PART

NORTH RED DEER COMMUNITY EDUCATIONAL COMPLEX AGREEMENT

WHEREAS each of the parties hereto are bodies corporate pursuant to Statutes of the Province of Alberta, 1970, and amendments thereto, and are empowered thereunder to enter into this agreement for the joint construction, maintenance, ownership, operation and use of a public work or building;

AND WHEREAS pursuant to agreement in writing dated the day of 1975 between the parties hereto, the City agreed to sell to District 104 and to District 17 a portion of 32.5 acres of City land situate South of 67th Street and between 59th Avenue and 64th Avenue in the City of Red Deer and more particularly described in the said agreement;

AND WHEREAS District 104 has approval to proceed with the construction of a "8 x 8 core" school on the portion of the said lands, it is purchasing from the City pursuant to the said agreement;

AND WHEREAS District 17 may desire to build a school on the portion of the said lands it is purchasing from the City pursuant to the said agreement;

AND WHEREAS the City agrees to construct a major community recreational facility upon that portion of the said lands retained by it, including a swimming pool and covered rink, together with facilities for cultural and recreational activities and is prepared to advance funds towards the cost of the facilities constructed by District 104 and District 17 so that certain portions thereof (hereinafter called "common use areas") of their facility can be enlarged and made more suitable and accessible for the joint use, operation and enjoyment of the parties hereto and the citizens of the City, in general accordance with a conceptual plan for the development of the joint facility approved by the parties hereto and now shown and marked as Exhibit A to this agreement.

AND WHEREAS the parties agree with the concept of the construction and operation of a joint facility to provide an opportunity for people of all ages in the community to study, learn, participate in recreational and cultural activities and broaden the development of community life and services, and that such facility will be operated on a long-term basis as if it were under one management.

NOW THEREFORE WITNESSETH that in consideration of the mutual covenants and conditions herein contained and in consideration of the City selling a portion of the said lands

to each of the said Districts, the parties hereto covenant and agree together as follows:

1. District 104 covenants and agrees to construct a school facility upon the lands purchased by it from the City in general accordance with Exhibit A, and to provide the common use areas designated therein and the rights of access to and egress therefrom.
2. The City covenants and agrees to pay to District 104 up to the sum of \$400,000.00 to assist in the construction of its said school facility, upon approval of plans and financing by all approving authorities.
3. District 17 covenants and agrees that any school facility constructed by it upon the lands purchased by it from the City shall be in general accordance with Exhibit A unless otherwise agreed to by the City and District 104, and to provide the common use areas designated therein and the rights of access to and egress therefrom.
4. The City covenants and agrees that any recreational facility constructed by it upon its lands shall be in general accordance with Exhibit A and that it shall provide the common use areas therein designated and the rights of access to and egress therefrom.
5. The City covenants and agrees that so soon as District 17 has obtained approval of plans and financing by all approving authorities for the construction of a school upon the lands it is acquiring from the City, that the City shall pay to District 17 a sum of money sufficient to cover the cost of enlarging and constructing the said school to provide such common areas as

the City, District 104 and District 17 deem necessary.

6. The parties hereto agree to form a joint committee (hereinafter called "the committee") consisting of two (2) elected representatives appointed by each party, each of whom shall have a vote.

6.1 The parties shall delegate to the committee authority to disburse funds allocated by each party for the joint facility, and authority to plan, supervise, construct, maintain, control and manage the joint facility and its common use areas.

6.2 The chairman of the committee shall be elected annually from the membership thereof.

6.3 A quorum of the committee shall be 5 and unless otherwise specified herein, no resolution or vote of the committee shall be effective unless 5 members of the committee vote in favour thereof.

6.4 The committee may purchase such equipment and supplies as it deems advisable for the common use area, from the capital funds allocated by the parties hereto.

6.5 The committee shall prepare annually an operation budget for the common use areas referred to in Exhibit A, and such further common use areas as may be designated from time to time hereafter, and shall requisition the proportionate share of the cost of operating, controlling, managing, maintaining and repairing the said common use areas and any equipment acquired for such common use, from each of the parties hereto prior to the date by which such party must finalize its annual budget.

6.6 The committee shall consider annually applications from all agencies or groups desiring to use the common use areas of any other area of the facility, and shall assign, times, space and terms for its use in such manner as it deems just.

7 The Committee may appoint such committees as it deems necessary.

8.1 The Committee may, from time to time, appoint a facility coordinator (hereinafter called "the Coordinator") who shall be responsible to the committee or to an official designated by the Committee for duties as specified including the following:

- 8.1.1. General supervision, operation and security of the common use areas;
- 8.1.2. Booking of the facilities and equipment in accordance with policies fixed by the committee from time to time;
- 8.1.3. Management and security of funds allocated to him or for which he is responsible;
- 8.1.4. Maintenance of financial and program records as may be directed by the committee from time to time;
- 8.1.5. Preparation and presentations of reports when required;
- 8.1.6. Enforcement of rules and regulations;
- 8.1.7. Supervision of all maintenance staff in the common use areas;
- 8.1.8. Such other duties as may be designated by the committee.

8.2 The coordinator and all maintenance staff shall be employed by the committee and shall be on the payroll of one of the parties to this agreement on the understanding that all such portion of the salary of the coordinator and maintenance staff that relates to services in connection with the common use areas shall be included in the operational budget fixed by the committee and allocated to each of the parties hereto.

9. The committee shall arrange to co-ordinate the acquisition of insurance coverage by each of the parties hereto against the perils of fire, explosion, theft, public liability and property damage in such amount as the committee deems sufficient.

10. Each of the parties hereto covenants and agrees to indemnify and save harmless each of the other parties to the within agreement against loss or damage to their property arising out of its negligence or default and to provide sufficient insurance coverage for the purpose.

11. Should any agency, including the parties hereto, using the common use areas disagree with programming, policy, operation or its jurisdiction in any area of the facility it may request the disagreement be resolved by the committee. Should the committee be unable to resolve any such matter, or any other matter relating to the financial operation or maintenance and operational cost-sharing to the mutual satisfaction of 5/6's of the membership thereof, the representatives of the parties shall seek instructions from the body appointing him or her, and should the matter still be incapable of resolution by not less than a 5/6's vote of the committee, then the Attorney-General of the Government of the Province of Alberta shall be requested to appoint an arbitrator to resolve the difference. The arbitrator's decision shall be final and binding upon all of the parties hereto and shall not be appealed further.

12. Until such time as District 17 constructs its proposed school and provides the common areas in general

accordance with Exhibit A, its representatives on the committee shall not vote on the establishment of the annual operational budget or on the requisitioning of or disbursing of funds for the common use areas and in such event, such proceedings of the committee shall require a 3/4 vote of the members. District 17 shall not be liable to make any contribution to the operational budget or other costs of the joint facility until such time as they have constructed their building.

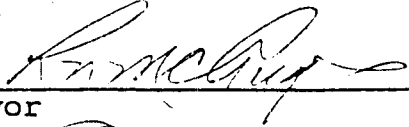
13. Any party to this agreement may withdraw upon 12 months' notice to the other 2 parties, and upon such terms as shall be agreed to by the other parties to this agreement. Should the parties hereto be unable to agree upon the terms of withdrawal or upon the compensation to be paid for the value of that portion of its building which was enlarged and constructed with funds provided by the other two parties, then such disagreement shall be determined by arbitration as hereinbefore provided.

14. The committee shall furnish to each of the parties hereto in each year, an audited statement of its receipts and payments for the preceding year together with such further information as any of the parties hereto may from time to time request.

IN WITNESS WHEREOF the parties hereto by their

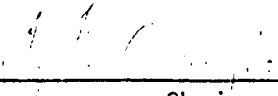
proper officers have affixed their corporate seals the day and year first above written.


THE CITY OF RED DEER

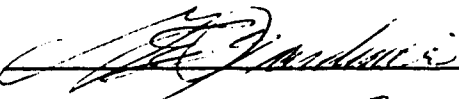
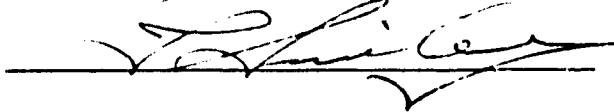
Per: 
Mayor


City Clerk

RED DEER PUBLIC SCHOOL DISTRICT NO.104

Per: 
Chairman


Secretary-Treasurer
RED DEER ROMAN CATHOLIC SEPARATE
SCHOOL DISTRICT NO. 17

Per: 


BYLAW NO. 2480/A-94

Being a Bylaw to repeal Bylaw 2480/75, the North Red Deer Joint Facility Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2480/75 is hereby repealed 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 day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

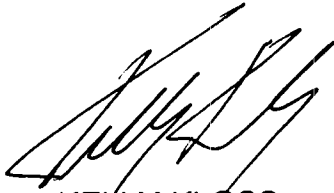
CITY CLERK

DATE: FEBRUARY 1, 1994
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
**RE: G. H. DAWE COMMUNITY CENTRE: ADMINISTRATIVE
RESTRUCTURING - BYLAW 2480/A-94**

At the Council Meeting of January 31, 1994, third reading was given to Bylaw 2480/A-94, being a bylaw to repeal the North Red Deer Joint Facility Bylaw.

Please note that this bylaw will come into effect as of 12:00 midnight , February 28, 1994.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Recreation and Culture Manager
Personnel Manager
G.H. Dawe Community Centre Management Board
Recreation, Parks and Culture Board
Red Deer Public Library Board

NO. 2

DATE: January 25, 1994
TO: CITY COUNCIL
FROM: SECRETARY, MAYOR'S RECOGNITION AWARDS COMMITTEE
RE: **PROPOSED BYLAW AMENDMENT 3054/A-94**

On January 17, 1994, City Council gave first reading to Bylaw 3054/A-94. As a result of some questions which were raised with regard to residency, the Mayor's Recognition Awards Committee revisited the amendment at its meeting on January 20 and agreed that further consideration was necessary. The matter will be discussed in more detail at the Mayor's Recognition Awards Committee meeting in February.

Accordingly, we would ask that second and third reading of Bylaw 3054/A-94 be held in abeyance until a further report from the Mayor's Recognition Awards Committee is presented to City Council.



CHERYL G. ADAMS

Secretary

Mayor's Recognition Awards Committee

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 2, 1994

TO: MAYOR'S RECOGNITION AWARDS COMMITTEE

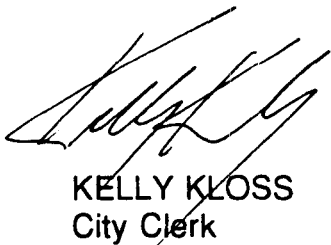
FROM: CITY CLERK

RE: PROPOSED BYLAW AMENDMENT 3054/A-94

At the Council Meeting of Monday, January 31, 1994, consideration was given to your report dated January 25, 1994 concerning the above.

At the above noted meeting, Council agreed that consideration of second and third readings of said bylaw be held in abeyance until a further report is received from the Mayor's Recognition Awards Committee.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

DATE: FEBRUARY 1, 1994

CONFIDENTIAL

**TO: PAT SHAW
EXECUTIVE ASSISTANT**

**FROM: KELLY KLOSS
CITY CLERK**

RE: MAYOR'S RECOGNITION AWARDS COMMITTEE


At the Committee of the Whole of Council Meeting held on January 31, 1994, consideration was given to the possibility of discontinuing the Mayor's Recognition Awards due to these hard economic times. It was agreed that these Awards would be held for the upcoming year, however, it was also agreed that a review of the following aspects be done:

1. Frequency of the Awards, ie: every second year as opposed to each year.
2. Should the Awards be discontinued or held in abeyance until better economic times?

I have not sent a copy of this memo to the Mayor's Recognition Awards Committee as I felt you may want to discuss this issue first with the Mayor, Commissioner and possibly Alderman Pimm.

It was Council's intent that this issue be presented at a future Council Meeting in order to review any recommendations made.

This is submitted for your information and appropriate action.



KELLY KLOSS
City Clerk

KK/clr

DATE: FEBRUARY 1, 1994
TO: MAYOR'S RECOGNITION AWARDS COMMITTEE
FROM: CITY CLERK
RE: PROPOSED BYLAW AMENDMENT 3054/A-94

At the Council Meeting of January 31, 1994 consideration was given to your report dated January 25, 1994 wherein you requested that consideration of second and third reading of Bylaw 3054/A-94 be held in abeyance until further notice.

At the above noted meeting, Council agreed to defer consideration of this matter. I look forward to a further report to be submitted to Council in due course.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS
City Clerk

KK/clr

NO. 3

DATE: January 25, 1994

TO: Mayor Surkan and Members of Council

FROM: B. Jeffers, Director Engineering Services
A. Scott, Land and Economic Development Manager

RE: **CITY WEST YARDS REDEVELOPMENT**

The Downtown West Area Redevelopment Plan prepared by the Red Deer Regional Planning Commission early in 1993 proposed the staged relocation of what is commonly referred to as the West Yards area and a redevelopment of the vacated area.

The "West Yards" area currently contains a number of City facilities which house major City operations. These operations include the Public Works Department and its associated garage operation, the Transit Department, the Purchasing section of the Treasury Department, and could possibly include the Electric Light and Power Department as well. The facilities associated with these operations are described in detail below.

The plan contemplates the relocation of all or a major portion of these facilities to another site. The existing area would then be redesignated to R3 to accommodate high quality, high density housing. The West Yards is approximately 10.3 ha (25.5 acres) in size, including abandoned road right-of-way and reserve.

At Council's request, City Administration has conducted a preliminary review of the economic feasibility of relocating the West Yards, and subsequently marketing the vacated land for use as high density housing. We have incorporated into the report estimated replacement value for the various City owned facilities, estimated cost of an alternate site in Edgar Industrial Park (a final site has not been determined), estimates of servicing costs for the vacated site, estimates of the site's value for high density housing, and an estimate of the absorption rate on the West Yards site as multi-family redevelopment area based on a study completed four years ago by Urbanics Consultants Limited of Vancouver, B. C. We will endeavour to deal with each of these points separately.

Replacement of City Owned Facilities

We contacted a local contractor to obtain his estimate of replacement values on the various City facilities which presently exists. The estimates are based upon facilities of a similar size to those presently occupied by City operations, but in an alternate location. The City of Red Deer has ample land available in Edgar Industrial Park, and we estimate that a 25 acre site could be made available at a cost of \$1,300,000. This would not include site work, which could quite easily add \$200,000 to \$300,000 to the total. Existing facilities and their replacement values are as follows:

- | | |
|---|------------|
| • City Stores: 12,800 sq. ft. including 2,800 sq. ft. of office | \$ 770,000 |
| • Transit: 32,461 sq. ft. including 3,089 sq. ft. of office | 1,950,000 |

.../2

• E. L. & P.: 33,624 sq. ft. including 6,000 sq. ft. storage	1,840,000
• Public Works: 35,400 sq. ft. including 5,700 sq. ft. of office	\$ 2,300,000
• Garage: 19,100 sq. ft. including 2,700 of office	1,150,000
• Additional Buildings	250,000
• 25 acre site Edgar Industrial Park	1,300,000
• Estimate of site work	300,000

Total Replacement Value	\$ 9,860,000
--------------------------------	---------------------

Servicing and Preparation of West Yards Site

The Engineering Department has completed a comprehensive review of the site to determine requirements to convert the site from its present use to high density housing. Specific areas of concern were:

1. Site Access

Some congestion during peak traffic periods already occurs at the intersections of 45 Street/54 Avenue and 45 Street/Taylor Drive, due to the short intersection spacing and lack of east bound queuing length (Figures 1 and 2). The proposed redevelopment is expected to add approximately 600 vehicles per hour during these peak periods, which will aggravate the problem and diminish the level of service. It is anticipated that these intersections would drop to service level "D" (*Level of service D approaches unstable flow. Tolerable average operating speeds are maintained but are subject to considerable and sudden variation. Freedom to maneuver and driving comfort are low because lane density has increased to between 45 and 50 vpm (28 and 31 vpk), and the probability of accidents has increased. Most drivers would probably consider this service level unsatisfactory*), which is considered acceptable, but not a desirable level of service.

Unfortunately, there is very little that can be done to improve this situation. One solution would be to close 54 Avenue to left hand turning movements by extending the median along 45 Street through the intersection. This would extend the queuing length at Taylor Drive intersection, but would restrict access/egress for the new development area, which would have an equally undesirable affect.

The Engineering Department also reviewed the possibility of allowing right turns onto Taylor Drive from 47 Street. Unfortunately, there are three very significant problems with this. Firstly, when Taylor Drive is widened to four lanes, there will be insufficient weaving distance to allow vehicles to safely merge from the inside lane to the outside lane between Ross Street and 47 Street (i.e. for vehicles turning south bound onto Taylor Drive at Ross Street, merging across four lanes to turn west bound onto 47 Street).

Secondly, there is insufficient distance between 47 Street and 45 Street to allow vehicles to safely enter the Taylor Drive traffic stream from 47 Street and merge out of the right turn lane before entering the 45 Street intersection.

Thirdly, the current alignment of 47 Street is connected to Taylor Drive well within the existing left turn bay in advance of 45 Street. This does not allow traffic sufficient weaving distance to cross the south bound Taylor Drive traffic and manoeuvre into the left turn bay to turn left (east bound) at 45 Street.

The Engineering Department assumes, therefore, that the reduction in service level would have to be accepted and that no off-site access improvement is possible or would be undertaken.

2. Water Mains

A 500 mm water trunk extends through the north-west edge of the site (Figure 3) and is able to meet the needs of the proposed development without any off-site improvements. However, an easement will have to be maintained for this water trunk, which may conflict with the proposed development. Relocation of this trunk line closer to the river is not recommended unless the TransAlta right-of-way is relocated, as the two utilities are within the same right-of-way.

3. Sanitary Sewers

Existing sanitary sewers in the area (Figures 4 and 6) can be extended into the site without off-street improvements, with the exception of two lengths of sewer running across the 54 Avenue and Taylor Drive intersection and extending approximately 120 metres north along 53 Avenue. This section would have to be replaced to accommodate the additional flow, at a cost of approximately \$150,000. This cost would include auguring across the intersection to avoid major road repair work. It should be noted that the sewer gets relatively shallow toward the west end of the site. This may limit the development of the west end of the site to some extent.

4. Storm Sewers

Because the new development would be much denser than the existing, we would expect a higher rate of run off would result. A new out fall to the river (Figure 5) would be required to accommodate this extra run off, at a cost of approximately \$50,000 depending on the size of line required. Based on current environmental requirements, no settling pond would be required prior to accessing the river.

5. Shallow Utilities

The Engineering Department briefly discussed the shallow servicing requirements with each of the utility companies and found there would be no extraordinary costs related to this development. Discussions were held with the following individuals:

- a) Darryl Scheelar, Electric Light & Power Department
- b) Larry Bota, AGT Limited
- c) Steve Fladegar, Northwestern Utilities Limited
- d) Steve Cousine, Shaw Cable Systems Limited

6. TransAlta Power Transmission Line

It should be noted that TransAlta has a major overhead power line across the north-west edge of this site that may conflict with development plans (Figure 7). The cost to relocate this line further west, if deemed necessary, has been estimated at nearly \$600,000.

7. Dangerous Goods Issue

It was brought to our attention that the existing AGT and NUL properties located along the south side of 47 Street (south of the subject property) and the E.L. & P. sub-station located north-west of the Taylor Drive and 54 Avenue intersection (north of the subject property), house dangerous goods. This being the case, a 150 metre setback is required to any residential development (Figure 8). This will seriously restrict the development of the site for residential purposes unless AGT, NUL, and the E.L & P. sub-station are relocated. Cost estimates for this were not included, but they would be substantial.

8. Site Contamination

As you were aware, the Public Works yards has been used to store road salts, fuels, lubricants, and other similar products. Although we cannot quantify the degree of contamination this may have caused without extensive geo-technical investigations, we would expect that some site clean-up will be required prior to its development.

9. Development Levies

As this site is presently serviced, and it is not expected to be subdivided, no off-site levies would apply. However, redevelopment levies would be applicable to off set the cost of upgrading existing trunk lines in the city. The current redevelopment rate for sanitary sewer varies between \$60 and \$100 per unit developed. This would total roughly \$100,000 for the 1200 units proposed for the site.

Mayor and Members of Council
Page 5
January 25, 1994

It should be noted that this levy has not been reviewed for many years and could change significantly in the future. No other redevelopment rates exist at present, although we expect to introduce one for water trunk upgrading in the future.

Recreation levies would also be applicable for this site, to enhance the parks and recreational facilities in the area. Although no rate has yet been established for this area, it is anticipated it would be in the order of \$7,500 per hectare, which would equate to approximately \$80,000 for the site.

Land Value

Multiple family sites can vary widely in value, depending upon location and demand. In 1992, the City sold a multiple family site in Deer Park for the equivalent of \$120,000 per acre. The former railway lands, recently marketed for commercial purposes, were sold at the equivalent of \$226,000 per acre. For multiple family development, there is probably no finer site in Red Deer than that occupied by the West Yards because of its proximity to the river and easy access to the downtown area.

For that reason, we believe that a value nearer that which was obtained for the railway lands would be applicable. At \$226,000 per acre, the 25 acre site would be worth \$5,600,000. This would be as a fully serviced site, and it would therefore be necessary for the City to undertake the necessary servicing improvements before marketing the land. The combination of levies and servicing improvements amounts to \$1,000,000, reducing the net return from the land to \$4,600,000.

High Density Absorption Rate

In May 1990, Urbanics Consultants Limited of Vancouver, B.C. completed The City of Red Deer Downtown Marketing Study. This study also saw the West Yards area as being appropriate for high density housing, and went into a detailed analysis which forecasted the absorption rate for apartments in the downtown area. The forecast was for the period 1991 to 2011, and was based on specific population projections of 1.93% annual growth.

We reviewed the forecast and updated it based upon the 1993 City of Red Deer census. Attached is a graph which projects the apartment unit demand for The City of Red Deer, and specifically identifies that portion of the apartment development that could occur in the downtown area. The projections, which were used in making the calculations, were the same as those utilized by Urbanics in 1990 but updated to reflect the 1993 census.

Mayor and Members of Council
Page 6
January 25, 1994

Given the projections for population growth, and making the same assumptions made by Urbanics in 1990, it would appear that the absorption of 1200 apartments in the downtown area would not be achieved until the year 2026. This assumes that all downtown apartment construction occurs on the West Yards site. Realistically, this probably would not be the case, resulting in an absorption period of somewhat longer than 33 years.

Conclusion

Relocating the entire West Yards operation to another location within the City would require an upfront investment of approximately \$9.9 Million. The various departments of the City, which function out of the general West Yards area, have indicated it is important they remain in close proximity to one another. Because of the newness of the Electric Light & Power facility, it has been suggested that it could remain. This is certainly a possibility, but not one which the E.L. & P. Department favours. Even if E.L. & P. was not included in the calculations, the cost for the remainder of the West Yards operation to relocate would be approximately \$8 Million.

The net return from the sale of the land, after additional servicing is completed, would be approximately \$4.6 Million, with revenue flowing to the City over a period in excess of 25 years. The shortfall to the City, not including any interest costs, would be \$4 Million to \$5 Million, depending upon whether the Electric Light & Power Department is included within the relocation. As much as the proposal offers a great deal of appeal for redevelopment, it simply does not appear to be economically viable from the City's point of view.

If the City remains interested in exploring redevelopment possibilities further, perhaps they should look upon the relocation in the same way as Alberta Transportation and their former facility at the corner of 67 Street and Gaetz Avenue. The City could call for proposals from private sector developers to relocate the West Yards to a new location at no cost to the City. It would require that developers construct the new facilities and in return, would receive the land presently occupied by the West Yards operation. In addition, the issue surrounding dangerous goods would also have to be resolved.

We would be pleased to answer any questions.



Bryon Jeffers
Director of Engineering Services

AVS/mm



Alan V. Scott
Land and Economic Development Manager

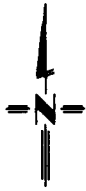
City of Red Deer Apartment Unit Forecast 1993 - 2026								
	1993	1996	2001	2006	2011	2016	2021	2026
Population ¹	59,826	63,176	69,512	76,484	84,156	92,597	101,885	112,103
Average Household Size	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59
Households	23,396	24,392	26,839	29,530	32,493	35,752	39,338	43,283
Proportion of Households Living in Apartments	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
Occupied Apartment Units	5,445	5,677	6,247	6,873	7,563	8,321	9,156	10,074
Apartment Unit Demand ²	5,732	5,976	6,575	7,235	7,960	8,759	9,638	10,604
Existing Apartment Units	5,732	5,732	5,732	5,732	5,732	5,732	5,732	5,732
Warranted Additional Units	-	244	843	1,503	2,228	3,027	3,906	4,872
% of New Units	20%	22%	24%	25%	25%	25%	25%	25%
In Downtown	-	54	202	376	557	757	977	1,218

¹ 1993 figures based on City Census - projections based on Urbanics 1990 Marketing Study using annual growth factor of 1.93%

² Assumes a 5% vacancy factor.

THE CITY OF RED L L R

DOWNTOWN WEST
AREA
REDEVELOPMENT PLAN



SCALE 1:7500

18-JAN-1994

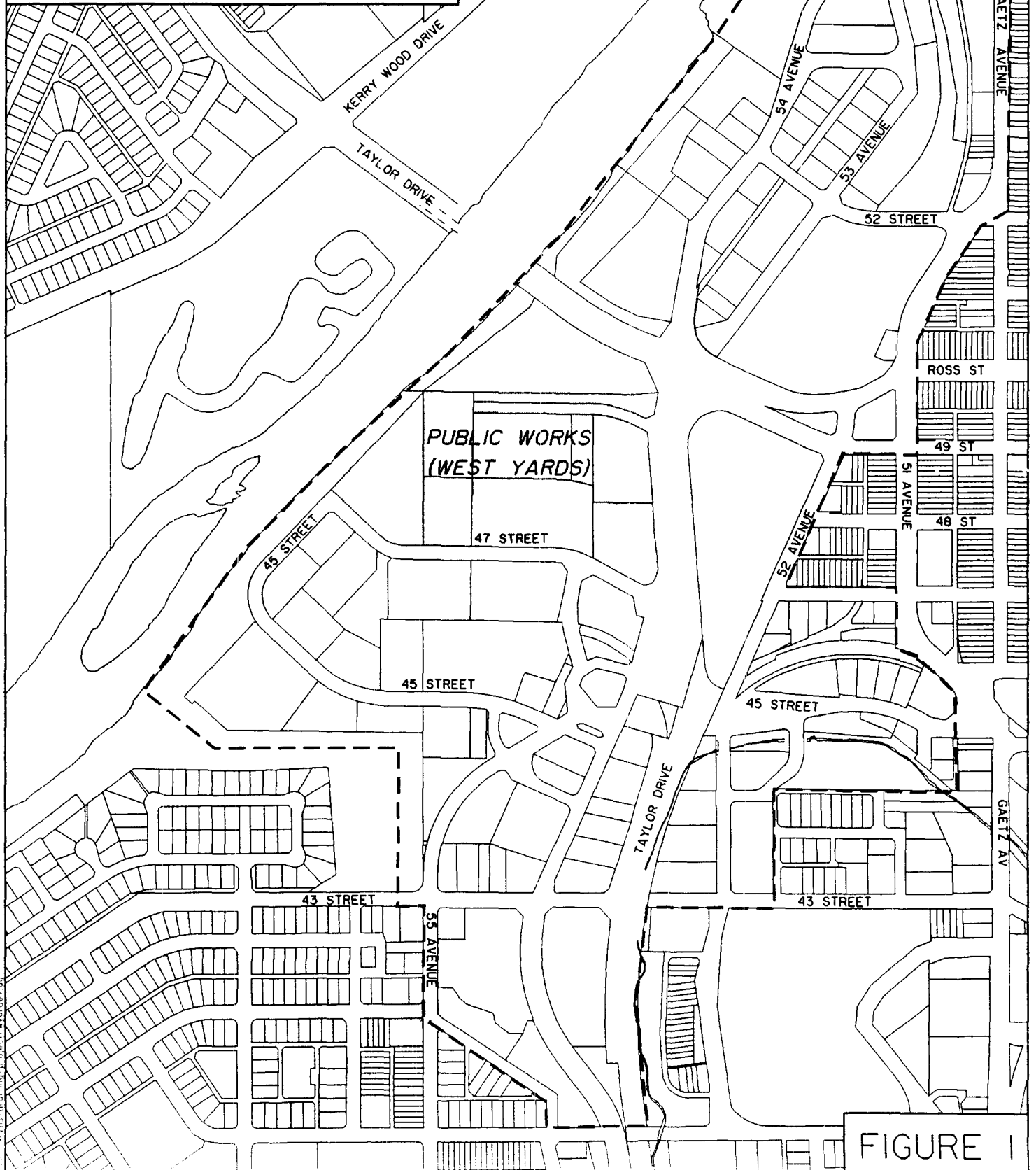
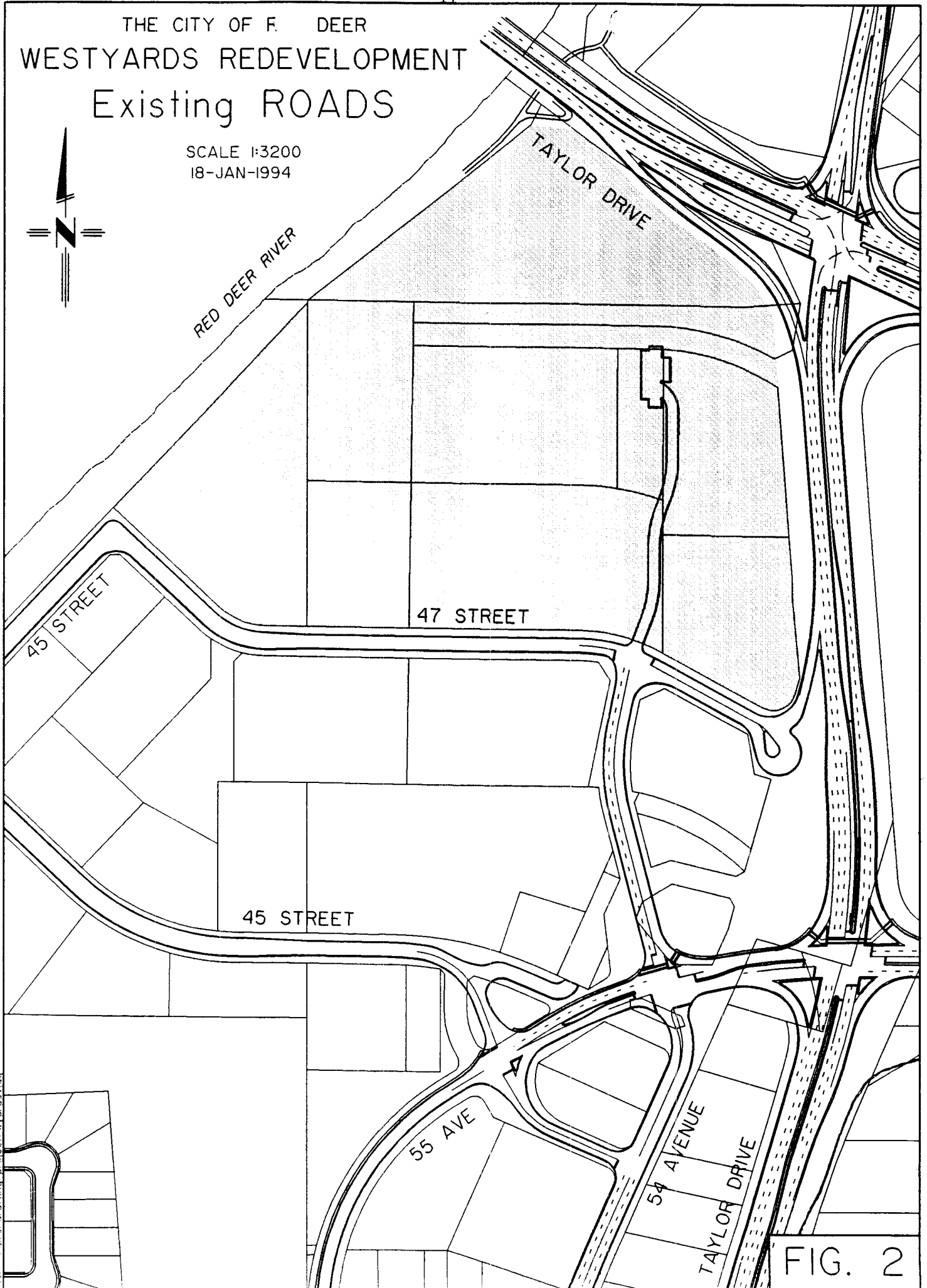


FIGURE 1

THE CITY OF F. DEER
WESTYARDS REDEVELOPMENT
Existing ROADS

SCALE 1:3200
18-JAN-1994



THE CITY OF RED DEER
WESTYARDS REDEVELOPMENT
Existing WATER

SCALE 1:3200
18-JAN-1994

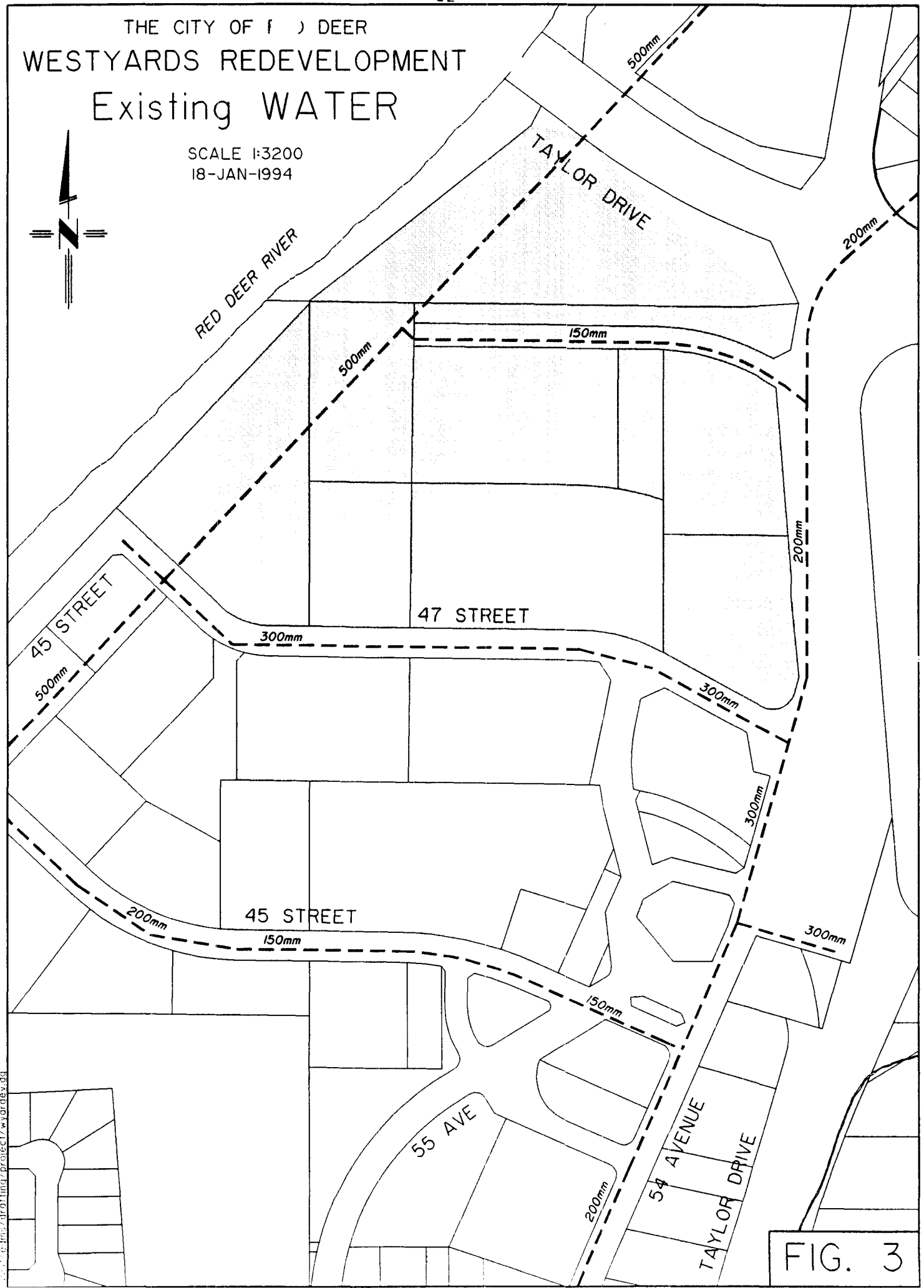


FIG. 3

THE CITY OF RED DEER
WESTYARDS REDEVELOPMENT
Ex. SANITARY

SCALE 1:3200
18-JAN-1994

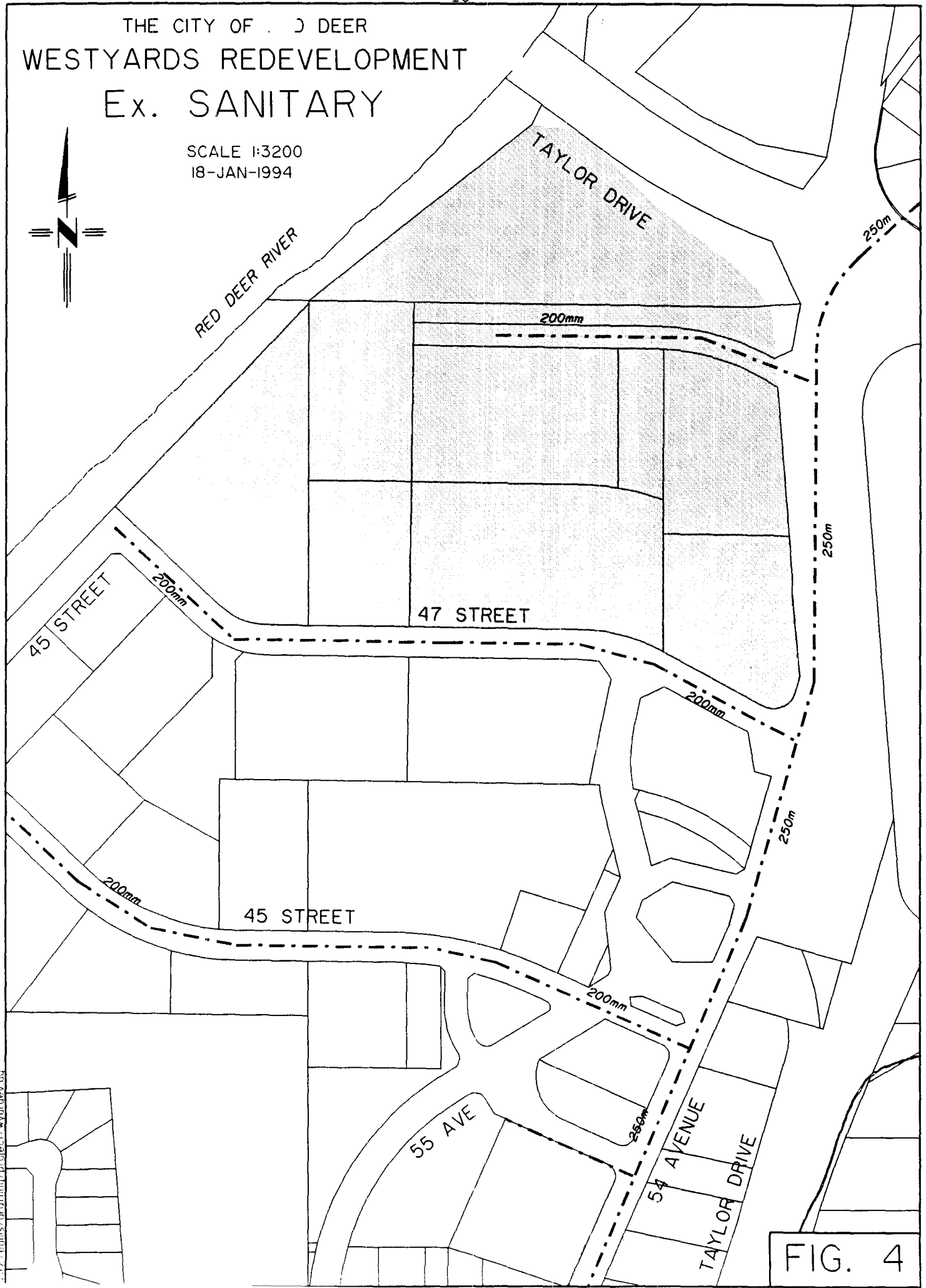


FIG. 4

THE CITY OF RED DEER
WESTYARDS REDEVELOPMENT
Existing STORM

SCALE 1:3200
18-JAN-1994

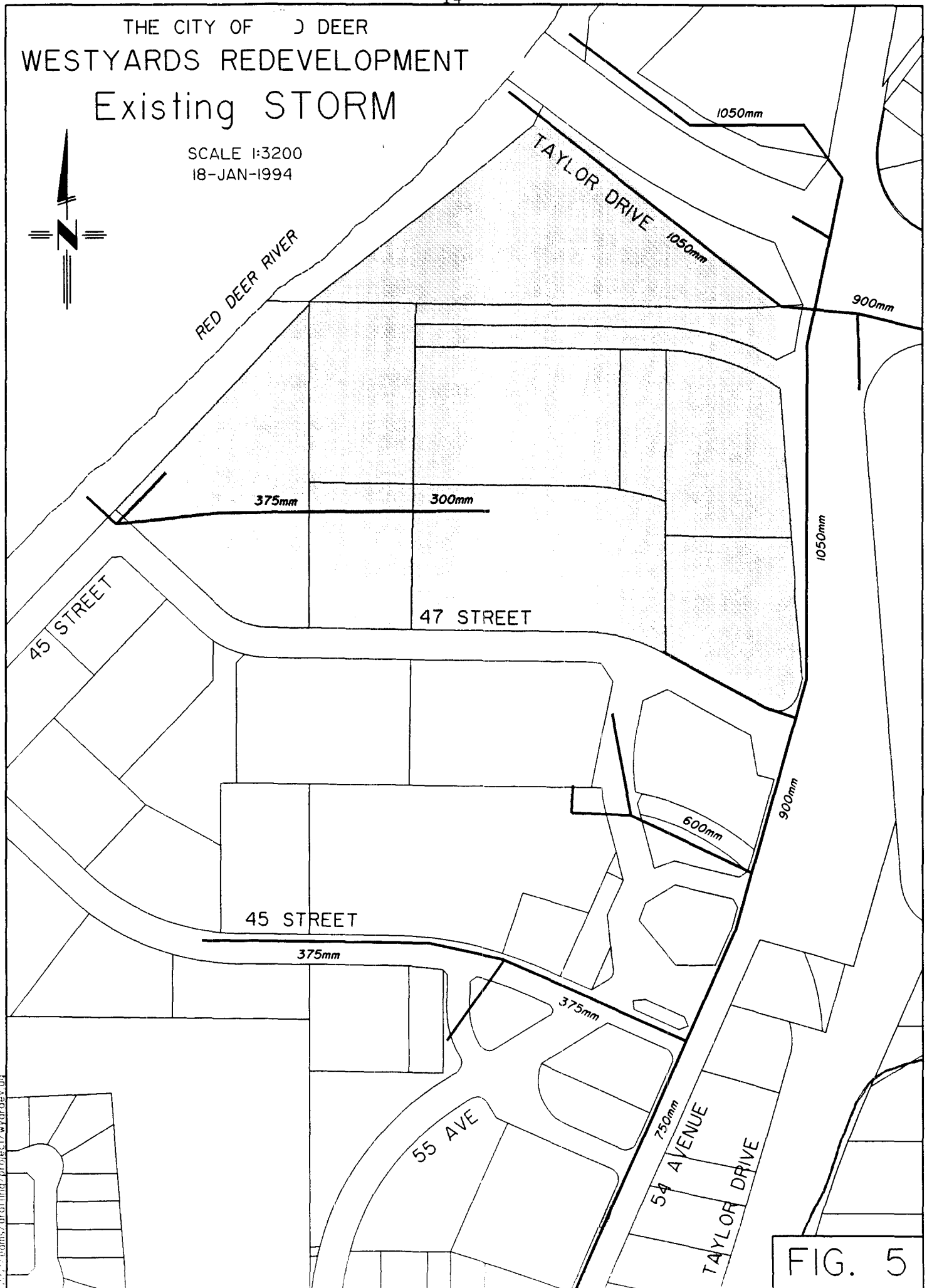


FIG. 5

TAYLOR DRIVE

PROP. 200m PIPE
(Augered Crossing)

PROP. 200m PIPE

53 AVENUE

TO BE
ABANDONED

FIG. 6

THE CITY OF RED DEER
WESTYARDS REDEVELOPMENT
TRANSALTA R/W

SCALE 1:3200
18-JAN-1994

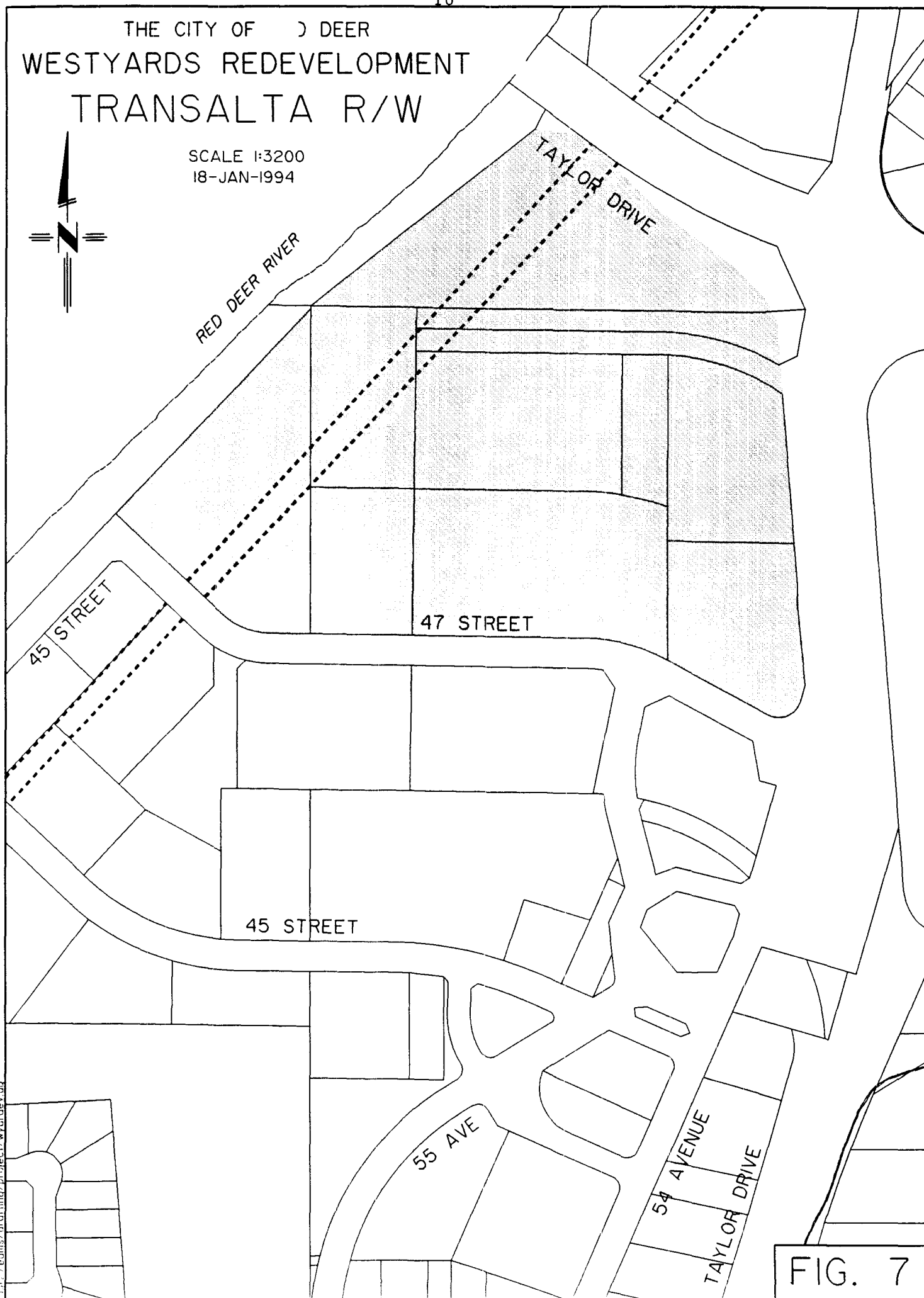


FIG. 7

THE CITY OF RED DEER
WESTYARDS REDEVELOPMENT
Dangerous Goods

SCALE 1:3200
18-JAN-1994

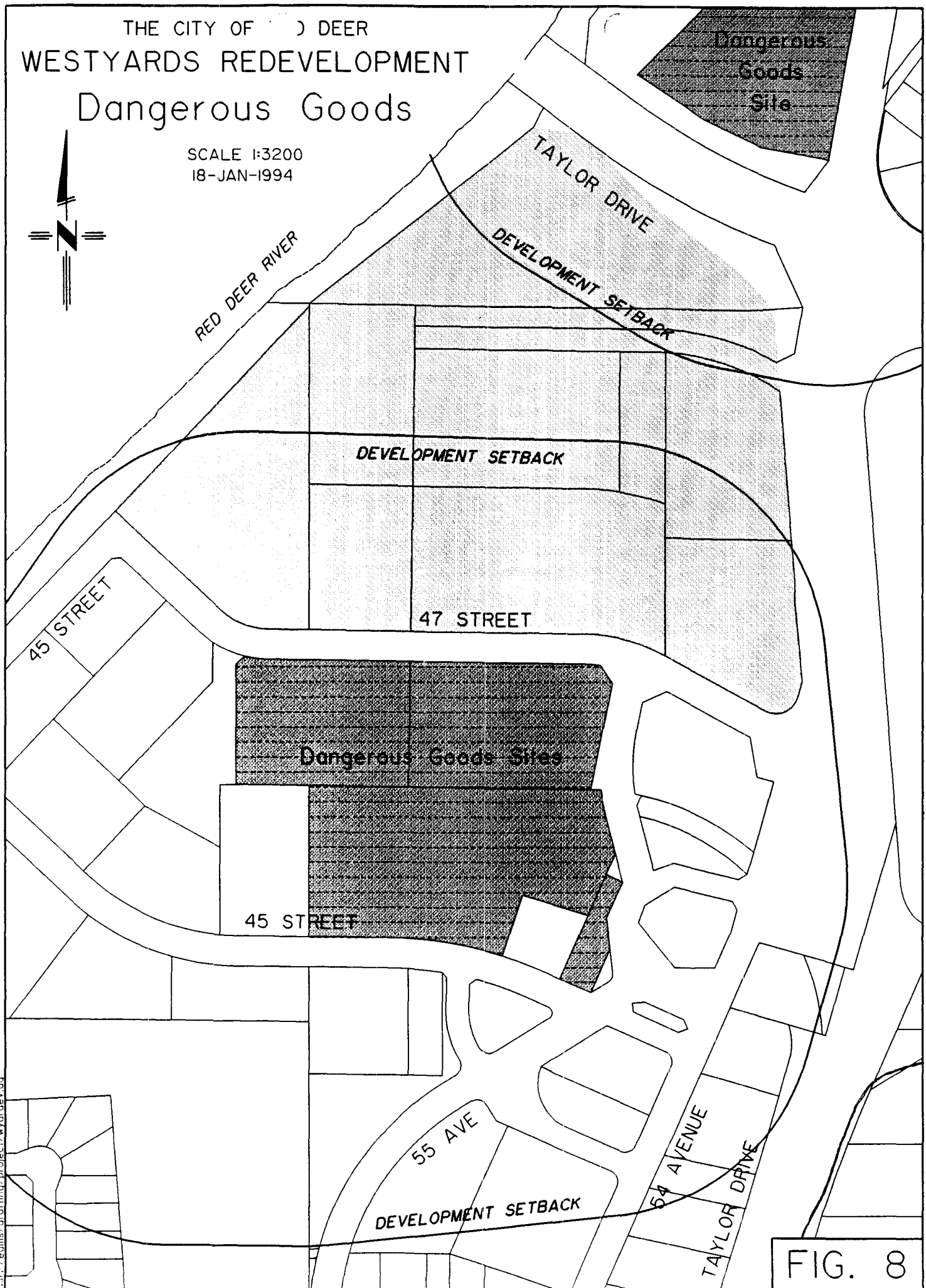


FIG. 8

DATE: January 24, 1994
TO: Land & Economic Development Manager
FROM: Director of Financial Services
RE: WEST YARDS REDEVELOPMENT PROPOSAL

The following factors would appear significant in consideration of the proposal:

- for efficiency it is probably better to have all the West Yards facilities either located at the West Yards or Edgar but not both locations
- to move all facilities would cost about \$10 million
- the shortfall in recovery of the \$10 million by sale of the West Yards would be in excess of \$4 million.

There is significant public pressure now to not increase taxes and even reduce existing taxes by reducing government. Given this direction, it is very difficult to justify the proposal. It should also be noted the existing West Yards facilities would appear to be in good condition and require only normal maintenance over the next few years.

Based on the factors outlined, it would appear the City would be required to:

- finance \$6 million for up to 20 to 25 years
- find \$4 million to finance the shortfall.

There would be a significant risk exposure and cost to the City. For these reasons I would recommend not proceeding further with the proposal.



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

AW/jt

c. Director of Engineering Services

COMMISSIONER'S COMMENTS

Council's direction is requested.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

DATE: FEBRUARY 1, 1994

**TO: DIRECTOR OF ENGINEERING SERVICES
LAND AND ECONOMIC DEVELOPMENT MANAGER**

FROM: CITY CLERK

RE: CITY WEST YARDS REDEVELOPMENT

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 25, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Engineering Services and Land and Economic Development Manager dated January 25, 1994, re: City West Yards Redevelopment, hereby agrees that the City's West Yards Operations not be relocated until such time as it is economically feasible.

Council further agrees that the Downtown West Area Redevelopment Plan Bylaw 3087/93 and Land Use Bylaw 2672/80 be amended to reflect said change, and as presented to Council January 31, 1994."

In addition to the above resolution, first reading was given to Bylaw 3087/A-94, a copy of which is attached hereto. Bylaw 3087/A-94 amends the Downtown West Area Redevelopment Plan Bylaw 3087/93.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Bylaws and Inspections Manager
Recreation and Culture Manager
Public Works Manager
E. L. & P. Manager
City Assessor
Principal Planner

NO. 4

DATE: JANUARY 26, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: SITE "A" ZONED DC(3) 45 STREET & 54 AVENUE
OFFER TO PURCHASE

At the October 12, 1994 Council meeting, the following motion was passed relative to a Feasibility Study for the Downtown West Area:

"RESOLVED that Council of The City of Red Deer, having considered report dated October 6, 1993 from the Director of Engineering Services re: Feasibility Study - Downtown West Area, hereby directs that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as outlined in the aforesaid report and as presented to Council October 12, 1993."

Subsequent to the above resolution, Council was approached by A-Tech Contracting and Pro Collision, both independently of one another, to offer to purchase the above noted site. At the October 25, 1993 Council meeting a resolution was passed dealing with A-Tech's offer and at the December 6, 1993 Council meeting a resolution was passed dealing with Pro Collision's offer, both of which are noted hereunder:

"RESOLVED that Council of The City of Red Deer, having considered option to purchase Site "A", 45th Street and 54th Avenue, submitted by Weddell, Mehling, Pander and Associates Realty Ltd. on behalf of A-TECH Contracting Inc., hereby agrees that the price offered on said lot is too low and that there are insufficient details regarding the nature of the development.


Council further agrees that A-TECH Contracting Inc. be approached to provide a more detailed proposal in conformance with the City's original proposal call, and keeping in mind Council's concern over the use of the land, same be considered at a future meeting, and as recommended to Council October 25, 1993."

"RESOLVED that Council of The City of Red Deer, having considered report dated November 24, 1993 from the Land and Economic Development Manager re: Request for Reconsideration to purchase Site A - Former CP Railyards by Pro Collision and Frame Ltd., hereby agrees that Council wait until the study is finished regarding the feasibility of redeveloping the Westyards, at which time Council will consider both current proposals (ie: A-TECH Contracting Inc. and Pro Collision and Frame Ltd.)."

CITY COUNCIL
SITE "A"
JANUARY 26, 1994

Attached is an updated offer from Pro Collision for Site "A". The Land and Economic Development Manager has contacted A-Tech to determine if they are interested in submitting a further offer however no response has been received to date.

This matter is submitted for Council's information.



Kelly Kloss
City Clerk



sutton group - red deer

AN INDEPENDENT MEMBER BROKER

4819 - 48 Avenue, Red Deer, Alberta, Canada T4N 3T2 Telephone: (403) 347-0751 Fax: (403) 340-3390

January 25, 1994

Mr. Kelly Kloss
City Clerk
City of Red Deer
Red Deer, Alberta

RE: Request to Purchase Site A (Former CP Railyards) by ProCollision Frame Ltd.

Dear Sir;

On August 27, 1993 on behalf of ProCollision & Frame Ltd., we submitted a tender to Purchase Site A in response to an advertised proposal from the City of Red Deer. Ours was the only respondent.

Subsequently, through two more council appearances in support of our proposal, it was decided "that Council wait until the study is finished regarding the feasibility of re-developing the West yards."

The feasibility study has been completed and we understand it will be received at Council Monday, January 31, 1994.

We understand there is an open motion tabled by council to consider a sale of lot "A" should the feasibility study indicate there would be an over burden to the taxpayers to consider a relocation of the City yards.

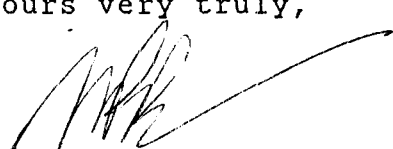
With this possibility in mind, ProCollision & Frame Ltd. resubmits an offer to purchase Site A to be considered if and when the tabled motion is put to consideration.

Our original offer for \$153,940.00 asked for some monetary consideration for land used by the City from Lot A for a storm sewer easement.

In lieu of any prolonged negotiation, ProCollision & Frame Ltd. attached a cheque of \$7,500.00 or 5% (as specified in your advertisement in August, 1993) of their tendered offer of \$150,000.00 for Lot "A".

A copy of the proposed site plan is attached. We thank council for their timed interest and will await your confirmation of our Offer to Purchase.

Yours very truly,

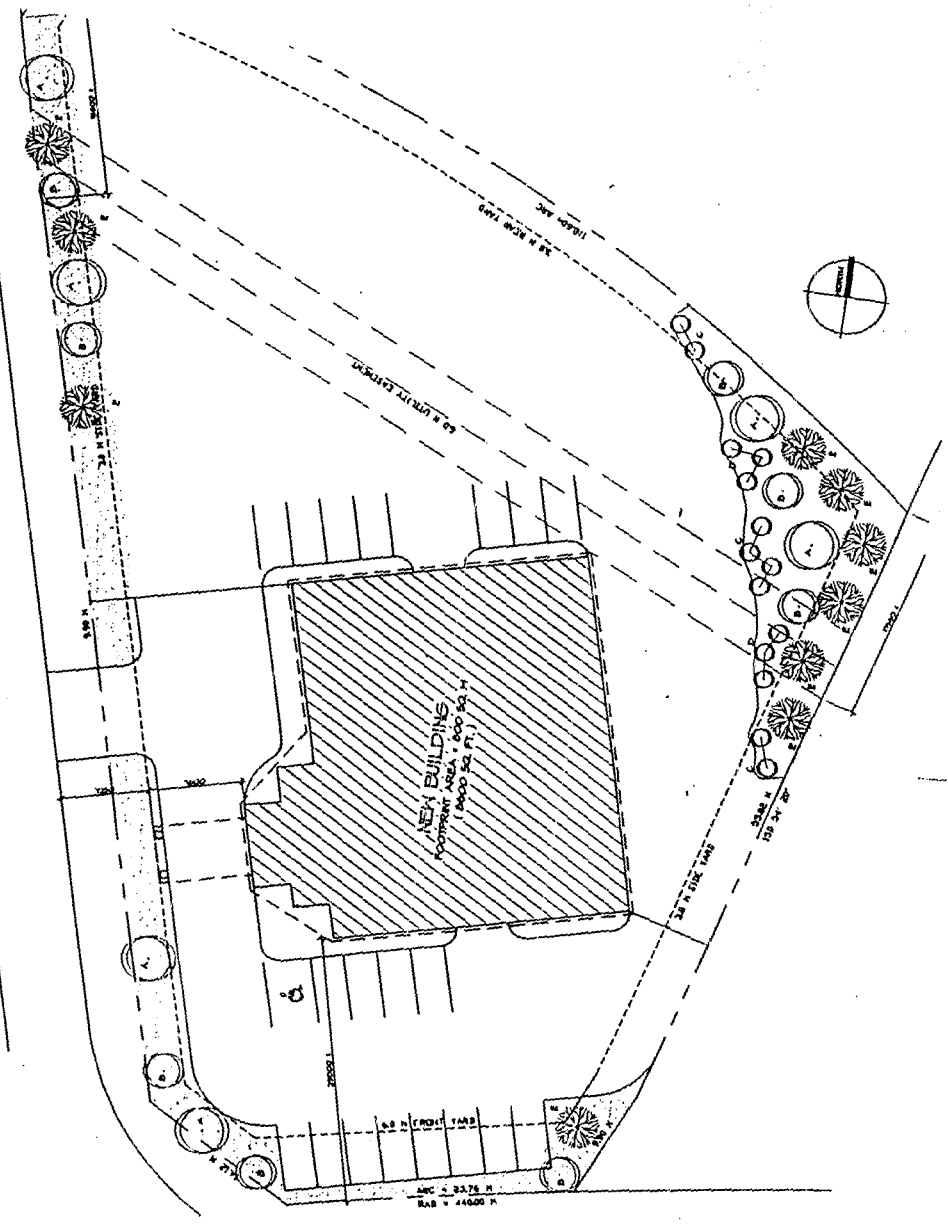

Tom Reynolds
Sutton Group - Red Deer Ltd.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:00 PM
DATE	94/01/25
BY	JK



54th Avenue



45th Street

REV. 2

COMMISSIONER'S COMMENTS

As Council will recall, a decision regarding this proposal was delayed pending the West Yard Redevelopment Study due to concern around locating a light industrial use at the entry way of a potential residential development. Resolution of this issue will be dependant on Council's decision relative to the West Yards Redevelopment Study.

For Council's information, the letter from Sutton Group came in too late to provide for administrative comments to be included on the agenda. Comments will be available for the meeting however.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: 28 January 1994

FILE NO. 94-1610

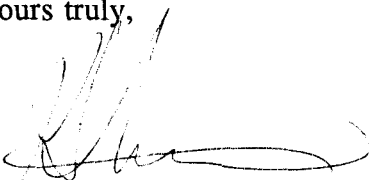
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **SITE "A" ZONED DC(3) (45 STREET AND 54 AVENUE)
- OFFER TO PURCHASE BY PRO COLLISION**

In response to your memo of January 27, 1994, regarding the above referenced matter, we wish to advise that we have no further comments other than those already on file with you.

Yours truly,



R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

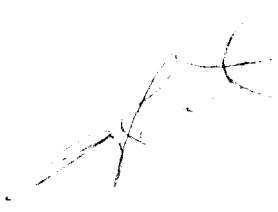
DATE: January 28, 1994

TO: K. Kloss
City Clerk

FROM: E. L. & P. Manager

RE: Site "A" Zoned DC (3) (45 Street and 54 Avenue)
- Offer to Purchase by Pro Collision

The E. L. & P. Department has no comments respecting Sutton Group correspondence of January 25, 1994.



A. Roth,
Manager

AR/jjd

URGENT

DATE: JANUARY 27, 1994

TO: DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF COMMUNITY SERVICES
LAND AND ECONOMIC DEVELOPMENT MANAGER
BYLAWS AND INSPECTIONS MANGER
CITY ASSESSOR
E. L. & P. MANAGER
PRINCIPAL PLANNER

FROM: CITY CLERK

RE: SITE "A" ZONED DC(3) (45 STREET AND 54 AVENUE)
- OFFER TO PURCHASE BY PRO COLLISION

The attached item will be presented on the Council Agenda of January 31, 1994. Correspondence from the Sutton Group was not received, however, until January 25th and as such, did not allow sufficient time for us to circulate same for comments in time for inclusion on the Agenda.

The Commissioners are now requesting your comments relative to the purposed sale of this land to Pro Collision. Your comments are requested to be submitted to this office by no later than 2:00 p.m., January 31, 1994, in order that we may make same available to Council that evening.

I apologize for the short notice and thank you for your consideration of this matter.



KELLY KLOSS
City Clerk

KK/clr
Attchs.

DATE: JANUARY 26, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: SITE "A" ZONED DC(3) 45 STREET & 54 AVENUE
OFFER TO PURCHASE

At the October 12, 1994 Council meeting, the following motion was passed relative to a Feasibility Study for the Downtown West Area:

"RESOLVED that Council of The City of Red Deer, having considered report dated October 6, 1993 from the Director of Engineering Services re: Feasibility Study - Downtown West Area, hereby directs that the Director of Engineering Services and the Land and Economic Development Manager, proceed with a preliminary investigation as outlined in the aforesaid report and as presented to Council October 12, 1993."

Subsequent to the above resolution, Council was approached by A-Tech Contracting and Pro Collision, both independently of one another, to offer to purchase the above noted site. At the October 25, 1993 Council meeting a resolution was passed dealing with A-Tech's offer and at the December 6, 1993 Council meeting a resolution was passed dealing with Pro Collision's offer, both of which are noted hereunder:

"RESOLVED that Council of The City of Red Deer, having considered option to purchase Site "A", 45th Street and 54th Avenue, submitted by Weddell, Mehling, Pander and Associates Realty Ltd. on behalf of A-TECH Contracting Inc., hereby agrees that the price offered on said lot is too low and that there are insufficient details regarding the nature of the development.


Council further agrees that A-TECH Contracting Inc. be approached to provide a more detailed proposal in conformance with the City's original proposal call, and keeping in mind Council's concern over the use of the land, same be considered at a future meeting, and as recommended to Council October 25, 1993."

"RESOLVED that Council of The City of Red Deer, having considered report dated November 24, 1993 from the Land and Economic Development Manager re: Request for Reconsideration to purchase Site A - Former CP Railyards by Pro Collision and Frame Ltd., hereby agrees that Council wait until the study is finished regarding the feasibility of redeveloping the Westyards, at which time Council will consider both current proposals (ie: A-TECH Contracting Inc. and Pro Collision and Frame Ltd.)."

CITY COUNCIL
SITE "A"
JANUARY 26, 1994

Attached is an updated offer from Pro Collision for Site "A". The Land and Economic Development Manager has contacted A-Tech to determine if they are interested in submitting a further offer however no response has been received to date.

This matter is submitted for Council's information.



Kelly Kloss
City Clerk



sutton group - red deer

AN INDEPENDENT MEMBER BROKER

4819 - 48 Avenue, Red Deer, Alberta, Canada T4N 3T2 Telephone: (403) 347-0751 Fax: (403) 340-3390

January 25, 1994

Mr. Kelly Kloss
City Clerk
City of Red Deer
Red Deer, Alberta

RE: Request to Purchase Site A (Former CP Railyards) by
ProCollision Frame Ltd.

Dear Sir;

On August 27, 1993 on behalf of ProCollision & Frame Ltd., we submitted a tender to Purchase Site A in response to an advertised proposal from the City of Red Deer. Ours was the only respondent.

Subsequently, through two more council appearances in support of our proposal, it was decided "that Council wait until the study is finished regarding the feasibility of re-developing the West yards."

The feasibility study has been completed and we understand it will be received at Council Monday, January 31, 1994.

We understand there is an open motion tabled by council to consider a sale of lot "A" should the feasibility study indicate there would be an over burden to the taxpayers to consider a relocation of the City yards.

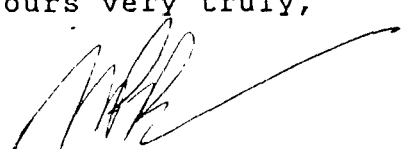
With this possibility in mind, ProCollision & Frame Ltd. resubmits an offer to purchase Site A to be considered if and when the tabled motion is put to consideration.

Our original offer for \$153,940.00 asked for some monetary consideration for land used by the City from Lot A for a storm sewer easement.

In lieu of any prolonged negotiation, ProCollision & Frame Ltd. attached a cheque of \$7,500.00 or 5% (as specified in your advertisement in August, 1993) of their tendered offer of \$150,000.00 for Lot "A".

A copy of the proposed site plan is attached. We thank council for their timed interest and will await your confirmation of our Offer to Purchase.

Yours very truly,


Tom Reynolds
Sutton Group - Red Deer Ltd.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

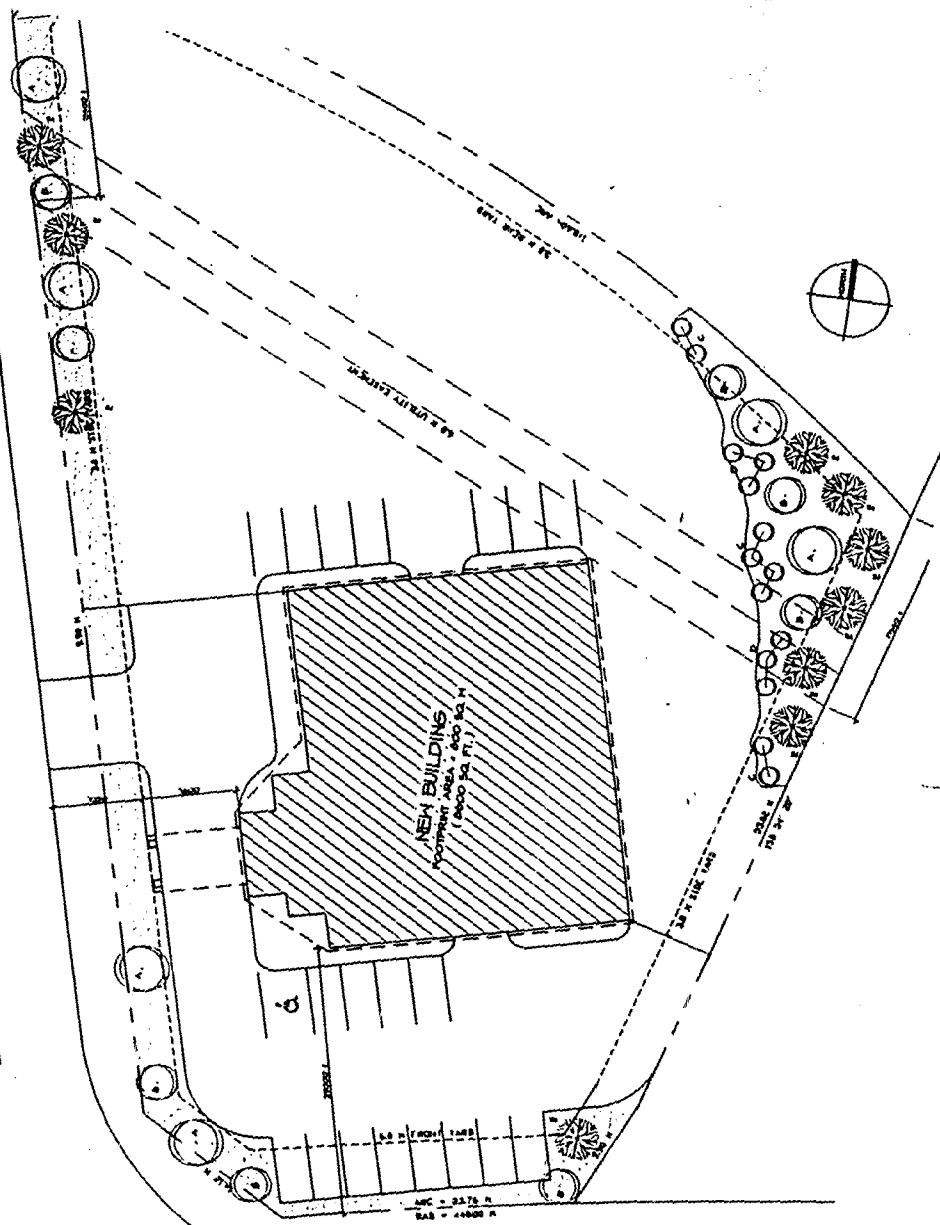
RECEIVED	
TIME	3:00 PM
DATE	94/01/25
BY	JK



54th Avenue

45th Street

REV. 2



COMMISSIONER'S COMMENTS

As Council will recall, a decision regarding this proposal was delayed pending the West Yard Redevelopment Study due to concern around locating a light industrial use at the entry way of a potential residential development. Resolution of this issue will be dependant on Council's decision relative to the West Yards Redevelopment Study.

For Council's information, the letter from Sutton Group came in too late to provide for administrative comments to be included on the agenda. Comments will be available for the meeting however.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: September 3, 1993

TO: Howard Thompson,
Economic Development Officer

FROM: Ken Haslop,
Engineering Department Manager

RE: **DOWNTOWN WEST REDEVELOPMENT PROPOSALS**
SITE A: PRO COLLISION AND FRAME LTD.
SITE B: CAMDON CONSTRUCTION MANAGEMENT LTD.
SITE B: LAEBON DEVELOPMENTS LTD.

As requested in your memo of August 30, 1993, we have reviewed the three proposals in conjunction with the E. L. & P. Department and are providing our comments as follows:

SITE A PROPOSAL: Pro Collision and Frame Ltd.
45 Street and 54 Avenue

The Engineering and E. L. & P. Departments have reviewed this proposal and have no objections. The following comments are applicable:

1. Sewer, water, and electrical servicing are available from the east side of the site (the old 54 Avenue right of way). The developers will be required to make satisfactory arrangements with both the Engineering and E. L. & P. Departments and pay applicable servicing charges.
2. Access to the site from 54 Avenue, as shown, is satisfactory and could be moved easterly if needed. Upon application, the access would be installed by the City at the developer's expense.
3. Utility right of way easements will be required to protect existing City utility lines which cross the site. The rights of way should be done by plan of survey in conjunction with the subdivision survey of the site.
4. Off-site levies and other applicable charges will be obtained from the land sale revenue.
5. Roof drains must be directed to splash pads on site.
6. At time of development, the developers will be required to submit site grading and drainage plans for our review.

SITE B PROPOSAL: Laebon Developments Ltd. and
Camdon Construction Management Ltd.
52 Street and 53 Avenue

The Engineering and E. L. & P. Departments have reviewed both proposals for this site and have no objections. The following comments are applicable:

1. Sewer, water, and electrical services are available from 53 Avenue at the west side of the site. The developers will be required to make satisfactory arrangements with both the Engineering and E. L. & P. Departments and pay applicable servicing charges. The developer will be responsible to specify service requirements.
2. Accesses to the site from 52 Street, as shown, are satisfactory. Access to the Camdon site proposal could be moved further east if required. Upon application, the access to the site would be installed by the City at the developer's expense.
3. Prior to development of this site it will be necessary for the City to extend a storm sewer line along the south boundary of the site, from 53 Avenue to the east side of the site. A 4.0 m wide utility right of way easement will be required along the south boundary of the site to protect the proposed storm sewer line. The right of way can be defined by plan of survey in conjunction with the subdivision of the site.
4. Both the Camdon and Laebon developments should be set back a minimum of 4.0 m from the south boundary of the site.
5. Off-site levies and other applicable charges will be obtained from the land sale revenue.
6. Roof drains should be directed to splash pads on site.
7. At time of development site grading and drainage plans should be submitted for our review.

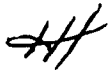
Memo to Howard Thompson, Economic Development Officer

Page 3

September 3, 1993

In addition, it should be noted that the Camdon proposal is requesting an Environmental Warranty on the site, an extra cost to the City; whereas the Laebon proposal is unconditional. We are not aware of site contamination; therefore, would not propose an Environmental Audit. In view of this condition, perhaps the Laebon proposal should be considered. Alternatively, a clause should be included in the Land Sale Agreement similar to the Stuckey Agreement in the Riverside Light Industrial subdivision. The clause would warrant that there is no significant amount of contamination. If contamination was later found, the City could repair it or take the land back. A time period would have to be specified, say 90 days.

Please contact us if you require additional information on either site.



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

NPA/sab

- c.c. Fire Marshal
- c.c. By-Laws and Inspections Manager
- c.c. Electrical Engineer
- c.c. Public Works Manager
- c.c. Development Coordinator

Plans in Land 4
Ec. Devel.

DATE: November 23, 1993

TO: Land and Economic Development Manager

FROM: Director of Engineering Services

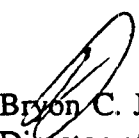
RE: **DOWNTOWN WEST REDEVELOPMENT PROPOSAL - SITE A**

From your correspondence, it is our understanding that Mr. T. Reynolds, on behalf of Pro Collision and Frame Ltd., is asking that Council reconsider their resolution not approving the sale of the subject parcel to the applicant.

As we understand it, Council declined the offer as it did not fit into the long term plans for this area as outlined in the Downtown West Concept Plan. We have attached a copy of a report and Council's resolution directing your Department and ours to do a preliminary feasibility study of this plan. This study is not complete yet as the estimates of servicing costs for the proposed residential development has yet to be determined. We do have a feel for the development time frame though based on some preliminary work done by your Department. These estimates indicate that it could be well in excess of thirty years for this development to fill in. Preliminary indications are also that the development will involve a significant expenditure to the City.

Given these initial findings, and even accepting that the numbers are rough estimates only, it is our opinion that this property should be sold if a satisfactory land sale agreement can be negotiated. It may be prudent to impose some stricter than normal building elevation and landscape conditions to the deal.

We have attached our comments with respect to this site from the first submission to Council. These comments remain unchanged.



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

BCJ/cy
Att.

DATE: 28 January 1994
TO: City Clerk
FROM: City Assessor
RE: SITE "A" ZONED DC(3) (45 STREET AND 54 AVENUE)
OFFER TO PURCHASE BY PRO COLLISION

On review of the proposal and the costs to make this site available, we cannot support the sale of this property at this time.

In the long run, when development potential warrants economic redevelopment in this area, a restructure plan should be considered for approval of uses in the area, and land marketed accordingly.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Engineering Services
Director of Community Services
Land & Economic Development Manager
Bylaws and Inspections Manager
E. L. & P. Manager
Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

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

ATT: Tom Reynolds

Dear Sir:

RE: REQUEST TO PURCHASE SITE "A" (FORMER CP RAILYARDS) BY
PRO COLLISION AND FRAME LTD.

At the City of Red Deer Council Meeting held on January 31, 1994, consideration was given to your correspondence dated January 25, 1994 regarding the above. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Sutton Group dated January 25, 1994, re: Request to Purchase Site "A" (Former CP Railyards) by Pro Collision and Frame Ltd., hereby agrees to the sale of Site "A" (45 Street and 54 Avenue) to Pro Collision and Frame Ltd. for \$150,000 subject to the following conditions:

1. Development of site to be to the satisfaction of the Bylaws and Inspections Manager, ie: landscaping, fencing, building design, etc.;
2. An agreement satisfactory to the City Solicitor.
3. Passage of Bylaw 3087/A-94 (Amendment to Area Redevelopment Plan)."

*a delight
to discover!*

The Sutton Group
February 1, 1994
Page 2

As noted in the above resolution, this sale is subject to the passage of Bylaw 3087/A-94 which is an amendment to the Downtown West Area Redevelopment Plan. This bylaw was given first reading at the Council Meeting of January 31, 1994, a copy of which is attached hereto. A Public Hearing is scheduled for Monday, February 28, 1994, at 7:00 p.m. or as soon thereafter as Council may determine.

The cheque from Pro Collision and Frame Ltd. in the amount of \$7500.00 submitted to this office, along with your letter, has been forwarded to our Land and Economic Development Department for processing.

I trust you will now be in contact with the Land and Economic Development Department to make the necessary arrangements for the purchase of said land.

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



KELLY KLOSS
City Clerk

KK/clr
Encls.

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

Pro Collision and Frame Ltd.
2, 5551-45 Street
Red Deer, Alberta
T4N 1L2

NO. 1

DATE: January 24, 1999
TO: Mayor Surkan and Members of Council
FROM: Alan V. Scott, Land and Economic Development Manager
RE: **APPLICATION BY LEISURE LAND R.V. TO PURCHASE
LOT 11, BLOCK 2, PLAN 922-1238
WESTERNER COMMERCIAL STRIP**

Attached is an application by Leisure Land R.V. to acquire approximately 1.067 acres, including a utility right-of-way, situated in the Westerner Commercial Strip. The property is immediately south of the existing Leisure Land R.V. facility. It is intended that the parcel would be consolidated with the other properties, and utilized for storage and display of recreation vehicles.

Leisure Land R.V. is offering \$120,000 for the parcel, with the following terms to apply:

- 5% at the time the agreement is signed
- three equal payments, spaced four months apart

Leisure Land R. V. is also requesting that they be allowed to pave the property in the spring and utilize it upon completion of the pavement.

The property is encumbered as a result of the A.G.T. site located on the south-east corner. This facility reduces the frontage of the site, and thereby impacts the exposure from 49 Avenue.

Our advertised selling price in the Westerner Commercial Strip is \$175,000 per acre. The highest price we have ever received is \$140,000 per acre, and that is on the most recent sale, late in 1992. At \$140,000 per acre, the full site, including the utility easement, would carry a value of \$149,380.

In reviewing the discounts we have applied to utility easements and land with limited visual access, we believe that the following formula should apply:

• 0.70 acre @ \$140,000 =	\$ 98,000
• 0.23 acre @ \$140,000 x 60% (limited visual access) =	19,320
• 0.137 acre @ \$140,000 x 25% =	4,795
	<hr/>
	\$122,115

2/...

Mayor and Members of Council

Page 2

January 24, 1994

Recommendation

Leisure Land R.V. is offering \$120,000 for the site. Our in-house evaluation of this site would support a price of \$122,115. The offer is barely \$2,000 less than our in-house evaluation, and we would therefore recommend that Council accept the Leisure Land R.V. offer. We would, however, recommend that we not permit Leisure Land R.V. to utilize the site until such time as it is paid for in full. This is consistent with other agreements we have structured for this area, including a number of land sales to Woody's R.V., and previous land sales to Leisure Land R.V. and Red Deer Recreational Vehicle Repair Ltd.

The agreement should be subject to the following conditions:

1. Leisure Land R.V. entering into an Option and Land Sales Agreement satisfactory to the City Solicitor;
2. A legal survey being completed to incorporate the utility easement with Lot 11, Block 2, Plan 922-1238, and that parcel being consolidated with the existing Leisure Land R.V. lands;
3. All legal surveys and consolidation of registered plans to be at the expense of Leisure Land R.V.;
4. The utility easement to be used for temporary parking of vehicles only, and in the event that work has to be undertaken within the utility easement, the expense of replacing any improvements made to this area, be the responsibility of Leisure Land R.V.;
5. No access to the property be permitted until such time as the purchase price has been paid in full.



Alan V. Scott

AVS/mm

Att.

Commissioners' Comments

We would concur with the recommendations of the Land and Economic Development Manager.

"G. SURKAN", Mayor

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

LEISURE LAND R.V.

1780 - 49th Avenue,
Red Deer, AB. T4N 5E4

Telephone: (403) 340-1114
Fax: (403) 342-5237

JAN. 11/94

ATTENTION: AL SCOTT
CITY OF RED DEER

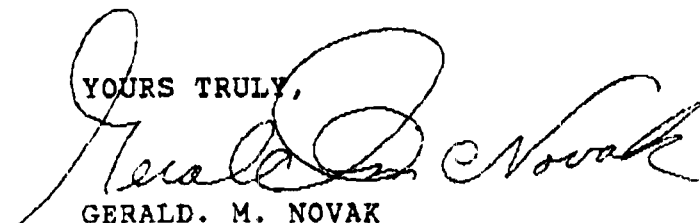
PLEASE BE ADVISED THAT LEISURE LAND R.V. LTD. IS OFFERING THE CITY OF RED DEER \$120,000.00 FOR THE PART ACRE OF LAND SOUTH OF OUR PRESENT LOCATION. THE PARCEL OF LAND MENTIONED IS WHERE THE A.G.T. STATION IS LOCATED.

WE WOULD NEED TO BE ABLE TO PAVE OVER THE UTILITIES WICH RUN EAST AND WEST ALONG THE SOUTH SIDE OF THE ACRE. WE ARE ALSO AWARE THAT IF AT ANY TIME THE UTILITIES HAD TO BE WORKED ON, THE EXPENCE OF REMOVING AND REDOING THE PAVEMENT WOULD BE THE RESPONSIBILITY OF OUR COMPANY.

WE WOULD AGREE WITH THE CITIES REGULAR TERMS OF 5% DOWN AND 1/3 EVERY FOUR MONTHS. WE WOULD REQUEST THAT THE CITY ALLOW US TO PAVE IN THE SPRING AND USE IT UNTIL SUCH TIME AS WE MAKE ALL OUR PAYMENTS.

IN CONSIDERING THIS OFFER WE WOULD HOPE THAT THE CITY SHOULD REALIZE THAT THIS IS NOT THE BEST PARCEL OF LAND TO DO ANY KIND OF DEVELOPMENT ON, AND THAT WE WOULD ONLY USE IT TO EXPAND OUR PARKING LOT TO DISPLAY R.V. UNITS.

YOURS TRULY,



GERALD. M. NOVAK

--- WATER
--- SANITARY
--- STORM

WESTERNER COMMERCIAL

29 JANUARY 1993

SCALE 1:5000

LOT DIMENSIONS AND AREAS
SHOWN ARE BASED ON THE
REGISTERED PLAN AND
CERTIFICATE OF TITLE DOCUMENTS.

GAETZ AVENUE

20A ST.

DELBURNE ROAD
(HWY. 595)



WESTERNER EXHIBITION PARK

49 AVENUE

HIGHWAY 2

17 STREET

*Lot 11, Block 2
Plan 922-1238*

3	
4	
5	90.83 1.50ac. (0.61 ha) \$262.500
2	91.35 1.50ac. (0.61 ha) \$262.500
6	91.88
7	RED DEER REC.
8	RED DEER REC.
9	LEISURE LAND R.V.
10	LEISURE LAND R.V.
11	92.31 0.95ac (0.38 ha) 62.07 30.00 A.G.T.
13	MANNCAN
14	WOODY'S R.V.
2	3A WOODY'S R.V.

DATE: FEBRUARY 1, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: APPLICATION BY LEISURE LAND R.V. TO PURCHASE
LOT 11, BLOCK 2, PLAN 922-1238 (WESTERNER COMMERCIAL STRIP)**

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 24, 1994 concerning the above. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated January 24, 1994, re: Application by Leisure Land R.V. to Purchase Lot 11, Block 2, Plan 922-1238, Westerner Commercial Strip, hereby approves the sale of said land to Leisure Land R.V., at a cost of \$120,000 for said site, subject to the following conditions:

1. Leisure Land R.V. entering into an Option and Land Sales Agreement satisfactory to the City Solicitor;
2. A legal survey being completed to incorporate the utility easement with Lot 11, Block 2, Plan 922-1238, and that parcel being consolidated with existing Leisure Land R.V. lands;
3. All legal surveys and consolidation of registered plans to be at the expense of Leisure Land R.V.;
4. The utility easement to be used for temporary parking of vehicles only, and in the event that work has to be undertaken within the utility easement, the expense of replacing any improvements made to this area, be the responsibility of Leisure Land R.V.;
5. No access to the property be permitted until such time as the purchase price has been paid in full,

and as presented to Council January 31, 1994."

Land and Economic Development Manager
February 1, 1994
Page 2

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

Trusting you will find this satisfactory.

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor

NO. 2

DATE: January 24, 1994

TO: Mayor Surkan and Members of Council

FROM: Alan Scott, Land and Economic Development Manager

RE: **APPLICATION BY TRIM LINE OF CENTRAL ALBERTA LTD.
TO PURCHASE PART OF LOT 22, BLOCK 7, PLAN 892-2959**

Attached is a letter from Trim Line of Central Alberta Ltd. to acquire the remaining portion of the above parcel of land, consisting of .98 acre. Trim Line is proposing to construct a 7,000 sq. ft. metal building, which would be used for the purpose of conducting their business, consisting of the sale and installation of automotive accessories and signage. The company is currently located in rented premises in Northland Industrial Park, and the use proposed would conform with The City of Red Deer Land Use Bylaw.

Trim Line is offering \$50,500 for the property, under the standard payment schedule of The City of Red Deer. Our published sale price in Riverside Light Industrial Park is \$70,000 per acre. The offer of \$50,500 is therefore \$18,100 under our asking price.

The property is encumbered by a large utility easement containing an overhead TransAlta Utilities power line. The easement impacts approximately 1/3 of the site, and in our opinion, reduces the value of that portion of the site by 25%. The land covered by the easement is virtually undevelopable.

We have completed an in-house appraisal of the site, and would confirm the offer as being at market value, based upon the following calculations:

0.638 acre of unencumbered land @ \$70,000	=	\$44,660
0.333 acre encumbered by easement @ \$70,000 x 25%	=	\$ 5,827
		<hr/>
Rounded to		\$50,500

Recommendation

We would recommend that Council approve the sale of the balance of Lot 22, Block 7, Plan 892-2959 to Trim Line of Central Alberta Ltd., subject to the following conditions:

2/...

Mayor and Members of Council
Page 2
January 24, 1994

1. Purchase price to be \$50,500;
2. The purchaser to enter into a standard Option and Land Sale Agreement satisfactory to the City Solicitor;
3. Commencement of construction no later than 36 months from the date of the City Council Resolution, and completion with 48 months of that date;
4. The purchaser to conform with all requirements of The City of Red Deer Land Use Bylaw.



Alan V. Scott

AVS/mm

Att.

Commissioners' Comments

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

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner



AUTHORIZED
APPLICATOR



Trim-Line of
Central Alberta Ltd.
Bay 10, 7429 49th Ave.
Red Deer, Alberta. T4P 1N2

Tel: 343-1717
Fax: 343-2204

1994 01 19

Land and Economic Development Dept.
City Hall
4312 - 48 Avenue
P.O. Box 3000
RED DEER, AB T4N 2T4

Attention: Mr. Howard Thompson

Please consider our application for an option to purchase the following industrial property situated at Riverside Light Industrial Park:

- Remainder of Lot #22
- Block #1
- Plan #842-2953
- Approximate Size .098 Acres
- Purchase Price \$50,500.00

The development would consist of a 7000 square foot steel building which would be used for the commercial business of Automotive Accessories and Signage. This proposed development would also conform to The City of Red Deer Land Use Bylaw.

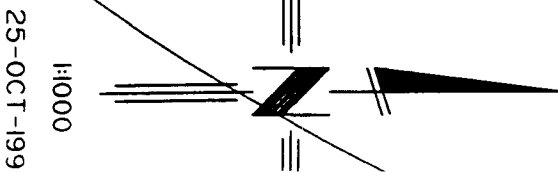
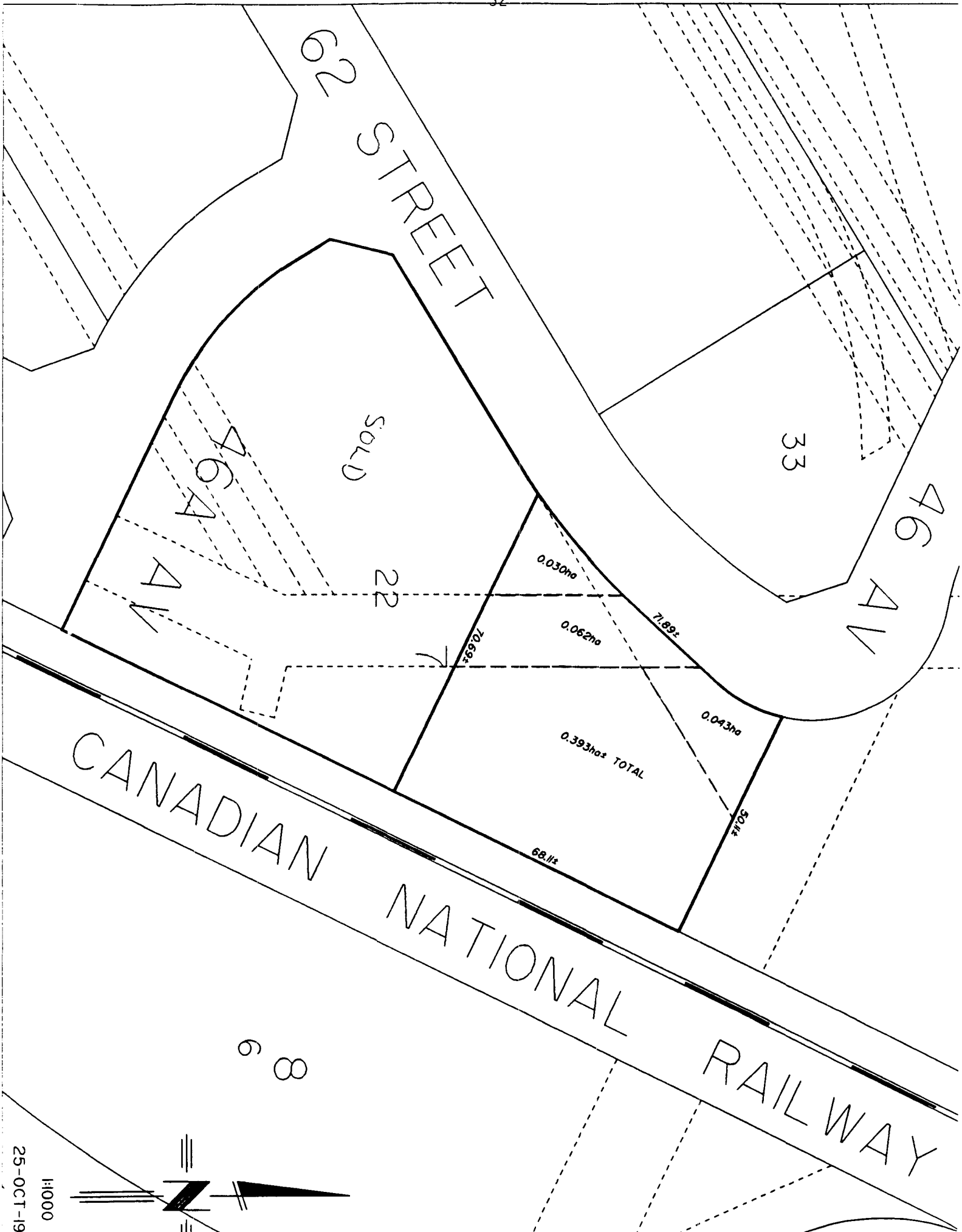
Conditional Financing.

If you require any further information please contact Pat King or Brad Wright.

Thank you.

Pat King/Brad Wright

Jan 20/94
Deposit held at
Cashier's.
M

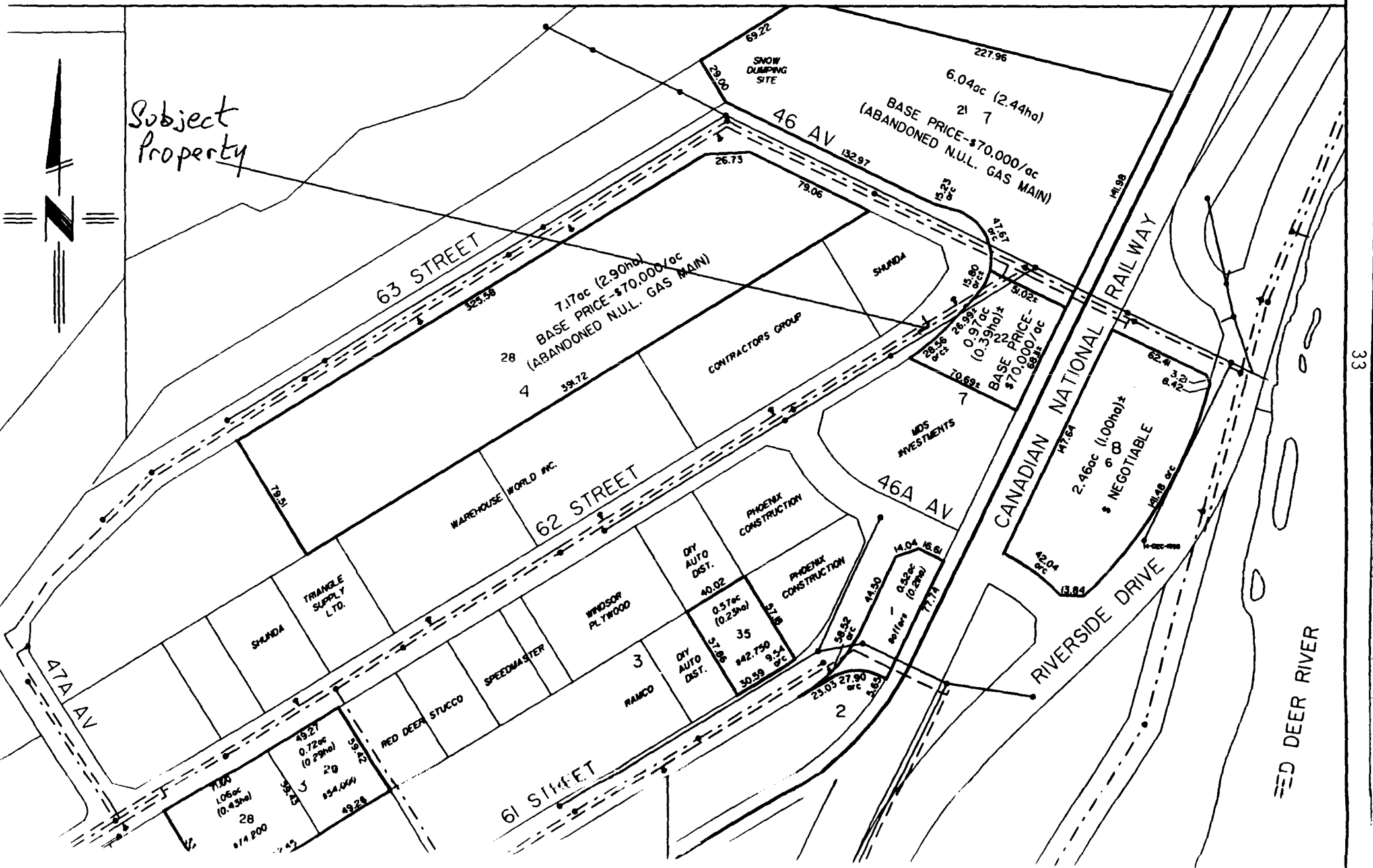


LOT DIMENSIONS and AREAS
should be VERIFIED with
REGISTERED PLANS and
CERTIFICATE of TITLE documentation.

RIVERSIDE LIGHT INDUSTRIAL PARK

SCALE 1:3000 14-DEC-1993

--- WATER
--- SANITARY
--- STORM



DATE: FEBRUARY 1, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: APPLICATION BY TRIM LINE OF CENTRAL ALBERTA LTD. TO
PURCHASE PART OF LOT 22, BLOCK 7, PLAN 892-2959**

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 24, 1994 concerning the above. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated January 24, 1994 re: Application by Trim Line of Central Alberta Ltd. to Purchase Part of Lot 22, Block 7, Plan 892-2959, hereby approves the sale of the balance of Lot 22, Block 7, Plan 892-2959 to Trim Line of Central Alberta Ltd., subject to the following conditions:

1. Purchase price to be \$50,500;
2. The purchaser to enter into a standard Option and Land Sale Agreement satisfactory to the City Solicitor;
3. Commencement of construction no later than 36 months from the date of the City Council Resolution, and completion within 48 months of that date;
4. The purchaser to conform with all requirements of The City of Red Deer Land Use Bylaw,

and as presented to Council January 31, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Bylaws and Inspections Manager
City Assessor
Fire Chief

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

CITY ARCHIVES
P.O. Box 800
Red Deer, AB T4N 5H2
(403) 343-6842

DATE: January 24, 1994

TO: KELLY KLOSS
City Clerk

FROM: MICHAEL DAWE
Archivist

RE: Municipal Historic Designation, Cline Residence
(4757 56 Street)

1. In 1982, the City of Red Deer became the first municipality in Alberta to designate a municipal historic resource under Section 22 of the Historical Resources Act (Revised Statutes of Alberta, 1980). The building so designated was the Cronquist House (By-Law 2789/82). Other buildings which subsequently have been declared municipal historic resources are Fire Hall No. 1 (By-Law 2825/83), Alberta Ladies College (By-Laws 2839/84 and 2839/A-84), J.J. Gaetz House (By-Laws 2840/84 and 2840/A-84), Parsons House (By-Law 3015/90) and Canadian Pacific Railroad Station (By-Law 3035/91).

2. The Red Deer Historical Preservation Committee has for more than ten years encouraged the owners of historically significant buildings and residences to apply for provincial and municipal historic resource designations.

3. The Red Deer Historical Preservation Committee has viewed 56th Street as a potential Municipal Historic Area and has encouraged property owners on that street to consider historic resource designations. On May 26, 1986, City Council passed a resolution encouraging an investigation of Municipal Historic Area designations on portions of 56th Street.



*a delight
to discover!*

4. The Cline residence on 56th Street was constructed in 1903 by Hugh Clarke, a prominent local contractor, and his wife, Gretchen Gaetz Clarke, a member of the founding Gaetz family of Red Deer. The residence is a good example of the Gothic cottage style of architecture and is an important site along the Red Deer Historical Walking Tour. The house was in a very poor condition until it was extensively repaired and renovated by both the previous owners, Mr. and Mrs. Kumm, and now Mr. and Mrs. Cline.

5. Mr. Chapman, the City Solicitor, has recommended that any municipal historic resource designation be only done with the consent of the registered owners of the property, pursuant to an agreement in which the owner releases and waives any claim to damages for reduction or loss in the market value of the property.

6. Mr. and Mrs. Cline have been contacted by phone and support a designation by the City of their residence as a municipal historic resource.

RECOMMENDATION

7. That City Council proceed with the designation of the Cline residence as a municipal historic resource, pursuant to the agreement recommended by the City Solicitor.

Commissioners' Comments

We recommend that Council give the proposed bylaw 1st & 2nd readings only to allow for the signing of the necessary agreement.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

THE CITY OF RED DEER

FILED	1:04 P.M.
DATE	94 01 24.
BY	CR

DATE: FEBRUARY 1, 1994

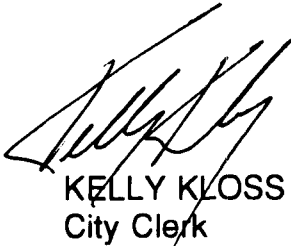
**TO: MICHAEL DAWE
ARCHIVIST**

FROM: CITY CLERK

**RE: CLARKE RESIDENCE (4757-56 STREET) LOT 27, BLOCK A, PLAN K1
DESIGNATION AS MUNICIPAL HISTORIC RESOURCE -
BYLAW 3102/94**

At the City of Red Deer Council Meeting held on January 31, 1994, consideration was given to your report dated January 24, 1994 concerning the above topic. At this meeting, Bylaw 3102/94 was passed.

I have enclosed herewith a copy of Bylaw 3102/94 as finally passed by Council, as well as the "Municipal Historic Site Designation Registered Owner Consent Form", as completed by Shaunna and Scott Cline. The decision of Council in this instance is submitted for your information.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Museums Director
Bylaws and Inspections Manager
Normandeau Cultural and Natural History Society

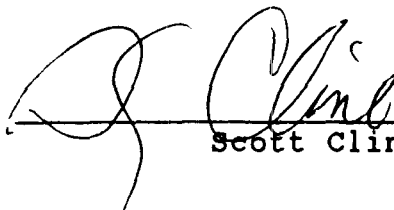
Shaunna & Scott Cline
4757 - 56 Street
Red Deer, Alberta
T4N 2K2

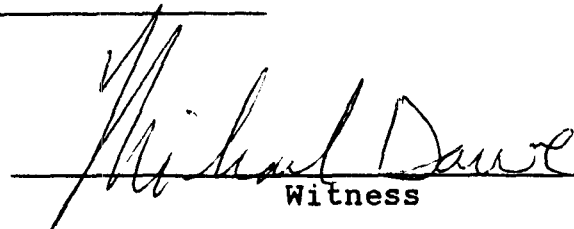
**MUNICIPAL HISTORIC SITE DESIGNATION
REGISTERED OWNER CONSENT**

We, Shaunna and Scott Cline, the registered owners of the property legally described as Lot 27, Block A Plan K1 (municipal address 4757 56 Street), historically known as the Clarke Residence, do hereby acknowledge that the designation of the above described property as a Municipal Historic Site is effected by the City of Red Deer at our request. We hereby absolutely waive all claim to any compensation to which we would otherwise be entitled under the Historical Resources Act, c. H-8, Revised Statutes of Alberta, 1980 (as amended), and hereby absolutely release and discharge the City of Red Deer from, of and against any and all liability or claim for damages pursuant to the provisions of the Act.

Dated this 28th day of January, 1994, in the City of Red Deer.


Shaunna Cline

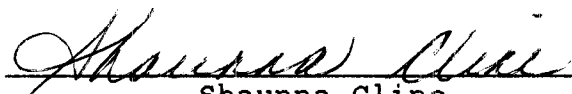

Scott Cline

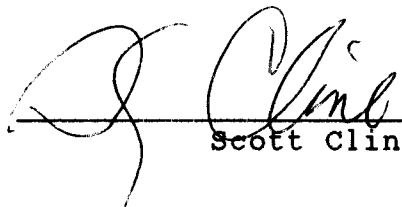

Witness

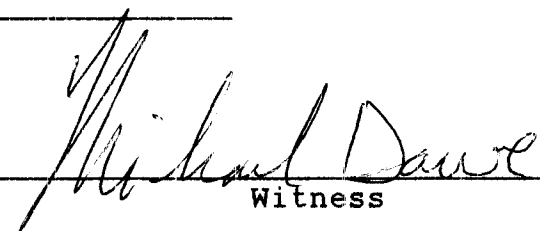
**MUNICIPAL HISTORIC SITE DESIGNATION
REGISTERED OWNER CONSENT**

We, Shaunna and Scott Cline, the registered owners of the property legally described as Lot 27, Block A Plan K1 (municipal address 4757 56 Street), historically known as the Clarke Residence, do hereby acknowledge that the designation of the above described property as a Municipal Historic Site is effected by the City of Red Deer at our request. We hereby absolutely waive all claim to any compensation to which we would otherwise be entitled under the Historical Resources Act, c. H-8, Revised Statutes of Alberta, 1980 (as amended), and hereby absolutely release and discharge the City of Red Deer from, of and against any and all liability or claim for damages pursuant to the provisions of the Act.

Dated this 28th day of January, 1994, in the City of Red Deer.


Shaunna Cline


Scott Cline

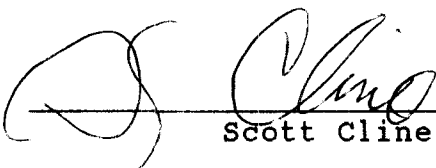

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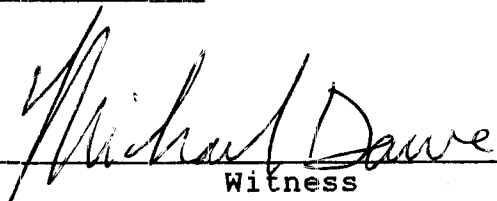
**MUNICIPAL HISTORIC SITE DESIGNATION
REGISTERED OWNER CONSENT**

We, Shaunna and Scott Cline, the registered owners of the property legally described as Lot 27, Block A Plan K1 (municipal address 4757 56 Street), historically known as the Clarke Residence, do hereby acknowledge that the designation of the above described property as a Municipal Historic Site is effected by the City of Red Deer at our request. We hereby absolutely waive all claim to any compensation to which we would otherwise be entitled under the Historical Resources Act, c. H-8, Revised Statutes of Alberta, 1980 (as amended), and hereby absolutely release and discharge the City of Red Deer from, of and against any and all liability or claim for damages pursuant to the provisions of the Act.

Dated this 28th day of January, 1994, in the City of Red Deer.


Shaunna Cline


Scott Cline


Witness

NO. 4

DATE: January 21, 1994

TO: City Clerk

FROM: Land & Economic Development Manager


RE: **BOWER PLACE SHOPPING CENTRE - PURCHASE OF PART OF
LOT 1, BLOCK 7A, PLAN 862-0189 & PART OF BARRETT DRIVE
(SEE ATTACHED MAP)**

The January 17, 1994, meeting of City Council approved the sale of a portion of Lot 1, Block 7A, Plan 862-0189 and a portion of Barrett Drive, shown as shaded on the attached map.

To facilitate the sale of these lands, a portion of Barrett Drive shown as cross-hatched on the attached map must be closed in accordance with the Municipal Government Act.

We submit for Council's approval the description for that portion of Barrett Drive which is to closed:

"ALL THAT PORTION OF BARRETT DRIVE SHOWN ON PLAN 792 1077 LYING TO THE SOUTHEAST OF THE PRODUCTION EASTERLY OF THE NORTH BOUNDARY OF BLOCK 6A, PLAN 792 1077 AND TO THE NORTHWEST OF THE PRODUCTION NORTHEASTERLY OF THE MOST SOUTHEASTERLY BOUNDARY OF BLOCK 6A, PLAN 792 1077 CONTAINING 1.10 HECTARES (2.72 ACRES) MORE OR LESS"



Alan V. Scott
WFL/pr

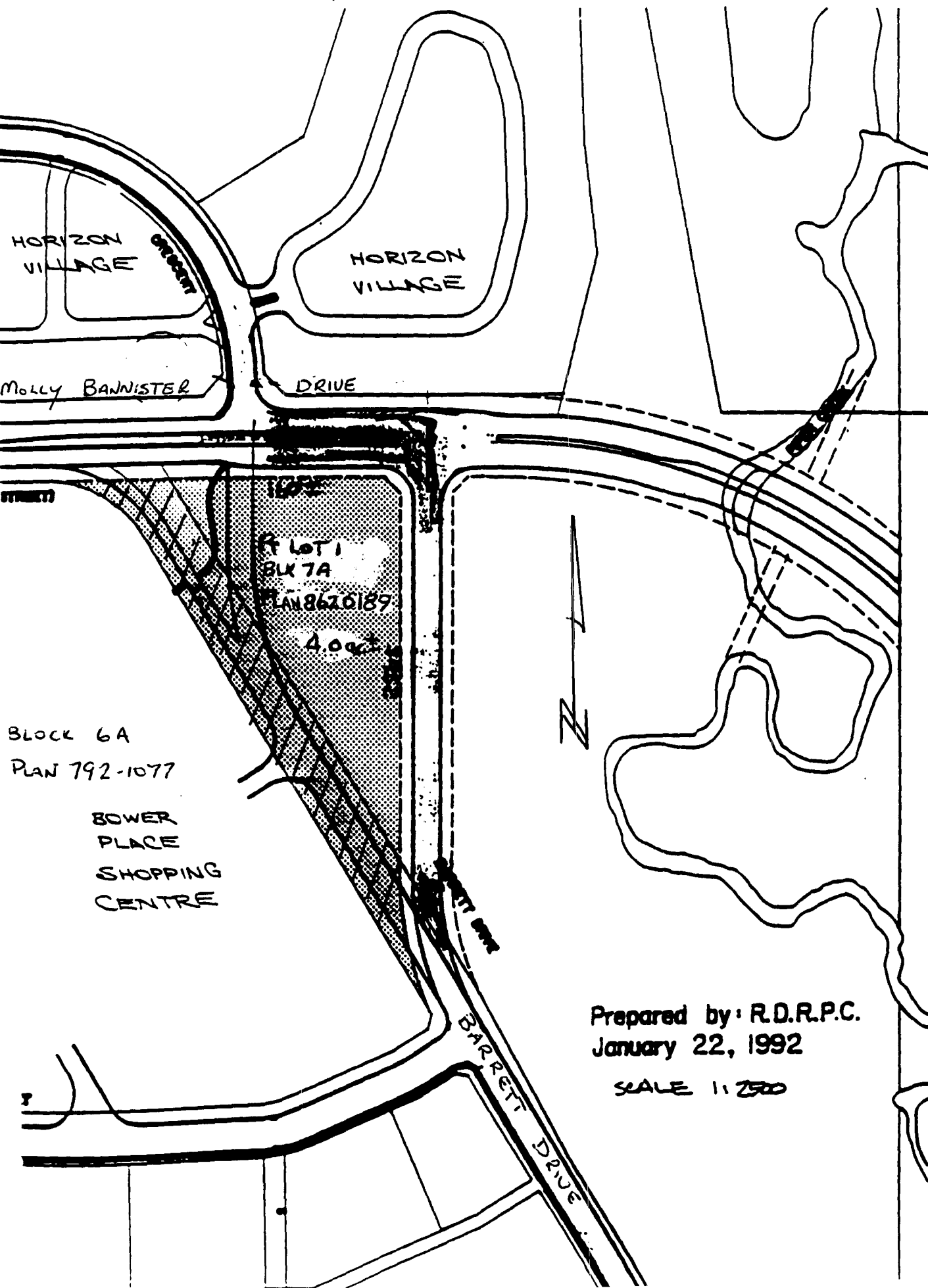
Enc.

Commissioners' Comments

We concur that Council proceed with the 1st reading of the Road Closure Bylaw.

"G. SUPKAN"
Mayor

"H.M.C. DAY"
City Commissioner



Prepared by: R.D.R.P.C.
January 22, 1992

SCALE 1:2500

DATE: FEBRUARY 1, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: BOWER PLACE SHOPPING CENTRE / PURCHASE PART OF
LOT 1, BLOCK 7A, PLAN 862-0189 AND PART OF BARRETT DRIVE -
ROAD CLOSURE BYLAW 3104/94**

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 21, 1994 concerning the above. At this meeting, first reading was given to the above noted Road Closure Bylaw. Enclosed herewith is a copy of the aforementioned Road Closure Bylaw.

This office will now proceed with advertising for a Public Hearing to be held on Monday, February 28, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

The advertising is scheduled to appear in the Red Deer Advocate on Friday, February 4, 1994 and February 11, 1994.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
City Assessor
Principal Planner
Parks Manager
Public Works Manager
Council and Committee Secretary - Sandra

NO. 5

DATE: JANUARY 5, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

At the Council Meeting of November 8, 1993, it was agreed that the proposed 1994 Towne Centre Association Budget be considered by Council at its meeting of January 31, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In addition, it was agreed that individual notices be mailed out to every person assessed for business purposes in the area advising of the date and place of the Council Meeting at which the budget would be considered. Notice was sent to 446 businesses in the area.

Following hereafter is the 1994 Towne Centre Association Budget.



KELLY KLOSS
City Clerk

KK/clr
Encl.



Let yourself go Downtown

City Council
City of Red Deer

**Re; Towne Centre Association
1994 Budget Proposal**

Dear City Council,

The Association is pleased to submit for your approval our revised (Dec'93) 1994 Budget. This budget, as has been the case since 1989, has no increase in taxes to our members. In addition it reflects the 2.25% decrease in the litter service contract as requested by the City's Director of Finance. In addition it includes the approved, modified Christmas fee for service agreed upon in November.

The budget as always reflects estimates of the total BRZ tax revenue based on information contained in current City tax rolls and includes no change to the previous Provincial grant in lieu of taxes for Provincial properties. Should these amounts not reach the estimated levels, the budget can be modified to ensure balance at year end 1994.

Our budget summary is illustrated slightly differently this year, but still retains the four point approach to downtown revitalization as recommended by Heritage Canada, Main Street Program.

Our BRZ cost to members remains the lowest in the province with the average of downtown projects costing double per member as compared to Red Deer.

We appreciate the support we have received from Council over the past ten years and we look forward to an even stronger and more effective partnership with the City in 1994.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

Herb Der, Chairman.



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

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

The 1994 TOWNE CENTRE BUDGET PROPOSAL

The following budget presented for Council approval contains no change in the cost to our members. The BRZ total revenue is calculated using the current City assessment roll for business taxes and has been adjusted for the loss of certain business members.

The Provincial grant in lieu presumes no change from the 1993 level, however the budget contains planning that allows adjustment if needed for any reductions faced in '94.

REVENUE: BRZ TAXES (members)	\$90,900 ('93- \$92006)
Provincial Grant	\$15,500 ('93- \$15500)
Litter Contract	\$43,700 ('93- \$44700)
	(GST INCLUDED)
Christmas Dec.Fee	\$6,200 ('93- \$7500)
KIOSK Sales	\$3,500 ('93- \$4000)
Misc.Revenue	\$3,600 ('93- \$7800)
TOTAL REVENUE	\$163,400 ('93- \$165,000)

EXPENSES:

PROMOTIONS, ADVERTISING and DESIGN have been combined into one total figure. This category includes; Media, Events, Equipment, City Fees, Design Service, Projects, Labor, Management and Administration costs;

\$97,042.00

ORGANIZATION includes; Administration, Memberships, Communication, City Liaison, Public relations, Management and Operating costs.

\$11,545.00

ECONOMIC DEVELOPMENT includes; Communication, Statistics, Printing, Consulting, and Management.

\$10,913.00

LITTER CONTRACT includes; Labor, Equipment, Management and Administration.

\$43,700.00



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

Towne Centre Association
B3, 4901 - 48 Street
Red Deer, Alberta
T4N 1S8

Att: Herb Der
Chairman

Dear Sir:

RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

At the Council Meeting of The City of Red Deer held January 31, 1994, consideration was given to the Towne Centre Association's 1994 Budget proposal. At this meeting the following motion was passed:

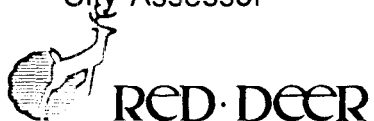
"RESOLVED that Council of The City of Red Deer hereby approves the 1994 Towne Centre Association Budget as presented to Council January 31, 1994."

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Bylaws and Inspections Manager
City Assessor



*a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 6, 1994

** Unable to locate **
Letter returned 94.03.02
CR

Dear Sir/Madam:


RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

In accordance with the provisions of the **Downtown Business Revitalization Zone Bylaw**, Bylaw No. 2827/83 as amended, you are hereby advised that the 1994 Budget as presented by the Towne Centre Association of Red Deer, will be considered by Red Deer City Council on **MONDAY, JANUARY 31, 1994**, in the Council Chambers of City Hall, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

A copy of the Budget submitted by your Association is enclosed herewith for your review. Any member of the Association wishing to address Council concerning this matter may do so at the Council Meeting.

If you have any questions, please do not hesitate to contact the undersigned (342-8134) or Mr. John Ferguson, Towne Centre Manager (340-8696).

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Finance, A. Wilcock
 City Assessor, A. Knight
 Towne Centre Association, J. Ferguson



*a delight
to discover!*



~~December~~ 10th, 1993

City Council
City of Red Deer

**Re; Towne Centre Association
1994 Budget Proposal**

Dear City Council,

The Association is pleased to submit for your approval our revised (Dec'93) 1994 Budget. This budget, as has been the case since 1989, has no increase in taxes to our members. In addition it reflects the 2.25% decrease in the litter service contract as requested by the City's Director of Finance. In addition it includes the approved, modified Christmas fee for service agreed upon in November.

The budget as always reflects estimates of the total BRZ tax revenue based on information contained in current City tax rolls and includes no change to the previous Provincial grant in lieu of taxes for Provincial properties. Should these amounts not reach the estimated levels, the budget can be modified to ensure balance at year end 1994.

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We appreciate the support we have received from Council over the past ten years and we look forward to an even stronger and more effective partnership with the City in 1994.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

Herb Der, Chairman.



• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

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

The 1994 TOWNE CENTRE BUDGET PROPOSAL

The following budget presented for Council approval contains no change in the cost to our members. The BRZ total revenue is calculated using the current City assessment roll for business taxes and has been adjusted for the loss of certain business members.

The Provincial grant in lieu presumes no change from the 1993 level, however the budget contains planning that allows adjustment if needed for any reductions faced in '94.

REVENUE: BRZ TAXES (members)	\$90,900 ('93- \$92006)
Provincial Grant	\$15,500 ('93- \$15500)
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TOTAL REVENUE	\$163,400 ('93- \$165,000)

EXPENSES:

PROMOTIONS, ADVERTISING and DESIGN have been combined into one total figure. This category includes; Media, Events, Equipment, City Fees, Design Service, Projects, Labor, Management and Administration costs;

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ORGANIZATION includes; Administration, Memberships, Communication, City Liaison, Public relations, Management and Operating costs.

\$11,545.00

ECONOMIC DEVELOPMENT includes; Communication, Statistics, Printing, Consulting, and Management.

\$10,913.00

LITTER CONTRACT includes; Labor, Equipment, Management and Administration.

\$43,700.00

THE CITY OF RED DEER
BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

TX004J

1/04/94

PAGE 1

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
ALBERTA PUBLIC WORKS	SUPPLY & SERVICE 19TH FLR 8215 112 STREET EDMONTON ALBERTA	90-00001	440	342,740
ALBERTA PUBLIC WORKS	T6C 5A9 SUPPLY SERVICE REALTY DIV. 19TH FLR 8215 112 STREET EDMONTON ALBERTA	90-00002	440	974,470
ALBERTA LIQUOR CONTROL BOARD	T6G 5A9 50 CORRIVEAU AVENUE ST ALBERT ALBERTA	90-00003	440	62,960
A.G.T. LIMITED	T8N 3T5 P.O. BOX 1552 TAXATION DEPT. EDMONTON, AB	90-00008	840	107,290
A G T LIMITED	T5J 2N7 P.O. BOX 1552 TAXATION DEPT EDMONTON ALTA	90-00009	840	29,080
THE SUPERINTENDENT OF	T5J 2N7 TREASURY BRANCHES 100 4911 51 STREET RED DEER ALBERTA	90-00015	440	102,570
MARILYN KOWALSKI - SOLE PROP.	T4N 5G1 ABC'S 123'S CHILDRENS SHOPPE 3 4801 51 AVE RED DEER ALTA	90-00092	840	9,640
ACCESS DENTURE	T4N 4H2 ACCU DENTURE LTD 301 4820 50 AVE RED DEER ALTA	90-00095	840	8,890
ANDREA HAWIUK OPERATING AS	T4N 4A4 ACADEMY OF PROFESSIONAL HAIR DESIGN 1 4805 48 ST. RED DEER, AB	90-00109	840	22,470
ACCURATE CASH REGISTER CO. LTD	T4N 1S6 4606 50 AVE RED DEER ALTA	90-00112	840	5,330
KEN WU KNOWN AND OPERATING	T4N 3Z8 AS ACUPUNTURE CLINIC #27 4917 48 STREET RED DEER ALBERTA	90-00412	840	3,500
BRIAN A ADAIR BARRISTER &	T4N 1S8 SOLICITOR- SOLE PROP STE 3 4909 48 ST 2ND FLR RED DEER ALBERTA	90-00435	840	5,430
ALBERTA ART & DRAFTING	T4N 1S8 SUPPLIES LTD 4709 49 AVE RED DEER ALTA	90-00910	940	2,880
LAWRENCE BALLA CARRYING ON	T4N 3W9 BUSINESS UNDER THE NAME ALBERTA BARBERS 101 4929 50 STREET	90-00925	840	1,380

RED DEER ALBERTA

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ALBERTA PROPERTY MANAGEMENT	1990 LTD. 103 4826 47 STREET RED DEER ALTA	90-01484	840	6,980
ROCKY VANDERHOEK/SOLE PROP.	T4N 1R2 ALBERTA ROCKYVIEW THERAPEUTIC CLINIC 4704 50 AVE. RED DEER, AB	90-01605	840	5,450
AL-TERRA ENGINEERING LTD	T4N 4A1 502 5000 50 AVENUE RED DEER ALBERTA	90-02200	840	6,520
LIZ MUNRO AKA ALL IN 1	T4N 6C2 4831 53 STREET RED DEER ALTA	90-02240	940	2,850
ALLIED COMMUNICATIONS LIMITED	T4N 2E7 10548 82 AVENUE EDMONTON ALBERTA	90-02271	840	11,900
WINNIE STREIT AKA ALLURE	T6E 2A4 COSMETICS A3 4805 48 STREET RED DEER ALTA	90-02340	840	6,930
AL-RAY TROPHY SHACK 1987 LTD	T4N 1S6 4781 49 STREET RED DEER ALTA	90-02416	940	2,620
ALTAN DRAPERIES LTD.	T4N 1T6 4936-51 STREET RED DEER ALBERTA	90-02500	840	8,350
NORBERT ALTVATER PROF CORP	T4N 2A7 206 4711 51 AVENUE RED DEER ALBERTA	90-02535	840	11,100
BARBARA CONNELL AKA AMOS &	T4N 6H8 ANDES IMPORTS 4911 50 AVE RED DEER ALTA	90-02675	940	8,490
ANDERSON APPLIANCE ARCADE LTD	T4N 4A6 F.W. ANDERSON 5405 GAETZ AVENUE RED DEER ALBERTA	90-02800	840	27,010
JOANNE DEBOLT & MONICA SCHMIDT	T4N 4B7 KNOWN AND OPERATING AS ANGEL HAIR 4929 50 ST. RED DEER ALBERTA	90-03182	840	2,660
ARLINGTON HOTEL RED DEER LTD	T4N 1X8 4905 51 AVE RED DEER ALTA.	90-03400	840	32,640
ARTISTRY IN GOLD DESIGN STUDIO	T4N 4H4 LTD 4926 49 STREET RED DEER ALTA	90-03630	840	7,160
ASSOCIATED CHIROPRACTIC CLINIC	T4N 1V3 DR G DIDRIKSON SOLE PROP 5415 49 AVE	90-03890	840	7,600

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NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
THE ASSOCIATE MANAGEMENT LTD	4705 48 AVE RED DEER ALTA.	90-04000	840	132,450
AUDIO WEST	RED DEER AUDIO SALES LTD 4715 49 STREET RED DEER ALBERTA	90-04335	840	27,150
AVALON HOMES (RED DEER) INC	4920 54 STREET RED DEER ALTA	90-04349	940	19,380
GERRY & BRUCE LODERMEIER AKA	B & G ACCOUNTING & TAX SERVICE 4909 48 AVE RED DEER ALTA	90-04500	940	4,090
B & H STAMPS & COINS	HELEN & BOB LINDSAY PRINTRSHIP 111 4929 ROSS STREET RED DEER ALBERTA	90-04520	840	2,460
CAROL ANTONY AKA BACK DOOR	HAIR STORE 4407 48 AVE RED DEER ALTA	90-04650	940	1,690
GLEN R BAILEY M.SC. PSYCH ALTA	SOLE PROPRIETORSHIP #25 4917 48 STREET RED DEER ALBERTA	90-04715	840	2,670
SHERI JOHNSTON AKA THE BALLOON	HUT 4810 50 AVE RED DEER ALTA	90-04746	940	11,260
BANK OF MONTREAL	55 BLOOR STREET WEST P.O. BOX 1417 TORONTO ONTARIO	90-04800	840	98,820
BANK OF NOVA SCOTIA	P.O. BOX 696 RED DEER ALTA.	90-05100	840	55,650
BARGAIN KASH & KARRY AKA	DIAMOND THAWER & AMIR HASSAM 4924 50 STREET RED DEER ALBERTA	90-05425	840	19,820
PETER & JOHN BARTHEL AKA	BARTHEL 1 HR PHOTO 4910 50 AVE RED DEER ALTA	90-05471	940	6,260
L L BAWTINHEIMER AKA LES &	NEILS CYLINDER HEAD REPAIRS 4925 48 STREET RED DEER ALBERTA	90-06000	840	6,800
BEAUMONT DENTURE & REPAIR	CLINIC LTD. 4940-51 ST. RED DEER ALBERTA	90-06200	840	1,430
J V MULROONEY AND KNOWN AS	BELTONE HEARING AID CENTER P.O. BOX 486	90-06901	840	8,230

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BEST BUY FURNITURE LTD	4606 50 AVE RED DEER ALTA	90-07500	940	23,860
BETTENSON'S CARTAGE CO. LTD	4320 52 AVE RED DEER ALTA	T4N 3Z8 90-07702	840	29,270
BEV'S HAIR STYLING LTD. O/A	BEV'S MEN & LADIES HAIR STYLING 4311 49 AVE. RED DEER, AB	T4N 4J9 90-07881	840	8,420
DR G N BHADRESA PROF CORP	4801 54 ST RED DEER ALBERTA	T4N 5Y7 90-08200	840	6,730
BILL'S AUTO BODY RED DEER LTD	5015 51 AVE RED DEER ALTA	T4N 2G5 90-08390	840	6,510
LORNA WATKINSON-ZIMMER AKA	BIRKENSTOCK 36 ANQUETEL CLOSE RED DEER ALTA	T4N 4H6 90-08475	940	6,390
BISHOPS WESTERN DRUGS MART #1	DRUGS BY BISHOP LTD 4810 ROSS ST RED DEER ALBERTA	T4R 1G7 90-08500	840	30,430
DRUGS BY BISHOP LTD	4810 ROSS STREET RED DEER ALBERTA	T4N 1X5 90-08505	840	16,420
BLINDS PLUS DESIGN	335760 ALBERTA LTD 5011 51 AVENUE RED DEER ALBERTA	T4N 1X5 90-09090	840	5,330
BLOCK H & R CANADA LTD.	4611 GAETZ AVENUE RED DEER ALBERTA	T4N 4H6 90-09100	840	17,110
BLOCKBUSTER VIDEO	ALBERTA VIDEO LIMITED - PART. 140 6064 12 STREET S E CALGARY ALBERTA	T4N 3Z9 90-09250	840	60,030
IRENE FRANZ AKA BLUE ROSE	COMPUTOR SERVICE 206 4734 50 STREET RED DEER ALTA	T2H 2X2 90-09425	940	800
BOB THOMPSON KNOWN & OPERATING	AS BOB'S BARBER SHOP 5024 49 STREET RED DEER ALBERTA	T4N 1X2 90-09480	840	500
BONDING THE SENSES - EDUCATION	CENTRE 1 429 TRANQUILLE ROAD KAMLOOPS B.C.	T4N 1V5 90-09901	840	4,000
MADELINE RAYNARD/SOLE PROP.	BOOKS ETC. 9 4929 49 ST. RED DEER, AB	V2B 3G9 90-10058	840	5,930

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GERALDINE BROWN KNOWN AND	OPERATING AS BOOKWORMS DEN 5003 ROSS STREET RED DEER ALBERTA	90-10060	840	5,940
ALAN J BOWERS - ACCOUNTING	207 4826 47 STREET RED DEER ALTA	90-10437	840	3,140
JIM MCLEOD / SOLE PROPRIETOR	BRASS BUTTONS 43 DAY CLOSE RED DEER ALTA	90-10470	840	22,800
DR. W T BRATTLEY PROF CORP	302 4822 ROSS STREET RED DEER ALBERTA	90-10480	840	8,940
BROWN SMITH & OWEN C/A	4921 47 ST. RED DEER ALBERTA	90-11131	840	39,460
T MAXWELL BROWN PROFESSIONAL	CORP 4924 52 STREET RED DEER ALTA	90-11150	940	25,470
BUFFALO HOTEL 1973 LTD.	5031-50 ST. RED DEER ALTA.	90-11400	840	46,680
SUE YEE KNOWN & OPERATING AS	BUFFALO HOTEL DINING LOUNGE 5031 ROSS STREET RED DEER ALBERTA	90-11500	840	6,330
BURRINGTON HEYWOOD HOLMES	HILLS & BLAIR PARTNERSHIP 500 4911 51 STREET RED DEER ALTA	90-11901	840	50,470
SUNWAPTA BROADCASTING	A DIV OF ELECTROHOME LTD BROADCAST HOUSE BOX 5030 STN E EDMONTON ALBERTA	91-12465	840	600
CHARLES W PAYNE/SOLE PROP.	CHARO ENTERPRISES 102 4825 47 ST. RED DEER, AB	91-12531	840	2,380
CANADA LIFE ASSURANCE CO	300 UNIVERSITY AVENUE TORONTO ONTARIO	91-13401	840	24,510
CANADIAN COMPUTER TRAINING	CENTRE INC 4901 48 STREET RED DEER ALTA	91-14055	940	7,180
CANADIAN CREDIT CORPORATION	3RD FLR 4814 50 STREET RED DEER ALTA	91-14075	940	4,200
CANADIAN HOME ASSURANCE CO	200 940 6TH AVE S W CALGARY ALBERTA	91-14180	840	7,500
CANADIAN IMP BANK OF COMMERCE	MUNICIPAL TAXATION DEPT BOX 122 COMM CRT PSTL STATION	91-14201	840	55,690

TORONTO ONTARIO

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CANADIAN IMP BANK OF COMMERCE	MUNICIPAL TAXATION DEPT P.O. BOX 122 COMM CRT STATION TORONTO ONTARIO	91-14205	840	20,240
CANLOCK SECURITY SYSTEMS LTD	4903 54 STREET RED DEER ALBERTA	M5L 1A2 91-15120	840	8,590
CANYON SPORTSWEAR LTD	4927 48 STREET RED DEER ALTA	T4N 2G7 91-15155	940	2,520
CAROLINE PETROLEUMS LTD.	4722 47A AVE RED DEER ALTA.	T4N 1S8 91-16100	840	1,960
CASCADE FIREPLACE LTD	CASCADE INDUSTRIES LTD 4203 17 A STREET S E CALGARY ALBERTA	T4N 3R5 91-16351	840	15,560
NORMAN CAVANAGH & ROBERT OXMAN	PROF CORP. 5202 48 AVE RED DEER ALTA	T2G 3X1 91-16655	940	4,800
CENTRAL ALBERTA FLORISTS LTD.	BOX 100 BLACKFALDS ALBERTA	T4N 3T9 91-18300	840	16,060
CENTURY 21 ADVANTAGE	CORPORATION 4728 50 ST. RED DEER ALBERTA	TOM 0J0 91-19277	840	21,700
CHAFEKAR VINAY PROF CORP DR	302 4822 50TH STREET RED DEER ALTA.	T4N 1X2 91-19300	840	8,820
CHAPMAN RIEBEEK SIMPSON	CHAPMAN WANLESS 208 4808 50 ST RED DEER ALTA	T4N 1X4 91-19405	840	29,670
CHARLIE	123908 ALBERTA LTD P.O. BOX 2062 LACOMBE ALBERTA	T4N 1X5 91-19416	840	8,740
CHATAM SALES & PROMOTIONS	PERMA INVESTMENTS LTD # 3 4820 47TH AVENUE RED DEER ALBERTA	T0C 1S0 91-19426	840	6,600
CHESTER PHYSIOTHERAPY LTD	C/O GEORGE PERRY 300 4808 50 STREET RED DEER ALTA	T4N 6B9 91-19545	840	10,320
VERONICA MCISAAC/SOLE PROP.	CHILDRENS CHOICE PLUS MORE 4931 49 ST. RED DEER, AB	T4N 1X5 91-19678	840	7,940
DOROTHEE BIBERGER OPERATING AS	CITADEL REALTY / REALTY WORLD (TM) 4824 51 ST. RED DEER, AB	T4N 1V1 91-20215	840	11,230

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JUDI BETTS / SOLE PROPRIETOR	CITY CENTRE VACUUM 5317 50 AVE RED DEER ALTA	91-20280	840	4,040
LORNE'S SUPERIOR PRODUCTIONS	INC AKA CITY WIDE VACUUM SALES & SERVICE 5101 50 AVE RED DEER ALTA	91-20311	840	7,310
CLARKS FAMILY RESTAURANT LTD	& NEIGHBORHOOD LOUNGE 4802 50 STREET RED DEER ALBERTA	91-20690	840	34,900
CYNTHIA VIROVE AKA CLASSICCUTS	4836 51 STREET #9 RED DEER ALTA	91-20770	940	4,080
CLUB CAFE RED DEER LTD.	5019-50 ST. RED DEER ALTA.	91-21000	840	51,150
CLUB CHERRY'S RESTAURANT	AND DINING LOUNGE LTD 4605 GAETZ AVE RED DEER ALBERTA	91-21003	840	28,970
GRANT COLLING AKA COLL-ADD	SERVICE 5303B 50 AVE RED DEER ALTA	91-21300	940	4,760
FRANK DESILVA KURT MOSDEL JOE	DESILVA & MIKE HAYWOOD AND OPERATING AS THE COLOR OF MONEY 4919 51 ST. RED DEER ALBERTA	91-21600	840	24,320
COMPLETE DENTAL LAB SERVICE	INC 5807 1A STREET S W CALGARY ALTA	91-21841	940	6,000
SUSAN BARTELINGS SOLE PROP AKA	COMPLEXIONS BY SUSAN 4813 54 STREET RED DEER ALTA	91-21845	840	4,370
COMPUTER TRAINING CENTRE INC	#34 4917 48 STREET RED DEER ALBERTA	91-21930	840	11,210
COPIES NOW	NORTHCOTT MANAGEMENT LTD #9 4801 51 AVENUE RED DEER ALBERTA	91-22050	840	11,360
CO-OPERATIVE INSURANCE	SERVICES LTD 4901 48 STREET RED DEER ALBERTA	91-22600	840	88,290
CORBANS APPAREL INC	4952 50 STREET RED DEER ALTA	91-22750	940	19,700

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R TED STINSON AKA	CORNER STONE MANAGEMENT & REAL ESTATE SERVICES 4813 47 STREET 3RD FLOOR RED DEER ALTA	91-22850	840	4,000
COUNSEL TECH CONSULTING LTD	SMITH G W INS SERVICES LTD P.O. BOX 709 RED DEER ALBERTA	91-23280	840	3,720
ANDREW & JOAN SCHREIBER O/A	COUNTRY CUPBOARD 5020 50 AVE. RED DEER, AB	91-23330	840	11,220
ANDREW & JOAN SCHREIBER AKA	COUNTRY CUPBOARD 5022 50 AVE RED DEER ALTA	91-23331	840	16,990
THE COUNTRY SAMPLER	COBBLESTONE MOUNTAIN LTD 4750 50 STREET RED DEER ALTA	91-23345	840	13,300
CRAWFORD COUNSELLING SERVICES	INC 201 5409 50 AVE RED DEER ALTA	91-23826	840	19,460
FRANCE S LOWE IN BUSINESS AS	CREATIVE ARTS & FRAMES 4748 50 STREET RED DEER ALBERTA	91-23860	840	10,350
CROWE DUHAMEL MANNING LAW FIRM	2ND FLR 5233 49 AVE RED DEER ALBERTA	91-24505	840	33,410
CRUISE HOLIDAYS - G P D S	HOLDINGS INC 5229 49 AVE RED DEER ALTA	91-24700	940	11,400
DIAMOND CUT TRAINING CENTRE	JOANNE CULL - SOLE PROP. P.O. BOX 970 BLACKFALDS ALBERTA	91-24900	840	3,960
CUTHBERTSON SANDALL & PARTNERS	P.O. BOX 918 RED DEER ALTA	91-25501	840	44,490
PATERSON AXELSON ETAL AKA	D L ASSOCIATES 303 4805 48 STREET RED DEER ALTA	92-25612	940	6,500
SHUN W CHAN AKA DADS	HAMBURGERS 4840 51 STREET RED DEER ALTA	92-25665	940	11,740
DAIRYWORLD FOODS - NU-MAID DIV	BOX 367 ATT: RICHARD SOLOMON EDMONTON ALTA	92-25910	840	84,250

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THE DANCE CONNECTION	RHONDA HEALD SOLE PROP P.O. BOX 2583 LACOMBE ALBERTA	92-25930	840	7,480
AASE DEVEREAUX CARRYING ON	T0C 1S0 BUSINESS UNDER DANA UNIFORMS 4938-51 ST. RED DEER ALBERTA	92-26050	840	2,670
DARCEY WILL (Moved)	T4N 2A7 DEERFOOT INN LTD 3 5550 45 STREET RED DEER ALBERTA	92-26485	840	2,060
DEERCORP CAPITAL GROUP INC	T4N 1L1 5005 50 AVE RED DEER ALTA	92-26490	840	8,780
DEER DEVELOPMENTS (1978) LTD	T4N 4B2 202 4706 48 AVE RED DEER ALTA	92-26520	940	6,110
DON GOWING & KEN MORGAN KNOWN	T4N 6J4 & OPERATING AS D E M PAWN SHOP 4918 50 ST. RED DEER AB	92-26930	840	8,640
DR. EDWARD L DEMCHUK	T4N 1X7 4922 53 STREET #100 RED DEER ALTA	92-26950	840	16,250
DICKS JANITORIAL SERVICE LTD	T4N 2E9 303 4824 GAETZ AVENUE RED DEER ALBERTA	92-27305	840	1,490
DIGITAL EQUIP OF CAN LIMITED	T4N 4A3 ATT: ROY ALEXANDER 4110 YONGE STREET WILLOWDALE ONTARIO	92-27401	840	7,750
TOM TO LORNE SPELREM JAMES	M2P 2C7 SHERMAN AKA DIMES TO DOLLARS 5101 50 AVE RED DEER ALTA	92-27480	940	3,500
DINO'S FAMILY RESTAURANT	T4N 4B3 336723 ALBERTA LTD 4617 50 AVENUE RED DEER ALBERTA	92-27520	840	19,960
DR EUGENE V DOLINSKY PROP CORP	T4N 3Z9 4615 48 AVE RED DEER ALTA	92-27901	840	5,850
P.J. DONNELLY PROF CORP	T4N 3S8 REGINA DONNELLY PROF CORP 4917 46 STREET RED DEER ALBERTA	92-28160	840	5,700
DON SORDAHL KNOWN & OPERATING	T4N 1N2 AS DON'S APPLIANCE REPAIRS 5417 50 AVENUE RED DEER ALBERTA	92-28181	840	6,240
DOUG E DER AKA DOUG E DER	T4N 4B7 CONTRACTING & FINISHING 203A 5000 50 STREET	92-28350	940	1,610

Bay 4, 4936-53 Ave (Address unknown)
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RED DEER ALTA

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DOW CHEMICAL CANADA INC	504 4901 48 STREET RED DEER ALBERTA	92-28450	840	5,940
C NEIL DOWNEY PROF CORP	T4N 6M4 KENNETH L SWAINSON PROF CORP 200 4708 50TH AVENUE RED DEER ALBERTA	92-28511	840	17,850
DOWNTOWN ESSO & MR LUBE	T4N 4A1 M & N LUBE LTD 4619 49 AVENUE RED DEER ALBERTA	92-28525	840	34,260
DOWNTOWN IGA STORE	T4N 3W8 MAYFAIR FOODS RED DEER LTD 4719 49 AVE RED DEER ALBERTA	92-28530	840	75,820
E & M PAWN SHOP	T4N 3W9 KEN MORGAN & DONALD GOWING - PARTNERSHIP 4923 51 STREET RED DEER ALTA	92-29021	840	3,100
CHRIS HELMER AKA	T4N 2A8 ELECTROLYSIS CENTRE 4781 49 STREET RED DEER ALTA	92-30015	840	1,670
CLAIRE DESGAGNE / SOLE PROP.	T4N 1T6 ELITE SECRETARIAL SERVICE 4902 53 STREET RED DEER ALTA	92-30065	840	840
EMMA MARTINEZ / SOLE PROP.	T4N 2E9 EMMA'S TAILOR SHOP 112 4921 49 STREET RED DEER ALTA	92-30195	840	2,670
ENCOR ENERGY CORPORATION INC.	T4N 1V1 300 5000 50 AVE RED DEER AB	92-30202	840	24,500
THE EQUITABLE LIFE INSURANCE	T4N 6C2 COMPANY OF CANADA 4826 47 STREET #104 RED DEER ALBERTA	92-30255	840	3,710
GORDON JOHNSON AKA ESKIMO	T4N 1R2 BILLIARDS 4802 51 STREET RED DEER ALTA	92-30405	940	12,460
ESSO CHEMICAL CANADA	T4N 2A5 201 4825 47 STREET RED DEER ALTA	92-30440	840	5,390
IMPERIAL OIL RESOURCES LIMITED	T4N 1R3 201 4922 53 STREET RED DEER ALTA.	92-30482	840	29,330
DONNA GLOVER AKA ETCETERA ETC	T4N 2E9 ACCESSORIES & THINGS 4919 49 STREET REAR RED DEER ALTA	92-30505	940	4,120
FELICIA SZKURA - SOLE PROP.	T4N 1V1 KNOWN & OPERATING AS	92-30590	840	15,500

EURO MODE CLOTHING STORE
4806 50 AVE.
RED DEER AB

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EVENTIDE FUNERAL CHAPELS RED	DEER LTD 4820 45 STREET RED DEER ALTA	92-30600	840	63,350
SANDRA TAYLOR AKA EXCEL CAREER	T4N 1K5 SERVICE 4740 50 STREET RED DEER ALTA	92-30690	940	23,600
SHABNAM VELJI CARRYING ON	T4N 1X2 BUSINESS AS EXOTIC S IOKE SHOP 4740 A 50TH STREET RED DEER ALBERTA	92-30700	840	1,280
G TESKE CARRYING ON BUSINESS	T4N 1X2 UNDER FAMILY SHOE REPAIR 5018-49 ST. RED DEER ALBERTA	92-31400	840	1,490
FARGEY'S FLOORS AND INTERIORS	T4N 1V5 LTD 4705 50 AVENUE E RED DEER ALBERTA	92-31490	840	31,530
H FIELDING AND COMPANY	T4N 4A2 4811 48 ST UPPER FLOOR RED DEER ALBERTA	92-32000	840	10,420
FIELDS STORES	T4N 1S6 A DIV OF ZELLERS INC 2755 KASLO STREET VANCOUVER B C	92-32050	840	59,400
LYNETT GORDON & MARJORIE	V5M 4M3 DUFORT AKA 51 ST CAFE 102 4911 51 STREET RED DEER ALTA	92-32100	940	17,380
SCOTT MACKINNON - SOLE PROP.	T4N 2A8 AKA FIXERS FURNITURE 4523 45 STREET RED DEER ALTA	92-32321	840	6,410
FLANAGAN SULLY & SURKAN	T4N 1K2 PARTNERSHIP 200 PARK PLACE 4825 47 ST RED DEER ALBERTA	92-32375	840	21,230
FLETCHER PRINTING LTD	T4N 1R3 4838 52 ST RED DEER ALBERTA	92-32500	840	13,030
A FLORAL AFFAIR AKA BRAND X	T4N 2C5 OFFICE SUPPLY INC 4928 50 STREET RED DEER ALTA	92-32750	940	21,970
TRAPTOW PHOTOGRAPHY LTD.	T4N 1X7 KNOWN & OPERATING AS FOTO BULL STUDIOS 5409 50 AVE. RED DEER AB	92-33341	840	11,250
DAVID HERMARY & STEVE RANGER	T4N 4B7 AKA FOURTH WORLD COMICS & COLLECTABLES 4734 50 STREET 201	92-33385	940	3,290

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WALLY ARNOLD AKA 49 TH STREET	CAFE 4917 49 STREET RED DEER ALTA	92-33390	940	9,770
JIM FREEMAN (PSYCHOL THERAPIST	LTD 4805 48 STREET RED DEER ALTA	92-33655	940	3,440
DAVID GLADUE IN BUSINESS AS	FUN & VIDEO GAMES LTD 4909 50 AVE E RED DEER ALBERTA	92-34186	840	5,210
G & H HARLEY- DAVIDSON	AUTUMN ENTERPRISES INC AKA 5129 48 STREET RED DEER ALTA	92-34460	840	11,210
TERRI LEONARD AKA GALLERY	GRAPHICS 4929 51 STREET RED DEER ALTA	92-35505	940	2,800
THE GALLERY ON ROSS INC.	4919 50 ST. RED DEER AB	92-35540	840	27,900
GATEWAY TRAVEL	403442 ALBERTA LTD 4811 48 AVENUE RED DEER ALBERTA	92-35720	840	9,300
GEMALTO CO-OPERATION LTD	P O BOX 574 RED DEER ALTA	92-35956	940	6,220
DEREK MCNANELY AKA	MR. GEORGE'S 4309 37 STREET RED DEER ALTA	92-36355	840	12,430
GERIG NEUFELD HAMILTON	GLENAL MANAGEMENT LTD 501 4901 48 STREET RED DEER ALBERTA	92-36425	840	24,640
PAMELA & BRETT GINTER AKA THE	GOOD FOOD COMPANY 5001 50 STREET RED DEER ALTA	92-36895	940	10,420
GOSPEL BOOK N MUSIC 1983 LTD	4909 48 STREET RED DEER ALBERTA	92-37004	840	19,950
NOR DOR VENTURES LTD.	OPERATING AS GRAPES N' HOPS 202 4734 50 ST. RED DEER, AB	92-37475	840	2,530
THE GREAT TUNES COMPANY LTD.	203 4734 50 ST. RED DEER AB	92-37750	840	2,260
GROUP 2 ARCHITECTS	200 4706 48 AVE RED DEER ALTA	92-37961	840	12,500

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NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
GROCERY KART CONVENIENCE STORE	5018 45 STREET RED DEER ALTA	92-37964	840	45,000
GROWER DIRECT - FRESH CUT	FLOWERS - 510458 ALBERTA LTD 4801 51 AVE #10 RED DEER ALTA	92-37971	840	14,000
GUNDYS TIRE SERVICE 1971 LTD.	5122 48 ST RED DEER ALBERTA	92-38100	840	21,890
VIRGINIA MCKENZIE KNOWN &	OPERATING AS HAIR HEAVEN 4814 51 STREET RED DEER ALBERTA	93-38380	840	5,580
REZVAN PHILLIPS CARRYING ON	BUSINESS AS HAIR WORLD 4820 47 AVENUE RED DEER ALTA	93-38410	840	6,930
HALDANE APPRAISALS AND	ASSOCIATES CO LTD 4920 GAETZ AVE RED DEER ALBERTA	93-38426	840	5,070
DR BRUCE HANDLEY PSYCHIGST	BRUCE HANDLEY HOLDINGS LTD 303 4822 ROSS STREET RED DEER ALBERTA	93-38601	840	8,830
HAYHOE ROOFING 1991 LTD	5016 50 AVE RED DEER ALTA	93-39801	840	13,140
MARTIN D HERBERT - ACCOUNTANT	304 4805 48 STREET RED DEER ALTA	93-39921	840	4,950
RON FOSS KNOWN & OPERATING AS	HERITAGE FAMILY SERVICE 4801 48 ST RED DEER ALTA	93-39940	840	14,620
HIGHLAND HOUSE	ANDY BURUMA ENTERPRISES LTD P.O. BOX 643 RED DEER ALBERTA	93-40227	840	30,250
HOMELIFE PILLAR REAL ESTATE	1993 CORP 5216 48 AVE RED DEER ALTA	93-41471	940	13,770
HEATHER MILAN AKA THE	HOMESPUN GALLERY 5114 48 STREET RED DEER ALTA	93-41480	940	28,230
HONGKONG BANK OF CANADA	REAL ESTATE SERVICES DEPART. 885 WEST GEORGIA STREET VANCOUVER B.C.	93-41550	840	54,000
BARRY HOUCK - SOLE PROP.	HOUCK INSURANCE 101 4911 51 STREET RED DEER ALTA	93-41975	840	5,940

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I B M CANADA LTD	C/O RE LEASING 33/915 3500 STEELS AVENUE EAST MARKHAM ONTARIO	93-43000	840	3,250
IAN P MACKIN & ASSOC. INC.	405 4901 48 ST. RED DEER, AB	93-43023	840	11,200
DANNY RODE & ISAO NAKAMURA/	PARTNERSHIP IDEAL SPORTS CARDS 4781 49 STREET #106 RED DEER ALTA	93-43060	840	4,490
INDEPENDENT BUSINESS PRODUCTS	DIV OF 249406 & 289988 5201 GAETZ AVE RED DEER ALBERTA	93-43700	840	12,400
ING & MCKEE INSURANCE LTD	P.O. BOX 698 RED DEER ALBERTA	93-43801	840	30,940
JERRY KINDOPP	AKA INSURANCE PLUS 4921 49 STREET #207 RED DEER ALTA	93-43880	840	9,370
JEANETTE HOFFMAN & GLADYS	HARRISON AKA J CHOCOLATE & COMPANY & WEDDING BELLS 4715 49 AVE RED DEER ALTA	93-44057	940	17,760
JOHNSTON MING MANNING	4943 50 STREET ROYAL BANK BLDG RED DEER ALTA	93-45170	840	49,270
JUANITA SAUNDERS AKA JUANITAS	PLACE 4781 49 STREET 102 RED DEER ALTA	93-45551	940	2,790
JULIA STEVENSON AKA JULIAS (Moved)	PSYCHIC BOUTIQUE 5425 50 STREET RED DEER ALTA	93-45680	940	1,400
JULIUS TAILOR SHOP LTD	4932 50 ST UPPER FLOOR RED DEER ALBERTA	93-45700	840	4,620
SUZIE NELSON & BETTY	DESCHIFFART AKA JUST CUTS 4901 48 STREET LOWER MALL RED DEER ALBERTA	93-45725	840	2,850
SHANE VALENTE AKA KAPTAIN	FRYZZ 5005 50 AVE RED DEER ALTA	93-45940	940	5,430
VELMA KARPA AKA KARPA	PSYCHOTHERAPY SERVICES 4805 48 STREET RED DEER ALTA	93-45990	940	3,440

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KAPPS HOBBY HOUSE 1993 AKA	577962 ALBERTA LTD 4810B 50 AVE RED DEER ALTA	93-46025	940	12,040
DR T A KASPER & ASSOCIATES	10924 107 AVENUE EDMONTON ALBERTA	93-46034	840	7,120
DR T A KASPER & ASSOCIATES	MEDICAL LABRATORIES 10924 107 AVE EDMONTON ALTA	93-46036	840	3,600
JEFF CHARLEBOIS AKA SKYWARD (Moved)	DISTRIBUTING KIRBY CENTER RED DEER 4920 52 STREET RED DEER ALTA	93-47035	940	29,070
KNOTTY & NICE HANDICRAFTS &	SUPPLIES LTD 5123 50 AVE RED DEER ALTA	93-48176	840	17,250
STEVE KOVAC KNOWN & OPERATING	AS KOVAC'S SHOE CLINIC 5009 49 STREET RED DEER ALBERTA	93-48300	840	10,710
S.S. KRESGE LTD.	C/O K MART CANADA LTD. 8925 TORBRAM ROAD BRAMPTON ONTARIO	93-48500	840	89,230
LADY FITNESS & HEALTH	DIV OF 361419 ALBERTA LTD 102 4702 49TH AVENUE RED DEER ALBERTA	93-49006	840	21,100
BONNIE SLACK & VICKIE VAJDA	IN BUSINESS AS LA MANE PLACE # 1 4801 51 AVENUE RED DEER ALBERTA	93-49092	840	9,560
DRS. LAMPARD RUDYK & LUND	4817 48 ST. RED DEER ALBERTA	93-49101	840	30,830
LAYDEN'S HERBAL & THERAPY	CENTRE R.A. LAYDEN - SOLE PROP. 4836 51 STREET RED DEER ALTA	93-49301	840	6,480
LEE AND SHORT	BARRISTERS AND SOLICITORS 402 4901 48 STREET RED DEER ALBERTA	93-49635	840	18,590
LESLIE'S LTD	4913 49 STREET RED DEER ALTA	93-49836	940	12,540
NINIAN LOCKERBY - LAWYER &	GARRY M BORIS - LAWYER 4921 49 STREET # 201	93-50500	840	9,000

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MS R HAHN IN BUSINESS AS	LODGE GIFT SHOPPE 4311 49 AVE RED DEER ALBERTA	93-50530	840	1,860
HAROLD LONEY PROF CORP	507 4808 50 STREET RED DEER ALTA	93-50575	840	4,500
TANZANITE HOLDINGS LTD. O/A	THE LOONIE SHOPPE 4924 50 ST. RED DEER, AB	93-50808	840	12,670
BILL VANSON KNOWN & OPERATING	AS LORMIT PROCESS SERVICES 204 4909 50 AVE RED DEER ALBERTA	93-50820	840	1,370
PATRICIA EB MACSWEEN SOLICITOR	307 4822 ROSS STREET RED DEER ALBERTA	94-52370	840	9,300
MAICO HEARING AID SERVICE LTD	504 4808 50 STREET RED DEER ALBERTA	94-52405	840	5,630
CRYSTAL GLASS CANADA LTD	BOX 4100 50 EDMONTON ALBERTA	94-52406	840	15,480
MANUFACTURERS LIFE INSUR CO	900 926 5 AVENUE S.W. CALGARY ALBERTA	94-52415	840	7,650
MANPOWER TEMPORARY SERVICE	MANPOWER SERV (CALG) LIMITED #201 4943 ROSS STREET RED DEER ALBERTA	94-52428	840	4,330
MARIAN JANS IN BUSINESS AS (MOVED)	MARIAN'S BOUTIQUE 110 4921 49 STREET LOWER MALL RED DEER ALBERTA	94-52433	840	3,090
MARVEL HAIR STYLING	FRANK CAIRO ENTERPRISES LTD 101 5008 ROSS STREET RED DEER ALBERTA	94-52455	840	54,820
MARVEL TRADES BUSINESS COLLEGE	FRANK CAIRO ENTERPRISES LTD 202 5008 ROSS STREET RED DEER ALBERTA	94-52456	840	15,830
MCAULEY ELECTRIC MOTOR LTD	5301-50 AVE. RED DEER ALBERTA	94-52535	840	22,430
ROBERT D MCINTOSH SOLICITOR	4808 ROSS STREET # 206 RED DEER ALBERTA	94-52810	840	5,910
MELCOR DEVELOPMENTS LTD	900 10310 JASPER AVE EDMONTON ALTA	94-55820	840	5,810
ANDREA WARE IN BUSINESS AS	MEMORY LOFT COLLECTABLES 2ND FLE 4919 48 STREET RED DEER ALBERTA	94-55950	840	7,480

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MENDELSSOHN COMMERCIAL LIMITED	1336 SUNLIFE PLACE 10123 99 STREET EDMONTON ALBERTA	94-55990	840	3,280
MIDLAND-DOHERTY LTD.	401 4911 51 STREET RED DEER ALBERTA	T5J 3H1	94-56600	840
MILESTONE MUSIC LTD	4732 ROSS STREET RED DEER ALBERTA	T4N 2A8	94-57311	840
MILLAR HOMYNYK KEELEY	ASSOCIATES LTD 4711 51 AVENUE # 107 RED DEER ALBERTA	T4N 1X2	94-57380	840
MILLS TRAVEL LTD	4620 48 AVE RED DEER ALTA	T4N 6H8	94-57621	840
MINIT LUBE LTD	5420 49 AVE RED DEER ALTA	T4N 3S9	94-57625	840
MINUTE MUFFLER SERVICE LTD	5034 ROSS STREET RED DEER ALBERTA	T4N 5Z7	94-57636	840
MITCHELL & JEWELL LTD.	P.O. BOX 388 RED DEER ALBERTA	T4N 1Y3	94-58000	840
MITCHELL & JEWELL LTD	P.O. BOX 388 RED DEER ALBERTA	T4N 5E9	94-58001	840
MODE MODELS INTERNATIONAL INC	4814 50 ST. (LOWER) RED DEER, AB	T4N 5E9	94-58151	840
MOHAWK RED DEER SERVICE	MOHAWK OIL CO LTD 325 6400 ROBERTS ST BURNABY B C	T4N 5E9	94-58500	840
ELVINE SKORETZ KNOWN &	OPERATING AS MONEYSTRAIT INC 211 4801 51 AVENUE RED DEER ALBERTA	V5G 4G2	94-58550	840
MONSIEUR WONGS	225358 ALBERTA LTD 5004 48 STREET RED DEER ALBERTA	T4N 4H2	94-58580	840
MOONEY INSURANCE AGENCY LTD	#100 4825 47TH ST RED DEER ALBERTA	T4N 5K4	94-58610	840
MOORES THE SUIT PEOPLE INC	4720 GAETZ AVENUE RED DEER ALBERTA	T4N 1R3	94-58650	840
MOTHERS TO BE - 515072 ALBERTA	LTD 4942 50 STREET RED DEER ALTA	T4N 4A1	94-58800	840
FRANK E MURPHY QC	201 5008 ROSS STREET	T4N 1X7	94-59441	840

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JOHN MURRAY ARCHITECT LTD	102 4915 54TH STREET RED DEER ALBERTA		94-59525	840	16,630
MUTUAL LIFE ASSURANCE CO.	BRANCH PREMISES DEPT BOX/CP 1601 WATERLOO ONTARIO	T4N 2G7	94-59650	840	30,780
NPD PRODUCTIONS INC	210 4711 51 AVE RED DEER ALTA	N2J 4C5	94-59721	940	9,000
NEARBANK FINANCIAL CENTRES LTD	4908 B ROSS STREET RED DEER ALBERTA	T4N 6H8	94-60095	840	11,630
NEROS STEAK & PASTA LTD	DEBRICH HOLDINGS LTD 4706 49 AVE RED DEER ALTA	T4N 1X7	94-60110	840	31,740
NEW DIMENSIONS FAMILY DAY CARE	HOME PROGRAMS INC 4815 54 STREET RED DEER ALBERTA	T4N 6L5	94-60195	840	5,090
NEW YORK LIFE INS COMPANY	J MCPHERSON & G L'HIRONDELLE 4821 54TH STREET RED DEER ALBERTA	T4N 2G5	94-60350	840	8,520
NEWTON APPRAISALS LTD	203 4711 51 AVE RED DEER ALTA	T4N 2G5	94-60400	840	1,830
JAMES MCINTOSH AKA THE NIGHT	SHADOWS 4914 50 AVE RED DEER ALTA	T4N 6H8	94-60455	940	3,570
N. AMERICAN LIFE ASSURANCE CO	5650 YONGE STREET NORTH YORK ONTARIO	T4N 4A8	94-60541	840	25,380
SAM LEUNG AKA NORTH GARDEN	RESTAURANT 4808 51 AVE RED DEER ALTA	M2M 4G4	94-60675	940	14,650
NORTHSTAR SPORTS RED DEER LTD	4913 GAETZ AVE RED DEER ALBERTA	T4N 4H3	94-61160	840	39,980
NUTRI/SYSTEM WEIGHT LOSS CENTR (Moved)	NEW HOPE ALBERTA LTD 4806 51 AVENUE RED DEER ALBERTA	T4N 4A6	94-61795	840	26,430
ROXANNE WHITFORD-NUMAN AKA	NUWAY CONSULTING 200 4826 47 STREET RED DEER ALTA	T4N 4H3	94-61850	940	2,850
KWAN CHAK TONG IN BUSINESS AS	O K TAILOR 4916 GAETZ AVENUE RED DEER ALBERTA	T4N 1R2	94-62230	840	2,880
KELLY LUCIER & WILL BLACK AKA (Moved)	OF EARTH & MAN	T4N 4A8	94-62240	940	2,600

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IDA M WALL AKA OKIE CARDS	& CONFECTIONARY 4911 51 STREET 103 RED DEER ALTA	94-62250	940	4,110
O L OPTICAL - DIV. OF 377697	ALBERTA LTD 3 4929 50 STREET RED DEER ALTA	94-62260	940	12,240
OLSEN & JOLY CHARTERED	ACCOUNTANTS 2ND FLR. 4620 48 AVE RED DEER ALTA	94-62285	840	24,080
SHIRLEY DECHAMPLAIN OPERATING (Moved)	AS OPTIONS 4929 49 STREET RED DEER ALTA	94-62565	840	9,860
DR. J.A. ORDMAN	BONE & JOINT SPECIALIST 4914 46 STREET RED DEER ALBERTA	94-62600	840	3,070
MUNRO BURNS AKA OVATION	CATERING 4901 48 STREET RED DEER ALTA	94-63200	940	6,020
PCS PUBLISHING INC	4820 53 STREET RED DEER ALBERTA	94-63280	840	4,800
GORDON BEAUCLAIR & LANY	VANDEBURGT AKA P M DELIVERIES 5425B 50 AVE RED DEER ALTA	94-63305	940	960
PAPER CAT DEVELOPMENT LTD	202 4711 51 AVENUE RED DEER ALBERTA	94-63750	840	1,520
THE PARK HOTEL	JCW CHOMYC ENTERPRISES LTD 4916 ROSS STREET RED DEER ALBERTA	94-64200	840	79,410
PARKLAND AQUARIUM AND	HOBBIES LTD 4709 GAETZ AVENUE RED DEER ALBERTA	94-64850	840	14,970
PARKLAND CUSTOM CABINETS	(1990) LTD - 420716 ALBERTA LTD 5014 50 AVE RED DEER ALTA	94-65030	940	29,100
PARKLAND DENTURE CLINIC LTD	5011 ROSS ST RED DEER ALBERTA	94-65100	840	3,060
PARKLAND PHYSIOTHERAPY CENTRE	1978 LTD 405 4808 ROSS STREET RED DEER ALBERTA	94-65350	840	12,630

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PARKLAND SAVINGS &	CREDIT UNION LTD 601 4901 48TH ST RED DEER ALBERTA	94-65416	840	43,790
PARKLAND SAVINGS & CREDIT	UNION CO. LTD 6TH FLOOR 4901 48 STREET RED DEER ALTA	94-65419	840	59,980
PARKLAND TRANSMISSION	AKA JAKERY INVESTMENTS LTD 4702 51 AVE RED DEER ALTA	94-65430	940	9,850
PARKLAND REPORTING LTD	2ND FLR 4909 48 STREET RED DEER ALBERTA	94-65480	840	7,530
PARSONS CLINIC	4822 ROSS STREET RED DEER ALBERTA	94-65900	840	127,230
JAN CHANDLER & HARVEY BRINK-	SHRING AKA PATHWAYS & NU BEGINNINGGS 3 4606 50 AVE RED DEER ALTA	94-66070	840	2,780
PEACOCK TAKE OUT STORE	PEACOCK INN LTD 3421B 50 AVENUE RED DEER ALBERTA	94-66310	840	14,110
D BATEMAN-T RALIS IN BUSINESS	AS PEGASUS 2 FOR 1 PIZZA 4914 52 STREET RED DEER ALBERTA	94-66670	840	6,720
PEGGY LANE PROPERTY MGT. LTD	5024 50 STREET RED DEER ALTA	94-66675	940	900
RBC DOMINION SECURTIES PEMBRN	403 4901 48 STREET RED DEER ALBERTA	94-66681	840	25,180
DIAMOND THAWER & AMIR HASSAM	AKA PENNY PROFIT DISC STORE 4924 50 STREET RED DEER ALBERTA	94-66685	840	15,100
PENNY PROFIT DISCOUNT STORE	DIAMOND THAWER & AMIR HASSAM 4924 50 STREET RED DEER ALTA	94-66686	840	4,500
PERSONAL DIMENSIONS LTD	108 4711 51 AVE RED DEER ALTA	94-66981	940	7,170
PERSONAL TAX SERVICE LIMITED	BASIC ACCOUNTING RESOURCES LTD 4809 48 AVENUE RED DEER ALBERTA	94-66991	840	7,790
PARKER STYNER AKA PHYSICAL	EFFECTS 4601 50 AVE	94-67300	940	7,230

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PIX-A-COLOR RED DEER LTD.	5127-48 ST. RED DEER ALTA.	94-67750	840	8,110
PLAZA DENTURE CLINIC (1986)LTD	302 4805 48 STREET RED DEER ALBERTA	94-68000	840	4,620
PRAIRIE OFFICE PRODUCTS-DIV OF	PRAIRIE BUSINESS MACH CO LTD 5032 GAETZ AVE RED DEER ALBERTA	94-68900	840	87,030
PRIME CUT FOOD SERVICES LTD	204 4805 48 STREET RED DEER ALTA	94-69270	940	2,780
DR E G PRIOR PROFESSIONAL CORP	203 4820 GAETZ AVENUE RED DEER ALBERTA	94-69350	840	9,100
PRO FUND DISTRIBUTORS LTD	200 4840 51 STREET RED DEER ALTA	94-69449	940	12,600
LYNN TERNES - SOLE PROP.	AKA PROPOSALS 4929 50 STREET RED DEER ALTA	94-69495	840	1,000
DEBRA LORENTZ AKA PUMPERNICHEL	DELI 5010 43 STREET RED DEER ALTA	94-69563	940	10,970
LUCILLE DELISLE KNOWN AS	PURE ENERGY WHOLE FOODS & SUPPLEMENTS 9 4929 50 ST RED DEER ALBERTA	94-69566	840	15,200
EARL PARKER AKA PUNCHLINE	INDUSTRIES R R 1 PENHOLD ALTA	94-69567	940	1,130
DES HENRY KNOWN & OPERATING	AS PYRAMID REFINISHERS 5125 48 STREET RED DEER ALBERTA	94-69572	840	2,250
QUALITY CLEANING LTD.	5020 49 ST RED DEER ALBERTA	95-69575	840	1,080
ROBYN & DON SAFAR AKA R & D	HOUSEHOLD ACCESSORIES 5123 50 AVE B RED DEER ALTA	95-69722	940	14,500
RTO CENTERS RENT TO OWN AKA	567604 ALBERTA LTD 15501 STONY PLAIN ROAD EDMONTON ALTA	95-69775	940	24,150
MIKE HODGINS IN BUSINESS AS	RAINBOW PRODUCTIONS # 8 10592 109 STREET EDMONTON ALBERTA	95-69838	840	2,750

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RAINBOW GAMES PALACE - A DIV	OF J M DHANANI & SONS LTD 4813 48 AVENUE RED DEER ALBERTA	95-69840	840	29,300
RALPH MELNICK AGENCY LTD.	4785 49 ST. RED DEER, AB	95-69855	840	5,240
THE REAL CANADIAN SUPERSTORE	WESTFAIR FOODS LTD 5016 51 AVE RED DEER ALTA	95-70208	840	459,180
BILL CREIGHTON AKA RECORDS	TO THE RAFTERS 4921 48 STREET RED DEER ALTA	95-70230	940	12,300
RED CAL INDUSTRIES LTD.	603 4911 51 STREET RED DEER ALBERTA	95-70255	840	13,670
STUART BEACH KNOWN & OPERATING	AS RED DEER BARBER SHOP 4921 49 STREET RED DEER ALBERTA	95-70710	840	1,400
RED DEER CENTRAL T V LTD	5130 47 ST RED DEER ALBERTA	95-71228	840	13,160
STEVE DROBOT AKA RED DEER	CENTRAL HUSKY 4505 49 AVE RED DEER ALTA	95-71230	940	26,070
THE CENTRE FOR BUSINESS	DEVELOPMENT RED DEER & DISTRICT BUSINESS DEV. CORP 502 4901 48 STREET RED DEER ALTA	95-71530	840	12,750
DEFNSVE DRIVNG SCHOOL OF CAN	INC AKA RED DEER DRIVNG SCHOOL P.O. BOX 302 RED DEER ALBERTA	95-71543	840	4,500
GEORGE YOUNG KNOWN & OPERATING	AS RED DEER GENERAL STORE 5113 49 STREET RED DEER ALTA	95-71851	840	4,500
RED DEER GOLDSMITH LTD	4822 GAETZ AVENUE RED DEER ALBERTA	95-71901	840	11,630
RED DEER LOCK & SAFE LTD	4710 51 AVENUE RED DEER ALBERTA	95-72830	840	3,880
RED DEER LODGE (COURTYARD	INNS) R VOLLMAN ALBERTA LTD INN ON 7TH 10001 107 STREET EDMONTON ALTA	95-72900	940	253,120
RED DEER MONUMENTAL LD	4802 51 AVENUE RED DEER ALBERTA	95-73151	840	15,800

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NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
RED DEER WELDING SUPPLIES	(1989) LTD 5121 47 STREET RED DEER ALBERTA	95-74950	840	34,870
RED FALLS CLEANERS LTD.	4833-46 ST. RED DEER ALBERTA	95-75100	840	15,060
M E LAWRENCE KNOWN & OPERATING	AS REEVES BUSINESS COLLEGE 101 4915 54 STREET RED DEER ALBERTA	95-75600	840	26,830
RICHARDSON GREENSHIELDS OF	CANADA LIMITED 101 4808 ROSS STREET RED DEER ALBERTA	95-76420	840	12,270
JANE COUTTES AKA RICHWAY	INTERNATIONAL INC P O BOX 145 PINE LAKE ALTA	95-76450	940	9,100
AVIS RENT A CAR (LICENSEE)	RIO VISTA LEASING LTD 5425 50 AVENUE RED DEER ALTA	95-76800	840	8,380
RIVER CITY CYCLE LTD.	4912 52 ST RED DEER ALBERTA	95-76975	840	10,130
ROB-RAE CLOTHIERS - VELLNER	LEASEHOLD LTD 4930 50 STREET RED DEER ALTA	95-77655	940	22,330
DOUG ROBINSON & CINDY CANNING	AKA ROBINSON MASSAGE THERAPY CLINIC 4924A 52 STREET RED DEER ALTA	95-77710	940	6,160
RHONDA CURRIE AKA RHODAS PLACE	175 OVERDOWN DRIVE RED DEER ALTA	95-77900	940	7,640
ROLLAND PROVENCAL & ROLLANDS	BARBER SHOP 5020 50 AVE RED DEER ALTA	95-78000	940	1,750
AMIRALLY A DEWJI KNOWN &	OPERATING AS ROSS BOUTIQUE 5003 ROSS STREET RED DEER ALBERTA	95-78176	840	5,450
ROSS STREET PHARMACY LTD	4814 50 STREET RED DEER ALTA	95-78185	940	27,690
ROYAL BANK OF CANADA	4943 50 STREET RED DEER ALBERTA	95-78300	840	109,650
ROYAL BANK OF CANADA	AGRICULTURE DIVISION 4943 50 STREET	95-78305	840	21,950

RED DEER ALBERTA

T4N 1Y1

THE CITY OF RED DEER TX004J
 BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

1/04/94

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NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
ROYAL TRUST CORPORATION	OF CANADA 4814 ROSS STREET RED DEER ALBERTA	95-78701	840	34,880
ROYAL LEPAGE REAL ESTATE	SERVICES LTD 33 YONGE STREET SUITE 1000 TORONTO ONTARIO	95-78705	840	26,970
R HOPKINS CARRYING ON BUSINESS	UNDER ROY'S ENTERPRISES 5305 GAETZ AVE RED DEER ALBERTA	95-78950	840	3,840
DR. GORDON J ROZNIK	PERIODONTIST 301 4822 50 STREET RED DEER ALTA	95-78960	840	7,560
JOYCE ROW KNOWN & OPERATING AS	SAGIT ARIES COSTUMES # 7 4801 51 AVENUE RED DEER ALBERTA	95-79700	840	13,440
SAMBUCA SAMS AKA 225358	ALBERTA LTD 5004 48 STREET RED DEER ALTA	95-79875	940	42,580
SANTO PROPERTY MANAGEMENT INC.	204 4929 50 ST. RED DEER, AB	95-80113	840	4,620
SARO'S STEAK PIZZA & SPAGHETTI	HOUSE LTD 4746 ROSS STREET RED DEER ALBERTA	95-80130	840	16,470
J E SCALZO PROFESSIONAL CORP	4619 48 AVE RED DEER ALTA	95-80405	940	18,510
SCHNELL MACSWEEN HARDY	PARTNERSHIP 601 4808-50 ST. RED DEER ALTA.	95-80600	840	24,490
PATTY ALSANO AKA STUDIO SCOTT	SCHOOL OF DANCING R.R.1 BXO 1 SITE 13A RED DEER ALBERTA	95-80925	840	7,130
SCOTTSVILLE AGENCIES LTD.	2A 4720 50 AVE. RED DEER, AB	95-80928	840	9,470
SCOTTSVILLE TRAVEL INC	404 5002 50 AVE RED DEER ALTA	95-80929	940	7,430
A C I LTD. AKA	SECOND LOOK MARKETING 4730 50 ST. RED DEER, AB	95-80949	840	3,190
AMANDA OMCIULEAC AKA 2ND TO	NONE NAILS BY AMANDA 107 4781 49 STREET RED DEER ALTA	95-80955	940	1,550

THE CITY OF RED DEER
BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

TX004J

1/04/94

PAGE 25

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
SECRETARIAL SERVICES OF RED	DEER LTD BOX 605 RED DEER ALTA	95-80959	840	7,200
DR KYU S SEUNGS	T4N 5G6 49 ST FAMILY CHIROPRACTIC CENTR LOWER MALL 4925 49TH ST RED DEER ALBERTA	95-80995	840	4,650
SEVERNA NASH BOOKS LTD	T4N 1V1 4808 50 AVE RED DEER ALTA	95-81101	840	23,370
SAHJANI & CO PROFESSIONAL	T4N 4A3 CORPORATION 5007 50 STREET LOWER RED DEER ALTA	95-81121	940	2,630
SHALIMAR PHYSIOTHERAPY LTD	T4N 1Y2 102 4711 51 AVENUE RED DEER ALBERTA	95-81125	840	23,720
SHAUNEYS DINING & COCKTAIL	T4N 6H8 LOUNGE 276067 ALBERTA LTD 4909 48 STREET RED DEER ALBERTA	95-81195	840	33,850
SHEAR WIZARD'S BEAUTY SALON	T4N 1S8 1985 LTD 201 4805 48TH STREET RED DEER ALBERTA	95-81245	840	9,020
SHUMKA CRAIG & MOORE ADJUSTERS	T4N 1S6 LTD 202 4929 50 STREET RED DEER ALTA	95-81669	840	11,260
SIEWERT BOTHWELL LAWYERS	T4N 1X9 PARTNERSHIP 204 5002 GAETZ AVENUE RED DEER ALBERTA	95-81730	840	11,700
SIM & THORNE PROPERTY	T4N 6C2 MANAGEMENT LTD 4775 49 STREET RED DEER ALTA	95-81890	840	9,430
SIMPSON & HANSEN INSURANCE LTD	T4N 1T6 4826 47 STREET LOWER FLR. RED DEER ALBERTA	95-82051	840	7,070
SIMS BATTLE BREWSTER & ASSOC.	T4N 1R2 INC 4827 49 STREET RED DEER ALTA	95-82280	940	53,630
SISSON FURS LTD.	T4N 1T8 BOX 344 RED DEER ALBERTA	95-82800	840	14,330
SISSON WARREN SINCLAIR	T4N 5E9 600 4911 51 STREET RED DEER ALTA	95-82850	940	52,750
M SLAWINSKY PROFESSIONAL CORP.	T4N 2A8 4819 48 AVE. 2ND FLOOR RED DEER, AB	95-82926	840	7,000
DR LYLE SMITH CHIRPTR	T4N 3T2 105 4929 ROSS STREET	95-83000	840	6,460

LOWER MALL
RED DEER ALBERTA

T4N 1X9

THE CITY OF RED DEER
BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

TX004J

1/04/94

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NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
SNELL AND OSLUND SURVEYS	1979 LTD. P.O. BOX 610 RED DEER ALBERTA	95-83075	840	13,660
JUAY TIEDEMAN IN BUSINESS AS	SNIP & CLIP # 5 4820 47TH AVENUE RED DEER ALBERTA	95-83156	840	3,630
M.R. SODERQUIST APPRAISALS LTD	303 4702 49 AVENUE RED DEER ALBERTA	95-83300	840	5,040
THE SOURCE INTERNATIONAL	519180 ALBERTA LTD. 203 4943 50 ST. RED DEER, AB	95-83526	840	4,370
JIM WALLACE KNOWN AS	MR. SPORTS CARD 4940 50 ST. RED DEER ALBERTA	95-84070	840	9,150
KEVIN M SPROULE & PAMELA S	MACNAUGHTON (LAWYERS) 4706 48 AVE RED DEER ALTA	95-84185	840	9,110
STANLEY ASSOCIATES ENGINEERING	LTD. 605 4808 50 ST. RED DEER, AB	95-84455	840	4,560
LAURIE KOEBEL AKA STEPPIN TO	COUNTRY 4732 50 STREET RED DEER ALTA	95-84650	940	5,040
STERLING CLEANERS LTD	BOX 28 RED DEER ALBERTA	95-84700	840	16,460
DR D J STEWART	4926 45TH STREET RED DEER ALBERTA	95-84821	840	5,000
TERESA POLSON & JOHN ELTON/	PARTNERS - STUDIO 47 SALON 4813 47 STREET #201 RED DEER ALTA	95-85191	840	19,160
MARLENE CURTIS AKA STYLZ HAIR	DESIGN 99 SELKIRK BLVD RED DEER ALTA	95-85265	940	1,730
JAN SULTANA OPERATING AS	SULTANA'S BEAUTY CLINIC 4713 50 AVENUE RED DEER ALTA.	95-85381	840	6,750
380602 ALBERTA LTD IN BUSINESS	AS SUBWAY SANDWICHES P.O. BOX 460 THREE HILLS ALBERTA	95-85481	840	6,600
DON SAUNDERS - SOLE PROP.	AKA SUN COUNTRY MANAGEMENT 5000 50 AVE #400	95-85500	840	3,850

RED DEER ALTA

T4N 6C2

THE CITY OF RED DEER
BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

TX004J

1/04/94

PAGE 27

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
SUN LIFE ASSURANCE COMPANY OF	CANADA BOX 4150 STATION A TORONTO ONTARIO	95-85600	840	32,730
SUPERIOR ACCEPTANCE CORP. LTD.	403 4808 50 ST. RED DEER, AB	95-85896	840	6,940
SUPER LOVE BOUTIQUE	TELFORD INVESTMENTS LTD 17224 107 AVENUE EDMONTON ALBERTA	95-85930	840	16,630
SUPER TAN SALONS	391116 ALBERTA LTD 102A 4805 48 STREET RED DEER ALTA	95-85951	840	10,670
SUTTON GROUP RED DEER LTD	4819 48 AVE RED DEER ALTA	95-86000	940	25,880
MARK DIMIRSKY KNOWN AS	SYSTEMICS BEHAVIORAL SERVICE 508 4808 50 STREET RED DEER ALBERTA	95-86151	840	9,450
TCF ASSET MANAGEMENT CORP	CANADA 4929 49 STREET RED DEER ALTA	96-86400	840	31,080
HUSSEIN BOGA/SOLE PROPRIETOR (Moved)	TALK OF THE TOWN BOUTIQUE 5123A 50 AVE. RED DEER, AB	96-86591	840	2,920
DEBBIE CROOKS - TATOOS	4818 50 AVE #115 RED DEER ALTA	96-86800	840	2,860
JAMES TAYLOR CO RED DEER LTD	300 4825 47 ST RED DEER ALBERTA	96-86900	840	29,130
DRUSCILLA CHRISTENSEN AKA	TEMPTATIONS 4713 50 AVE RED DEER ALTA	96-87205	940	11,860
NEIL BICKERTON AKA THE HUNT IS	ON ANTIQUES 4809 54 STREET RED DEER ALTA	96-87620	940	2,970
THE OLD MILL CUSTOM T SHIRT	LTD 5028 GAETZ AVE RED DEER ALBERTA	96-87628	840	26,900
DR'S TITELY AND CARVELL	ACTIVE OPTICAL LTD P.O. BOX 459 4912 GAETZ AVE RED DEER ALBERTA	96-88075	840	8,680
TORONTO DOMINION BANK	4902 GAETZ AVE RED DEER ALBERTA	96-88300	840	91,300

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
TOWN CENTRE DAY CARE	401808 ALBERTA LTD 4813 47 STREET RED DEER ALBERTA	96-88335	840	9,980
JODY BULLICK OPERATING AS	T4N 1R3 TOWNE CENTRE MUSCLE THERAPY 106 4929 50 ST. RED DEER, AB	96-88337	840	1,860
GLEN REDELBACK AKA THE TOY	T4N 1X9 SHOP 76 WIGMORE CLOSE RED DEER ALTA	96-88355	940	21,220
TROPHY LOFT (1991) LTD	T4N 5Y1 4717 49 AVE RED DEER ALTA	96-89180	940	10,910
TRUE NORTH REALTY CORPORATION	T4N 3W9 4929 49 STREET RED DEER ALBERTA	96-89235	840	10,530
TURPLE BROS LTD	T4N 1V1 5307 GAETZ AVE RED DEER ALBERTA	96-89401	840	58,510
TAOIST TAI CHI SOC	T4N 4B6 15740 STONEY PLAIN ROAD EDMONTON ALTA	96-89700	940	6,300
U M A ENGINEERING LTD	T5P 3Z5 4920 54TH STREET RED DEER ALTA	96-89780	840	19,380
SHIRLEY DIANE HANSEN AKA	T4N 2G8 UPPER CUTS HAIR FASHIONS 4 4907 48 STREET RED DEER ALTA	96-90461	840	3,670
TOWN CINEMA THEATRES (1975) LTD	T4N 1S8 LANDMARK CINEMAS OF CANADA LTD 522 11 AVE S.W. CALGARY ALTA	96-90550	840	115,150
WAH HON YEE CARRYING ON	T2R 0C8 BUSINESS UNDER VALLEY COFFEE SHOP 5017 49 STREET RED DEER ALBERTA	96-90800	840	10,740
VALLEY HOTEL-BOND INVEST LTD	T4N 1V4 ATT: RENE POULIN 5017 49 STREET RED DEER ALBERTA	96-91000	840	47,040
E B VANDEN BRINK PROF CORP. &	T4N 1V4 WINSON ELGERSMA PROF CORP 500 4808 50 STREET RED DEER ALTA	96-91251	840	19,830
HAELEY GINTER & FAY PORTER -	T4N 1X5 AKA VICTORIA LANE BRIDES 4736 50 STREET RED DEER ALTA	96-91750	840	17,970
MERVYN KOZACHENKO - SOLE PROP.	T4N 1X2 VIDEO RECORDS INC BOX 1946	96-91775	840	1,630

LACOMBE ALTA

TOC 1S0

THE CITY OF RED DEER TX004J
 BUSINESSES IN THE BUSINESS REVITALIZATION ZONE

1/04/94

PAGE 29

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
VISIONTECH ASSOCIATES LTD AKA	539910 ALBERTA LTD 101 4921 49 STREET RED DEER ALTA	96-92200	940	4,030
WNM ENGINEERING LTD	4805 48 STREET LOWER RED DEER ALTA	96-92440	940	9,220
W W L MANAGEMENT LTD	402 5000 50 AVE RED DEER ALTA	96-92451	940	9,410
DR J K WAKEFIELD ORTHOPEDIC	SURG 4822 51 STREET. RED DEER ALBERTA	96-92500	840	4,310
WALSH ARTS LTD.	4907-48 ST. RED DEER ALBERTA	96-92901	840	23,700
THE WARDROBE RED DEER LTD	4909 48 STREET RED DEER ALBERTA	96-93250	840	21,110
WASKASOO CREDIT CO. LTD.	C/O GORDON GRAY 108-4921-49 ST. RED DEER ALTA.	96-93400	840	2,420
WAWANESA MUTUAL INSURANCE CO	100 4711 51 AVE RED DEER ALTA	96-93800	940	31,420
WEDDELL MEHLING PANDER &	ASSOCIATES REALTY LTD 202 4708 50 AVE RED DEER ALTA	96-94031	940	12,960
LINDA NEAL & JOANN ROSS	KNOWN AS WEDDING WHIMS & PARTY TRIMS 4824 50 AVE RED DEER ALBERTA	96-94041	840	14,670
MARGARET BRACKEN AKA THE WEE	NEUK 112 4929 50 STREET RED DEER ALTA	96-94055	940	1,820
ROBERT WIEBE & ASSOCIATES INC	4730 50 STREET RED DEER ALTA	96-94110	840	11,400
WEI'S WESTERN WEAR LTD	5115 50 AVE RED DEER ALTA	96-94170	940	53,990
WELSHS SADDLERY & WESTERN WEAR	BOE WELSH SADDLERY LTD 5129-50 AVE. RED DEER ALBERTA	96-94305	840	34,900
WESTERN UNION INSURANCE CO	401 4808 ROSS ST RED DEER ALBERTA	96-94930	840	16,370
WESTON BAKERIES LTD	203 58 AVENUE S E	96-95395	840	11,230

P.O. BOX 5190 STATION A
CALGARY ALTA

T2H 1X3

NAME -----	BUSINESS ADDRESS -----	ROLL # -----	BUS. TYPE -----	ASSESSMENT -----
MARGE & ALLEN HEMBREE AKA	WHITE EAGLE BARGAINCENTRE 4717 50 AVE RED DEER ALTA	96-95595	940	14,660
MIKE MOSHENKO CARRYING ON	T4N 2V2 BUSINESS UNDER WHITE ELNA SEWING CENTER RED DEER 5017 GAETZ AVENUE RED DEER ALBERTA	96-95600	840	30,730
WHITNEY CHIROPRACTIC CLINIC	T4N 4B3 DR LYLE N WHITNEY SOLE PROP 5002 47 STREET RED DEER ALBERTA	96-95700	840	12,760
WINNERS CIRCLE CASINO LTD	T4N 1R6 300 4406 50 AVE RED DEER ALTA	96-96635	940	56,100
WISEMAN COUPLAND INS LTD	T4N 2Z8 4932 51 ST RED DEER ALTA	96-96750	840	9,900
YAMAHA PIANOS & ORGANS LTD	T4N 2A7 14616 111 AVENUE EDMONTON ALBERTA	96-97021	840	29,450
KAREN MERCHANT & CATHERINE	T5M 2P4 NYREROD AKA YE OLD COURTHOUSE CAFE 4836 50 AVE RED DEER ALTA	96-97253	940	5,370
YEAGER LEBLANC PELLEGRINI LTD	T4N 1X4 4929 50 STREET 201 RED DEER ALTA	96-97255	940	6,690
YOUR WORKERS COMPENSATION	T4N 1X8 ADVOCATE & CONSULTING SERVICES LTD 207 4929 50 STREET RED DEER ALTA	96-97375	940	3,000
STEVE KWAN AKA YUMMY GARDEN	T4N 1X9 5121 50 AVE. RED DEER, AB	96-98000	840	41,200
ZELLERS INC	T4N 4B3 401 BAY STREET SUITE 600 TORONTO ONTARIO. ATTENTION: ASSESSMENTS MGR M5H 2Y4	96-98750	840	160,430



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

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

The 1994 TOWNE CENTRE BUDGET PROPOSAL

The following budget presented for Council approval contains no change in the cost to our members. The BRZ total revenue is calculated using the current City assessment roll for business taxes and has been adjusted for the loss of certain business members.

The Provincial grant in lieu presumes no change from the 1993 level, however the budget contains planning that allows adjustment if needed for any reductions faced in '94.

REVENUE: BRZ TAXES (members)	\$90,900 ('93- \$92006)
Provincial Grant	\$15,500 ('93- \$15500)
Litter Contract	\$43,700 ('93- \$44700)
	(GST INCLUDED)
Christmas Dec.Fee	\$6,200 ('93- \$7500)
KIOSK Sales	\$3,500 ('93- \$4000)
Misc.Revenue	\$3,600 ('93- \$7800)
TOTAL REVENUE	\$163,400 ('93- \$165,000)

EXPENSES:

PROMOTIONS, ADVERTISING and DESIGN have been combined into one total figure. This category includes; Media, Events, Equipment, City Fees, Design Service, Projects, Labor, Management and Administration costs;

\$97,042.00

ORGANIZATION includes; Administration, Memberships, Communication, City Liaison, Public relations, Management and Operating costs.

\$11,545.00

ECONOMIC DEVELOPMENT includes; Communication, Statistics, Printing, Consulting, and Management.

\$10,913.00

LITTER CONTRACT includes; Labor, Equipment, Management and Administration.

\$43,700.00



Let yourself go ... Downtown

City Council
City of Red Deer

**Re; Towne Centre Association
1994 Budget Proposal**

Dear City Council,

The Association is pleased to submit for your approval our revised (Dec'93) 1994 Budget. This budget, as has been the case since 1989, has no increase in taxes to our members. In addition it reflects the 2.25% decrease in the litter service contract as requested by the City's Director of Finance. In addition it includes the approved, modified Christmas fee for service agreed upon in November.

The budget as always reflects estimates of the total BRZ tax revenue based on information contained in current City tax rolls and includes no change to the previous Provincial grant in lieu of taxes for Provincial properties. Should these amounts not reach the estimated levels, the budget can be modified to ensure balance at year end 1994.

Our budget summary is illustrated slightly differently this year, but still retains the four point approach to downtown revitalization as recommended by Heritage Canada, Main Street Program.

Our BRZ cost to members remains the lowest in the province with the average of downtown projects costing double per member as compared to Red Deer.

We appreciate the support we have received from Council over the past ten years and we look forward to an even stronger and more effective partnership with the City in 1994.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

Herb Der, Chairman.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 6, 1994

** NO LONGER HAVE A
PHONE LISTING IN RED DEER *
(unable to locate) *
(Please see attached) **

Dear Sir/Madam:

RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

In accordance with the provisions of the **Downtown Business Revitalization Zone Bylaw**, Bylaw No. 2827/83 as amended, you are hereby advised that the 1994 Budget as presented by the Towne Centre Association of Red Deer, will be considered by Red Deer City Council on **MONDAY, JANUARY 31, 1994**, in the Council Chambers of City Hall, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

A copy of the Budget submitted by your Association is enclosed herewith for your review. Any member of the Association wishing to address Council concerning this matter may do so at the Council Meeting.

If you have any questions, please do not hesitate to contact the undersigned (342-8134) or Mr. John Ferguson, Towne Centre Manager (340-8696).

Sincerely,


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Finance, A. Wilcock
City Assessor, A. Knight
Towne Centre Association, J. Ferguson



*a delight
to discover!*



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Let yourself go ... Downtown

City Council
City of Red Deer

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Sincerely yours,
TOWNE CENTRE ASSOCIATION

Herb Der, Chairman.



THE CITY OF RED DEER

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

FILE No.
FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 6, 1994

** Spoke to MARIAN JANS on
94.01.10. AND she is not interested
IN THIS NOTICE, NOR would she give
me her address for future use *
(NO LONGER IN BUSINESS) CR.*

Dear Sir/Madam:

RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

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Sincerely,


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Finance, A. Wilcock
City Assessor, A. Knight
Towne Centre Association, J. Ferguson



*a delight
to discover!*



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

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City Council
City of Red Deer

**Re; Towne Centre Association
1994 Budget Proposal**

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Herb Der, Chairman.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 6, 1994

** unable to locate **
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(Business no longer exists)
of

Dear Sir/Madam:


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Sincerely,


 KELLY KLOSS
 City Clerk

KK/clr
 Encls.

cc: Director of Finance, A. Wilcock
 City Assessor, A. Knight
 Towne Centre Association, J. Ferguson



*a delight
 to discover!*



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

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

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(403) 340-8696



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January 6, 1994

** NO HONOR such a
business * 94.01.19.
R.*

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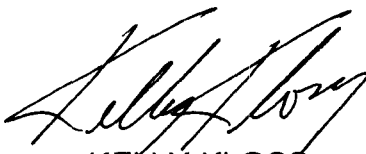
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City Clerk

KK/clr
Encls.

cc: Director of Finance, A. Wilcock
City Assessor, A. Knight
Towne Centre Association, J. Ferguson



*a delight
to discover!*



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Herb Der, Chairman.



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FAX: (403) 346-6195

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January 6, 1994

* after two attempts
unable to locate *

94-01-17,
CR.

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January 6, 1994

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January 6, 1994

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to locate * CR.
94.01.14.*

*No longer in business
as per Google CR.*

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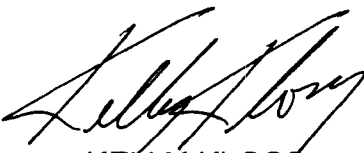
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*a delight
to discover!*

Agent		OWNER		
Terms of Lease				
		Expires		
Total Area	Main	Mezz	Upper	Bsmnt
4255	✓			

ADDITIONAL DATA:

Year Built 1978

Condition Good

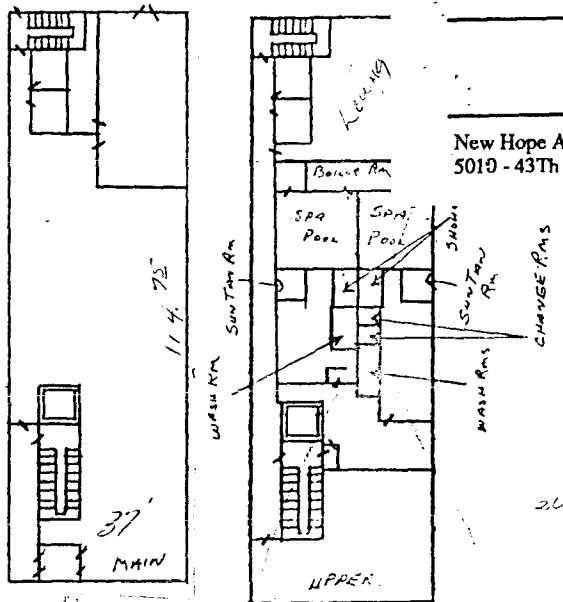
nutri/system
weight loss centres

JOHN M PHILLIPS
Manager

New Hope Alberta Ltd.
5019 - 43Th St., Red Deer, Alberta, T4N 6H2

343-DIET
343-3438

This business Card
was attached to
our assessment card.
Candy.



DIMENSIONS	AREA
11.4 X 25.5	404.7
11.4 X 25.5	404.7
1981 VARIATIONS	ADDITION

January 6, 1994

Dear Sir/Madam:

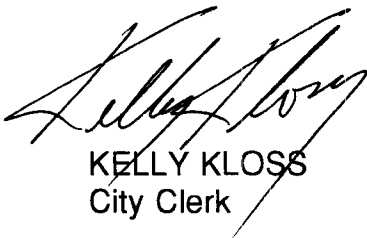
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**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

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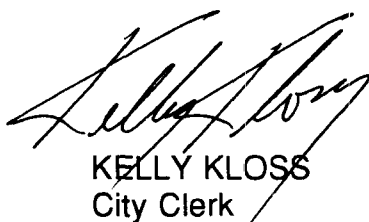
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cc: Director of Finance, A. Wilcock
City Assessor, A. Knight
Towne Centre Association, J. Ferguson

*a delight
to discover!*

DATE: NOVEMBER 10, 1993

**TO: TAX SUPERVISOR
NORM FORD**

FROM: CITY CLERK

RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

As in past years, Council has agreed that our office notify every person assessed for business purposes in the BRZ area, advising of the date and place Council will be considering the 1994 Towne Centre Association Budget.

Would you please provide our Department with a complete mailing list and address labels by the end of this year as you have done in previous years. It is our intention to send the notices out early in January 1994.

Your assistance in this matter is appreciated.


C. SEVCIK
City Clerk

CS/clr

cc: Assistant City Clerk

- Notices should go out signed by Kelly.

- ✓ John to send over updated letter. Dec. 10 '93. for inclusion with notice going out from this office to all BRZ members.

- Keep original to go in Council Agenda of Jan 31 '94.

Agencies. Following discussion, the motion as set out hereunder was introduced and passed.

Moved by Alderman Statnyk, seconded by Alderman Guilbault

"RESOLVED that Council of The City of Red Deer hereby approves revised City Council Policy #915 re: Family and Community Support Services Project Budget Procedure, and as recommended to Council November 22, 1993."

MOTION CARRIED

UNFINISHED BUSINESS

Consideration was given to the report from the Director of Community Services dated November 16, 1993, **re: Towne Centre - Christmas Decoration Program.** Following discussion, the motion as set out hereunder was introduced and passed.

Moved by Alderman Schnell, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer, having considered report dated November 16, 1993 from the Director of Community Services and Parks Manager re: Towne Centre Christmas Decoration Program, hereby agrees as follows:

1. That City Council request that the Towne Centre Association proceed immediately with the installation of the Christmas decoration in accordance with the approved 1993 Fee for Service Budget.
2. That City Council approve the 1994 Downtown Christmas Decoration Program based on a partnership, with the Towne Centre Association providing all installation, removal, repair and replacement services, and the City of Red Deer providing storage for the decorations.

3. That City Council support the Downtown Christmas Decoration Program for 1994, based on a \$6200 fee for service, which will be considered during the 1994 Budget deliberations, on the understanding that this fee would be reduced by a minimum of \$500 in 1995."

Alderman Lawrence registered a dissenting vote.

MOTION CARRIED

Consideration was given to the report from the Land & Economic Development Manager dated November 15, 1993, **re: Applications to Purchase Site B - Former Railway Lands.** Gary Collins, representing Empire Paarking, was present to speak to Council relative to this matter. Following discussion, the motions as set out hereunder were introduced and passed.

Moved by Alderman Hull, seconded by Alderman Statnyk

"RESOLVED that Council of The City of Red Deer, having considered report dated November 15, 1993 from the Land and Economic Development Manager re: Former Railway Lands, hereby agrees to the sale of Site B to Laebon Developments Ltd. as per their original proposal, for a selling price of \$30,940.00, said site to be used to house offices for Laebon Developments Ltd. and related companies, subject to an agreement satisfactory to the City Solicitor and as recommended to Council November 22, 1993."

MOTION CARRIED

Moved by Alderman Guilbault, seconded by Alderman Hull

"RESOLVED that Council of The City of Red Deer, having considered report dated November 15, 1993 from the Land and Economic Development Manager re: Former Railway Lands, hereby agrees to the following with regard to Site C:

1. Give 60 day notice of cancellation of lease to Empire Paarking, and at the same time advise them of the willingness of both Camdon and Swell Investments to work with them to incorporate parking into any proposed new development.

Nov 8/93 Council

CS-4.196

DATE: November 2, 1993

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: TOWNE CENTRE ASSOCIATION: 1994 BUDGET
Your memo dated October 27, 1993 refers.

1. The Towne Centre Association has submitted its 1994 budget for consideration by City Council. The total budget is \$157,200, which is primarily funded from a Business Revitalization Zone (BRZ) tax on its members, a provincial grant in lieu, and a litter contract from the City. The litter contract in the sum of \$43,700 has been reduced in accordance with the City budget guideline of -2.25%, and will result in a small reduction in service.
2. The Towne Centre Association has also indicated that it is no longer able to provide storage, maintenance, installation or removal of the Christmas decorations in 1994. The responsibility for the Christmas decorations was awarded to the Towne Centre Association in 1989, after they indicated that they could economize the operation and complete all services for \$4,000. In 1993, City Council approved a request from the association to increase the fee for service to \$7,500. The guideline for 1994 is a reduction of 2.25%, which has resulted in the association's declining to continue with the program.
3. I have discussed the Towne Centre Association's submission with the Parks and Recreation & Culture Managers, and our comments are as follows:
 - The budget submission from the Towne Centre Association appears reasonable and has accommodated a small reduction in the litter contract.
 - We cannot understand the decision by the Towne Centre Association to discontinue responsibility for the Christmas Decoration Program. The association budget for this service was originally \$4,000 and was increased to \$7,500 in 1993, which was the amount requested. The reduction of 2.25% could be accommodated by the elimination of some of the older decorations on 49 Avenue, which also have higher maintenance costs.
 - It is considered that the City should investigate the alternatives for the storage, maintenance, repair, installation and removal of the Christmas decorations in 1994. The alternatives would include contracting out the operation to a private business or non-profit group. It should be noted that the Towne Centre Association is responsible for the installation of the decorations this year, which should proceed as planned.

Charlie Sevcik

Page 2

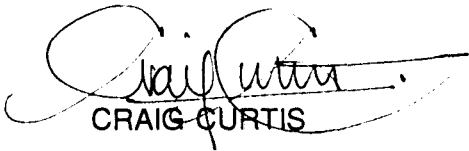
November 2, 1993

Towne Centre Association: 1994 Budget

4. **RECOMMENDATIONS**

It is recommended that City Council:

- Accept the Towne Centre Association's proposed budget for information at this time, prior to consideration during the 1994 budget deliberations in January.
- Request the Administration to investigate alternatives for the storage, maintenance, repair, installation and removal of the Christmas decorations in 1994 within the budget guideline.



CRAIG CURTIS

:dmg

- c Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

DATE: October 29, 1993
TO: City Clerk
FROM: E. L. & P. Manager
RE: Towne Centre Association - 1994 Budget Proposal

The only item in the Towne Centre Association letter of October 27, 1993 which I wish to comment on is that of the Christmas Decoration Program.

The E. L. & P. Department did, until the end of 1989, provide the Downtown Christmas Decoration service. The costs were charged to the Street and Traffic Light Program which was funded through municipal taxes. The decorations were the electrical type and required connection to the street lighting electrical system.

The Towne Centre Association undertook to manage the program in 1990 with the costs to be covered by a City grant as approved by Council. A major reason for this change was that the Association could perhaps be more cost effective than the City. The old electrical decorations were eliminated and there was no longer a need for skilled people, such as E. L. & P. staff, to install or remove the decorations.

Recommendation

It is recommended that the Association be requested to prepare a detailed 1994 budget for the management of the Downtown Christmas Decoration Program for consideration by Council in conjunction with the 1994 Budget.



A. Roth,
Manager

AR/jjd

DATE: November 1, 1993
TO: C. Sevcik, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **TOWNE CENTRE ASSOCIATION - 1994 BUDGET**

The proposed 1994 budget of the Towne Centre Association is an item for discussion with City Council, and based upon the information provided, it would be difficult for this department to comment any further.

The Economic Development Department does have some concern with respect to the Towne Centre Association's intention to no longer provide storage, maintenance, installation and removal of Christmas decorations. The citizens of Red Deer look forward to the erection of Christmas decorations, and I think that the Towne Centre Association should perhaps reconsider some of their initiatives in an effort to maintain their participation in the Christmas decoration program. It seems to me that it is critical to any success the Towne Centre area might achieve in the future.



Alan V. Scott

AVS/mm

FILE: gord\memos\tnw-cnt.bud

DATE: November 2, 1993
TO: City Clerk
FROM: Public Works Manager
RE: **TOWNE CENTRE ASSOCIATION - 1994 BUDGET**

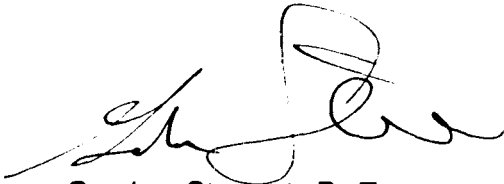
F 93/11/02

The Public Works Department is involved in the funding of the Litter Contract through the garbage collection utility.

The budget our department has submitted to the Commissioners for review is for \$43 300, including G.S.T. The litter control costs directly impact on the garbage collection rates.

RECOMMENDATION

It is respectfully recommended that Council consider the request for funding as part of the 1994 operating budget review.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Community Services
 Director of Engineering Services
 Director of Financial Services
 Economic Development Manager
 E.L. & P. Manager
 Parks Manager

DATE: October 29, 1993
TO: City Council
FROM: City Clerk
RE: 1994 TOWNE CENTRE ASSOCIATION BUDGET

The proposed 1994 budget as submitted by the Towne Centre Association is enclosed herewith for Council's information.

Section 171.5 of the Municipal Government Act provides as follows:

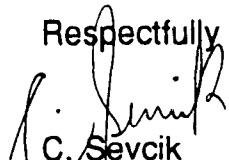
- "171.5(1) At the time and in the form prescribed by the Council, a board shall submit to the Council for its approval the estimates of the board for the current year and may request of the Council any sums of money required to carry out its powers and duties.
- (2) On receipt of the estimates, the Council shall provide, in the form and manner it considers adequate, to every person assessed for business purposes in the area, notice of the estimates and the date and place of the Council Meeting at which the estimate will be considered.

In the past, Council has directed that individual notices be mailed to every person assessed for business purposes in the area. The cost of sending out notices individually approximates the cost of an advertisement. In addition, Council is requested to establish the date for the meeting.

RECOMMENDATION:

1. That the Towne Centre Association budget be considered at the regular Council Meeting to be held on Monday, January 31, 1994, commencing at 7:00 p.m., or as soon thereafter as Council may determine.
2. That individual notices of the meeting date be mailed out as in the past.

Respectfully submitted,


C. Sevcik
City Clerk

Commissioner's Comments

The attached letter and budget from the Towne Centre Association is submitted for Council's approval in due course. It would appear there are two issues that are raised by this submission. The first is the time at which Council will consider the budget and the form of notification to the assessed businesses that Council wishes to see. The attached report from the City Clerk addresses this issue and we support his recommendation which is consistent with the practise Council has adopted in the past.

The second issue raised in the budget presented by the B.R.Z. is the question of Christmas decorations. It would appear that it is the intent of the B.R.Z. to return the responsibility for Christmas decorations to the City.

It would seem to us that Christmas decorations are a very important element of any program operated by the B.R.Z., as well as a general benefit to the whole community. In view of this, we concur with the recommendation of the Director of Community Services that the administration investigate alternatives to the current delivery of the program. Given the fact that the Towne Centre has advised they have enough budget to install the decorations this season, but not take them down, we recommend the review take place immediately so that, if necessary, adjustments can be made to the scope of the program to ensure there is adequate budget to remove any decorations installed.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

DATE: January 21, 1994
TO: City Clerk
FROM: Director of Financial Services
RE: SHORT TERM BORROWING BYLAW NO. 3101/94

Council approval is respectfully requested for the above.

The bylaw authorizes the short term borrowing of funds, as required, to meet current expenditures. The need for short term funds is expected to only occur if an unforeseen significant expenditure happens prior to the maturity of an investment.

Council is reminded that funds are only borrowed when required and are repaid as soon as funds become available.

Recommendation

Approval of Bylaw No. 3101/94.



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

AW/jt

Att.

Commissioners' Comments

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

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 1, 1994
TO: DIRECTOR OF FINANCIAL SERVICES
FROM: CITY CLERK
RE: SHORT TERM BORROWING BYLAW 3101/94

At the Council Meeting held January 31, 1994, Short Term Borrowing Bylaw 3101/94 was passed. Attached hereto is a copy of the noted bylaw.

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS
City Clerk

KK/clr
Encls.

NO. 7

DATE: 25 January 1994

TO: City Clerk

FROM: City Assessor

RE: AMENDMENT 1994 ADOPTION BYLAW #3100/93

City Council passed Adoption Bylaw #3100/93 at their December 20, 1993, Council meeting, which included exclusions of Account Numbers (Roll Numbers) referenced as Schedule "A".

Annually, in a municipality, the assessor shall not later than December 31 in each year assess for taxation purposes in the next following year all assessable property in the municipality. However, provision is made that Council may pass a bylaw referred to as "Adoption Bylaw", not later than December 31, authorizing the assessor to use the assessed value of any property as shown on the assessment roll of the current year for the next following year. Where a bylaw has been passed in a municipality, the assessor shall make his assessment by adopting those values authorized by the bylaw and by assessing not later than December 31 all assessable property for which a value has not been authorized by the bylaw. Legislation specifically allows that improvements described as "machinery and equipment" shall receive annual depreciation. Therefore, these improvements must be revalued annually. Legislation also provides that any improvements that have been added to, new improvements built, and/or improvements removed (physical changes) shall be changed annually.

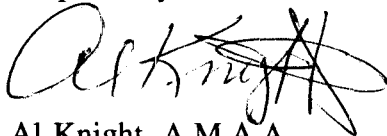
Therefore, any properties that have not experienced a physical change during the year cannot be changed legally unless they are excluded from the adoption bylaw. As noted earlier, roll numbers on Schedule "A" were deleted from the Adoption Bylaw, therefore allowing the City Assessor to review these assessments for the 1994 taxation year. We must make adjustments to the assessments to maintain an equitable assessment, reflecting information and decisions that were made at the Court of Revision.

In addition, we ask that Council process an amendment to Schedule "A" and add the following roll numbers which we were not aware would require revaluation when the December bylaw was passed:

16-3-0060
16-3-0065

16-3-0070
15-4-0055

Respectfully submitted,



Al Knight, A.M.A.A.
City Assessor

AK/ngl

Commissioners' Comments

We concur with the recommendation of the City Assessor.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: FEBRUARY 1, 1994
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: ADOPTION BYLAW AMENDMENT 3100/A-94

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 25, 1994 concerning the above topic and at which meeting Council gave three readings to Bylaw 3100/A-94. A copy of this bylaw is attached hereto for your information.

Trusting you will find this satisfactory.

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

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Financial Services



**RED DEER
REGIONAL PLANNING COMMISSION**

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

No. 8

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

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

TO: Kelly Kloss,
City Clerk **DATE:** 94 01 24

FROM: Phil Newman,
Associate Planner **OUR FILE:** 17.30

RE: **EASTVIEW ESTATES : OUTLINE PLAN REVISIONS & LAND USE BY-LAW
AMENDMENT 2672/B-94 (MELCOR DEVELOPMENTS LTD.)**

1. Background

An Outline Plan for Eastview Estates was adopted by the Council in 1981 and revised in 1986. As the Plan was adopted prior to the preparation of the City's Planning and Subdivision Guidelines it did not include full details of land use, day care/social care facilities and staging. Melcor Developments Ltd. has now submitted a revised Outline Plan for the final phases of Eastview Estates which meets the new guidelines.

The Council's approval of the attached revised Plan is required together with a first reading of By-law 2672/B-94 to redesignate the area of Phases 13 and 14.

2. Outline Plan Details

The Outline Plan revisions would:

- [1] add six pairs of duplexes,
- [2] detail the proposed lots,
- [3] dedicate additional reserves, and
- [4] adjust details of lane and road alignments.

The yield of the final phases of Eastview Estates would therefore be:

- Phase 13 (Excell Street & Eggleton Street) 28 detached (single family)
1 reserve
- Phase 14 (Eline Street) 17 detached
12 duplex
1 reserve
- Phases 15 & 16 (Eakins Crescent & Ellenwood Drive) 41 detached

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURO • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

3. Community Review

The attached Outline Plan is the result of a series of meetings, as follows:

[1] planning staff attended the Community Associations Annual General Meeting on August 31, 1993 to learn of residents opinions regarding development in Eastview Estates;

[2] a proposed Outline Plan was subsequently discussed between Melcor and RDRPC staff on September 28, 1993 when the concerns of the Community Association were considered;

[3] a further meeting with the developer on November 12, 1993 reviewed an amended Plan and identified outstanding points;

[4] a revised Plan was subsequently the subject of a public meeting on December 2, 1993 which was attended by 23 people. At that meeting, an ad hoc committee of Eastview Estates residents was established to address outstanding community issues with Melcor and RDRPC staff;

[5] on December 9, 1993 the ad hoc committee met with Melcor and RDRPC staff. As a result of these discussions, the Plan was further revised to reduce the number of lots on Excell Street;

[6] planning staff met with Melcor on January 6, 1994 to review the Community Associations response to the revised Plan.

The Community Association has accepted the proposed Outline Plan on the following understanding, which is agreeable to Melcor:

[1] the number of lots on Excell Street, opposite the park, is limited to 14,

[2] the number of duplexes is limited to 6 pairs (ie 12 dwellings),

[3] the Ellenwood Drive entrance off 39 Street will be landscaped to provide an attractive entryway (additional reserve will be dedicated for this purpose and Melcor will also construct a median with tree wells in Ellenwood Drive),

[4] Melcor will ensure varied house designs on lots backing onto 39 Street,

[5] Melcor will guarantee that some houses on Excell Street will have attached garages and the prospective builder will endeavour to ensure varied house designs, including attached garages, on those lots.

These undertakings respond to the residents concerns and are reflected in the revised Outline Plan. The Community Association has acknowledged Melcor's positive actions in this Plan review process. The company's on-going preparedness to enhance the appearance of the subdivision through steps which include additional reserve dedication has been an important factor contributing to this acceptance.

In response to the Community Associations concerns and cognisant of the interests of Melcor, the Outline Plan review process has:

- [1] made provision for an upgraded entryway feature at Ellenwood Drive and 39 Street,
- [2] established assurances on house designs in sensitive locations,
- [3] specified a low limit on the number of duplexes,
- [4] limited the number of lots on Excell Street to enlarge the overall frontages, and
- [5] provided for additional allowances for reserves.

The Outline Plan has been reviewed by the Community Services Division and the Engineering Services, Fire and Land and Economic Development Departments. The Plan has been found to be acceptable, subject to attention to street numbering and clarification of the provision for a social care residence.

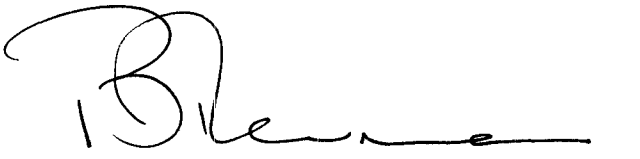
4. Phases 13 & 14

Melcor has applied for subdivision approval for Phases 13 and 14, in accordance with the revised Outline Plan. The affected land requires redesignation and the proposed Land Use By-law amendment, No.2672/B-94, is attached.

5. Recommendation

Planning staff recommend that the Council:

- [1] approve the revised Outline Plan for Eastview Estates, and
- [2] give first reading to By-law 2672/B-94.

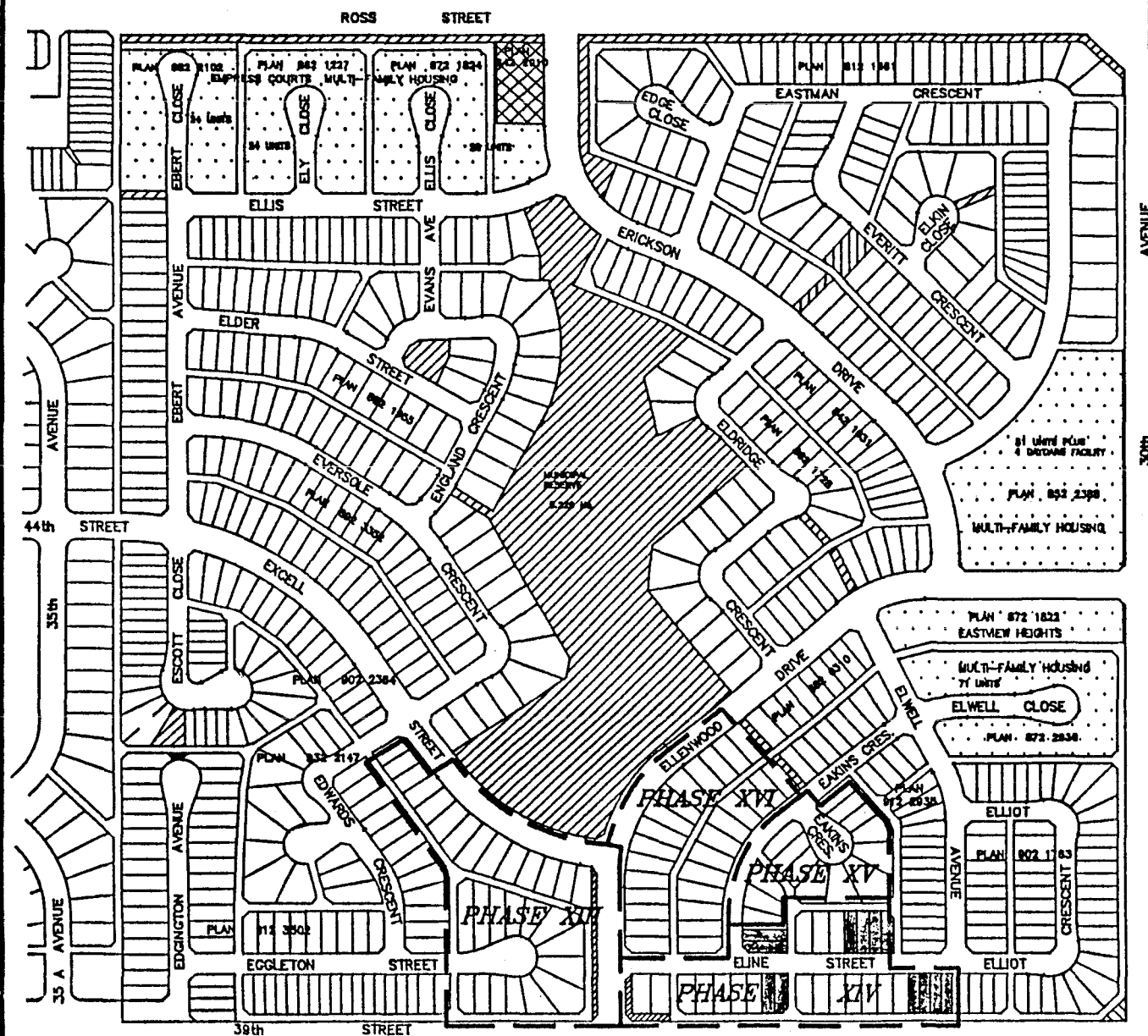


P. Newman

Attachments: 1. Outline Plan
2. Proposed By-law 2672/B-94

CC	B. Jeffers, Director of Engineering Services	D. Batchelor, Parks Manager
	C. Curtis, Director of Community Services	C. Robson, Fire Marshall
	A. Scott, Land and Economic Development Manager	

EDMONTON RED DEER



COMMISSIONER'S COMMENTS

We concur with the recommendations of the Planning Commission and recommend that Council approve the revised outline plan, which as outlined meets the wishes of the community.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

Melcor Developments Ltd.
400, 4804 Ross Street
Red Der, Alberta
T4N 1X5

Att: Fred Lebedoff

Dear Sir:

RE: EASTVIEW ESTATES OUTLINE PLAN AND LAND USE BYLAW AMENDMENT
2672/B-94 (MELCOR DEVELOPMENTS LTD.)

At the City of Red Deer Council Meeting held on Monday, January 31, 1994, consideration was given to the Eastview Estates Outline Plan revisions and Land Use Bylaw Amendment 2672/B-94. At the above noted meeting, Council gave first reading to Land Use Bylaw Amendment 2672/B-94, a copy of which is enclosed herewith.

In addition, Council passed the following motion relative to the revised Outline Plan:

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated January 24, 1994, re: Eastview Estates: Outline Plan Revisions and Land Use Bylaw Amendment 2672/B-94 (Melcor Developments Ltd.), hereby approves the revised Outline Plan for Eastview Estates as submitted to Council January 31, 1994."

This office will now proceed with preparation of advertising for a Public Hearing to be held in the Council Chambers of City Hall on Monday, February 28, 1994, commencing at 7:00 pm. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, February 11, 1994 and Friday, February 18, 1994.

... / 2

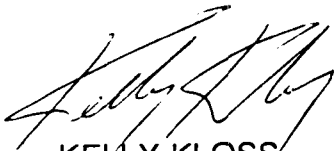
*a delight
to discover!*

Melcor Developments Ltd.
February 1, 1994
Page 2

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 will require this deposit by Tuesday, February 8, 1994 in order to proceed with the advertising scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS
City Clerk

KK/clr
Encls.

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

DATE: FEBRUARY 1, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENTS: 2672/B-94 AND 2672/E-94

At its meeting of January 31, 1994, Council of The City of Red Deer gave first reading to each of the above noted bylaws.

Land Use Bylaw Amendment 2672/B-94 provides for the rezoning of Phases 13 and 14 in Eastview Estates from A1 (future urban development district) to R1 (residential low density district), R1A (residential low density district duplex allowed as a discretionary use) and P1 (parks and recreation district).

Land Use Bylaw Amendment 2672/E-94 provides for the designation of proposed municipal reserve land as park and environmental preservation district along portions of the newly constructed Taylor Drive.

Enclosed herewith are copies of each of the aforementioned bylaws.

This office will now proceed with advertising for a public hearing to be held on Monday, February 28, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Encls.

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



**RED DEER
REGIONAL PLANNING COMMISSION**

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

NO. 9

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

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

MEMORANDUM

TO: Kelly Kloss, City Clerk

DATE: January 26, 1994

FROM: Frank Wong, Planning Assistant

**RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/E-94
DOWNTOWN WEST - MCC PROJECT**

We are enclosing herewith a proposed land use amendment. This amendment will designate proposed municipal reserve land as park and environmental preservation district along portions of the new constructed Taylor Drive.

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

Sincerely,

Frank Wong

Frank Wong
Planning Assistant

FW/eam

Commissioners' Comments

We concur with the recommendation of the Planning Assistant.

"G. SURKAN", Mayor
"H.M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

NO. 10

DATE: 25 January 1994
TO: City Clerk
FROM: City Assessor
RE: 1994 BUSINESS ASSESSMENT/TAX

A report appeared on Council Agenda of March 15, 1993, pertaining to implementation of a reassessment of businesses for 1993 taxation. Council passed a resolution at that meeting, as noted hereafter, agreeing that the Business Tax Reassessment be implemented in 1994 with notices given in 1993.

"RESOLVED that Council of The City of Red Deer hereby agrees that the 1992 Business Tax Assessment be carried forward into 1993.

Council further agrees that the Business Tax Reassessment be implemented in 1994 and that notice(s) be given in 1993 to those businesses that will receive a business tax increase in 1994 as a result of the reassessment."

The notice, as required by this Resolution, was mailed in letter form to all businesses that would have been subject to a tax increase in 1993.

The Assessment and Tax Department has now updated the assessment roll for 1994 and respectfully requests City Council pass a bylaw to establish the rate of taxation for 1994 at:

- a) **2.19% for Business Tax**
- b) **0.57% for B.R.Z. Tax**

This proposed rate will generate funds equal to the 1993 Business Tax budget with an allowance for refunds of business moves and adjustments. We anticipate mailing Assessment and Tax Notices in early March, 1994.

RECOMMENDATION

City Council pass a bylaw for business tax collection rates of:

- a) **Business Tax 2.19%**

- b) **B.R.Z. Tax 0.57%**


Al Knight, A.M.A.A.
City Assessor

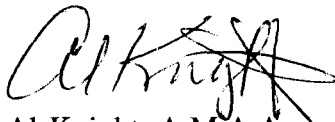
AK/ngl

DATE: 25 January 1994
TO: City Clerk
FROM: City Assessor
RE: 1994 BUSINESS ASSESSMENT/TAX

A report is on the Council Agenda requesting Council pass a bylaw approving rates for the 1994 business tax. Council will recall previous reports in 1993 were based on a proposed rate of 2%. Due to a slight decrease in the projected overall assessment, provision for business moves, and adjustments, we have found that a rate of 2.19% is required to collect the equivalent of 1993 budgeted funds, for a 0% overall increase in business tax.

General areas and/or businesses that are affected primarily are the downtown offices, all of Parkland Mall, especially the food courts and commercial rental units (CRU's), and parts of Bower Mall, especially the food courts and smaller CRU's. Approximately 83% or 1580± properties will experience a tax decrease or increase of no more than 20%. Of the remaining 332± properties, approximately 40% will decrease by more than 20%, and approximately 60% will increase by more than 20%. A table is attached that outlines the breakdown of increases/decreases.

A copy of the letter that was mailed to business owners, who would have been subject to a tax increase and will be subject to an increase, is attached for Council's information.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

Enc.

1994 BUSINESS TAX INCREASE/DECREASE TABLE

NUMBER OF PROPERTIES	% INCREASE(DECREASE)	% OF TOTAL PROPERTIES
2	(80) to (70)	0.10
1	(69) to (60)	0.05
2	(59) to (50)	0.10
42	(49) to (40)	2.20
84	(39) to (30)	4.40
366	(29) to (20)	19.10
519	(19) to (10)	27.10
301	(09) to 0	15.70
200	1 to 10	10.50
198	11 to 20	10.40
68	21 to 30	3.60
45	31 to 40	2.40
18	41 to 50	0.90
23	51 to 60	1.20
8	61 to 70	0.40
22	71 to 80	1.20
1	81 to 90	0.05
0	91 to 100	0.00
12	101 to 109	0.60
TOTAL: 1912		

Business Owners
Red Deer

RE: 1994 BUSINESS ASSESSMENT/ADVICE NOTICE ONLY

The City of Red Deer will be introducing a revised/updated business assessment in 1994 for 1994 Business Assessment/Tax. The basis for the assessment calculation is 1991 Gross Annual Rentals throughout the City of Red Deer. City Council has directed that we forward advice of the proposed assessment to all businesses that will experience business tax increases in 1994 compared to the business tax paid in 1993.

Therefore, assuming the location of your business or the area that your business occupies does not change, we project that the business assessment will be approximately \$_____ for 1994. It is anticipated that the business tax resulting from this assessment will be 2% of the assessment or \$_____ taxes in 1994. This is an increase of \$_____ in taxes from 1993 to 1994.

This is advise ONLY of the proposed assessment/tax change that will occur in 1994. You will have an opportunity to question your assessment, have the assessment explained and/or appeal the assessment in 1994 when the assessment notices are mailed.

Al Knight, A.M.A.A.
City Assessor

AK/ngl

COMMISSIONER'S COMMENTS

We concur with the recommendation of the City Assessor. It is interesting to note that of the 1,912 properties, 1,317 (69%) will experience a tax decrease as a result of the reassessment while 595 (31%) will experience an increase.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner


CONFIDENTIAL

DATE: 3 February 1994
TO: Alderman Hull
FROM: City Assessor
RE: INFORMATION

COPY

Two properties had part of their assessments changed from "Building & Structures" to "Machinery & Equipment" during the 1993 Court of Revision. The amount of assessment that was changed to Machinery & Equipment was approximately \$2,325,000, which represents approximately \$47,600 in property taxes. Machinery & Equipment assessment is not exempt but does not pay tax in the City of Red Deer because City Council has implemented a Business Tax Bylaw, and we cannot tax both, by statute.

We estimate that adjustments were made to at least 100 properties for abnormal depreciation during the Court of Revision. We do not have the information available on computer to generate a total of the dollar amount of assessment. We could do this by reviewing each file and compiling the figures manually, probably requiring an estimated 2 to 3 man days. If you require this information, please advise by way of Alderman Request for Information. We have about 2 to 3 weeks' work left to finalize the annual assessment. We could then compile the information, if so requested.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. Director of Finance
Commissioner Day
Mayor Surkan
City Clerk
Alderman Campbell-Cardwell
Alderman Guilbault
Alderman Lawrence
Alderman Pimm
Alderman Schnell
Alderman Statnyk
Alderman Volk

DATE: 28 January 1994
TO: CITY CLERK
FROM: CITY ASSESSOR
RE: 1994 BUSINESS ASSESSMENT/TAX

Submitted to City Council
Date: Jan 31/94

Please correct the figures in the report on Page 51 in the second paragraph. This should read:

"approximately 64% or 1218 properties will experience a tax decrease or increase of no more than 20%. Of the remaining 694 properties, approximately 72% will decrease by more than 20% and approximately 28% will increase by more than 20%."



Al Knight, A.M.A.A.
City Assessor

AK/ngl

DATE: FEBRUARY 1, 1994
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: 1993 COURT OF REVISION

At the Council Meeting of January 31, 1994, Alderman Hull requested that you provide him with information regarding the significance of abnormal depreciation in the 1993 Court of Revision.

I would ask that when you provide this information to Alderman Hull that you also copy the Mayor, Aldermen, City Commissioner and myself.

Trusting you will find this satisfactory.

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


KELLY KLOSS
City Clerk

KK/clr

DATE: FEBRUARY 1, 1994
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: 1994 BUSINESS ASSESSMENT / TAX

At the Council Meeting of January 31, 1994, consideration was given to your report dated January 25, 1994. At this meeting, Business Tax Bylaw Amendment 2032/A-94 was given three readings. A copy of said bylaw, as finally passed by Council, is attached hereto for your information.

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



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Financial Services

NO. 1



TWIN TRACTOR LTD.

FULL LINE OF JOHN DEERE INDUSTRIAL MACHINES

3555 - 46 AVENUE S.E., CALGARY, ALBERTA T2B 3B3
6511 - 67TH STREET, RED DEER, ALBERTA T4P 1A3



TEL (403) 248-0018, FAX (403) 273-1340
TEL (403) 343-7557, FAX (403) 343-7549

January 5, 1994

City of Red Deer
Box 5008
Red Deer, AB
T4W 3T4

ATTN: City Clerk

Dear Sir:

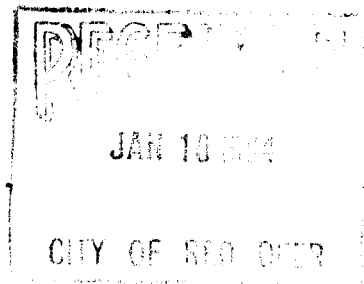
In regards to your correspondence of November 16 regarding services to 6511 - 67 Street. I would like to request a relaxation of your bylaw until such time we do further development on this property. At the present it is a very small building in relation to the size of the property and the current services are adequate for the existing building.

It is our plan to rebuild or add on to the existing building at a later date; at which time we would hook up to your services.

Yours truly,
TWIN TRACTOR LTD.

John Monteith
PRESIDENT

:cm



November 16, 1993

Twin Tractor Limited
3555 - 46 Avenue SE
Calgary, Alberta
T2B 3B3

Attention: Mr. John Monteith

Dear Sir:

**RE: CONNECTION OF SERVICES
6511 - 67 STREET
LOT 13, PLAN 4166 T.R.**

On July 29, 1992, we wrote to you advising that The City of Red Deer Utility By-law requires the owner of a building situated adjacent to any street where there is sewer and water mains to install connections to the sewer and water mains. We also indicated that this would require payment of \$7,730 for service hook-up, and a payment \$49,362.49 as area and off-site contributions to the sewer and water system. You were also offered an option to repay the \$49,312.49 portion over a ten year period as a local benefit assessment.

In your letter of August 7, 1992, you responded that you needed an extension of time before making a commitment on the services. In our letter of November 23, 1992, we agreed to grant a 180 day time extension to effect the necessary sewer and water connection, and to pay the appropriate charges.

A considerable amount of time has now passed and we have not received any response from you. It is important to note that the charges have increased a certain amount as follows:

- a. The 1993 basic service connection (25 mm water and 150 mm sanitary sewer) cost will be \$7,770, with an additional charge for a larger water or sanitary.
- b. The combined total 1993 off-site and area contribution charges for water and sanitary are \$49,992.33.


You may reduce the financial impact, while satisfying the by-law requirements, by requesting from City Council, the option to repay the off-site and area charges over a ten year period.

Twin Tractor Limited
November 16, 1993
Page Two

Again, in order to finalize the matter we would like a response in writing by December 3, 1993. If no response is received by then we will be obligated to forward the issue to City Council whereby the owners may be required to pay the necessary charges and connect to City sewer and water.

We would appreciate your review of the matter and response as soon as possible.

Yours truly,



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

NPA/cy

c.c. Director of Financial Services
c.c. Development Coordinator
c.c. Customer Services Clerk

DATE: January 24, 1994

TO: City Clerk

FROM: Engineering Department Manager

RE: **TWIN TRACTOR LTD. - RELAXATION OF CONNECTION OF SERVICES
6511 - 67 STREET - LOT 13, PLAN 4166 T.R.**

In response to our letter of November 16, 1993, Mr. John Montieth of Twin Tractor Ltd. is asking for a relaxation of the by-law which requires connection to City sewer and water, and payment of applicable off-site levies.

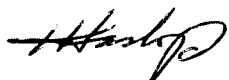
On May 25, 1992, Council gave third reading approving an amendment to the City Utility By-Law. The By-law now requires the owner of a building situated on land abutting on any street where there is a sewer and water main to install connections to the sewer and water mains. A number of letters were sent to Twin Tractor advising of the By-law requirement and requesting a response.

In this instance there are three options to consider:

1. Twin Tractor be required to pay all applicable charges including off-site charges and service connection charges and connect to City services.
2. Twin Tractor be granted a short-term relaxation to be reviewed again in two years time.
3. A relaxation be granted as requested subject to the condition that if there is ever an expansion or alteration to the said property, that the water and sewer connections must be made at that time. This would be similar to the relaxation given by Council to Hayalta Farm Equipment Ltd on July 6, 1992.

RECOMMENDATION

This type of relaxation, in our opinion, should be rare and only supported in exceptional cases. It is our opinion that this is one of those cases and we would respectfully recommend relaxation of the By-Law in this instance. It should be understood that this be on condition that if there is ever an expansion or alteration to this property, that the sewer and water connections and applicable payments be made at that time.



Ken Haslop, P. Eng.
Engineering Department Manager

NPA/emg

Commissioners' Comments

We concur with the recommendation of the
Engineering Department Manager.

"G. SURKAN", Mayor

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

DATE January 13, 1994

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ LAND & ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: TWIN TRACTOR LTD./RELAXATION/CONNECTION OF SERVICES

Please submit comments on the attached to this office by January 21

for the Council Agenda of January 28, 1994.


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 13, 1994

Mr. John Monteith
President
Twin Tractor Ltd.
6511 - 67 Street
Red Deer, Alberta
T4P 1A3

Dear Sir:

I acknowledge receipt of your letter dated January 5, 1994, re: services to 6511 - 67 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, January 31, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, January 28, 1994, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, January 28, 1994

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

Yours truly,

Kelly Kloss
City Clerk

**RED DEER***a delight
to discover!*

DATE

Jan 12/99

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☒ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE:

Twin Tractor Ltd.
Relaxation - Connection of Services

Please submit comments on the attached to this office by Jan 21
for the Council Agenda of Jan 28.

Kelly Kloss
KELLY KLOSS
City Clerk

X ACKNOWLEDGE

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

Twin Tractor Ltd.
3555-46 Avenue, S.E.
Calgary, Alberta
T2B 3B3

Att: John Monteith, President

Dear Sir:

RE: CONNECTION OF SERVICES (6511-67 STREET)
LOT 13, PLAN 4166 T.R.

At the Council Meeting of the City of Red Deer held on Monday, January 31, 1994, consideration was given to your letter dated January 5, 1994 concerning relaxation to connection of City services. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Twin Tractor Ltd. dated January 5, 1994, re: Request for Relaxation of Connection of Services/6511-67 Street/Lot 13, Plan 4166 T.R., hereby approves a relaxation to Twin Tractor Ltd. regarding the requirement to connect to City sewer and water and payment of applicable offsite levies, at the above noted property, subject to the condition that if there is ever an expansion or alteration to the said property, that the water and sewer connections and applicable payments must be made at that time, and as presented to Council January 31, 1994."

... / 2

*a delight
to discover!*

Twin Tractor Ltd.
February 1, 1994
Page 2

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Financial Services



NO.. 2

December 20, 1993

Memorandum To FCM Municipal, Associate and Affiliate Members

REQUEST FOR RESOLUTIONS FOR CONSIDERATION
AT THE MARCH 1994 MEETING OF FCM
NATIONAL BOARD OF DIRECTORS OR
AT THE ANNUAL CONFERENCE IN JUNE 1994

Alderman Ron Hayter
Edmonton, Alberta
President
Président

Mayor Audrey Moore
Castlegar, British Columbia
First Vice President
Première vice-présidente

Mayor Laurence Mawhinney
Lunenburg, Nova Scotia
Second Vice President
Deuxième vice-président

Councillor Bryon Wilfert
Richmond Hill, Ontario
Third Vice President
Troisième vice-président

Le maire Margaret Delisle
Sillery (Québec)
Présidente sortante
Past President

James W. Knight
Executive Director
Directeur général

The Federation of Canadian Municipalities' Standing Committee on Policies and Resolutions and the National Board of Directors invite the submission of resolutions on **subjects of national municipal interest** for debate at the **March 1994** meeting of FCM's National Board of Directors or at the **FCM's Annual Conference in June 1994** as directed by the sponsor.

FCM will take a stand only on issues which are clearly of **national municipal interest** and which fall within the jurisdiction of the federal government, the provincial and territorial governments acting at the interprovincial level, or FCM itself. Indirect municipal issues and local/regional issues will not be supported by major research and lobbying activity, unless otherwise directed by the Annual Conference or by FCM's National Board of Directors.

Resolutions should meet the enclosed guidelines and should be received by FCM no later than **February 7, 1994** in order to be presented to FCM's Standing Committee on Policies and Resolutions at its meeting on March 2, 1994.

The Standing Committee on Policies and Resolutions and the National Board of Directors appreciates the cooperation of all members in adhering to the enclosed procedures when preparing their resolutions for submission.

We look forward to hearing from you.

Viviane Swann
Resolutions Policy Analyst

Enclosures

SUBMITTED BY ALDERMAN GUILBUALT

PROPOSED 1994 FCM RESOLUTION

"WHEREAS municipal policing costs have dramatically increased recently and;

WHEREAS a significant portion of policing costs relate to Law Enforcement Officers' salaries and;

WHEREAS significant efficiencies in policing can be realized by reducing the amount of time Law Enforcement Officers spend on paperwork, on other administrative policing duties and in Court;

THEREFORE BE IT RESOLVED that the FCM investigate ways and make recommendations to the appropriate judicial groups, to reduce the amount of time required by Law Enforcement Officers to prepare and submit evidence in Court for minor offences."



Federation of Canadian Municipalities
Fédération canadienne des municipalités

February 18, 1994

Ms. Kelly Kloss
City Clerk
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Alderman Ron Hayter
Edmonton, Alberta
President
Président

Mayor Audrey Moore
Castlegar, British Columbia
First Vice President
Première vice-présidente

Mayor Laurence Mawhinney
Lunenburg, Nova Scotia
Second Vice President
Deuxième vice-président

Councillor Bryon Wilfert
Richmond Hill, Ontario
Third Vice President
Troisième vice-président

Le maire Margaret Delisle
Sillery (Québec)
Présidente sortante
Past President

James W. Knight
Executive Director
Directeur général

Dear Ms. Kloss:

I acknowledge receipt of your letter of February 1 in which you submit a resolution on **Municipal Policing Costs** to be considered by FCM at its 1994 Annual Conference in June.

At the March meeting, FCM's Standing Committee on Policies and Resolutions will review your resolution and classify it in one of the following categories:

Category A:	national municipal issues
Category B:	local/regional municipal issues
Category C:	issues not within municipal jurisdiction
Category D ¹ :	matters dealt with by FCM in the previous three years and that are in accordance with FCM policies
Category D ² :	matters dealt with by FCM in the previous three years and that are NOT in accordance with FCM policies

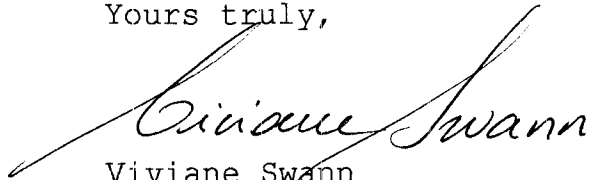
Following the recommendations of the committees, your resolution will be printed in the Policy Development Book, to be debated at the Annual Conference in June.

.../2

We will keep you informed of the committees' recommendations on your resolution following the meeting in March.

If you have any questions, please do not hesitate to call me at (905) 508-7889.

Yours truly,

A handwritten signature in cursive script, reading "Viviane Swann". The signature is written in dark ink and is positioned above the printed name and title.

Viviane Swann
Resolutions Policy Analyst



GUIDELINES FOR PRESENTATION OF RESOLUTIONS TO THE FEDERATION OF CANADIAN MUNICIPALITIES

It is by way of resolutions that Municipal, Affiliate and Associate Members bring their concerns to FCM for consideration at the Annual Conference, held in June of each year, or at meetings of the National Board of Directors, held in September, December and March.

Resolutions may be submitted by any municipality or provincial/territorial municipal association which is a member in good standing of the Federation of Canadian Municipalities.

All resolutions endorsed at the Annual Conference or at the National Board of Directors and which require action from the Government of Canada, shall be submitted to the appropriate minister, department or agency for response.

It is therefore important that resolutions be carefully worded so that FCM is directed to take the appropriate action and that the proper message is conveyed.

CONSTRUCTION OF RESOLUTIONS

All members are urged to observe the following guidelines when preparing resolutions for submission to FCM:

- a) FCM will take a stand only on issues which are clearly of **national municipal interest** and which fall within the jurisdiction of the federal government, the provincial and territorial governments acting at the interprovincial level, or FCM itself. Indirect municipal issues and local/regional issues will not be supported by major research and lobbying activity, unless otherwise directed by the Annual Conference or by FCM National Board of Directors.
- b) The **descriptive clauses (WHEREAS...)** should clearly and briefly set out the reasons for the resolution. If the sponsor believes that the rationale cannot be explained in a few preliminary clauses, the problem should be more fully stated in supporting documentation.
- c) The **operative clause (BE IT RESOLVED...)** must clearly set out its intent stating a specific proposal for any action which the sponsor wishes FCM to take. (i.e. **BE IT RESOLVED that FCM urge/endorse/petition...**) The wording should be clear and brief. Generalization should be avoided.
- d) **Background information** such as Council reports should be submitted with the resolution. When a resolution is not self explanatory and when adequate information is not received, FCM staff may return the resolution to the sponsor with a request for additional information or clarification.
- e) **Proof of endorsement** by the sponsoring council must accompany the resolution.

CATEGORIZATION OF RESOLUTIONS

The Standing Committee on Policies and Resolutions will review the resolutions received and categorize them as follows:

- | | |
|--------------------------------|--|
| Category A: | National municipal issues |
| Category B: | Local/regional municipal issues |
| Category C: | Issues not within municipal jurisdiction |
| Category D¹: | Matters dealt with by FCM in the previous three years and that are in accordance with FCM policy |
| Category D²: | Matters dealt with by FCM in the previous three years and that are NOT in accordance with FCM policy |

SUPPLEMENTARY INFORMATION

The Standing Committee on Policies and Resolutions is responsible for receiving and taking action on all resolutions in accordance with the above stated guidelines.

Resolutions which fall within the mandate of an FCM Standing Committee or Task Force will be reviewed by same for the purpose of presenting recommendations to the National Board of Directors or the Annual Conference. Standing Committees and Task Forces are responsible for ensuring that resolutions are compatible with existing policy statements and approved resolutions.

**THE DEADLINE FOR SUBMISSION OF RESOLUTIONS TO FCM'S
NATIONAL BOARD OF DIRECTORS AT ITS NEXT MEETING IN MARCH 1994
OR AT THE ANNUAL CONFERENCE IN JUNE 1994
IS FEBRUARY 7, 1994**

The Standing Committee on Policies and Resolutions stresses that resolutions received after the deadline cannot be processed in time for inclusion in the Board Book and will be held for action by the National Board of Directors at its next meeting in September 1994.

For more information please call Viviane Swann - Resolutions Policy Analyst, Tel/Fax: (905) 508-7889 or Michael Roche - Director of Policy and Programs, at the FCM office Tel: (613) 237-5221, Fax: (613) 237-2965.

DATE: JANUARY 12, 1994

TO: COUNCIL
CITY COMMISSIONER
DIRECTORS
DEPARTMENT HEADS
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK


RE: RESOLUTIONS FOR THE 1994 FCM ANNUAL CONFERENCE

The FCM is inviting submission of resolutions on subjects of national municipal interest for debate at the 1994 FCM Conference to be held in Winnipeg June 5 to June 8, 1994.

The deadline for submission of resolutions to the City Clerk is January 21, 1994 so as they may be included on the Council agenda of January 31, 1994.

Information with regard to conference resolution procedures is attached hereto.

Your attention to this matter would be appreciated.



KELLY KLOSS
City Clerk

KK/clr
Attchs.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

February 4, 1992

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

Attention: Mayor Audrey Moore
Third Vice-President, Chair
Standing Committee on Policies and Resolutions

Dear Mayor Moore:

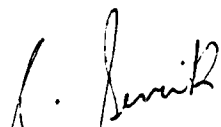
RE: 1992 CONFERENCE RESOLUTIONS

At the Council meeting of February 3, 1992, consideration was given to your request for resolutions to be sent to the FCM Secretariat.

I am enclosing herewith certified copies of two resolutions passed by Council of The City of Red Deer at its meeting of February 3, 1992.

Trusting you will find this satisfactory and that you will give the attached resolutions favourable consideration.

Sincerely,



C. SEVCIK
City Clerk

CS/jt

Att.

c.c. City Commissioners
Council
Director of Engineering Services

*a delight
to discover!*

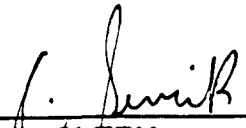
"WHEREAS many municipalities across Canada are actively involved in various forms of recycling programs;

AND WHEREAS these communities are encountering difficulty in these programs because of the poor and/or uncertain markets for recycled products;

AND WHEREAS individual communities are not able to generate or sustain viable markets for the recycled products themselves;

BE IT RESOLVED that FCM lobby the Federal Government to expand upon present legislation and policy with respect to resource conservation, in areas such as packaging, percentage of recycled stock in products, etc. This would prove beneficial in the stabilization of markets for recycled products."

Certified to be a true and correct copy of the original resolution passed by Council of The City of Red Deer February 3, 1992.



CITY CLERK

"WHEREAS Canadians recognize the need for governments to exercise spending restraint;


AND WHEREAS there is a need to reduce the federal deficit;

AND WHEREAS the FCM's long standing request to have the Federal Government fund a major municipal infrastructure replacement program would negatively affect the growing deficit and not be consistent with the need for government spending restraint;

AND WHEREAS replacement and maintenance of municipal infrastructure is a municipal government responsibility;

BE IT RESOLVED that the FCM cease all lobbying efforts towards seeking federal government assistance for a municipal infrastructure replacement program."

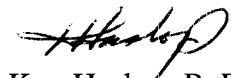
Certified to be a true and correct copy of the original resolution passed by Council of The City of Red Deer February 3, 1992.



CITY CLERK

DATE: January 25, 1994
TO: City Clerk
FROM: Engineering Department Manager
RE: RESOLUTIONS FOR THE 1994 FCM ANNUAL CONFERENCE

Please be advised that the Engineering Department has no comment with respect to the above noted.



Ken Haslop, P. Eng.
Engineering Department Manager

KGH/emg

Proposed
FCM Resolution

Jim Gilliland
4/4.01.24.

BE IT RESOLVED that the
FCM
~~to~~ investigate ways,
and make recommendations
to the appropriate ~~local~~ judicial ~~and~~ groups
to reduce the amount of
time required by Law
Enforcement Officers to prepare and
submit evidence in court
for minor offences,

WHEREAS municipal policing costs
have dramatically increased recently and
WHEREAS a significant portion of policing costs
relate to officers' salaries, and
WHEREAS ~~to improve~~ ^{significant} efficiencies in policing ~~regarded~~
~~an examination of~~ can be realized by
reducing the amount of time officers spend
on paperwork, appearing in court, or other ~~non-policing~~
policing duties, ^{administrative}



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

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

Att: Viviane Swann
Resolutions Policy Analyst

Dear Madam:

RE: 1994 ANNUAL CONFERENCE RESOLUTIONS

At the Council Meeting of January 31, 1994, consideration was given to your request for resolutions to be sent to the FCM. I am enclosing herewith a certified copy of a resolution passed by Council of The City of Red Deer at its meeting held January 31, 1994.

Trusting you will find this satisfactory and that you will give the attached resolution favourable consideration.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: City Commissioners
Aldermen
Insp. R. Beaton



RED DEER

*a delight
to discover!*

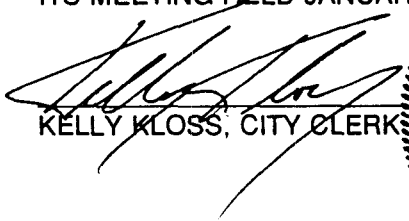
"WHEREAS municipal policing costs have dramatically increased recently and;

WHEREAS a significant portion of policing costs relate to Law Enforcement Officers' salaries and;

WHEREAS significant efficiencies in policing can be realized by reducing the amount of time Law Enforcement Officers spend on paperwork, on other administrative policing duties and in Court;

THEREFORE BE IT RESOLVED that the FCM investigate ways and make recommendations to the appropriate judicial groups, to reduce the amount of time required by Law Enforcement Officers to prepare and submit evidence in Court for minor offences."

CERTIFIED TO BE A TRUE COPY OF A RESOLUTION
PASSED BY COUNCIL OF THE CITY OF RED DEER AT
ITS MEETING HELD JANUARY 31, 1994.


KELLY KLOSS, CITY CLERK



NO. 3**EASTVIEW ESTATES COMMUNITY ASSOCIATION**

77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Dec. 1993

City Council
City of Red Deer

SUBJECT: PLAYGROUND ZONE REQUEST - ELDRIDGE CRESCENT

REFERENCES: (A). EASTVIEW ESTATES LETTER OF 20 AUGUST
1993.
(B). CITY OF RED DEER LETTER 071-1011K 23 SEPT.
1993

At reference (A) the Eastview Estates Communication Association requested playground signage for a section of Eldridge Crescent adjacent to a pre-school playground. Concern was expressed for the safety of children utilizing this facility. This letter was forwarded following a meeting with Mr. Chi Y. Lee, a Traffic Engineer with the City of Red Deer.

Reference (B), the reply from the City of Red Deer Engineering Department, denied the installation of the requested signage expressing more concern for the safety of the motorists than for the safety of the children. The Engineering Department's proposed solution of the safety problem is to install a post and cable fence to prevent the children from becoming a threat to the motor vehicle operators.

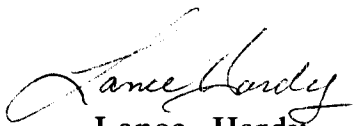
The argument that the motorists would appear to be more at risk than the children is considered fallacious and is not understood. As long as a motor vehicle operator is in charge of a vehicle it is our understanding that it is their responsibility not to strike pedestrians. Children are not always fully aware of highway dangers and therefore it is our responsibility as adults to protect them as much as we can.

If the proposed installation of the speed restriction signs would cause motorists to "rear end" each other surely that is subject for negotiation between the two motorists and their insurance agents and if speeding is involved, between the motorist and the RCMP. Children do not cause motor vehicle accidents, however if the operators of the vehicles are informed that there is a playground zone in effect they will observe proper caution and hopefully these accidents will be avoided.

As a result of discussion concerning reference (B) the executive of the association has agreed that not only should our request for playground signage be reconsidered, in addition we request that a pedestrian crossing be installed across Eldridge Crescent. The crossing should be from the east sidewalk to the west adjacent to the playground to provide safe passage for the children and whoever is accompanying them. Considerable pedestrian traffic crosses at this location.

The bottom line of our request is that, no matter what the cost, the safety of children is of prime importance. If this means signage and the occasional RCMP check of the location, it is considered to be a worthwhile insurance policy for the safety of the children. We cannot wait for a serious accident to occur before we take preventive measures.

Favorable consideration by City Council in this matter would be appreciated.


Lance Hardy
President

071-1011

DATE: January 25, 1994

TO: City Clerk

FROM: Engineering Department Manager

RE: ELDRIDGE CRESCENT - PLAYGROUND ZONE REQUEST

The Eastview Community Association requested playground zone signs and pedestrian crosswalks be installed along Eldridge Crescent as shown in Drawing A. Their current request makes reference to the following letters which are attached for reference:

1. August 20, 1993 letter from the Eastview Association
2. September 23, 1993 letter from the Engineering Department

We agree with the Association that the safety of children is of prime importance. We are, however, concerned that in the pursuit of safety, we do not create a false sense of security in the children by the installation of control signs that are virtually ignored by the majority of the motorists.

With respect to the two specific requests, our comments are as follows:

1. Crosswalk

A very short section of Eldridge Crescent borders the playground. The road bends 90° at both ends of this section. Motorists approaching from beyond the curves may not see signs or crosswalks adjacent to the playground. A midblock crossing is especially dangerous due to parked cars and restricted pedestrian visibility.

In addition, children are frequently led to believe that they have an added degree of protection while crossing at a marked crosswalk. Unfortunately, two painted white lines do not provide protection against an oncoming vehicle. This false sense of security was believed to be the reason that more pedestrian accidents occurred at marked than unmarked crosswalks, when San Diego and Long Beach analyzed over 400 intersections a number of years ago.

At the current time, pedestrians crossing this minor residential street know they are crossing at their own discretion and should exercise extra caution.

City Clerk
 Page 2
 January 25, 1994

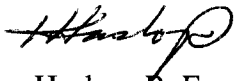
2. Playground Zone Signs

- a. There are numerous City streets with a short park frontage similar to Eldridge Crescent. Playground zones are not installed for any of these streets. Instituting a lower speed limit on such a short section of roadway would result in many vehicles ignoring the signs.
- b. Due to the anticipated very low residential traffic volume, there should be many adequate gaps between vehicles to safely cross the street.
- c. The operating speed, while not measured, is expected to be below 50 km/hr due to the 90° curves at each end and a very short distance in between.
- d. Due to the narrow roadway at 10 m (32 ft) with potential parking on both sides, a single travel lane of 5 m (16 ft) remains making fast vehicle operation difficult.

RECOMMENDATION

Installing playground zone speed limits for short sections of roadway with sharp curves, like Eldridge Crescent, would likely cause a false sense of security for the pedestrian and driver non-compliance of the regulatory signs. Most of the motorists using this roadway live in the immediate area and should be familiar with the playground activity.

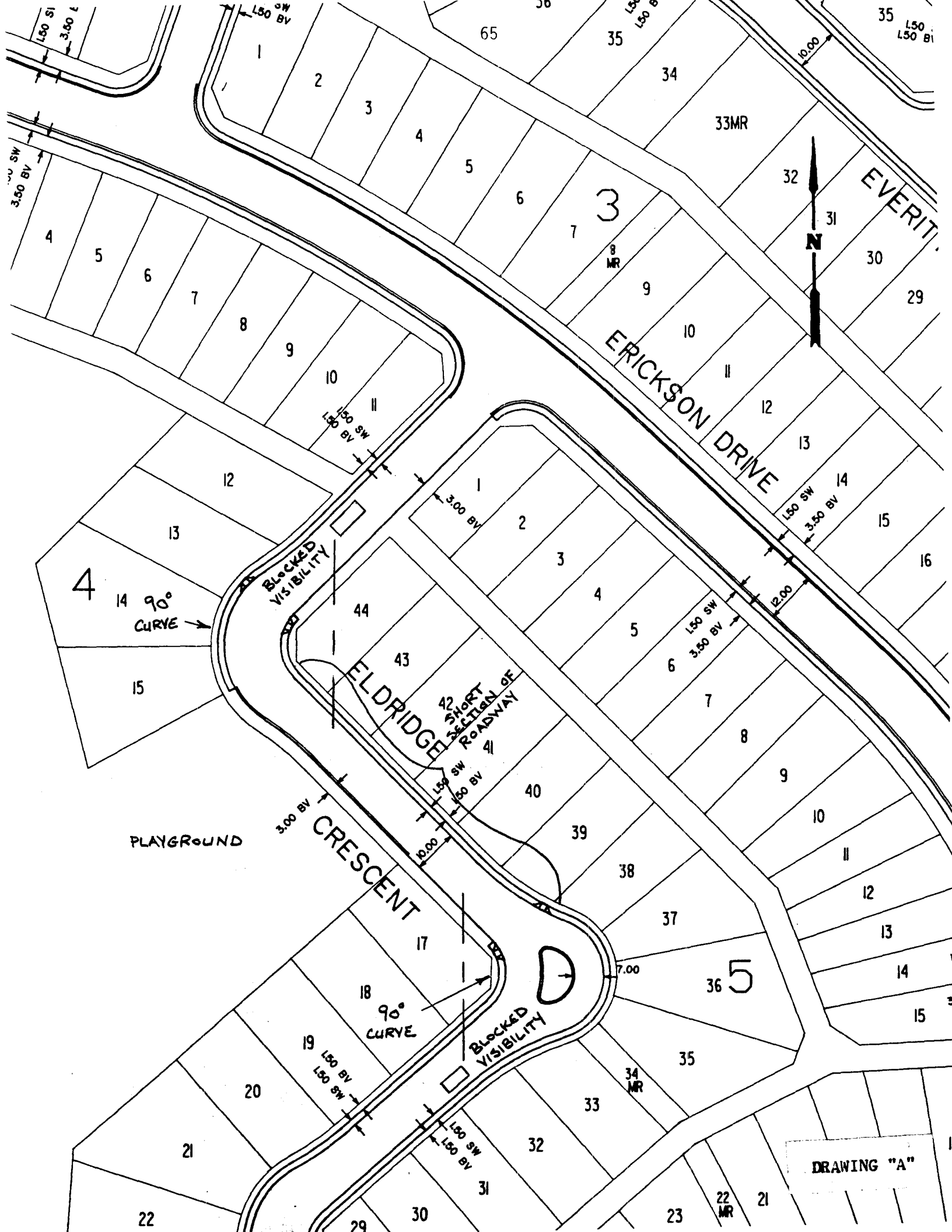
For the above noted reasons, we would respectfully recommend that no playground zone or crosswalk be installed at the park frontage at Eldridge Crescent.



Ken Haslop, P. Eng.
 Engineering Department Manager

CYL/emg
 Att.

c.c. Director of Community Services
 c.c. Parks Manager
 c.c. RCMP Inspector
 c.c. Recreation and Culture Manager



DRAWING "A"

September 23, 1993

Mr. Lance Handy, President
Eastview Estates Community Association
#77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Dear Sir:

RE: PLAYGROUND ZONE REQUEST ON ELDRIDGE CRESCENT, RED DEER

Thank you for your August 20, 1993 letter. We appreciate the opportunity of reviewing the traffic conditions on site with your Vice-President, Mr. Roy Busby, and other executives of the Community Association, Mr. Phil Penner and Ms. Kim Toal. We share the concern of your executives and worried parents about the safety of children, and would try to improve safety whenever feasible.

In addition to meeting with your executives, Engineering Department staff have checked the conditions in the field several times. We have also consulted with our Parks Department for the proposed parks expansion in this area, and explored ways of improving traffic safety. As a result of this review, we will be installing playground zones at Excell Street and Ellenwood Drive when the adjacent parks expansion is complete. Proposed shale paths will be constructed within the park to lead pedestrians to intersections instead of mid-block locations. Due to concern for the safety of children, the Engineering Department is not in favour of installing playground zones at the short park frontage at Eldridge Crescent. There are numerous City streets with a short park frontage. However, playground zone signs are not installed for these streets.

Mr. Lance Handy, President
Eastview Estates Community Association
Page 2
September 23, 1993

Instituting a lower speed limit on such a short section of roadway would result in many vehicles braking, followed by immediately accelerating. It is hard for motorists or pedestrians to predict this speed variation. This increases the chance of rear-end collisions, skidding, and drivers losing control during winter time. It is dangerous for children in the area if drivers lose control of their vehicles. Worst of all, the variation in speed makes it much more difficult for small children to judge the speed of a vehicle and decide whether a gap is safe enough to cross the road.

Due to these safety concerns, the Engineering Department cannot support the installation of playground zone signs at Eldridge Crescent. Playground zones are only instituted for major playgrounds fronting on long stretches of major roadways, such as Ellenwood Drive, Excell Street, and Embury Crescent in the Eastview Subdivision. However, the safety of the parks frontage at Eldridge Crescent can be improved by the installation of post and cables. Our Parks Department would be pleased to install this if your community feels this to be advantageous.

We thank you for the opportunity to work with your Association to improve traffic safety. We trust the proposed post and cables at Eldridge Crescent and the playground zones at Excell Street and Ellenwood Drive will improve safety when these roads and adjacent playgrounds are constructed. Please contact us if we can be of further assistance.

Yours truly,



Chi Y. Lee, P. Eng.
Traffic Engineer

CYL\sab

cc: Parks Manager

/ EASTVIEW ESTATES COMMUNITY ASSOCIATION

77 Eastman Crescent
 Red Deer AB
 T4R 1X4
 20 August 1993

City of Red Deer
 Engineering Department
 City Hall
 4914 - 48 Avenue
 Red Deer AB
 T4N 3T4

*Ken
 Lythi - please
 discuss.*

Dear Sir:

At a recent meeting of the Executive of our association concern was expressed over the safety of young children in the vicinity of the pre-school playground adjacent to Eldridge Crescent. Members of the executive have been approached by worried parents in regard to bringing this concern to the City with a view to having playground signs erected at each end of the playground, short a distance though it may be.

Accordingly, the Vice President, Roy Busby, Kim Toal and Phil Penner, members of the executive, met with Mr. Chi Lee, the Traffic Engineer, on 13 August 1993 to discuss this matter.

At this time it was explained that the main concern was that motorists proceeding from either direction on Eldridge Crescent are unaware of the playground until they are adjacent to it. In most cases they are proceeding at speeds which, although legal for city streets, are considered dangerous in the vicinity of a childrens playground. The details of parents' concerns for the safety of small children were discussed with Mr. Lee at some length so they will not be repeated here.

It is therefore requested that favourable consideration be given to the erection of playground signs on Eldridge Crescent at each end of the playground area. In this manner motorists will be aware of the possible hazard to small children and hopefully will limit their speed to 30km per hour and drive cautiously, as required by law.

Sincerely

Lance Hardy
 Lance Hardy
 President

THE CITY of RED DEER
 ENGINEERING DEPARTMENT

RECEIVED	
TIME	1:30
DATE	AUG 20 1993
BY	<i>Evangelina</i>

CS-4.264

DATE: January 24, 1994

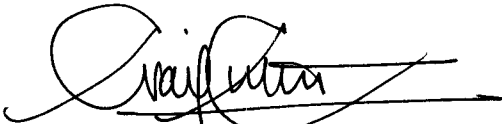
TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: EASTVIEW ESTATES COMMUNITY ASSOCIATION

This memo responds to your request for comments concerning the playground zone request from the Eastview Estates Community Association. I have reviewed this issue with the Recreation & Culture Manager and the Parks Manager and we are supportive of the association in this request. A large number of children access this site because it includes the only playground in the subdivision. Thus, we support the need to slow traffic by this development.

We support the request of the community association for this playground zone.



CRAIG CURTIS, Director
Community Services Division

LRH/lis

c: Lowell Hodgson
Don Batchelor



Royal
Canadian
Mounted
Police

Gendarmerie
royale
du
Canada

70

Security Classification / Designation
Classification / Désignation sécuritaire

January 25, 1994

Your file

Votre référence

City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Our file

Notre référence

Dear Sir:

RE: Eastview Estates Community Association

Please be advised that I agree with the City of Red Deer Engineering Department. The above location is not a well used street and should not require playground zone signs or designation. The majority of people using the street would be local residents and fully aware of the playground.

Yours truly,

(R.L. BEATON) Insp.
O.i/c Red Deer City Detachment

MAW/lb

Red Deer City Detachment
Bag 5033
Red Deer, Alberta
T4N 6A1

Canada

COMMISSIONER'S COMMENTS

We concur with the Engineering Department Manager that signage would not be effective at this location. Experience has dictated that where signage is installed where it is not warranted, it encourages the motorist to disobey those signs and as pointed out in the material, increases the danger to the pedestrian.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

DATE January 17/94

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND & ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
☒ R.C.M.P. INSPECTOR
☒ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: EASTVIEW ESTATES COMMUNITY ASSOCIATION

Please submit comments on the attached to this office by Jan. 24

for the Council Agenda of Jan. 31/94


C. SEVCIK
City Clerk

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
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☒ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: Estuero Estates Community Assoc.

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


KELLY KLOSS
City Clerk

X **ACKNOWLEDGE**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 18, 1994

Mr. Lance Hardy, President
Eastview Estates Community Association
77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Dear Sir:

I acknowledge receipt of your letter dated December 1993, re: Playground Zone Request - Eldridge Crescent.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, January 31, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, January 28, 1994, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, January 28.

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

Yours truly,

Kelly Kloss
City Clerk

KK/ds

**RED DEER***a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 1, 1994

Eastview Estates Community Association
77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Att: Lance Hardy
President

Dear Sir:

RE: PLAYGROUND ZONE REQUEST / ELDRIDGE CRESCENT

At the City of Red Deer Council Meeting held on Monday, January 31, 1994, consideration was given to your letter dated December 1993 regarding the above. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Eastview Estates Community Association dated December 1993, re: Request for Playground Zone / Eldridge Crescent, hereby agrees that said request be denied, and as presented to Council January 31, 1994."

As indicated in the above motion, your request for a playground zone was not approved. I have attached hereto a copy of the information regarding your request that appeared on the Council Agenda.



*a delight
to discover!*

Eastview Estates Community Association
February 1, 1994
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 in a cursive style.

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Engineering Services
Recreation and Culture Manager
Parks Manager
Traffic Engineer
Insp. R. Beaton

BYLAW NO. 2032/A-94

Being a Bylaw to amend Bylaw No. 2032/60, The Business Tax 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 5(a) of Bylaw 2032/60 is amended by deleting "3.35%" and substituting "2.19%".
- 2 Section 5(b) of Bylaw 2032/60 is amended by deleting "3.35%" and substituting "2.19%".
- 3 Section 5.1 of Bylaw 2032/60 is amended by deleting "1.00%" and substituting "0.57%".
- 4 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO.2672/B-94

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 By-law No. 2672/80 be amended 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. 2/94, attached hereto and forming part of the By-law.
2. This By-law shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

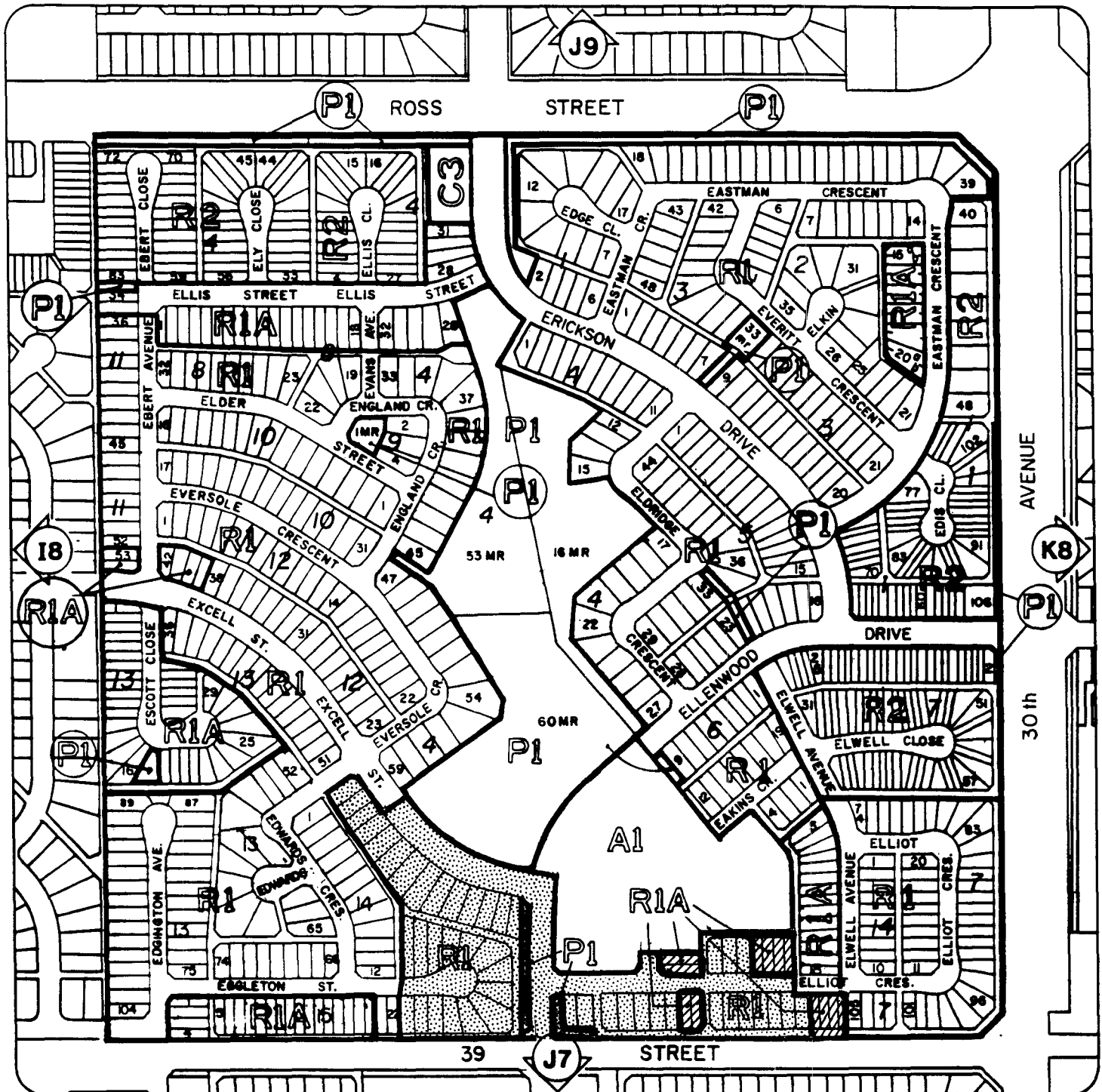
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

J8



Revisions :

MAP NO. 2/94
Bylaw No. 2672/B-94

Change from A1 to R1 , R1A  &
P1 .

BYLAW NO.2672/E-94

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 By-law No. 2672/80 be amended as follows:

1. The Use District Map as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 4/94, attached hereto and forming part of the By-law.
2. This By-law shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.




READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

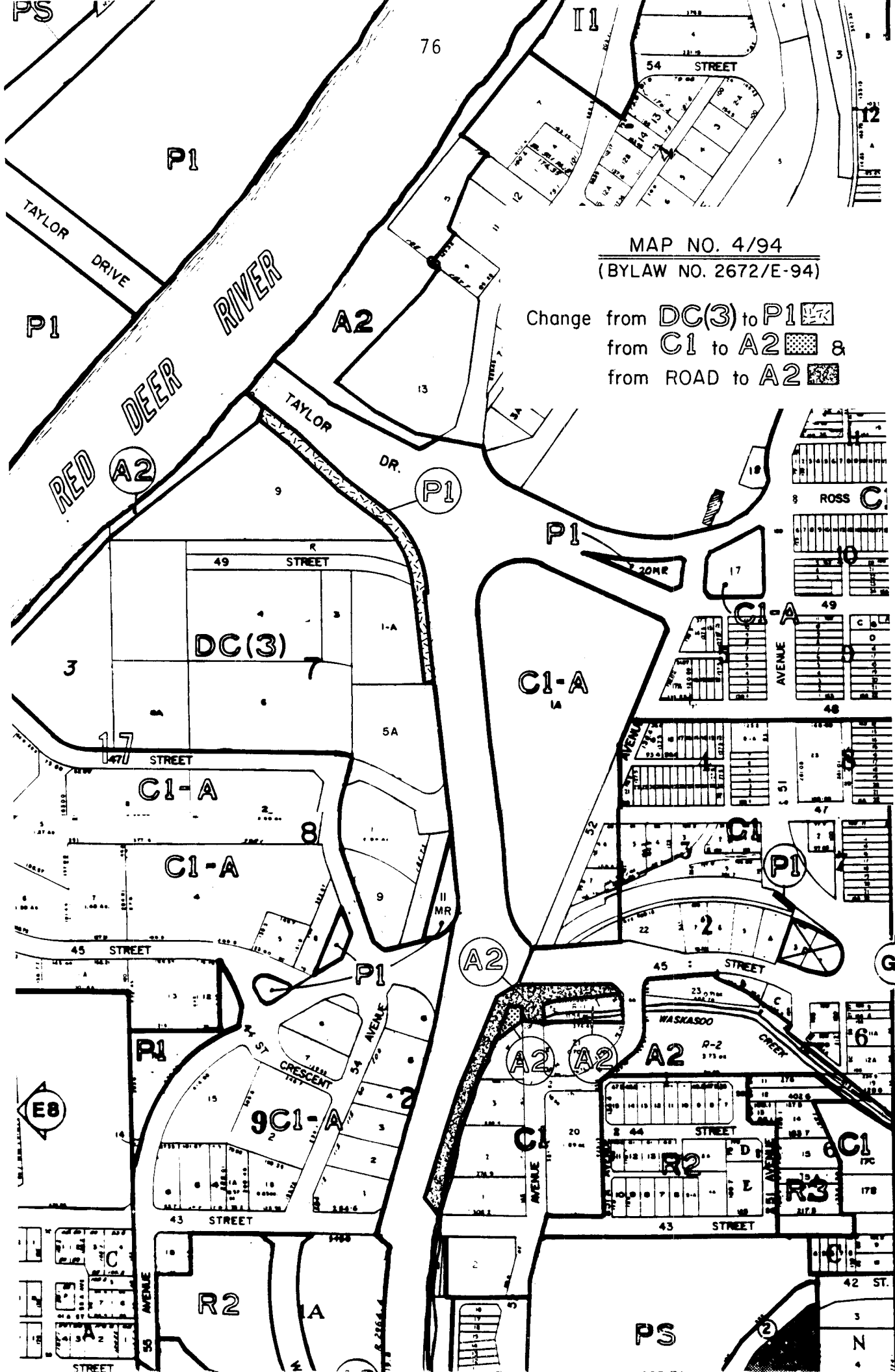
MAYOR

CITY CLERK

MAP NO. 4/94

(BYLAW NO. 2672/E-94)

Change from DC(3) to P1 
 from C1 to A2  &
 from ROAD to A2 



BYLAW NO. 3100/A-94

Being a Bylaw to amend Bylaw No. 3100/93, the Adoption Bylaw of The City of Red Deer.

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

- 1 Bylaw No 3100/93 is hereby amended by deleting Schedule "A" and substituting therefor new Schedule "A" attached hereto.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

SCHEDULE "A"ROLL NUMBERS

03-3-0180	09-2-0465	09-2-0675
04-2-0750	09-2-0470	09-2-0680
04-2-0865	09-2-0475	09-2-0685
04-2-1025	09-2-0480	09-2-0690
04-2-1575	09-2-0485	09-2-0695
04-2-1725	09-2-0490	09-2-0700
04-2-1875	09-2-0495	09-2-0705
04-2-1880	09-2-0500	09-2-0710
04-2-1890	09-2-0505	09-2-0715
04-2-1895	09-2-0510	09-2-0720
04-2-1900	09-2-0515	10-3-0015
04-2-1905	09-2-0520	11-3-0250
04-2-2000	09-2-0525	11-3-1580
04-3-0105	09-2-0530	11-3-2025
04-3-0115	09-2-0535	11-3-2235
08-2-0765	09-2-0540	14-3-1075
08-2-1240	09-2-0545	15-3-0370
09-2-0340	09-2-0550	15-4-4370
09-2-0345	09-2-0555	15-4-4415
09-2-0350	09-2-0560	15-4-4470
09-2-0355	09-2-0565	16-1-1475
09-2-0360	09-2-0570	16-1-1480
09-2-0365	09-2-0575	16-1-1945
09-2-0370	09-2-0580	16-2-0005
09-2-0375	09-2-0585	16-2-0785
09-2-0380	09-2-0590	16-2-0790
09-2-0385	09-2-0595	17-1-0245
09-2-0390	09-2-0600	17-1-1055
09-2-0395	09-2-0605	17-1-1060
09-2-0400	09-2-0610	17-1-1070
09-2-0405	09-2-0615	20-3-2495
09-2-0410	09-2-0620	28-2-0110
09-2-0415	09-2-0625	28-2-0135
09-2-0420	09-2-0630	29-1-0026
09-2-0425	09-2-0635	29-1-0120
09-2-0430	09-2-0640	29-3-0005
09-2-0435	09-2-0645	29-4-0295
09-2-0440	09-2-0650	32-1-0060
09-2-0445	09-2-0655	32-1-0410
09-2-0450	09-2-0660	16-3-0060
09-2-0455	09-2-0665	16-3-0065
09-2-0460	09-2-0670	16-3-0070
		15-4-0055

BYLAW NO. 3101/94

WHEREAS the amount of the taxes levied or estimated to be levied for the current year by The City of Red Deer (hereinafter referred to as "the Corporation") for all purposes is the sum of Forty-Six Million Dollars (\$46,000,000.00);

AND WHEREAS the Council of the Corporation deems it necessary to borrow the sum of Twenty-Five Million Dollars (\$25,000,000.00) to meet its current expenditures and obligations for the current year until the taxes levied or to be levied therefor can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of taxes levied or estimated to be levied for the current year by the Corporation;

NOW THEREFORE BE IT ENACTED by the Council of the Corporation as a Bylaw thereof as follows:

- 1 That the Council of the Corporation do borrow from Bank of Montreal (herein called "the Bank") the sum of Twenty-Five Million Dollars (\$25,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the current year until such time as the taxes levied therefor can be collected and agree to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the rate of Prime per centum per annum.
- 2 That for and in respect of the sum or sums so borrowed the promissory note or notes of the Corporation under its corporate seal, duly attested by the signatures of either its Mayor and its Treasurer, and payable within the current financial year, be delivered to and in favour of the Bank.

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- 3 That the Council of the Corporation doth hereby pledge and charge to the Bank as security for the payment of the moneys to be borrowed hereunder and interest thereon as aforesaid the whole of the unpaid taxes and penalties on taxes assessed or levied by the Corporation in prior years, together with penalties thereon, and the whole of the taxes for the current year and the Corporation shall deposit in a special account with the Bank all of the said taxes and penalties as collected, as collateral security for the payment of the moneys to be borrowed hereunder and interest thereon, but the Bank shall not be restricted to the said taxes and penalties for such payment, nor shall it be bound to wait for payment until such taxes and penalties can be collected nor be required to see that they are deposited as aforesaid.
- 4 That nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit, or security, by statute, common law or otherwise given to or implied in favour of the Bank.

READ A FIRST TIME IN OPEN COUNCIL this day of , 19 .

READ A SECOND TIME IN OPEN COUNCIL this day of , 19 .

READ A THIRD TIME IN OPEN COUNCIL this day of , 19 .

MAYOR

CITY CLERK

BYLAW NO. 3102/94

Being a Bylaw to designate the Clarke Residence as a Municipal Historic Resource.

WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the preservation of the Clarke Residence in the City of Red Deer appears to be in the public interest;

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

- 1 The building known as the Clarke Residence located on Lot 27, Block A, Plan K1 in the City of Red Deer is hereby designated as a Municipal Historic Resource.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO. 3104/94

Being a Bylaw to close a portion 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 portion of roadway in The City of Red Deer is hereby closed.

"All that portion of Barrett Drive shown on Plan 792-1077 lying to the southeast of the Production Easterly of the North Boundary of Block 6A, Plan 792-1077 and to the Northwest of the Production Northeasterly of the most Southeasterly Boundary of Block 6A, Plan 792-1077 containing 1.10 hectares (2.72 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 day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

DATE: FEBRUARY 1, 1994

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK


**RE: BYLAW 3087/A-94 (AN AMENDMENT TO THE DOWNTOWN
WEST REDEVELOPMENT PLAN BYLAW 3087/93)**

At the Council Meeting of January 31, 1994, first reading was given to the above noted bylaw amendment. Bylaw 3087/A-94 provides for an amendment to the Downtown West Area Redevelopment Plan Bylaw 3087/93. Said amendment reflects Council's direction regarding the relocation of the City's Westyards from their current site and further, to allow Pro Collision and Frame Ltd. to locate on Site "A" at the corner of 45 Street and 54 Avenue.

This office will now proceed with advertising for a Public Hearing on Monday, February 28, 1994, at 7:00 p.m. or as soon thereafter as Council may determine.

The advertisement for this Public Hearing will appear in the Friday, February 11th and Friday, February 18th editions of the Red Deer Advocate.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Land and Economic Development Manager
Council and Committee Secretary - Sandra