

DATE: October 26, 1993
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, OCTOBER 25, 1993,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of October 12, 1993.

DECISION - CONFIRMED MINUTES

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Express 24 Signage and Promotions Corp. - Request to
Place Billboards on CPR Bridge Structure/67 Street . . 1

DECISION - TABLED PENDING FURTHER INFORMATION

- 2) Land & Economic Development Manager - Re: Site "B" - Former Railroad
Lands Downtown Red Deer . . 10

DECISION - TABLED PENDING FURTHER INFORMATION

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Disposal of Reserve Lands/Former CP Rail Right-of-Way
North of 67 Street - Golden West Subdivision . . 11

(4) **REPORTS**

- 1) Personnel Manager - Re: A.U.M.A. Supplementary Pension Plan . . 13

**DECISION - AGREED TO SIGN A "PARTICIPATING CERTIFICATE"
PERTAINING TO A VOLUNTARY SUPPLEMENTARY PENSION PLAN FOR
MEMBERS OF THE A.U.M.A.**

- 2) Public Works Manager - Re: Snow and Ice Control Program Council Policy
504/Amendments . . 15

DECISION - APPROVED AMENDMENTS

- 3) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/R-93/Elimination of
Certain Exceptions . . 20

DECISION - BYLAW GIVEN 1ST READING

- 4) City Commissioner - Re: Appointment of City Clerk/Bylaw 3099/93
and Appointment of Assistant City Clerk . . 30

**DECISION - A) APPROVED APPOINTMENT OF KELLY KLOSS AS CITY
CLERK EFFECTIVE DECEMBER 31, 1993
B) APPROVED APPOINTMENT OF GREG LEBLANC AS
ASSISTANT CITY CLERK EFFECTIVE DECEMBER 6, 1993**

- 5) Finance & Audit Committee - Re: Information Strategy Plan . . 31

DECISION - APPROVED PLAN

- 6) Public Works Manager - Re: Snow Routes . . 43

DECISION - APPROVED EMERGENCY SNOW ROUTES

- 7) Bylaws & Inspections Manager - Re: Delivery of Registry, Information, and
Licensing Services/Request for Proposals . . 47

DECISION - RECEIVED AS INFORMATION

- 8) Public Works Manager - Re: Pilot Yard Waste Composting Program. 58

**DECISION - AGREED TO ASK ENVIRONMENTAL ADVISORY BOARD TO
REVIEW NO COST COMPOSTING ALTERNATIVES**

(5) **CORRESPONDENCE**

- 1) Red Deer Public School District No. 104 - Re: East Hill Area Structure Plan
Bylaw Amendment 3075/B-93/School Site Designation . . 62

DECISION - BYLAW GIVEN 1ST READING

- 2) Alberta Historical Preservation & Re-Building Society - Re: Tax Incentive
Programs for Heritage Preservation and Rehabilitation . . 65

DECISION - AGREED TO GIVE QUALIFIED SUPPORT TO PROGRAMS

- 3) James R. Hoffman and Lola Lurz - Re: Request to Remove Old Box
Springs and Mattresses from the City Landfill Site . . 76

DECISION - AGREED TO TENDER REMOVAL

- 4) Parkvale Estates (1985) Society - Re: Request for Reconsideration of Matter dealing with the Construction of a Swale/Parkvale Estates . . 79

DECISION - REQUEST DENIED

- 5) Weddell, Mehling, Pander & Associates - Re: Site "A"/45 St. & 54 Ave./Proposed Land Acquisition . . 80

DECISION - AGREED THAT MORE INFORMATION BE PROVIDED

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Campbell-Cardwell/Limiting Red Deer's Geographic Size . . 97

DECISION - AGREED NOT TO SUPPORT

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/R-93 - Land Use Bylaw Amendment/Elimination of Certain Exceptions - 1st reading . . 20

DECISION - 1ST READING GIVEN

- 2) 3075/B-93 - Bylaw to Amend Bylaw 3075/92, the East Hill Area Structure Plan of The City of Red Deer/School Site Designation - 1st reading . . 62

DECISION - 1ST READING GIVEN

- 3) 3099/93 - Bylaw to Appoint a City Clerk for The City of Red Deer - 3
readings . . 30

DECISION - 3 READINGS GIVEN

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, OCTOBER 25, 1993,

COMMENCING AT 7:00 P.M.

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readings . . 30

1994 Lahatt Brier

UNFINISHED BUSINESSNO. 1

DATE: OCTOBER 14, 1993


TO: CITY COUNCIL

FROM: CITY CLERK

RE: EXPRESS 24 SIGNAGE AND PROMOTIONS CORP. -
REQUEST TO PLACE BILLBOARDS ON CPR BRIDGE STRUCTURE
67TH STREET

The following material was presented on the Council Agenda of October 12, 1993, however, said matter was tabled for two weeks at the request of the applicant.

The said material is represented on this Agenda for Council's consideration.


C. SEVCIK
City Clerk

CS/clr
Encls.



September 10th, 1993

City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Please accept this letter as a request to construct
Billboards on the railway crossing located on 67th Street.

It is the intention of my firm to construct and install
billboards of a professional, quality, nature to subsequently rent
to firms wishing advertising space in Red Deer. My Firm would also
offer Free space to the City of Red Deer to promote various Public
events when the billboards are vacant.

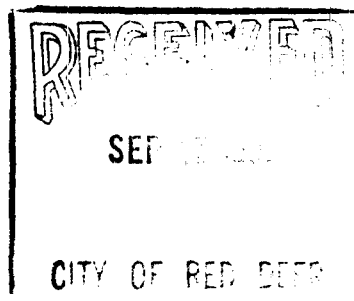
I believe we could mutually benefit by way of a rental
contract over a 10 year term in the area of \$2,000 annually.

If at all possible, because of the nature of my business,
it would be appreciated if this application could be treated in
confidence.

Thank you for your consideration.

Yours truly,

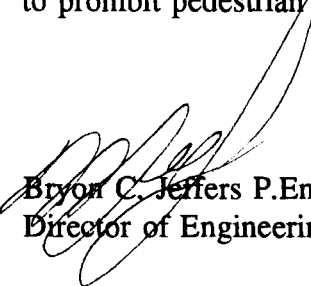
Ray McBeth
General Manager



DATE: September 15, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: **EXPRESS SIGNAGE - BILLBOARDS**

Engineering Services has no specific comments to make with the request from Express Signs to place billboards on the abandoned 67th Street CPR Bridge structure. The departments directly involved with administration of the Sign By-law should comment on this issue.

We would point out to Council that the structure in question is considered to be structurally sound at this time. It is our intention to install chain link fencing at each end of the structure to prohibit pedestrian or any other kind of use of the bridge.



Bryon C. Jeffers P.Eng
Director of Engineering Services

BCJ/emg

c.c. Director of Community Services
c.c. Director of Financial Services
c.c. By-laws and Inspections Manager
c.c. Land and Economic Development Manager
c.c. Parks Manager
c.c. Principal Planner

DATE: September 16, 1993

TO: Charlie Sevcik
City Clerk

FROM: Craig Curtis, Director
Community Services Division

RE: Express Signage

I have discussed the Express 24 Signage proposal for the 67 Street railway overpass with the Recreation & Culture and Parks Department Managers. We are opposed to this proposal due to the fact that 67 Street is a major entrance to the city and visitors should not be greeted with a very dominant commercial sign stretched over the roadway.

City Council has a clear policy dealing with billboards on City property (Council Policy 819), as follows:

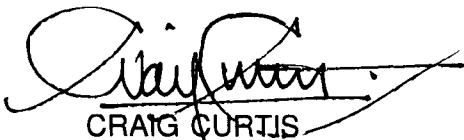
"Space on City property shall not be leased for the placement of billboard signs."

In addition, the Land Use Bylaw clearly defines aesthetic standards for buildings and landscaping for development on major entry arteries (Bylaw 2672/W-92).

The policies and bylaws in place are intended to provide architectural and development control in order to ensure that the entrances to the city remain attractive and representative of the city's natural landscape features. The subject proposal would totally jeopardize the image that is now portrayed along all major arterial road entrances to the city.

RECOMMENDATION

It is recommended that City Council deny the request from Express 24 Signage and Promotions to construct billboards on the former railway bridge, across 67 Street.



CRAIG CURTIS

DB:dmg

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



**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: C. Sevcik, City Clerk **DATE:** September 19, 1993

FROM: Paul Meyette, Principal Planner

RE: Express Signage Billboards

Express Signage and Billboards is requesting permission to place billboard advertising on the old railway bridge across 67th Street.

The issue of billboards has been studied extensively. On January 2, 1990, Council expressed concern regarding the need to improve entranceways to the City and passed the following motion:

"Whereas the City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67th Street West; and

Whereas the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

Therefore be it resolved that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major arteries, to be used as guidelines in the issuance of building permits for such developments."

This study included a review of billboard locations at City entryways.

On February 5, 1990, Council requested a study of all billboard locations and passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered recommendations from the Municipal Planning Commission re: Billboards in Industrial Areas, hereby agrees that a complete review of this subject be undertaken as soon as possible, and that in the interim, Land Use Bylaw Amendments be considered changing Billboard Use from a permitted use to a discretionary use in all industrial areas."

This review of billboards reviewed all billboard locations within the City and included consultation with the billboard industry.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF 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 STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

Page 2
Express Signage Billboards

Both the Entryway study and the Billboard study were adopted by City Council; each study recommended that no additional billboards should be allowed along the entryways to the City. These recommendations along with landscaping standards on entryways were incorporated in the Land Use Bylaw. The Land Use Bylaw specifically prohibits the placement of any new billboards along 67th Street between Highway #2 and 59th Avenue(see attachment). In addition to the foregoing studies, there is also an existing Council policy which states:

Space, on City owned property, shall not be leased for the placement of Billboard signs."
Policy #819

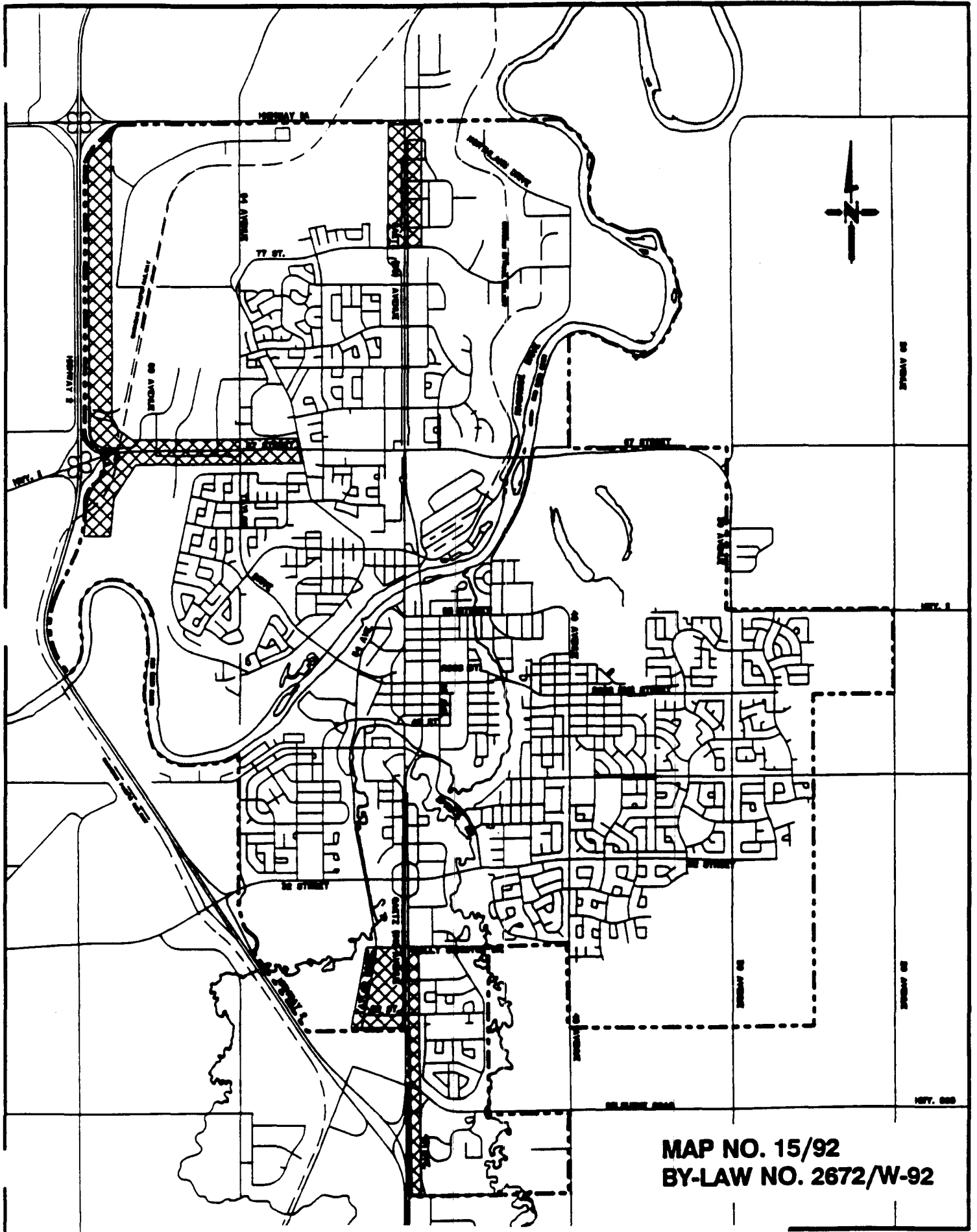
RECOMMENDATION

Planning staff recommend that Council deny the request to place billboards on the old railway bridge crossing on 67th Street. Billboards in this location are contrary to City policy as expressed in the reports entitled "Building and Landscape Design Standards for Development on Major Entry Arteries" and "City of Red Deer Recommendation for Billboards within the City of Red Deer". The proposal is also contrary to the Land Use Bylaw and City Council Policy #819.



Paul Meyette, ACP, MCP
PRINCIPAL PLANNER, SECTION A

- cc. Director of Engineering Services
Director of Community Services
Director of Financial Services
Bylaws and Inspections Manager
Land and Economic Development Manager
Parks Manager



AREA WHERE NO BILLBOARDS MAY BE INSTALLED

DATE: September 20, 1993

FILE NO. 93-1660

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **EXPRESS SIGNAGE - BILLBOARDS**

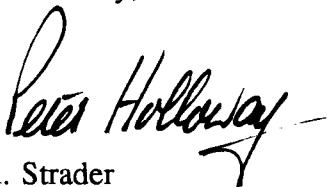
Further to the request from Express Signage to construct billboards adjacent to the abandoned railway crossing on 67 Street, we would submit the following comments for Council's consideration.

Upon verbal discussion with Mr. Ray McBeth, General Manager of Express Signage, it was determined that they were requesting Council's approval to construct and install billboards on the north and south sides of the existing bridge on 67 Street.

The subject lands, the former railway right-of-way is presently designated I1 Industrial (Business Service) district, which does not permit the use of billboard type signs. Section 6.3.1.3.(17) of the Land Use Bylaw describes that billboard type signs are a discretionary use in an I1 district "except on sites fronting on Gaetz Avenue between 28 Street and the southern boundary of the City, on 67 Street between 59 Avenue and the western boundary of the City and on sites adjacent to Highway 2, within the City boundary."

Recommendation: The Bylaws and Inspections Department cannot support the application as the proposed use does not meet the intent of the Bylaw, and City Council's direction in 1991 to prohibit such means of advertising on the main entrances to the City. Recommend the application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

Commissioners' Comments

We concur with the recommendations of the administration that the request be denied for all of the reasons pointed out in the attached comments. You will recall, Council recently had the opportunity to consider relaxation in their signage policy related to inflatable signs and decided in the interests of the long term objectives of the community to retain existing signage policy. We feel this is a critical part of the City's long term vision.

It should also be noted that other outdoor advertising interests have been pressing for some time for additional public locations in the City and have been consistently denied.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 27, 1993

Express 24 Signage and Promotions Corp.
4418 (B) - Gaetz Avenue
Red Deer, Alberta
T4N 3Z6

Att: Mr. Ray McBeth
General Manager

Dear Sir:

RE: BILLBOARDS 67TH STREET CPR BRIDGE STRUCTURE

Your application to Council requesting permission to construct and install billboards on the abandoned 67th Street CPR Bridge structure, was considered at the Council Meeting of October 25, 1993.

At the aforesaid meeting, the following motion and amendment thereto were introduced:

"RESOLVED that Council of The City of Red Deer, hereby agrees that the request from Express 24 Signage and Promotions Corp. to construct billboards on the former railway bridge, across 67th Street, be approved."

(Amendment)

"Subject to the following conditions:

1. That the rental contract be for a seven year term at \$2000.00 per annum
2. That the City of Red Deer receive a minimum of four weeks free advertising per annum on the proposed billboards."

... / 2

*a delight
to discover!*

Prior to voting on the above resolution and amendment, however, the matter was tabled pending receipt of additional information. Accordingly, we would request that you submit to me any further details regarding your proposal, specifically:

1. The precise size and location of the billboards;
2. The basis and rationale on which the lease was based;
3. The amount of free time that will be available for the advertising of City events: and
4. Any other pertinent information.

The Administration will be meeting to review your proposal and we will require receipt of this additional information by no later than November 8, 1993 in order that same might be presented to Council along with administrative comment, to the Council Meeting of November 22, 1993.

Your attention to this matter and receipt of the additional information would be appreciated by the deadline noted above. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioner
Director of Community Services
Director of Engineering Services
Parks Manager
Bylaws and Inspections Manager
Principal Planner

DATE: OCTOBER 27, 1993

TO: DIRECTOR OF COMMUNITY SERVICES

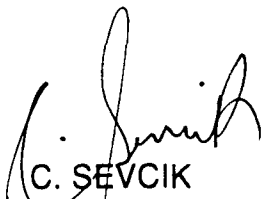
FROM: CITY CLERK

**RE: EXPRESS 24 SIGNAGE AND PROMOTIONS CORP.
- PROPOSED BILLBOARDS ON ABANDONED 67TH STREET CPR
BRIDGE STRUCTURE**

Enclosed herewith is a copy of our letter to Express 24 Signage and Promotions Corp. outlining how Council dealt with their application to construct and install billboards on the abandoned 67th Street CPR Bridge Structure.

In discussing this matter with the City Commissioner, it was agreed that you coordinate the administrative response back to Council pending receipt of additional information from Express 24 Signage. We anticipate receipt of this additional information by no later than November 8, 1993 in order to allow you ample opportunity to coordinate a response for inclusion on the November 22nd Agenda.

Trusting you will find this satisfactory and that you will call together the relevant Administration in due course, for a report back to Council.



C. SEVCIK
City Clerk

CS/clr


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

NO. 2

DATE: October 19, 1993
TO: Charlie Sevcik, City Clerk
FROM: Alan Scott, Land & Economic Development
RE: **SITE "B" - FORMER RAILROAD LANDS
DOWNTOWN RED DEER**

Council passed a resolution at the October 12, 1993 meeting, tabling until October 25, 1993 a report of the disposition of Site "B" within the former railroad yards in Downtown Red Deer. The tabling was requested by the administration to allow sufficient time to meet with the developers involved, to see if some consensus could be arrived at with respect to the location of the proposed developments.

We still have been unable to arrive at an agreement, and would therefore request that the matter be tabled for a further two weeks, until November 8, 1993.



Alan V. Scott

ADS/pr

Commissioners' Comments

We recommend that this matter be tabled pending a further report from the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: OCTOBER 13, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: FORMER CP RAIL LANDS REDEVELOPMENT PROPOSALS

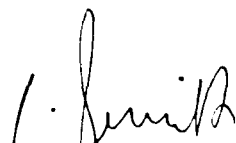
Your report of October 6, 1993 pertaining to the above matter and, in particular, requesting that the matter be tabled for a further two weeks to October 25, 1993, appeared on the Council Agenda of October 12, 1993.

At the aforesaid meeting, Council accepted your report and passed the following motion:

"RESOLVED that the matter pertaining to "Former CP Rail Lands Redevelopment Proposals", be tabled for a further period of two weeks."

We look forward to your report on this matter for inclusion on the October 25th Agenda.

During discussion of the above matter, Council also indicated that they wished a report on the status of Site "A". As you are aware, we have a proposal for Site "A" which is also to be considered at the Council Meeting of October 25th. Your comments on this proposal are anticipated for inclusion on said agenda.


C. SEVCIK
City Clerk

CS/clr

DATE: September 28, 1993
TO: LAND & ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: DOWNTOWN WEST REDEVELOPMENT PROPOSALS

Your report dated September 21, 1993, pertaining to the above received consideration at the September 27, 1993 Council Meeting with the following motion being passed:

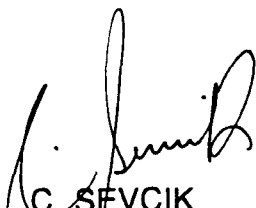
"RESOLVED that Council of The City of Red Deer, having considered report dated September 21, 1993 from the Land and Economic Development Department, re: Downtown West Redevelopment Proposals, hereby concurs with the recommendations with reference to Sites B & C."

As noted the decision on the sale of Site B was tabled in order to permit the Administration to meet with the parties expressing an interest in this site, in an effort to accomodate both proposals within the land area available. We look forward to your further report for inclusion on the October 12, 1993 agenda.

With regard to Site A, the following motion was passed agreeing that said site be not sold to Pro Collision and Frame.

"RESOLVED that Council of The City of Red Deer, having considered 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.

I trust that you will notify Pro Collision and Frame of Council's decision and take whatever further action is deemed appropriate with regard to this matter.



C. SEVCIK
City Clerk

CS/sw

cc: Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
EL&P Manager
Fire Chief
Public Works Manager
Principal Planner

DATE: OCTOBER 26, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: SITE "B" - FORMER RAILROAD LANDS - DOWNTOWN RED DEER

Your brief report dated October 19, 1993 pertaining to the above matter was considered at the Council Meeting of October 25th and at which meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, hereby agrees that the matter pertaining to Site "B" - Former Railroad Lands Downtown Red Deer, be tabled pending a further report from the Land and Economic Development Manager."

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


C. SEVCIK
City Clerk
CS/clr

PUBLIC HEARINGSNO. 1

DATE: OCTOBER 14, 1993

TO: CITY COUNCIL

FROM: CITY CLERK

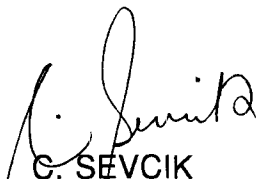
RE: PUBLIC HEARING - DISPOSAL OF RESERVE LANDS
FORMER CP RAIL RIGHT-OF-WAY NORTH OF 67TH STREET - GOLDEN
WEST SUBDIVISION

At the Council Meeting of September 27, 1993, Council passed a motion agreeing to the disposal of reserve lands in the former CP Rail Right-Of-Way North of 67th Street - Golden West Subdivision, and as outlined on the map enclosed herewith.

In accordance with the requirements of the Planning Act, this office has advertised and posted on the site, Council's intention to proceed with the proposed disposal of Public Reserve. If an objection to the proposed disposal of Public Reserve is received by Friday, October 22, 1993, a Public Hearing will be held in the Council Chambers of City Hall on Monday, October, 25, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

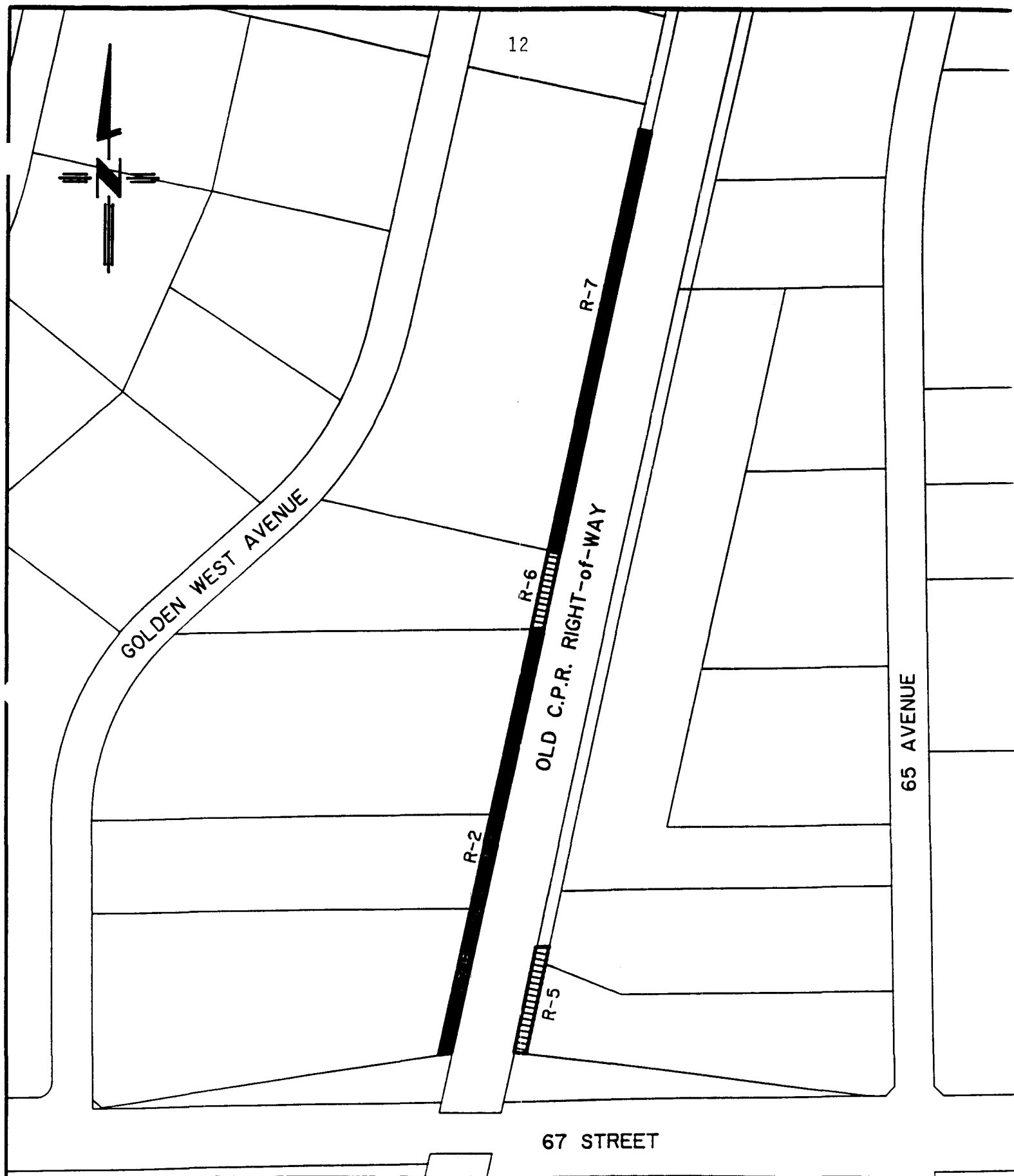
If no objection to the proposed disposal of Public Reserve is received by the date noted above, Council may proceed without further notice. Council will be advised verbally at the meeting as to whether any objections have been received.

Respectfully submitted.



G. SEVCIK
City Clerk

CS/clr
Encls.



DISPOSAL of MUNICIPAL RESERVE

"PLAN"

Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at their meeting of September 27, 1993, passed a resolution indicating its intention to dispose of public reserve as outlined in the above noted plan and described as follows:

"Lot R-2, Plan 4017 MC excepting thereout all mines and minerals.
Lot R-6, Plan 4189 MC excepting thereout all mines and minerals.
Lot R-7, Plan 6143 MC excepting thereout all mines and minerals.
Lot R-5, Plan 4189 excepting thereout all mines and minerals."

If no objection to the proposed disposal of public reserve, as noted above, is received by FRIDAY, OCTOBER 22, 1993, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed disposal of public reserve, as noted above, is received by the City Clerk, no later than FRIDAY, OCTOBER 22, 1993, a Public Hearing will be held in the Council Chambers, City Hall, Red Deer, on MONDAY, OCTOBER 25, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

C. SEVCIK,
City Clerk

DATE: September 28, 1993

TO: LAND & ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: FORMER CP RAIL RIGHT-OF-WAY NORTH OF 67th STREET - GOLDEN WEST SUBDIVISION

At the September 27, 1993 Council Meeting your report dated September 20 pertaining to the above topic received consideration.

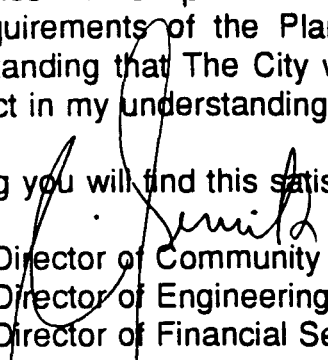
Following is the motion which was passed by Council approving the disposal of the reserve lands:

"RESOLVED that Council of The City of Red Deer, having considered report dated September 20, 1993 from the Land and Economic Development Manager re: Former CP Rail Right-of-Way North of 67th Street - Golden West Subdivision, hereby approves disposal of the reserve lands as outlined in the aforesaid report in accordance with Section 115 of the Municipal Planning Act and as presented to Council September 27, 1993."

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

This office will now proceed with advertising and posting on the site in accordance with the requirements of the Planning Act relative to the proposed disposal. It is my understanding that The City will pay the costs of advertising in this instance. If I am incorrect in my understanding please advise.

Trusting you will find this satisfactory.


cc: Director of Community Services
Director of Engineering Services
Director of Financial Services
Bylaws and Inspections Manager
City Assessor
EL&P Manager
Principal Planner
Council and Committee Secretary

Sandra: Please prepare the necessary advertising and posting notices as required under the Act.

DATE: OCTOBER 26, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: DISPOSAL OF RESERVE LANDS - FORMER CP RAIL RIGHT-OF-WAY
NORTH OF 67TH STREET - GOLDEN WEST SUBDIVISION**

At the Council Meeting of September 27, 1993, Council passed a resolution agreeing to the disposal of reserve lands in the Former CP Rail Right-Of-Way North of 67th Street, and as outlined on the map enclosed herewith.

In accordance with the requirements of The Planning Act, this office advertised and posted on site, Council's intention to proceed with the proposed disposal of Public Reserve. Any objections to the proposed disposal were to be received by Friday, October 22, 1993.

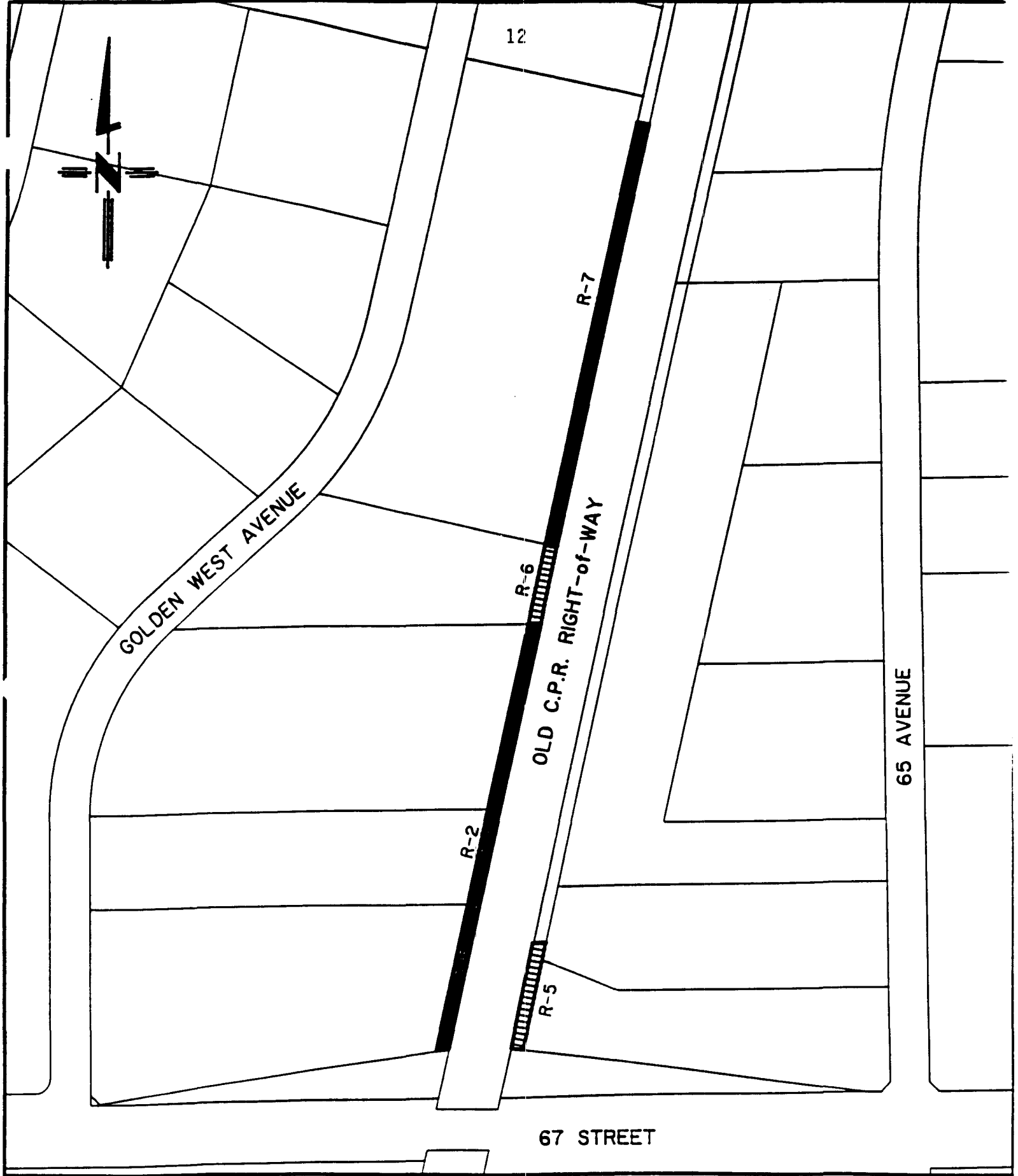
As no objections to the proposed disposal were received by the date noted above, it is in order for us to proceed without further notice and in this regard, I am enclosing herewith a declaration as required by Land Titles, requesting the removal of the designation.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
 Director of Engineering Services
 Bylaws and Inspections Manager
 City Assessor
 E. L. & P. Manager
 Parks Manager
 Principal Planner
 Land Supervisor



DISPOSAL of MUNICIPAL RESERVE

C A N A D A)	
)	IN THE MATTER OF SECTION 177
PROVINCE OF ALBERTA)	
)	OF THE PLANNING ACT, 1980 R.S.
TO WIT:)	

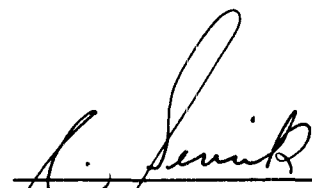
I, C. SEVCIK, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:


1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT the City of Red Deer has complied with the provisions of Sections 115 and 116 of The Planning Act, 1980.
4. THAT the City of Red Deer, in accordance with Section 117(1) of The Planning Act, 1980, requests the removal of the designation of municipal reserve from the lands described as follows:

Lot R-2, Plan 4017 MC excepting thereout all mines and minerals
 Lot R-6, Plan 4189 MC excepting thereout all mines and minerals
 Lot R-7, Plan 6143 MC excepting thereout all mines and minerals
 Lot R-5, Plan 4189 excepting thereout all mines and minerals.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of)
 Red Deer, in the Province of Alberta,)
 this 26 day of October,)
 A.D. 1993.)


 C. SEVCIK
 CITY CLERK


 A COMMISSIONER FOR OATHS IN AND
 FOR THE PROVINCE OF ALBERTA.

L. Floss Apt. Expires Nov. 20, 1993

NO. 1

MEMORANDUM

DATE: October 13, 1993
TO: Members of Council
FROM: Personnel Manager Grant Howell
RE: **Supplementary Pension Plan for Members of the AUMA**

The Alberta Urban Municipalities Association has established a Voluntary Supplementary Pension Plan that has significant potential benefit for our employees. This benefit provides the option for employees to place money into a Supplementary Pension Plan, thereby deferring the payment of tax on the amount of money they invest into the plan.

PARTICIPATION

Participation in the plan is voluntary. Employees would have a number of different levels at which they participate. However, in order for staff to have access to the plan, The City of Red Deer must sign a "Participation Certificate" which essentially provides payroll deduction for participants and which allows the Administrator to have marketing meetings with staff.

COST

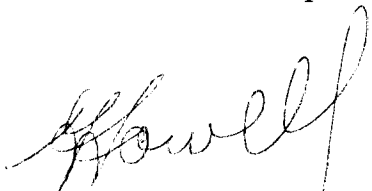
Costs for this plan are born almost entirely by the participating employees. The only cost to the organization would be that associated with deducting payments from employee cheques and forwarding the monies to the fund. That cost would be minimal.

TIMING

It is anticipated that interest in the plan will be high and that there will be a significant demand for support from the Plan Administrator as organizations prepare to become involved. Because there is an advantage to having our plan in place for the 1993 tax year, Council should make its decision as soon as practical.

RECOMMENDATION

That Council authorize the signing of the Participation Certificate, on the basis that all costs, other than those associated with providing payroll deduction and forwarding of funds will be the responsibility of participating employees.



Commissioners' Comments

We very strongly concur with the recommendations of the Personnel Manager. As indicated there is no cost to the City and participation by employees will be on a voluntary basis.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

SUPPLEMENTARY PENSION PLAN

FOR MEMBERS OF

ALBERTA

URBAN

MUNICIPALITIES

ASSOCIATION

SUPPLEMENTARY PENSION PLAN

KEY FEATURES

- **Voluntary Participation**
- **Additional Tax Deferral**
- **Works Just Like An RRSP**
- **Flexible Options At Retirement**
- **Competitive Investment Returns**

SUPPLEMENTARY PENSION PLAN

PARTICIPATION

- **Completely Voluntary**
- **Employee Paid**
- **Municipality Must Agree To Participate**
- **Municipality Provides Payroll Deduction**
- **Employee Can Join At Any Time**
- **Tax Deferral Can Be Carried Forward**

SUPPLEMENTARY PENSION PLAN

TAX DEFERRAL

- **Maximum Contribution A Function Of Age And Salary**
- **Maximum Is Determined At Enrollment**
- **Five Levels Of Participation Including Maximum**
- **Participation Level May Be Changed Each Year**

SUPPLEMENTARY PENSION PLAN

SAMPLE CONTRIBUTION MAXIMUMS

Age	% Of Salary
35	9.5%
40	10.0%
45	10.5%
50	11.0%
55	11.5%

SUPPLEMENTARY PENSION PLAN

RETIREMENT OPTIONS

- **Contributions Plus Interest Refunded At Death Or Termination Of Employment**
- **Contribution Refund Also Available At Retirement**
- **'Top-Up' Pension Benefit Or Various Transfer Options Also Available At Retirement**

SUPPLEMENTARY PENSION PLAN

INVESTMENT RETURNS

- All Contributions Invested With A Leading Manager
- Investment Direction Given By Pension Committee
- Pension Committee Made Up Of Plan Participants
- All Investments Guaranteed And Fully Protected
- All Funds Are Creditor Proof
- Low Administrative Costs
 - \$100 Enrollment
 - \$ 75 Annual Administration

SUPPLEMENTARY PENSION PLAN

PLAN DRAWBACKS

- **RRSP Room Reduces To \$1,000 If Contributions Made At Maximum Level**
 - **Overall Deferral Still Three To Four Times Existing Levels**
- **No Access To Funds While Still Employed**
- **Once An Employee Joins, A Contribution Must Be Made Every Year**
 - **Minimum Participation Level Is 5% of Maximum Level Or About \$25 Per Month**

TAX DEFERRAL SCOPE

		Supplementary Pension Plan		
Year	RRSP Only	Future Service *	RRSP **	Total
1993	\$2739	\$5275	\$1000	\$6275
1994	\$2804	\$5429	\$1000	\$6429
1995	\$2874	\$5584	\$1000	\$6584
1996	\$2949	\$5753	\$1000	\$6753
1997	\$3025	\$5926	\$1000	\$6926
1998	\$3106	\$6101	\$1000	\$7101
1999	\$3193	\$6292	\$1000	\$7292
2000	\$3279	\$6487	\$1000	\$7487

* Required contributions for the 100% participation level

** Minimum room for Supplementary Plan members

Based on a Male, Age 45, \$50,000 salary increasing at 5% per year

IMPLEMENTATION CRITICAL PATH

STEP # 1: PARTICIPATION CERTIFICATE

- *Must Be Signed By Each Employer Wishing To Allow Their Employees Access To The Plan*
- *Provides Access To Payroll Deduction*
- *Permits Marketing Meetings*
- *Signed By Senior Official*

IMPLEMENTATION CRITICAL PATH

STEP # 2: REGIONAL SEMINARS

- *Explanation Meetings Will Be Set Up At Each Participating Employer To Explain Plan, Calculate Maximum Deductions And Enroll Employees*
- *Past Service Calculations Will Be Provided by Fax*

IMPLEMENTATION CRITICAL PATH

STEP # 3: PAYROLL DEDUCTION

- *Meetings Will Be Held With Human Resources And Payroll Staff Of Participating Employers To Explain Enrollment Procedures And Establish Communication Lines*
- *Payroll Deductions Will Commence For Enrolled Employees*

IMPLEMENTATION CRITICAL PATH

STEP # 4: FOLLOW-UP COMMUNICATION

- *All Participating Employees Will Receive A Confirmation Of Their Enrollment*
- *General Plan Information Will Be Provided For Periodic Mailings*
- *Follow-Up Seminars Will Be Held At All Participating Employers, At Least Once per Year*
- *Participating Employees Will Receive Annual Contribution Statements*
- *Quarterly Investment Performance Information Will Be Circulated Through All Participating Employers*

PARTICIPATION CERTIFICATE FOR

In

ALBERTA URBAN MUNICIPALITIES ASSOCIATION ("AUMA")

SUPPLEMENTARY PENSION PLAN (The "Plan")

1. _____
has been invited by AUMA to participate in The Plan.
2. _____
hereby agrees to participate in The Plan and hereby agrees to allow its employees to participate in The Plan.
3. *Any employee who wishes to join The Plan must deliver all prescribed forms including an authorization to deduct from earnings, the contributions payable by such employee pursuant to The Plan.*
4. _____
agrees to co-operate in the marketing efforts of The Plan, including the provision of facilities assistance, as necessary, to assist in the enrollment of employees in The Plan.

DATED at _____, Alberta this ____ day of _____, 1993.

City Manager

**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

The Alberta Urban
Municipalities Association
8712 - 105 Street
P.O. Box 4607, Station S.E.
Edmonton, Alberta
T6E 5G4

Att: Mr. John Maddison
Executive Director

Dear Sir:

RE: SUPPLEMENTARY PENSION PLAN FOR MEMBERS OF THE A.U.M.A.

The Voluntary Supplementary Pension Plan established by the Alberta Urban Municipalities Association, was considered by Council at its meeting of October 25, 1993.

At the aforesaid meeting, Council passed the following motion authorizing signing of the "Participation Certificate":

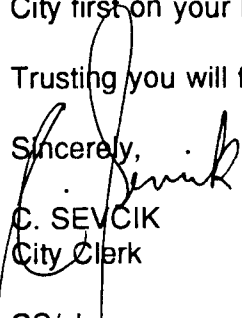
"RESOLVED that Council of The City of Red Deer, hereby authorizes the signing of the "Participation Certificate" pertaining to a Voluntary Supplementary Pension Plan for members of the A.U.M.A. and as recommended to Council October 25, 1993."

The decision of Council in this instance is submitted for your information and in this regard, I am enclosing herewith the "Participation Certificate" duly completed and executed by The City.

Please be advised that The City is anxious to get started in this Plan and request that you put The City first on your list.

Trusting you will find this satisfactory and we look forward to hearing from you in return.

Sincerely,



C. SEVCIK
City Clerk

CS/clr
Encls.

cc: City Commissioner
Personnel Manager
Director of Financial Services

*a delight
to discover!*

PARTICIPATION CERTIFICATE FOR

THE CITY OF RED DEER

In

**ALBERTA URBAN MUNICIPALITIES ASSOCIATION ("AUMA")
SUPPLEMENTARY PENSION PLAN (The "Plan")**

1. The City of Red Deer
has been invited by AUMA to participate in The Plan.
2. The City of Red Deer
hereby agrees to participate in The Plan and hereby agrees to allow its employees to participate in The Plan.
3. Any employee who wishes to join The Plan must deliver all prescribed forms including an authorization to deduct from earnings, the contributions payable by such employee pursuant to The Plan.
4. The City of Red Deer
agrees to co-operate in the marketing efforts of The Plan, including the provision of facilities assistance, as necessary, to assist in the enrollment of employees in The Plan.

DATED at RED DEER, Alberta this 26TH day of OCTOBER, 1993.


MAYOR


CITY CLERK

NO. 2

FILE: gord\memos\snow&ice.cc

DATE: October 13, 1993
TO: City Clerk
FROM: Public Works Manager
RE: SNOW AND ICE CONTROL

Attached is the Snow and Ice Control Program Council Policy.

The Public Works Department is proposing two amendments and one addition to the policy. Proposed additional words are shown in bold and deletions in (brackets).


The first amendment is to modify the wording for working in isolated areas.

The second amendment is to modify the maximum size of particles in sanding material. We tried this on an experimental basis for the past three years. It has reduced the number of complaints from the public significantly and reduced the claims for broken windshields to almost none.

For the past two years we have undertaken, on a trial basis, charging a fee to contractors removing snow from private property and hauling it to City snow dumps. The fee is intended to cover the site management costs such as dozer and loader time. The system works on an honour basis and seems to be working well. We would now like to incorporate this system into the policy.

RECOMMENDATION:

It is respectfully recommended that Council approve the revised Snow and Ice Policy.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

Att.

c Director of Engineering Services

Commissioners' Comments

We concur with the recommendations
of the Public Works Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

Policy Section:
Public Works

Page :
1 of 4

Policy Subject
Snow and Ice Control Program

Policy Reference:
504

Lead Role:
Public Works Manager

Resolution/Bylaw:
January 29, 1985

PURPOSE

To provide for snow and ice control within the City.

POLICY STATEMENT

The City shall undertake a Snow & Ice Control Program on City streets, lanes, walks and parking lots involving the following key items:-

1. Plowing, snow removal where necessary and sanding of all roadways designated under the current emergency snow route map.
2. Plowing, snow removal where necessary and sanding of all roadways, lanes and walkways designated under the current supplemental snow clearing route map.
3. Plowing, snow removal where necessary and sanding of roadways, laneways, parking lots in spot locations throughout the City where unreasonable or unsafe driving conditions exist. Included in this item are requests from other City departments or ratepayers **to do work** in (rural portions) **isolated areas** within the City on a work order basis.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

Policy Section:
Public Works

Page :
2 of 4

Policy Subject
Snow and Ice Control Program

Policy Reference:
504

Lead Role:
Public Works Manager

Resolution/Bylaw:
January 29, 1985

PURPOSE

POLICY STATEMENT

4. Plowing, if required, usually late February or early March depending on snow accumulation and driving conditions, of all remaining subdivision roadways. This operation is to be considered once each season to minimize driving difficulty and flooding problems during spring melt conditions. Plowed windrows to be left at the curb until dissolved by melting temperatures. Windrows are to be placed on alternate sides of the roadway each season. Road, lane and private driveway intersections are to be cleared immediately if blocked by City operations defined in items 1 to 4.
5. First priority is to be assigned to Item #1 followed by Item #2, #3, and finally #4. Should the City be faced with continuous or closely followed storms, the priority will remain with Item #1 until those roadways are operating freely.
6. The City shall follow the emergency snow route system as defined in the Traffic Bylaw. Upon the signing of the necessary declaration by the Commissioners, the Public Works Department will issue a news release to the media advising of the effective dates and time. The R.C.M.P. are to be contacted by the Public Works Department each time the Page Avenue bus restriction is to be used for snow hauling vehicles engaged by the City.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

Policy Section:
Public Works

Page :
3 of 4

Policy Subject
Snow and Ice Control Program

Policy Reference:
504

Lead Role:
Public Works Manager

Resolution/Bylaw:
January 29, 1985

PURPOSE

POLICY STATEMENT

7. Snow fences are to be erected at the discretion of the Public Works Manager on public or private land with approval, to alleviate drifting conditions on public roads and lanes.
8. Salt and/or Calcium Chloride is to be incorporated in the sanding material only during active temperature conditions to reduce ice formation on bridges and roadways and to prevent snow from sticking to pavement. The concentration is variable depending on temperature conditions.
9. Sanding operations will be normally limited to those roadways defined in the emergency and supplemental maps but will be extended to all City roadways and lanes if conditions warrant.
10. Sanding material will be limited to the maximum sized particle of (3/8") 1/4" (7 mm) to minimize damage to windshield and headlights of passing vehicles.
11. The Public Works Department is to provide for 24 hour response of road conditions and to have standby personnel for the critical period of 11:00 p.m. to 7:30 a.m. and 10:00 a.m. to 6:30 p.m., with the exception of statutory holidays, every day of the week from November 1 to March 31.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

October 15, 1985
May 13, 1991

Policy Section:
Public Works

Page :
4 of 4

Policy Subject
Snow and Ice Control Program

Policy Reference:
504

Lead Role:
Public Works Manager

Resolution/Bylaw:
January 29, 1985

PURPOSE

POLICY STATEMENT

- 12(a). The Public Works department is to apply for and meet the terms and conditions of Alberta Environment license for snow removal operations which covers snow dump locations and melt water discharge.
- 12(b). **Private contractors will be permitted to dump snow at these dump sites in designated areas, provided they register with the Public Works Department each year. Once registered, they will be required to call prior to the snow being hauled and again with the total number of loads once the haul is completed.**

The contractors will be charged for a prorated portion of the costs to manage the snow dump sites. Costs will be:

**\$4.00 per load for a tandem and
\$8.00 per load for a semi trailer load.**

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

DATE: OCTOBER 26, 1993
TO: PUBLIC WORKS MANAGER
FROM: CITY CLERK
RE: SNOW AND ICE CONTROL POLICY #504

Your report dated October 13, 1993 pertaining to the above topic, received consideration at the Council Meeting of October 25th and at which meeting, Council passed the following motion approving the recommended amendments:

"RESOLVED that Council of The City of Red Deer hereby approves revised Snow and Ice Policy #504, and as presented to Council October 25, 1993."

The decision of Council in this instance is submitted for your information. The amended policy will be sent to all policy manual holders under separate cover.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services



**RED DEER
REGIONAL PLANNING COMMISSION**

No. 3

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

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

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

MEMORANDUM

TO: Charles Sevcik, City Clerk

DATE: October 6, 1993

FROM: Frank Wong, Planning Assistant

**RE: EXCEPTIONS RESPECTING LAND USE BY-LAW NO. 2672/80
BYLAW 2672/R-93**

The revision of the City's Commercial Land Use Districts through Bylaw No. 2672/D-93, on April 26, 1993, added many new uses, as permitted or discretionary uses in the Land Use Bylaw, resulting in many of the exceptions within the Land Use Bylaw being rescinded. The committee which reviewed the Commercial Land Use Districts suggested that the remaining Land Use Exceptions should be reviewed with a view to eliminating those which were not in existence.

Planning staff reviewed the remaining list of exceptions and found that there were numerous exceptions that were not in existence and in some other cases, the new commercial zoning in the City had made the exceptions redundant. The exceptions proposed to be eliminated from the Land Use Bylaw are as follows:

Exception No. 13 On those sites or portions thereof, herein listed "Use by Royal Canadian Mounted Police" is a permitted use.

(a) Lot J. Plan 5812 K.S. (2672/A-83)
(Presently South Hill Parkland Savings & Credit Union; the Owner has Agreed to the deletion of the RCMP use)

Exception No. 17 On those sites or portions thereof, herein listed "the warehousing and distribution of grocery products to the community, as well as facilities to take the orders over the telephone, but not to include over the counter sales to the general public", is a permitted use

(a) Lot 20, Block 2, Plan 2241 K.S. (2672/B-84)
(6841 - 52 Avenue; the Owner has Agreed to the deletion of the grocery products use)

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 PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOYDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALD • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

Charles Sevcik
October 6, 1993

Page 2

- Exception No. 19 On those sites or portions thereof, herein listed "church is a permitted use"
(a) Lot K, Plan 4213 M.C. (2672/M-85)
(3119 - 49 Avenue; the Owner has Agreed to the deletion of the church use)
- Exception No. 21 On those sites or portions thereof, herein listed "a pistol range, club and sales related to" is a discretionary use.

(a) Lot 10, Block 3, Plan 762 1422 (2672/I-86).
(4630 - 61st Street; the Owner has Agreed to the deletion of the pistol range use)
- Exception No. 23 On those sites or portions thereof, herein listed "Day Care Facilities" is a discretionary use.

(a) Lot 1-3 inclusive, Block 2, Plan 782-0286 (2672/O-86)
(Cronquist Business Park - the day care use is allowed under the new C1A District)
- Exception No. 24 On those sites or portions thereof, herein listed "Rental Video Equipment" is a discretionary use.

(a) Lot 13, Block 4, Plan 842-0286 (2672-D-87)
(Presently Allsports Replay - the sporting goods store and the video store are allowed under the new C1A District)
- Exception No. 26 On those sites, or portions thereof, hereinafter listed, crematorium is a discretionary use, provided that the applicant for such use and the owner of the site enter into a restrictive covenant to prohibit the holding of funeral services thereon:

(a) Lot 10F, Block 8, Plan 812 0345 (2672/EE-87).
(4660 - 78 A Street; crematorium was never in existence)
- Exception No. 27 On those sites or portions thereof, herein listed, "Medical Clinic" is a discretionary use.

(a) Part of Lot 2B, Plan 6233 R.S. (5020 - 51 Avenue) (2672/A-88)
(The Building was DEMOLISHED; a portion of the site is now part of the Superstore Lot and the remainder of the site is part of the road right of way)

-
- Exception No. 28 On those sites or portions thereof, herein listed, "dance studio" is a discretionary use.
- (a) Lot 2A, Plan 5325 M.C. (10 Fairbanks Road - United Church Site)
2672/C-88)
(The United Church was DEMOLISHED - the site is now part of a Townhouse Development)
- Exception No. 29 On those sites, or portions thereof, hereinafter listed, "education facilities in conjunction with the Red Deer Family Service Bureau" is a permitted use.
- (a) Lot 3, Block 7, Plan 5286 K.S. (2672/H-88)
(3325 - 50th Avenue, presently Le Chateau Restaurant; the Owner has Agreed to the deletion of the use)
- Exception No. 32 On those sites, or portions thereof, hereinafter listed, "Indoor shooting range and gunsmithing" is a discretionary use.
- (a) Lot 8K, Block 6, Plan 802 2853 (2672/X-92).
(7889 - 49th Avenue; indoor shooting range was never in existence)
- Exception No. 35 On those sites or portions therein listed, the following are permitted uses in the existing structure only. (2672/B-90).
- (1) Services to business management
 - (2) Offices: administrative, business and professional
 - * (3) Medical, dental and related services
 - (4) Repair, rental or servicing of any article, vehicle or commodity of which the sale, warehousing, fabrication or processing is permitted in the C1 district subject to Section 4.13.1.1 and Section 4.13.2.1
 - (5) Personal services for the individual and households.
 - (6) Sale of any article or commodity except industrial and agriculture machinery, automobile, motorcycles, recreation vehicles, and petroleum products from service stations.
 - (7) Private clubs/organizations.
 - (8) Home occupation
- (a) Lots 8-9, Block 41, Plan K5.
(4615 - 48th Avenue; presently used as a Dental Office, formerly Chapman Gallery)
- * **Uses to be retained**

-
- Exception No. 36 On those sites, or portions thereof, hereinafter listed, "Family Resource Centre", is a permitted use.
- (a) 7710 - Gaetz Avenue, Unit #4
remainder of Lot 1, Block 1, Plan 782-1439 (2672/H-90)
(Lion's Plaza; the Family Resource Centre has been relocated to Michener Centre)
- Exception No. 38 On those sites or portions thereof, hereinafter listed "Kung Fu Club" in the existing structure only, is a discretionary use.
- (a) Lot 1A, Plan 5940 N.Y (2672/O-91)
(5301 - 43 Street; commercial recreation or entertainment facility use allowed under the C1A District)
- Exception No. 45 On those sites or portions thereof listed "Alberta Hail and Crop Insurance Regional Office" is a permitted use
- (a) Lot 4, Block 2, Plan 782 0286 (2672/AA-92)
(5579 - 47th Street; the Alberta Hail and Crop Insurance Regional Office is a permitted use in the new C1A District)
- Exception No. 46 On those sites, or portions thereof, hereinafter listed, a Chiropractic Office is a permitted use
- (a) Lot 22, Block 2, Plan 802 2974 (Bower Plaza) (2672/CC-92)
(Pursuant to bylaw 2672/M-93 and Council Policy 826, the Bower Plaza was redesignated from C4 District to C2 District and any existing Bylaw exceptions related to the property were to be eliminated)

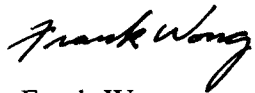
Planning staff wrote to several of the affected landowners indicating the proposal to eliminate the specific exception from the zoning on their property. Each owner was asked to indicate whether they agreed or disagreed to the deletion of the exceptions. To date the owners of properties relating to Exceptions 13, 17, 19, 21 & 29 have indicated support for the elimination of the specific use for their individual property (signed agreements attached). The buildings relating to exceptions 27 and 28 have been demolished during redevelopment, and exceptions 23, 24, 38 & 45 are no longer required because the uses are allowed under the C1A District; exception 46 is being eliminated pursuant to Council Policy 826. The remaining landowners have not responded to our enquiry.

Charles Sevcik
October 6, 1993

Page 5

In view of the lack of any objections received, Planning Staff recommend that Council, amend the Land Use Bylaw to eliminate the above Exceptions (No. 13, 17, 19, 21, 23, 24, 26, 27, 28, 29, 32, 36, 38, 45 & 46 and a portion of No. 35). Each of the affected landowners will receive notice of the rezoning as part of the bylaw amendment process and will have an opportunity to advise Council of any concerns which they may have. The amending Bylaw 2672/R-93 will also amend the numbering of the remaining land use exceptions. The remaining land use exceptions will be renumbered sequentially.

The effect of this amendment will be to simplify the Land Use Bylaw by eliminating the land use bylaw exceptions which are redundant.



Frank Wong
Planning Assistant

FW/eam

EXCEPTION RESPECTING LAND USE**BYLAW NO. 2672/A-83****(13) Specific Use:****"use by Royal Canadian Mounted Police"****Address and legal description:****"Lot J, Plan 5812 K.S. (3001 - 50th Avenue)"**

Please indicate with an "x" as to your opinion;

☒

Agreed to elimination of the above land use

☐

Disagree to elimination of the above land use

Comments: _____

_____Name: HERB DERTitle: GENERAL MANAGERDate: SEPT 22, 1993Signature: [Signature]

EXCEPTION RESPECTING LAND USE

BYLAW 2672/B-84

(17) Specific Use:

"the warehousing distribution of grocery products to the community, as well as facilities to take the orders over the telephone, but not to include over the counter sales to the general public"

Address and legal description:

"Lot 20, Block 2, Plan 2241 K.S. (6841 - 52 Ave.)"

Please indicate with an "x" as to your opinion;

☒ Agreed to elimination of the above land use

☐ Disagree to elimination of the above land use

Comments:

Name: Werner Speer Speer Painting & Dec. Ltd.

Title: President

Date: May 6/93

Signature: W. H. Speer

RECEIVED		
MAY - 6 1993		
REINDEER REGIONAL PLANNING COMMISSION		
ADIA	EN	REC
Memo	ONLY	FILE

EXCEPTION RESPECTING LAND USE

(19) Specific Use:

"church is a permitted use"

(a) Lot K, Plan 4213 M.C. (2672/M-85)

Address and legal description:

"Lot K, Plan 4213 MC"

Please indicate with an "x" as to your opinion;



Agreed to elimination of the above land use



Disagree to elimination of the above land use

Comments:

Wouldn't want the Church
 permanently eliminated for future use
 possibly, however for the time being
 this would be appropriate.
 [Signature] from Ks.

Name: GRAHAM MOORETitle: Gen Sales ManagerDate: Oct 18/83Signature: [Signature]

EXCEPTION RESPECTING LAND USE

BYLAW 2672/I-86

(21) Specific Use:

"a pistol range, club and sales related to"

Address and legal description:

"Lot 10, Block 3, Plan 762 1422 (4630 - 61 St.)"

Please indicate with an "x" as to your opinion;



Agreed to elimination of the above land use



Disagree to elimination of the above land use

Comments:

Name:

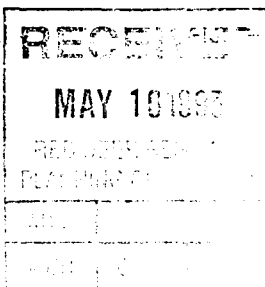
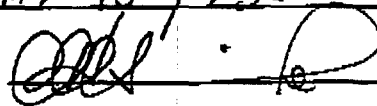
HARV SCHIMKE

Title:

Date:

MAY 10 / 93.

Signature:



EXCEPTION RESPECTING LAND USE

BYLAW NO. 2672/H-88

(29) Specific Use:

"education facilities in conjunction with the Red Deer Family Service Bureau"

Address and legal description:

"Lot 3, Block 7, Plan 5286 K.S. (3325 - 50th Avenue)"

Please indicate with an "x" as to your opinion;



Agreed to elimination of the above land use



Disagree to elimination of the above land use

Comments:

Name: BARRY MANDRUSIAKTitle: GENERAL MANAGERDate: October 6, 1993Signature: Barry MandrusiakCommissioners' Comments

We concur with the recommendations of the Planning Assistant and recommend that Council give the Bylaw first reading. A Public Hearing will be held in four weeks' time.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

DATE: OCTOBER 26, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

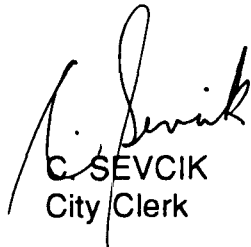
RE: LAND USE BYLAW AMENDMENT 2672/R-93

I would advise that Council of the City of Red Deer, at its meeting held on October 25, 1993, gave first reading to the above noted Land Use Bylaw Amendment.

Bylaw 2672/R-93 pertains to the elimination of several exceptions under the Land Use Bylaw as the exceptions are no longer in existence and therefore unnecessary. Enclosed herewith is a copy of the aforesaid Bylaw.

This office will now proceed with advertising for Public Hearing to be held on November 22, 1993.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr
Encls.

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

NO. 4

DATE: OCTOBER 14, 1993
 TO: CITY COUNCIL
 FROM: CITY COMMISSIONER
 RE: APPOINTMENT OF CITY CLERK

On December 30, 1993, City Clerk Charlie Sevcik is retiring following 31 years of service. Charlie began his career in 1962 in the Engineering Department. In 1970 he was appointed as Assistant City Clerk followed by his appointment as City Clerk in October 1984.

On April 13, 1993 City Council passed the following resolution:

"Resolved that Council of The City of Red Deer hereby appoints Mr. Kelly Kloss as City Clerk for The City of Red Deer upon the retirement of Mr. Charlie Sevcik."

In accordance with the Municipal Government Act, a bylaw is required to approve this appointment. Attached for Council's consideration is the required bylaw appointing Mr. Kloss as City Clerk effective December 31, 1993.

The Municipal Government Act also indicates that a Council, by resolution, may appoint an Assistant City Clerk to carry out various duties including those of the City Clerk in his absence. As Council is aware, Mr. Greg LeBlanc is the successful applicant for the position of Assistant City Clerk.

RECOMMENDATION

1. That Bylaw No. 3099/93 be given three readings appointing Kelly Kloss as City Clerk;
2. That Council, by resolution, appoint Greg LeBlanc as Assistant City Clerk effective December 6, 1993.

It is with both pleasure and regret that I make these recommendations; pleasure in recommending the formal appointment of Mr. Kloss and regret that after 31 years of dedicated service Charlie has chosen to retire.

M.C. Day
 City Commissioner

COMMISSIONERS' COMMENTS

I concur with the recommendations and wish all three of these dedicated gentlemen all the best in their future endeavors.

"G. Surkan"
 Mayor

DATE: OCTOBER 26, 1993

TO: MR. GREG LeBLANC

FROM: CITY CLERK

RE: ASSISTANT CITY CLERK APPOINTMENT

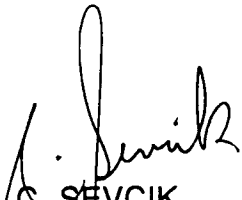
It is with extreme pleasure that I officially advise you of Council's decision to appoint you as the Assistant City Clerk for The City of Red Deer.

Following is the resolution which was passed by Council at the October 25, 1993 meeting:

"RESOLVED that Council of The City of Red Deer hereby agrees to appoint Mr. Greg LeBlanc Assistant City Clerk for The City of Red Deer, effective December 6, 1993."

I wish to take this opportunity to wish you every success in your new role, which I am sure you will find challenging and interesting. I am also certain that Kelly will be relying considerably on your talents, expertise and professionalism.

Once again, I wish you my congratulations and hope that you have many years of enjoyable service in the City Clerk's Department.


C. SEVCIK
City Clerk

CS/clr

cc: Personnel Manager
 Assistant City Clerk, Kelly Kloss

DATE: OCTOBER 26, 1993

TO: ASSISTANT CITY CLERK

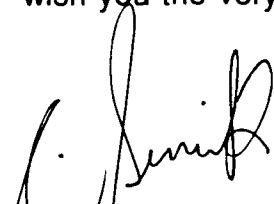
FROM: CITY CLERK

RE: CITY CLERK APPOINTMENT

At the Council Meeting of October 25, 1993, Council gave three readings to Bylaw 3099/93, being a bylaw to appoint you as the City Clerk for the City of Red Deer, effective December 31, 1993. I am enclosing herewith a copy of said Bylaw as passed by Council.

It is with extreme pleasure that I officially communicate Council's decision in this instance. I have never ever regretted the decision made initially to appoint you as the Assistant City Clerk and in fact, over the years you have been of tremendous support to me and an invaluable member of our team.

I wish to take this opportunity to thank you for your cooperation, your dedication to duty and of course, your sense of humour. I can truly say that my last years with The City have been a joy, largely due to the fact that you have been a faithful employee. In turn, I wish you many many years of rewarding and satisfying service in your new role as City Clerk. I am confident that the City of Red Deer and its citizens will be well served and I wish you the very best.



C. SEVCIK
City Clerk

CS/clr
Encls.

cc: City Commissioners
 Personnel Manager

**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

March 10, 1994

The Honourable Dr. Stephen West
Minister of Municipal Affairs
25 Legislature Building
10800-97 Avenue
Edmonton, Alberta
T5K 2B6

Dear Sir:

Section 57(3) of the Municipal Government Act states that when a Municipal Secretary is appointed, the Municipality shall advise the Minister in writing of the appointment. In accordance therewith, I am advising that Council of The City of Red Deer, at its meeting held on October 25, 1993, passed Bylaw 3099/93, which appointed Kelly Brian Kloss as the City Clerk for the City of Red Deer, effective December 31, 1993.

The reason for this appointment was as a result of the retirement of the former City Clerk, Mr. Charlie Sevcik, following a 31 year career with The City of Red Deer.

I apologize for the delay in notifying you of this change. Trusting you will find this satisfactory.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr

*a delight
to discover!*

NO. 5

DATE: October 19, 1993
TO: City Council
FROM: Finance & Audit Committee
RE: INFORMATION STRATEGY PLAN

The Finance & Audit Committee, at their meeting held October 18, 1993, gave lengthy consideration to the Information Strategy Plan for the City of Red Deer. Attached for Council's consideration is a report from the Mayor, City Commissioner and the Director of Financial Services, along with a copy of the Plan.

The subsequent motion was passed by the Finance & Audit Committee following consideration of the Plan as attached hereto:

"That the Finance & Audit Committee, having considered the City of Red Deer Information Strategy Plan, hereby recommend to Council of the City of Red Deer agreement in principle to the recommended funding of same, subject to review during the 1994 Budget deliberations."

The above is submitted to Council for your information during consideration of this item.


MAYOR GAIL SURKAN
Chairman, Finance & Audit Committee

DATE: **October 8, 1993**

TO: **City Council**

FROM: **Mayor**
 City Commissioner
 Director of Financial Services

RE: **INFORMATION STRATEGY PLAN**

The completed Information Strategy Plan is being presented to Council for their consideration. This Plan was prepared by a cross functional team consisting of:

- the Information Technology Resources Committee
- the project consultant IBM Consulting Group
- interviews with over 60 City personnel.

The Plan presents a five year information strategy plan in support of the City's business goals.

The Plan identifies the City's information technology infrastructure is rapidly aging and in need of replacement of computer hardware and software. The cost of operating new technology is significantly less than operating costs for the mainframe. These cost savings alone would justify the replacement of the mainframe. In addition to these cost savings, however, there are significant savings to be achieved by making staff more efficient by using new technology. As Council is aware, it is very important to increase employee productivity because of staff reductions.

The Information Technology Resources Committee reviewed the Plan and passed the following resolution:

"RESOLVED that the Information Technology Resource Committee agree, in principle, to the Information Strategy Plan recommendations as outlined in the final report which includes:

- moving toward a client/server platform
- moving systems off the mainframe computer, and
- considering the recommended new projects based on their benefits,

it is further recommended that further detailed phasing and funding strategy be presented for Council's review with the 1994 budget."

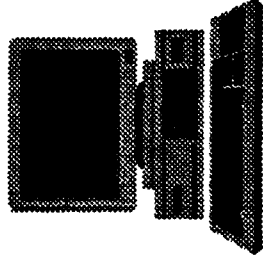
GAIL SURKAN
Mayor

H.M.C. DAY
City Commissioner

A. WILCOCK
Director of Financial Services

CITY OF RED DEER

INFORMATION STRATEGY PLAN



Project members included a cross-functional team of City of Red Deer personnel and IBM consultants

Project Sponsors:

Information Technology Resources Committee

Craig Curtis

Michael Day

Bill Hull

Bryon Jeffers

Dale Smith

Gail Surkan

Jason Volk

Alan Wilcock

34

Project Consultant:

IBM Consulting Group

Other Contributors:

Over 60 City of Red Deer personnel were involved in workshops or were interviewed over the course of the engagement.

The objective was to develop a five year information strategy plan in support of the City's business goals

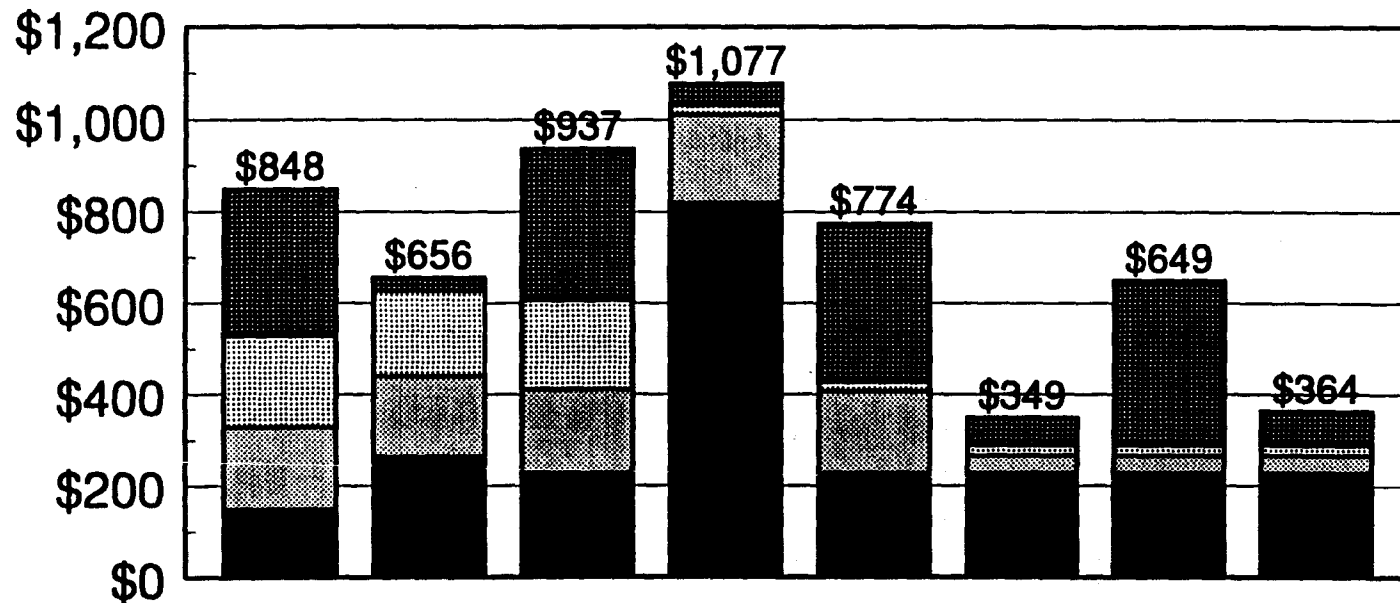
- The plan recommends:
 - twelve individual project initiatives be undertaken
 - we standardize on the type of computer systems by having smaller cheaper computers where the data resides accessed by intelligent workstation computers (client/server technology).
 - a City-wide network that interconnects all the individual microcomputer workstations and data bases and supports data sharing, application sharing and communication
 - over time dumb terminals be replaced with intelligent workstations
 - an information resource management strategy is required to ensure the integrity and accessibility of data records

The existing information technology infrastructure has reached the end of its useful life and requires replacement

- Main data bases reside on a mainframe which is aging technology
 - high operating costs
 - not user friendly
 - difficult to share information
 - poor communication between users
- Programs are based on aging technology and require replacement
 - high maintenance costs
 - written in proprietary languages
 - cannot incorporate changes easily
 - inefficient systems
 - not user oriented

Existing information systems will require significant expenditures over the next few years for equipment and software if the existing mainframe is retained

Thousands of \$



Year	1994	1995	1996	1997	1998	1999	2000	2001
Mainframe Operating	148	263	228	228	228	228	228	228
Mainframe Replacement				590				
Workstation Replacement	180	176	184	192	179	39	39	39
Networks	201	188	196	22	22	22	22	22
Replacement Programs	319	29	329	45	345	60	360	75

Assumptions:

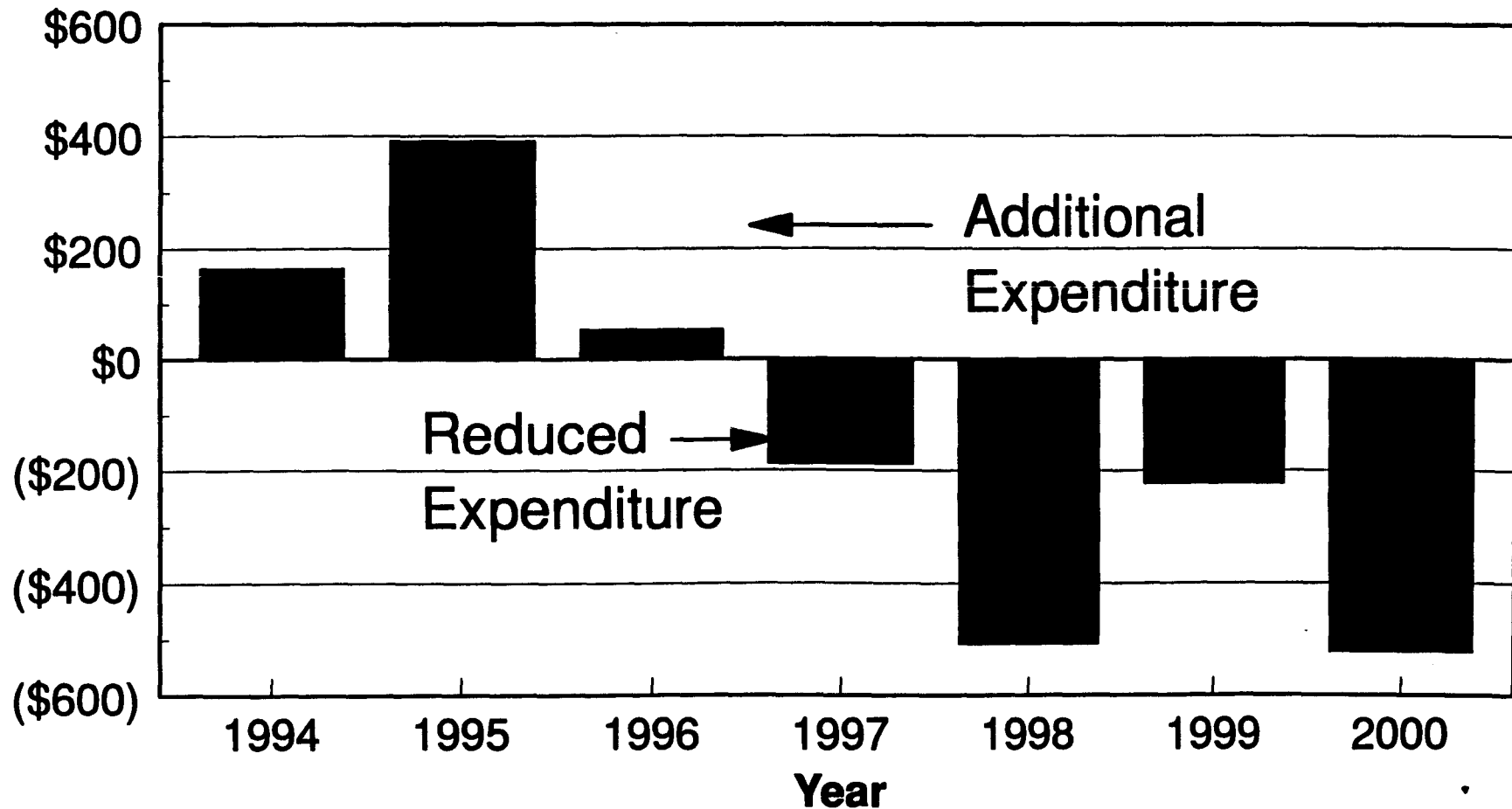
- replace the mainframe with a new mainframe in 1997
- replacement of existing workstations and installation of LAN's continues
- replacement of existing programs continues

The Information Strategy Plan recommends the mainframe system be replaced

- **Cost Avoidance**
 - can do more with less staff
 - new assessment software reduced the need for two new assessors because of the 3 year assessment rotation
 - cost of failures of existing systems
 - cost of upgrades and replacement because of old technology
- **Intangible Benefits**
 - improved employee morale because they can do better
 - improved service to the citizens and less red tape
 - lower risk of system failure
- **Possible Cost Savings**
 - less staff required because they are more efficient
 - Graphics technology reduced 2 positions in Engineering
 - Word-processing reduced .5 of a position each in Engineering and Financial Services and .8 of a position in City Clerks
 - reduced mainframe maintenance and system operating costs because of new technology (approximately \$100K/yr.)

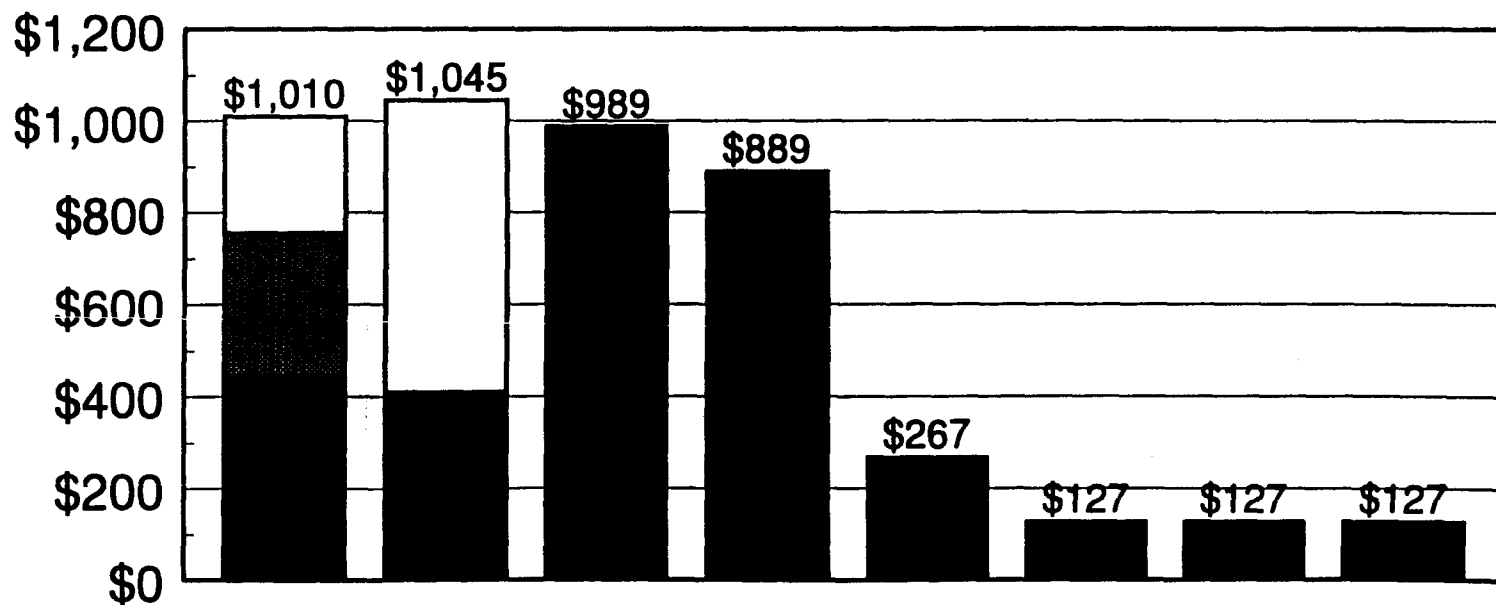
The Plan recommends replacing the mainframe with client/server systems requiring some additional expenditure initially that will be offset by reduced expenditures in the future

Thousands of \$



The proposed financing of the recommendation to replace the existing mainframe and current programs by 1998

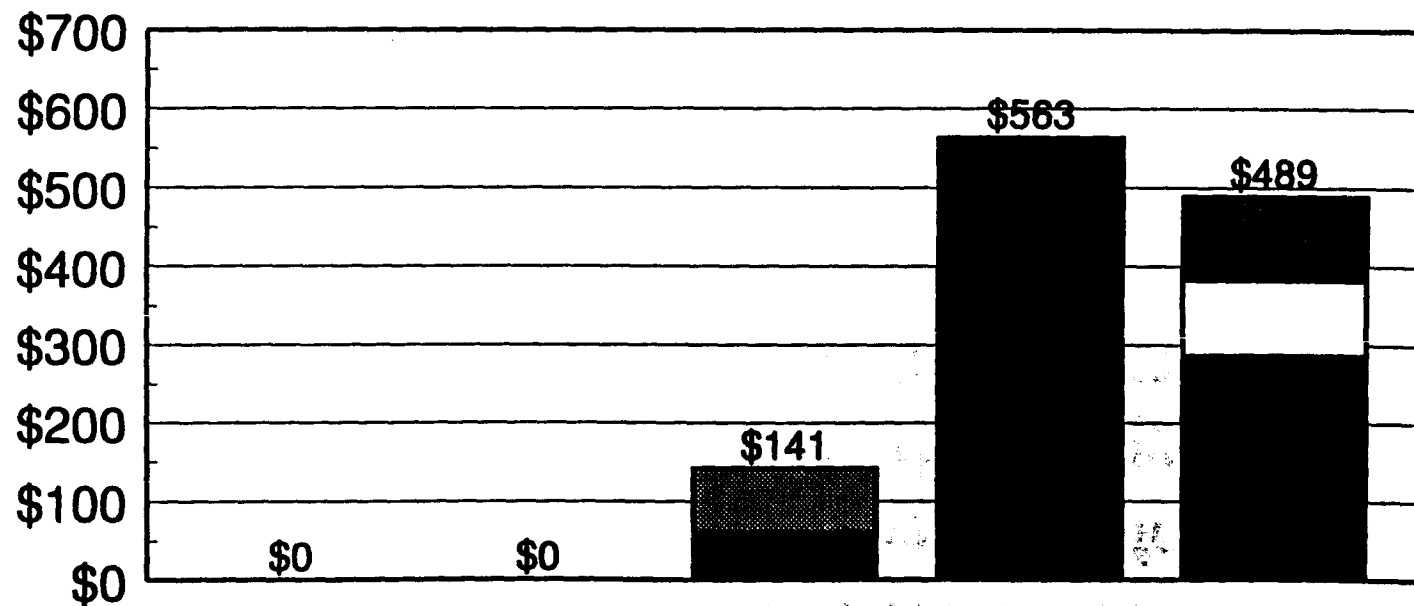
Thousands of \$



Year	1994	1995	1996	1997	1998	1999	2000	2001
Existing Budget	\$448	\$409	\$409	\$409	\$267	\$127	\$127	\$127
Plan Reserve	\$308							
EL&P Reserve			\$580	\$480				
Cap. Proj. Surp.	\$254	\$636						

The balance of the funding recommendations are related to new systems that will be subject to detailed cost/benefit studies

Thousands of \$



Year	1994	1995	1996	1997	1998
Geographic Information			\$60	\$563	\$165
Facilities Management					\$121
Service Programs					\$96
Purchase Order			\$81		
Hazardous Goods					\$107

Requested Council action

- Approval, in principle, of the Technology Plan which includes:
 - moving from a mainframe to a client/server platform
 - moving all existing systems off the mainframe by 1997
 - reviewing through cost/benefit studies the recommended new projects

Upon approval, in principle, a more detailed cost study of the recommendations will be undertaken before actual commitments are made for hardware and software purchases.

DATE: OCTOBER 22, 1993

TO: FINANCE AND AUDIT COMMITTEE

FROM: CITY CLERK

RE: INFORMATION STRATEGY PLAN

I would advise that your recommendations with regard to the above matter received consideration at the Council Meeting of October 25, 1993, and at which meeting, Council passed the following motion concurring with your recommendations:

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee re: Information Strategy Plan, hereby agrees in principle, to the recommended funding of same, subject to review during the 1994 Budget deliberations, and as recommended to Council October 25, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. As noted in the above resolution, further detailed phasing and funding strategy is to be presented for Council's review with the 1994 Budget.



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
 Director of Financial Services

NO. 6

FILE: gord\memos\snow-rts.chg

DATE: October 13, 1993
TO: City Council
FROM: Public Works Manager
RE: SNOW ROUTES

With the construction of new subdivisions and roadways, as well as annexation, the designated snow routes for the City require updating.

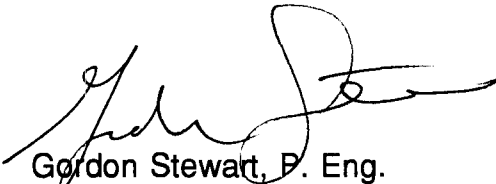
Snow routes are those roadways on which, after a major snowfall event leads the Mayor to declare a snow route emergency, parking is banned for 48 hours to allow for snow removal.

The attached drawing shows the proposed snow routes. Also attached is a plan showing what has been changed on the routes since last issue of the drawing.

Also attached is a plan showing the supplemental snow clearing routes. The roadways shown on this drawing would have the snow plowed or removed after the completion of the Emergency Snow Clearing Routes.

RECOMMENDATION:

It is respectfully recommended that Council approve the Emergency Snow Clearing Routes.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

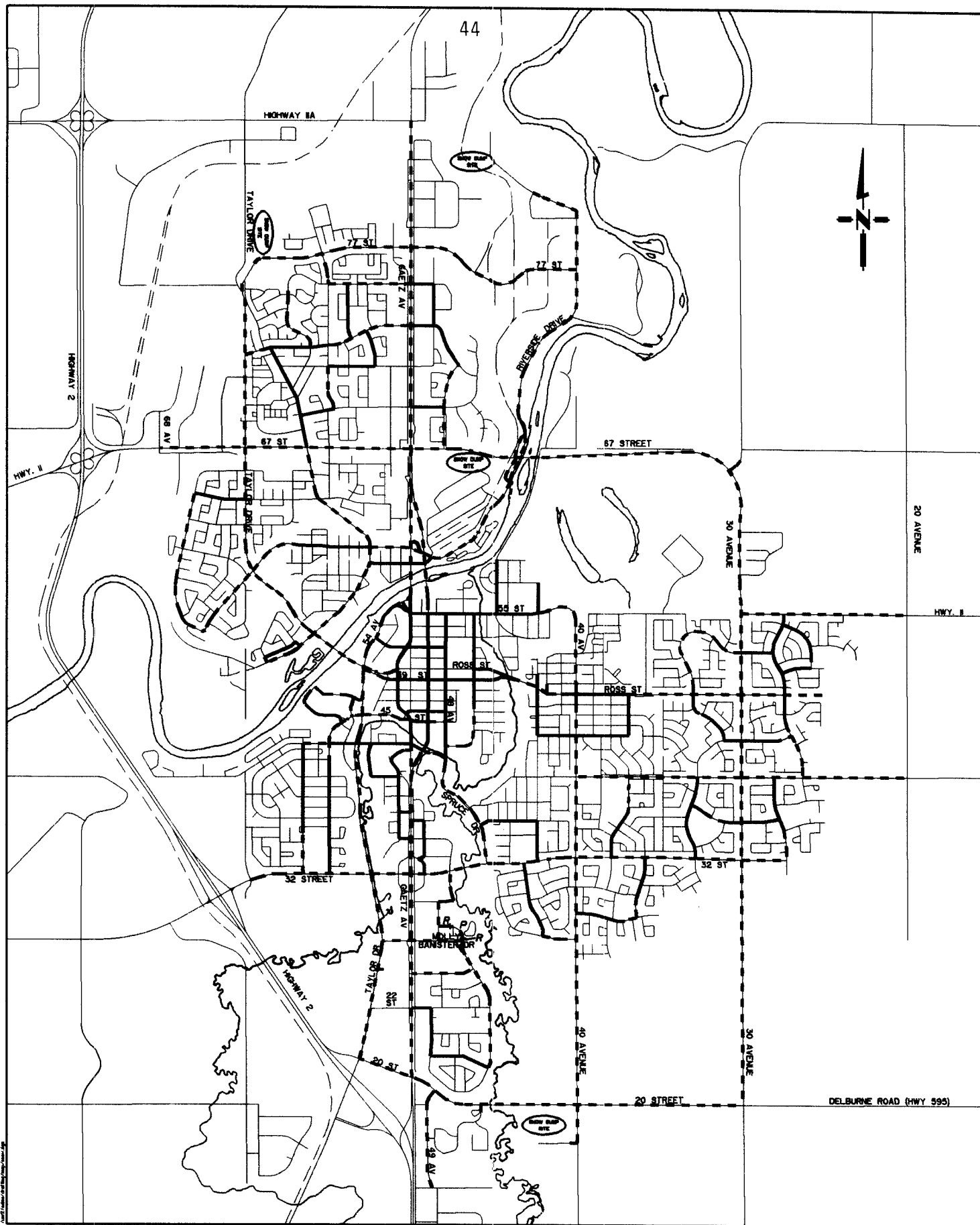
Att.

Commissioners' Comments

We concur with the recommendations of the Public Works Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner



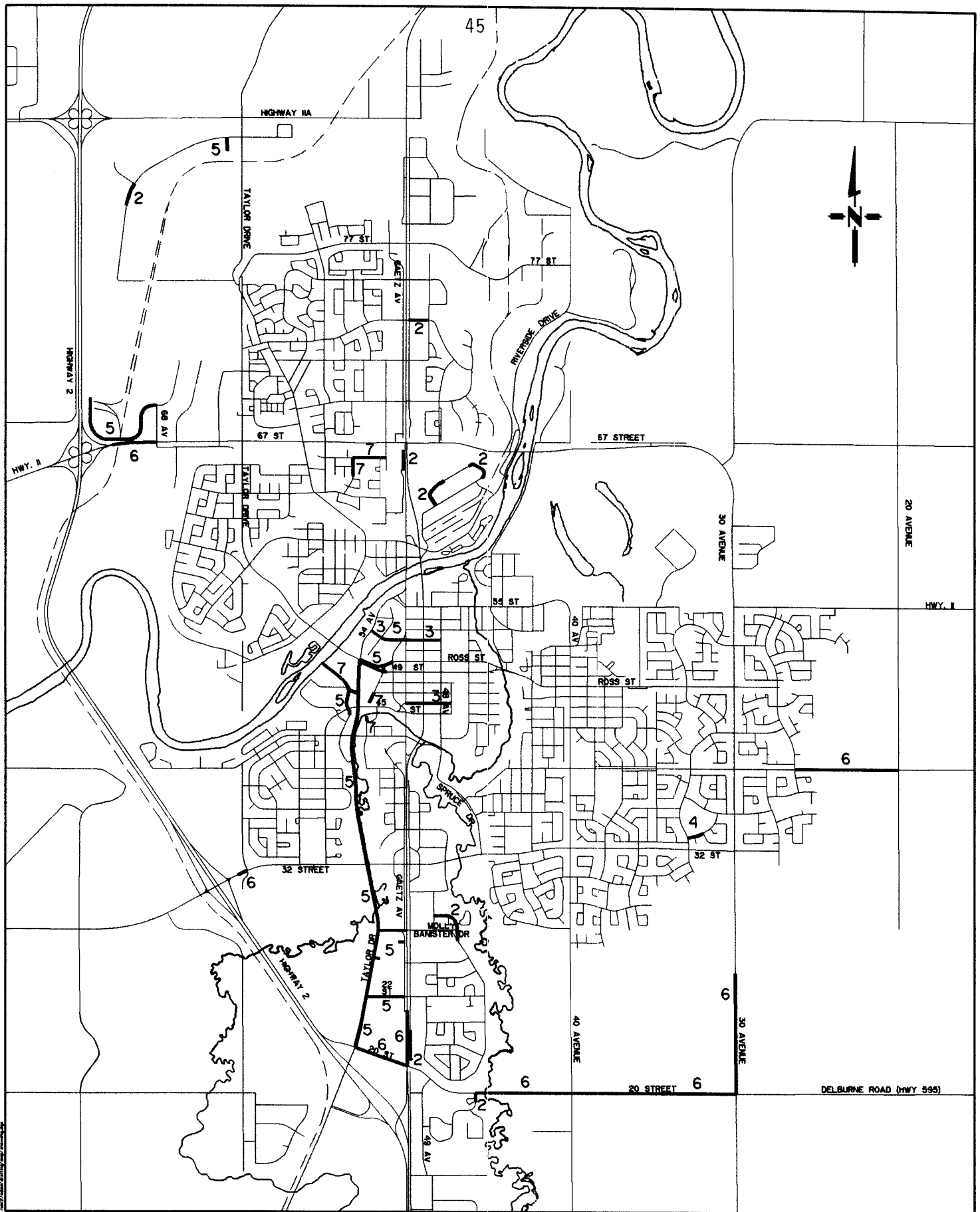
THE CITY OF RED DEER
1993-94 EMERGENCY
SNOW CLEARING ROUTES

- SCHOOL
- HOSPITAL
- SENIORS LODGE
- R.C.M.P. POLICE
- FIRE HALL
- REMOVAL
- PLOWED

SCALE 1:50,000

13-OCT-1993

ALL PLOWING to be to the
NORTH or WEST SIDE of the road.



THE CITY OF RED DEER
 1993-94 CHANGES TO
 SNOW CLEARING ROUTES

SCALE 1:50,000

13-OCT-1993

- ▲ — SCHOOL
- ⛶ — HOSPITAL
- — SENIORS LODGE
- Ⓜ — R.C.M.POLICE
- — FIRE HALL
- — CHANGES

- 2 — ADDITION
- 3 — PRIORITY CHANGE (EMERGENCY/SUPPLEMENTAL)
- 4 — CLEARING METHOD CHANGE (REMOVAL/PLOWED)
- 5 — NEW ROAD
- 6 — AGREEMENT CHANGE (ALTA.TRA)
- 7 — DELETION

DATE: OCTOBER 26, 1993

TO: PUBLIC WORKS MANAGER

FROM: CITY CLERK

RE: SNOW ROUTES

Your report dated October 13, 1993 pertaining to the above topic, was presented on the Council Agenda of October 25, 1993.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby approves the Emergency Snow Clearing Routes, and as presented to Council October 25, 1993 by the Public Works Manager."

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

Trusting you will find this satisfactory.



C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services

NO. 7

DATE: October 19, 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

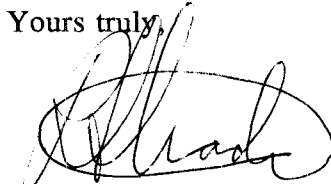
RE: DELIVERY OF REGISTRY, INFORMATION, AND LICENSING SERVICES

Earlier this year, Mr. Holloway mentioned that Ms. C. Burt, in our Bylaws Department had inquired about the Province requesting proposals for the above service and whether our department should pursue the matter. Whether our proposal was successful or not, the exercise of setting up the documentation was, I felt, very useful. I suggested Mr. Holloway, Ms. Burt and several other staff members form a team to determine if it would be profitable and determine how to set up the appropriate systems.

The result was a very well done proposal that was forwarded to the Province. In doing this exercise, we all gained valuable experience, which helps with the daily operation of this department. We were, however, made aware that the Minister was not prepared to award the contract to another level of government. While I don't agree with this decision, especially as the senior levels of government are telling the municipalities to be innovative and this proposal could have substantially increased our revenue base, there is not much use in pursuing this matter.

I do feel that Council should be aware of the innovative way the City employees are approaching the changing circumstances affecting us.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: October 15, 1993 FILE NO. 93-0880

TO: R. Strader
Bylaws and Inspections Manager

FROM: P. Holloway
Bylaws and Inspections Assistant Manager

RE: **DELIVERY OF REGISTRY, INFORMATION, AND LICENSING SERVICES**

On behalf of the Bylaws & Inspections Department, we would request the following item be placed before City Council for their information.

As most Council members are aware, the Provincial Government's "Alberta Registries Division" is, in the very near future, committed to transferring its responsibilities for the service delivery of registry, information, and licensing services for the Province of Alberta, to local entrepreneurs on an owner-operator basis. The types of services being offered for "privatization" delivery include:

- vehicle licensing and registrations,
- drivers' licenses and testing,
- land title searches, liens, corporate searches,
- vital statistics: birth, marriage & death certificates.

This past August 6, 1993, the Government invited bid applications from interested parties who considered they had the financial and business expertise to deliver such services. The City Bylaws Section, having an interest in licensing and registration of vehicles from the enforcement of the City Traffic Bylaw, approached the Alberta Registries Department to determine the extent of the proposed program. We were made aware that the object of the Registries Department is to establish a network of community based service centres, to offer one-stop shopping for registration and licensing services. However, they advised there may be problems with the private sector bidding the total package as a "one-stop shopping concept" with the possibility of various businesses "piece-mealing" the operation to suit their needs.

Addressing these concerns, and the fact the City Bylaw section presently operates a motor vehicle computer system for the processing of parking offenses, issuing summonses, etc., we requested information on the proposal from the Province and subsequently submitted an application on behalf of our department. Our initial review of the information provided indicated there would be no additional operating expenses incurred to the City, with revenue generated from the delivery of the services compensating the administration of the program, plus, the general public would receive quality service, one-stop shopping concept.

DELIVERY OF REGISTRY, INFORMATION, AND LICENSING SERVICES

October 15, 1993

Page 2

Attached is a copy of the submission made to the Province. We have not committed the City to any course of action, even if the Provincial Government chooses to pursue our application further.

Yours truly,

A handwritten signature in black ink that reads "Peter Holloway". The signature is written in a cursive style with a large, looping initial "P".

Peter Holloway
Bylaws and Inspections Assistant Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

TABLE OF CONTENTS

Introduction

License Service

Part I:	Service	2
Part II:	Location of Facility/Premises	3
	Relocation - Assessment & Tax	4
Part III:	Expenditures	5
Part IV:	Revenue	6
Part V:	Funding Required	7
Part VI:	Summary	8

Licensing Service

Service of registry, information, and licensing functions to be delivered:

1. Vehicle registration: knowledge, vision, driver licensing (road testing to be contracted to other agency - driving schools, A.M.A., etc.).
2. Land title: personal property, corporate searches.
3. Vital statistics: forms and document processing.

Vital statistics to include the registration of all Alberta births, deaths, marriages, and other personal information and provide such statistics upon request.

Location of Facility/Premises

We would require approximately 3500 square feet of floor space to operate the program in comfortable surroundings. The anticipated volume of transactions is projected as 130,000 annually, requiring the need of 4 computer work stations/printer combinations. Sufficient space is also required for conducting the individual knowledge tests plus administrative duties.

In our opinion, the most appropriate location within City Hall, that would meet all needs of the proposed program, is on the main floor, south side, as presently occupied by the City Assessment and Tax Department.

The criterion established by the Alberta Registries is currently available at this location, as it applies to:

- Accessibility: building must provide for handicapped access
- Security: provide a vault to secure all monies, documentation, license plates, etc.
- Secure storage area
- Office space to conduct confidential interviews
- Available counter space to accommodate 3 computer workstation/printer combinations
- Convenient access for the general public to accommodate the volume of pedestrian traffic expected.

Expenditures

Within the facility requirements and guidelines provided for submission to operate the program to satisfy the "Alberta Registries" specifications. We would propose the following expenditures for equipment and personnel:

4 computer workstations/printers	\$ 27,300.00
Fax machine	4,000.00
Telephone system (rental)	2,000.00
Office Equipment (desks, chairs, etc.)	7,500.00
Micro-film reader/camera	<u>4,600.00</u>
	\$ 45,400.00

With the proposed contract being for a 3 year term, the above capital expenditure is assessed as an operating expense over three years.

Salary (projected) to provide	
5 clerks, 2 support staff, administration	\$300,000.00
Equipment maintenance	\$ 7,000.00
Stationery/postage	\$ 10,000.00
Telephone/communication	\$ 5,000.00
Capital expenditure	<u>\$ 15,000.00</u>
	\$337,000.00

Total Annual Expenditures	\$337,000.00
----------------------------------	---------------------

It should be noted that additional costs will be incurred to relocate the Assessment and Tax Department.

Revenue

The projected revenue is based on the volume of transactions to be serviced annually within The City of Red Deer, being 120,000 transactions in 1992, 1993, which does not include vital statistics, personal property, and corporate registry services. For our purposes, we are assuming the total transactions to be 130,000 annually. The maximum service fee to be charged for all vehicle related transactions is \$4.00 per transaction, with costs to all other services being determined by the contractor. We will be charged \$0.05 per transaction for use of the communication network.

<u>Revenue</u>	130,000 transactions @ \$4.00	\$520,000.00
	Less Communication Network Fee	<u>\$ 6,500.00</u>
		\$513,500.00

Projected Revenue	\$513,500.00
--------------------------	---------------------

Funding Required

If we are successful in obtaining the program, we would require the following funding/budget:

Capital expenditure	\$ 45,000.00
Stationery	\$ 10,000.00
Renovations & relocation costs incurred	<u>\$ 25,000.00</u>
Total	\$ 80,000.00

Summary

The management and supervision of this program would be directed by the Bylaws and Inspections Manager and we are sure that utilization of other staff members from the Bylaw section would be a consideration, with their salaries being reflected in the budget proposal.

The projected revenue and expenses noted are based upon information supplied by the Department of Alberta Registries. To offset some of the expenses in renovating the selected area, and possible relocation of the Assessment & Tax Department, we could possibly utilize any surplus office furniture, filing cabinets, etc., for the initial three (3) year term of the contract.

Upon the City being successful in providing the subject service delivery of 130,000 transactions, we could project the following revenue to the City:

Service fees collected	\$ 513,500.00
Operating expenses	<u>\$ 337,000.00</u>
Revenue to City	\$ 176,000.00

It should be noted that, should the City obtain a portion of the contract, all of the figures would be prorated.

Other areas that are yet to be addressed, that may possibly incur expenses:

- Accounting/auditing
- Collections of corporate accounts
- Bad debts/N.S.F. cheques
- Security
- Use of other departments

Currently, we receive a number of inquiries from people who assume that we provide services that are included in this proposal. These services fit very well with those provided currently in our Licensing, Bylaws, and Land Departments. Also, our accounting systems and department procedures are designed to accommodate providing services such as those required in this proposal.

Commissioners' Comments

Submitted for Council's information only. It is interesting to note that one of the reasons why we proposed this is that we do get requests for virtually all these services from the public who think that they are currently offered at City Hall. In fact, we would disagree with the Province that the location of these services within City Hall is not a logical move. However, at this point they seem to have established policy which would disallow it. Should Council wish us to pursue this further with the Province, we would be happy to do that.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: OCTOBER 26, 1993

TO: BYLAWS AND INSPECTIONS MANAGER

FROM: CITY CLERK

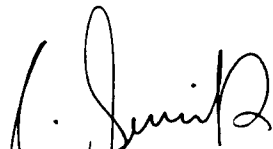
RE: DELIVERY OF REGISTRY, INFORMATION AND LICENSING SERVICES

Your report dated October 19, 1993 and supporting information pertaining to the above matter, was presented on the Council Agenda of October 25, 1993.

At the aforesaid meeting, Council accepted same for information only and agreed that same be filed. Council also commended you and your staff for the initiative which you have taken in searching for innovative ways of increasing revenues so as to reduce costs to the tax payer.

Council did not agree to pursue the matter further with the Province in view of their established policy.

Trusting you will find this satisfactory.



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioner
 Director of Financial Services
 City Assessor

NO. 8

FILE: gord\memos\lyrd-wste.sum

DATE: October 18, 1993

TO: City Clerk

FROM: Public Works Manager

RE: **PILOT YARD WASTE COMPOSTING PROGRAM**

We have provided Council with a copy of the Public Works Department's report on the Pilot Yard Waste Composting Program. Based on the pilot program, three options for future composting were developed. A summary table from the report is given below.

TABLE 5
COMPARATIVE EVALUATION OF YARD WASTE COLLECTION AND COMPOSTING OPTIONS

	Option A Landfill Depot Only	Option B City Depot (67 St.) and Landfill Depot	Option C Neighbourhood Depots and Landfill Depot
Capital Cost	\$ 2 000	\$23 000	\$15 000
Operating cost	\$40 000/yr	\$65 000/yr	\$121 000/yr
Cost/tonne*	\$45/tonne	\$63/tonne	\$66/tonne
Waste Diversion	900 tonnes/year	1030 tonnes/year	1820/tonnes/year
Public Opinion	- option favoured by 8% - 58% said they would use Landfill if only option	- option favoured by 26%	- option favoured by 59% - option was very well used during pilot program
Other Concerns	- may result in a considerable increase in traffic at Landfill	- may be difficult to control commercial use	- may be difficult to site depots in some neighbourhoods
* Based on Operating Cost only. Does not include Capital Cost.			

The results of the survey indicate strong public support for a composting program. According to the survey the preferred option is Option C, although this is the most expensive.

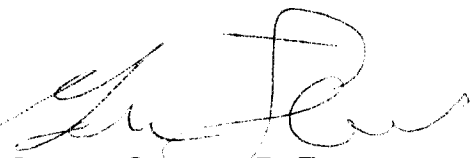
October 18, 1993
City Clerk
Page 2 of 2

We would recommend that, as a minimum, Option A be undertaken. If Council supports funding a higher level of service, then Options B or C could be undertaken.

We would request direction on which option we should bring forward for Council to consider during the 1994 budget deliberations.

RECOMMENDATION:

We would respectfully request Council's direction as to which option we should include in the 1994 Budget for consideration by Council.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
 Director of Financial Services


CS-P-4.594

DATE: **October 20, 1993**
TO: **CITY COUNCIL**
FROM: **GREG HALL, Chairman**
 Environmental Advisory Board
RE: **PILOT YARD WASTE COMPOSTING PROGRAM**

At its meeting on October 19, 1993, the Environmental Advisory Board passed the following resolution:

"That the Environmental Advisory Board, having considered report from the Public Works Manager dated October 15, 1993 re: Pilot Yard Waste Composting Program, make it known that they are supportive of a composting program, and recommend Council of The City of Red Deer continue with a composting program with one of the three options being chosen when prioritizing the 1994 budget."

In discussing the success of the program over the summer months of 1993, the board felt that the program should be continued in 1994, but that the alternative and associated costs selected (3 options) be left at the discretion of City Council when considering other City priorities.


for GREG HALL

:dmg

Commissioners' Comments

We recommend that this report be accepted for information only at this time and that these items be brought forward as addbacks during budget debate for Council's consideration.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: July 22, 1993
TO: PUBLIC WORKS MANAGER
FROM: ASSISTANT CITY CLERK
RE: PROGRAM COST SUMMARY - PILOT YARD WASTE COLLECTION AND COMPOSTING PROGRAM

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 12, 1993, concerning the above topic, and at which meeting Council did not approve your request for additional funds for the continuation of said program until October. Council did, however, approve the following resolution allocating \$2,500 towards an evaluation of said program:

"RESOLVED that Council of The City of Red Deer hereby allocates \$2,500 toward an evaluation of the Pilot Yard Waste Collections and Composting Program."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that Council will be receiving the evaluation in due course.



Kelly Kloss
Assistant City Clerk

KK/cjd

cc: Director of Engineering Services
Director of Community Services
Parks Manager
Environmental Advisory Board

DATE: APRIL 14, 1993
TO: PUBLIC WORKS MANAGER
FROM: ASSISTANT CITY CLERK
RE: PILOT YARD WASTE COLLECTION AND COMPOSTING PROGRAM

At the Council Meeting of April 13, 1993, consideration was given to your report dated April 6, 1993, 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 Public Works Manager dated April 6, 1993, re: Pilot Yard Waste Collection and Composting, hereby approves proceeding with the Pilot Yard Waste Collection and Composting Program as outlined in the above noted report with the exception that the Household Collection portion in the amount of \$31,000 be deleted from the Program."

The decision of Council in this instance is submitted for your information and appropriate action. As outlined in the above motion, Council agreed that the Household Collection portion of the program will be deleted.

Trusting you will find this satisfactory and I look forward to a future report to Council relative to the evaluation of this program.



KELLY KLOSS
Assistant City Clerk
KK/cjd

cc: Director of Community Services
Director of Engineering Services
Director of Financial Services
Parks Manager

NO. 10

FILE: gord\memos\lyrd-wst.cc

DATE: April 6, 1993
TO: City Clerk
FROM: Public Works Manager
RE: PILOT YARD WASTE COLLECTION AND COMPOSTING

On August 17, 1992, Council approved the Solid Waste Master Plan as a working document with specific information being brought forward for Council prior to implementation.

One of the recommendations of the Solid Waste Master Plan was the development and operation of a pilot program for the separate collection, public drop-off and composting of yard waste. Funds in the amount of \$100 000, for the pilot program, were included in the 1993 budget and subsequently approved by Council.

The proposed program will include grass clippings, leaves and small branches but will not include kitchen waste.

The program will evaluate a number of different yard waste collection options in terms of cost, waste diversion, level of service and public acceptability. The collection options which are being considered include:

- a drop-off depot at the landfill, staffed on Monday to Friday from 3:30 - 7:30 p.m. and on Saturdays from 7:30 a.m. to 5:30 p.m., the exact dates are still to be determined;
- two neighbourhood drop-off depots;
- the "enviro-wagon" or drop-off trailer which will move to a new neighbourhood each day; the "enviro-wagon" will serve a total of 5 neighbourhoods on their corresponding garbage collection day; and
- individual household collection from two areas of 400 homes, each using different collection containers to be supplied by the City for the pilot program (likely clear plastic bags in one area and reusable cans in the other).

In all of the above options the composting site will be at The City of Red Deer Solid Waste Disposal Site.

April 6, 1993
 City Clerk
 Page 2 of 2

Negotiations with contractors are currently underway for the operation of the drop-off area and compost site at the landfill, individual household collections and for the two neighbourhood drop-off areas. The private sector will be involved in all aspects. We are negotiating with various firms as opposed to public tender. The following provides an outline of the program cost:

Site Preparation	\$ 5 000
Composting Site Operation	20 000
Household Collection	31 000
Neighbourhood Drop-off	6 000
Enviro-wagon	15 000
Advertising	8 000
Program Evaluation	7 000
Project Initiation and Management	<u>8 000</u>
 TOTAL	 \$100 000

The drop-off area at the City's landfill site is expected to be in operation in May.

The individual household collection area and the neighbourhood drop-off areas within the City will begin operation later in the summer.

We will continue to provide updates of the program for Council.

RECOMMENDATION:

We would respectfully request Council's approval to proceed as outlined.



Gordon Stewart, P. Eng.
 Public Works Manager

MKS/blm

Commissioners' Comments

We concur with the recommendations of the Public Works Manager.

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

PILOT YARD WASTE COMPOSTING PROGRAM

PROJECT REVIEW

**The City of Red Deer
Public Works Department
October 1993**

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Pilot Yard Waste Composting Program Objectives	1
2.0	PROGRAM DEVELOPMENT	2
2.1	Individual Household Collection	2
2.2	Enviro-Wagon	3
2.3	Neighbourhood Drop-Off Depot	3
2.4	City Depot (67 Street)	3
2.5	Landfill Depot	4
3.0	PROGRAM DESCRIPTION AND ASSESSMENT	4
3.1	Landfill Depot	6
3.2	Enviro-Wagon	8
3.3	Neighbourhood Depot	9
3.4	City Depot (on 67 Street at City Garden Plots)	13
3.5	Composting Operation	14
3.6	Public Opinion Survey	15
4.0	EVALUATION OF FUTURE YARD WASTE OPTIONS	17
4.1	Evaluation Criteria	17
4.2	Description of Options	18
4.2.1	Option A - Landfill Depot	18
4.2.2	Option B - City Depot (67 Street) and Landfill Depot	19
4.2.3	Option C - Neighbourhood Depots and Landfill Depot	19
4.3	Evaluation of Options	20
4.4	Summary	20
APPENDIX I	Public Opinion Survey	
APPENDIX II	Future Yard Waste Options Cost Summaries	

1.0 INTRODUCTION

1.1 Background

In 1992, The City of Red Deer City Council approved in principle a Solid Waste Master Plan prepared by the Public Works Department. The plan compared waste reduction and recycling alternatives and developed an overall strategy for waste management. One of the recommendations of the Master Plan was a Pilot Yard Waste Composting Program. During the public review of the Master Plan, almost all respondents strongly supported a City-wide composting program.

The pilot yard waste composting program also addressed a concern by the Environmental Advisory Board, which requested that the City review composting as an alternative to the annual permitted yard waste burning periods in the spring and fall.

1.2 Pilot Yard Waste Composting Program Objectives

The pilot program was designed to compare a number of different options with respect to cost, tonnage collected and public opinion. The object of the pilot program was to assess waste diversion, along with cost and level of service desired by the public.

The pilot program also allowed Public Works to gain experience in large scale composting.

The overall objectives of the pilot yard waste composting program are outlined below:

1. To evaluate different methods of collecting yard waste with respect to cost, quantity of yard waste collected and public acceptance.
2. To obtain sufficient information to estimate participation and landfill diversion rates and cost for a City wide program.

3. To conduct a public opinion survey to determine whether people feel that yard waste should be landfilled, and what level of service the City should provide for yard waste collection.
4. To provide The City of Red Deer residents with a composting alternative to burning or landfilling of yard waste.
5. To provide a yard waste drop-off depot at the Landfill Site for use by all City residents.
6. To reduce the quantity of waste being landfilled.
7. To gain practical experience in large scale composting.
8. To minimize contamination of the collected yard waste.
9. To determine potential uses for the final compost product.

2.0 PROGRAM DEVELOPMENT

The yard waste composting pilot program was developed in order to address the objectives outlined in the previous section. Based on discussions with other municipalities, their experience has been that the quantity and quality of yard waste is dependant on the collection method used. The pilot program allowed us to compare different collection options and obtain actual information based on the conditions in Red Deer.

The pilot program only accepted yard waste consisting of grass clippings, spent plant material, leaves and small branches. Food and large branches were not accepted.

2.1 Individual Household Collection

In a report to Council on April 6, 1993, it was recommended that the pilot program include individual household collection from two areas of 400 homes, each using a different collection container. This option is the most expensive; however, participation and the quantity collected was expected to be much higher due to the convenience to residents.

As well, individual household collection would provide valuable data on the potential quantity of yard waste that could be recovered City-wide.

City Council deleted the individual household collection portion of the pilot program and, therefore, it will not be discussed further in this report.

2.2 Enviro-Wagon

The enviro-wagon is a trailer which moves to a new neighbourhood each day. The Town of Olds uses an enviro-wagon for yard waste collection and has found it to be very successful in terms of quantity and quality of the yard waste collected. They also found the cost to be reasonable for their community.

Based on the success in Olds, the enviro-wagon was included in the pilot program. The enviro-wagon also has the advantage that it can be easily located in a residential setting.

2.3 Neighbourhood Drop-Off Depot

A "permanent" neighbourhood drop-off depot was set up in Clearview. Although this type of depot was more difficult to set up in a residential area, it provides a higher level of service than the enviro-wagon because it is available to the community 7 days per week. This type of depot also provides valuable data on the quantity of material that could potentially be recovered from a City-wide program.

2.4 City Depot (67 Street)

The City depot on 67 Street provided valuable data on the expected response at an unstaffed, uncontrolled depot setting. This depot was available for use by all City residents.

2.5 Landfill Depot

The depot at the Landfill Site was the lowest level of service of the collection options evaluated, but it was also the least cost and did not require double handling of material. The Landfill Depot was also intended to provide an alternative to the fall burning period.

All components of the pilot program, with the exception of individual household collection, were approved by City Council on April 6, 1993 for an approved budget of \$69 000.

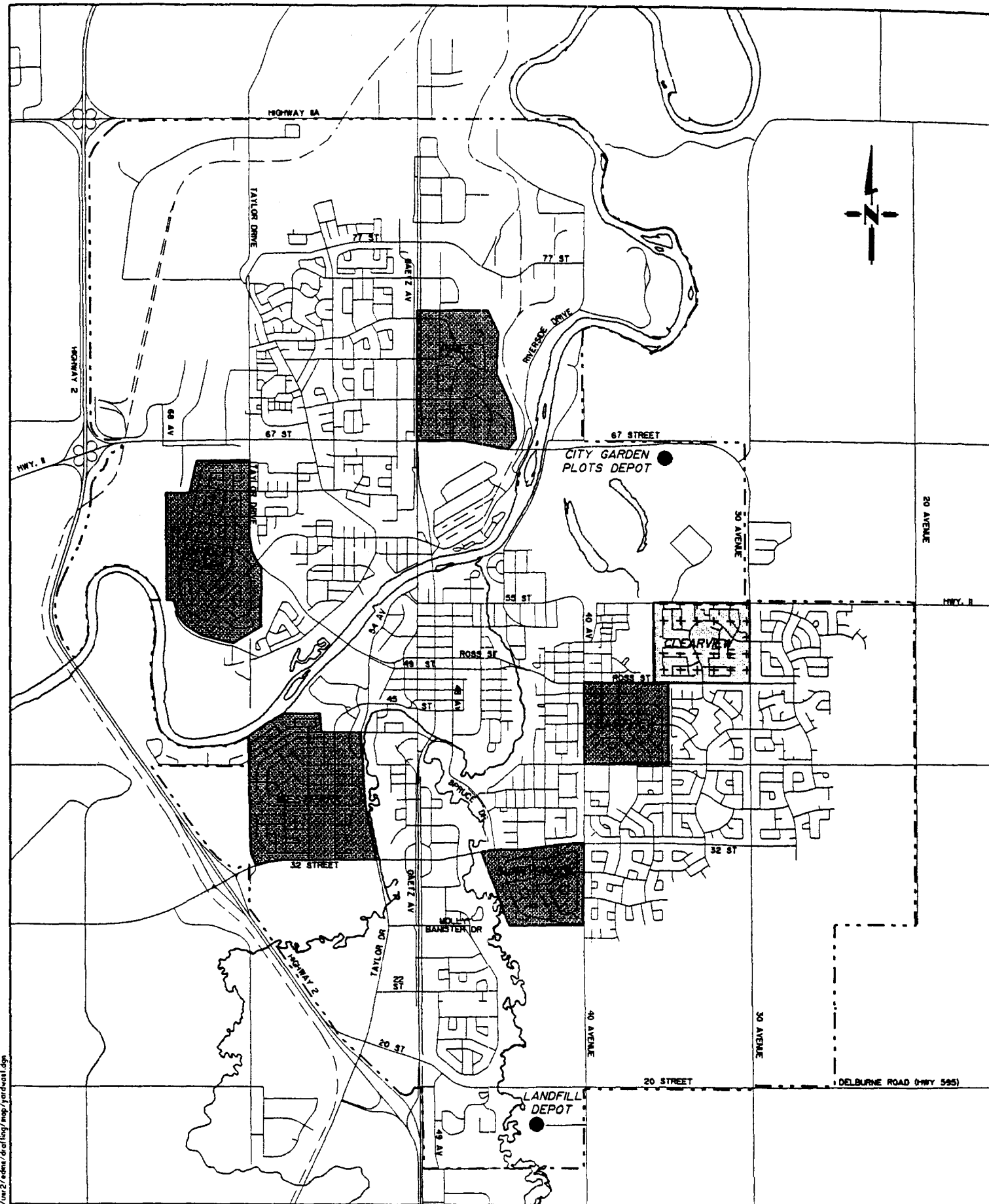
During the development of the pilot program, it was estimated that approximately 400 tonnes of yard waste would be collected over a five and one-half month period. However, during the first three months of the program 575 tonnes of material were collected. We believe this was due to the response by the public to the program and to extremely windy conditions which caused an unusually high number of branches to be blown down throughout the City.

At the July 19, 1993 Council meeting, City Council did not approve a request for additional funds to continue the program until October 15, 1993. Therefore, the program was discontinued, effective July 31, 1993. City Council did approve an additional expenditure of \$2 500 toward the evaluation of the Pilot Yard Waste Collection and Composting Program.

Figure 1 provides an outline of the areas serviced by the pilot program and the depot locations.

3.0 PROGRAM DESCRIPTION AND ASSESSMENT

The following provides a description and assessment of the major components of the pilot program.



AREAS SERVED
BY ENVIRO-WAGON



AREAS SERVED BY
NEIGHBOURHOOD
DROP-OFF DEPOT

THE CITY OF RED DEER YARD WASTE DROP-OFF DEPOT LOCATIONS

1:50,000

14-OCT-1993

Figure 1

3.1 Landfill Depot

A yard waste drop-off depot was set up at the City's landfill site for use by City residents and commercial businesses.

The depot hours of operation were:

Monday to Friday 3:30 p.m. to 7:30 p.m.

Saturday 7:30 a.m. to 5:30 p.m.

The depot started operation on May 1, 1993 and ended operation on July 31, 1993.

The following types of material were accepted at the depot:

- grass clippings
- leaves
- vegetable and flower garden plant material
- small branches

During depot hours, people dropping off yard waste were given a coupon for \$5.00 off their load cost. This allowed the free disposal of up to 200 kilograms. Yard waste delivered to the landfill outside of depot hours did not receive a discount.

The depot was staffed by Kedon Waste Systems Ltd. during the depot hours as part of the agreement for composting of the yard waste outline in Section 3.5.

The following table provides a summary of the quantity of material received at the landfill depot and the number of people using the site.

Table 1

1993 YARD WASTE DEPOT AT CITY LANDFILL SITE

QUANTITY AND NUMBER OF LOADS

	Quantity (tonnes)	Total No. of Loads	No. of Loads less than 200 kg (i.e. free loads)
May	113	566	362
June	139	710	495
July	<u>102</u>	<u>498</u>	<u>335</u>
	354	1774	1192

All loads which were heavier than 200 kg were assumed to be from commercial sources. Based on this, approximately 212 tonnes or 60% of the total quantity received at the Landfill is estimated to be from commercial sources.

In general, the hours of operation were convenient for the general public. The Public Works Office only received one complaint regarding the depot hours.

Based on an informal survey of residents using the depots within the City, several residents perceived that they would likely be charged if they used the depot at the landfill. This perception is a potential barrier which should be considered in the future.

Based on the experience of the pilot program, a depot at the Landfill should be considered further. This option avoids double handling of material and therefore eliminates collection costs. One of the potential problems associated with a depot at the landfill is the increased traffic at the landfill and the impact on the scale operation. As well, it should be noted that 60% of the quantity received at the landfill was from commercial sources. This will be a factor when considering cost recoveries on any future programs.

3.2 Enviro-Wagon

The enviro-wagon was a modified horse trailer, painted forest green, which moved to a new neighbourhood on their corresponding garbage day. The location of the enviro-wagon and the collection day are outlined below:

<u>Area</u>	<u>Day</u>	<u>Location</u>
Oriole Park	Monday	Southwest corner of Olson Street and Ogden Ave
Pines	Tuesday	Pamely Avenue at Pines Community Centre Parking Lot
Sunnybrook	Wednesday	Sunnybrook United Church Parking Lot
Eastview	Thursday	Southeast corner of 45 Street and 38 Avenue by playground
West Park	Friday to Sun	47 Avenue, on gravel parking lot on the west side of the West Park Junior High School park site

In general, the enviro-wagon was found to be much more costly on a per tonne basis than the other collection options. As well, because the enviro-wagon was only in a community for one day (with the exception of West Park), residents had to coordinate their yard work with the enviro-wagon schedule. This was particularly difficult given the rainy weather over the summer.

Table 2 provides a summary of the quantity of material collected at the enviro-wagon and the relative collection costs per tonne. In general, the enviro-wagon had to be emptied at least one or two extra times per week at West Park since it was at that location from Friday to Sunday. As well, West Park is a large mature neighbourhood.

In general, the citizens that used the enviro-wagon were supportive of the concept. However, during our public opinion survey, only 30% of the 46 randomly selected households in the areas served by the enviro-wagon indicated that they had used the enviro-wagon.

Based on the public opinion survey results, many of the people that did not use the enviro-wagon indicated that they were already backyard composting, they didn't have transportation, were on holidays or didn't find the timing of the enviro-wagon convenient.

The Public Works office only received one complaint regarding the enviro-wagon with respect to aesthetic conditions. This resident was located across the street from the West Park location and complained about odours, increased traffic and debris around the site.

It is recommended that the enviro-wagon should not be considered further for future programs. While the enviro-wagon appears to be successful in smaller communities such as Olds, it is not cost effective for the volumes received in Red Deer.

3.3 Neighbourhood Depot

The neighbourhood depot located in Clearview consisted of a 20 cubic yard roll-off bin painted forest green with stairs for access. The depot was located in the parking lot of the community park on Cornett Drive. The depot was highly visible but had an appearance which was compatible with the park setting.

Table 2

**1993 ENVIROWAGON
QUANTITY AND COLLECTION COST SUMMARY
QUANTITY COLLECTED (tonnes)**

Week Ending		Oriole Park Monday	Pines Tuesday	Sunnybrook Wednesday	Eastview Thursday	West Park Friday-Sunday	Enviro-Wagon Total
June	06		0.78	1.93	0.99	2.88	6.58
June	13	1.84	0.50	1.13	0.67	2.20	6.34
June	20	1.94	0.94	1.25	0.74	2.76	7.63
June	27	1.18	0.29	0.37	0.92	3.50	6.26
July	04	1.42	0.49	0.87	0.40	2.89	6.07
July	11	1.71	1.06	1.39	0.85	1.71	6.72
July	18	0.89	0.43	1.02	0.18	1.31	3.83
July	25	0.64	0.23	0.40	0.48	1.66	3.41
August	02	<u>0.80</u>	<u>0.40</u>	<u>0.52</u>	<u>0.61</u>	<u>1.79</u>	<u>4.12</u>
Total		10.42	5.12	8.88	5.84	20.70	50.96
Average Weekly Quantity		1.30	0.57	0.99	0.65	2.30	5.66
Households in Area		867	353	458	655	1 303	3 636
Collection cost/tonne*		125.38	255.17	147.13	223.71	108.60	146.66
Quantity/House		6 kg/mo.	7.3 kg/mo.	9.7 kg/mo.	4.5 kg/mo.	7.9 kg/mo.	7.0 kg/mo.

* Does not include advertising, administration and composting costs

The quantity of material collected at the Clearview depot and the collection cost/tonne are outlined in Table 3.

Table 3
CLEARVIEW NEIGHBOURHOOD DEPOT
1993 QUANTITY AND COLLECTION COST SUMMARY

Week Ending	Quantity (tonnes)
June 6	1.85
June 13	3.38
June 20	4.36
June 27	3.16
July 04	7.72
July 11	5.04
July 18	3.83
July 25	4.57
Aug 02	<u>7.68</u>
Total	41.53
Average Weekly Quantity	4.61
Household in Area	842
Collection Cost/Tonne**	38.00
Quantity/Household	24.70 kg/mo.
** Does not include advertising, administration and composting costs.	

The collection cost per tonne was \$38.00/tonne. The site was kept very clean and required only minor clean up by City forces. The quantity recovered is equivalent to approximately 24.7 kg/household/month, or approximately 40% of the residential waste stream for the month.

The neighbourhood depot had the support of the Clearview Community Association and many residents in the Community. During the public opinion survey, 61% of the people randomly contacted in Clearview indicated that they had used the depot. Of the people that did not use the depot, 18% backyard composted, 27% had no transportation and 55% had other reasons such as on vacation, landscapers care for yard, etc. Further, 90% of the Clearview residents indicated that they would use the depot in the future.

The neighbourhood depot was available to Clearview residents seven days per week and was in a convenient location. We did not receive any complaints from residents in the area other than some concern that people from outside of Clearview might be using the depot. Our monitoring of the site indicated that residents from outside of the Clearview area did occasionally use the depot; however, this was likely only in the order of 10%.

The system used in Clearview is recommended if The City were to expand to City-wide neighbourhood drop-off depot system.

Advantages of this type of depot include:

- convenience
- aesthetically pleasing
- good participation from Community
- high collection rate
- relatively low collection cost on a cost/tonne basis compared to other options.

3.4 City Depot (on 67 Street at City Garden Plots)

A drop-off depot for all City residents was located at the City Garden plots on 67 Street. This depot consisted of a 30 cubic yard roll-off bin painted forest green with stairs for access.

Table 4 provides a summary of the quantity and collection cost per tonne at this site.

Table 4

**CITY DEPOT (67 STREET)
1993 QUANTITY AND COLLECTION COST SUMMARY**

Week Ending	Quantity (tonnes)
June 06	1.24
June 13	17.17
June 20	19.63
June 27	15.52
July 04	26.16
July 11	17.90
July 18	7.29
July 25	9.79
Aug 02	<u>14.28</u>
Total	128.98
Average Weekly Quantity	14.33
Collection Cost/Tonne**	52.57
** Includes collection costs and City costs to clean up Site. Does not include advertising, administration and composting costs.	

The City depot on 67 Street was heavily used. We had not anticipated the tremendous response received at this site. As a result, the scheduled number of pick-ups was not sufficient to accommodate the quantities received. People often left their yard waste beside the bin if it was full. We then had to use City forces and equipment to clean up the area.

Even with the clean-up costs, the City depot was still significantly cheaper than the enviro-wagon on a per tonne basis.

The location was reasonably convenient for residents in north and south ends of The City.

It is recommended that a City depot be evaluated further. Some of the advantages of a City depot include the following:

- more convenient than Landfill depot
- reduces traffic at the Landfill scale
- available to residents that are reluctant to go to the Landfill.

3.5 Composting Operation

Site preparation for the composting operation began in the early spring. The cost of the site preparation was approximately \$11,000. Late spring thaw conditions and wet weather hampered the work.

An agreement was reached with Kedon Waste Systems Ltd. to compost the yard waste and provide a site attendant at the landfill during the yard waste depot hours. Kedon charged the City \$38.50 per tonne plus GST for this service.

Kedon advised the City not to keep the grass and branches separate. Kedon is currently operating a composting site for the Capital Region District in British Columbia (Victoria and surrounding area), and has found commingling of grass and branches to be an efficient way of handling the material. One advantage of this method is that the branches act as a bulking agent and allow air to circulate through the pile. If grass clippings are not exposed to air, they quickly start to degrade under anaerobic conditions (no oxygen) which results in obnoxious odours.

The material received at the City depots and the landfill was relatively free of contaminants and plastic bags.

In the City's discussions with Kedon, Kedon indicated that they would grind the yard waste 2 or 3 times over the course of the summer. Unfortunately, Kedon experienced a number of equipment delays and did not grind the yard waste until September.

The ground material has now been placed in a windrow. The temperature of the windrow pile is approximately 54°- 60°C, indicating that the material is starting to decompose. The material will be turned weekly by Kedon and water will be added as required.

We do not expect to have a finished compost product until late summer of 1994. At that time Kedon will be responsible to screen the finished product. The product will be tested to determine potential uses.

Based on our experience to date, we would recommend a number of changes for future composting operations. It is our recommendation that the grass clippings and plant material be kept separate from the branches. The grass clippings should be formed into the windrow on a weekly basis. The branches should be stockpiled and then ground for wood chips. This would allow the composting process to start immediately as material is received, rather than being dependent on the availability of grinding equipment.

As well, when the grass and branches are mixed together, it tends to plug up the grinder resulting in higher processing costs.

3.6 Public Opinion Survey

The Citizens' Action Group on the Environment (C.A.G.E.) was hired to conduct a public opinion survey on the program. C.A.G.E.'s employee, Clair Hockley, did some preliminary

monitoring at the depot locations and provided many valuable suggestions to improve the program.

Clair also conducted a telephone survey, as outlined in Appendix I. Participants in the survey were selected at random so that we could determine participation rates and public opinions from a cross section of citizens, not just active participants in the program.

Many of the conclusions of the public opinion survey are discussed in the previous sections. Some of the general conclusions include the following:

- between 80% - 97% were aware of the pilot yard waste program;
- participants heard about the program through a number of sources, with the most common response being the Red Deer Advocate;
- an average of 42% of those surveyed indicated that they had used a depot;
- people that did not use the program cited a number of reasons, such as already backyard compost, on vacation, no transportation, inconvenient;
- the people that did use the City depots found them to be convenient, with good access and acceptable appearance;
- the majority of those surveyed put their yard waste out for garbage collection prior to the program;
- between 80% - 93% of the participants indicated that they would use a yard waste depot in the future;
- an overwhelming majority of 94% felt that yard waste definitely should not be landfilled in the future;
- there was no clear consensus on how a future yard waste program should be funded: Subsidized from landfill tipping fees, utility billing and user-pay were the most popular options;
- 58% of those surveyed indicated that they would be willing to deliver their yard waste to the landfill, providing there was no direct charge;

- participants were given a number of collection options and associated costs; 59% favoured neighbourhood depots similar to Clearview's, 26% favoured a combination of a City depot with a landfill depot and only 8% favoured a landfill depot only.

4.0 EVALUATION OF FUTURE YARD WASTE OPTIONS

Based on the assessment of the pilot program, three yard waste collection options have been developed. In the following section, these options will be evaluated and recommendations made.

4.1 Evaluation Criteria

A description of the evaluation criteria developed for this study is outlined below:

Capital Cost - provides an estimate of the capital cost required to implement the option.

Operating Cost - refers to the annual operating cost.

Cost/Tonne - compares the options on a dollar/tonne basis.

Waste Diversion - provides an estimate of the expected quantity of waste diversion from the landfill site in terms of tonnes/year.

Public Opinion - refers to data collected through our public opinion survey and general comments from the public.

4.2 Description of Options

The following section will describe the options to be evaluated. The basis for costing of the various options is given in Appendix II.

4.2.1 Option A - Landfill Depot

The recommended landfill depot is very similar to the depot in the pilot program. The depot hours would be:

April '94	Saturdays 7:30 a.m. to 5:30 p.m.
May - September '94	Saturdays 7:30 a.m. to 5:30 p.m. Mon to Friday 3:30 p.m. to 7:30 p.m.
October '94	Saturdays 7:30 a.m. to 5:30 p.m.

During depot hours, people dropping off their yard waste will be given a coupon for \$5.00 off their load cost. This will allow the free disposal of up to 200 kg., assuming that the landfill tipping fee remains at \$25.00/tonne. Yard waste delivered to the landfill outside of depot hours would not receive a discount.

Although it would be beneficial in terms of public perception to eliminate all charges, it is difficult to distinguish between residential and commercial loads. During the pilot program, it was estimated that 60% of the quantity received at the landfill originated from commercial sources.

In almost all cases, residential loads from regular yard care should be less than 200 kg. An average sized bag of grass clippings weighs approximately 16 kg. (35 pounds).

It is difficult to predict the quantity of yard waste that will be received at the landfill depot since it is dependant on many factors, such as weather and the response by the public. For the purpose of cost estimates and evaluating options, we have assumed 900 tonnes/year. In the 1993 pilot program, the landfill depot received an average of 118 tonnes/month.

4.2.2 Option B - City Depot (67 Street) and Landfill Depot

This option would involve the landfill depot described in section 4.2.1 and a depot for City residents on the north side of 67 Street at the City Garden Plots.

The City depot would consist of two, 30 cubic yard bins painted forest green. The public would access the bins on a ramp, which would be raised about one metre above ground level. This type of design is expected to greatly reduce the cost of clean-up by City forces. The bins would be emptied on a regular schedule, five times per week.

The City depot would be available from June 1 to September 30. The depot would only accept grass clippings, leaves and spent plant material. The general public would be instructed to take their branches and brush directly to the landfill depot.

It is estimated that approximately 100 tonnes/month of material would be received at the City Depot. In this scenario, the landfill depot is estimated to receive 70% of the landfill only option.

4.2.3 Option C - Neighbourhood Depots and Landfill Depot

This option would consist of 20 neighbourhood depots similar to the Clearview depot and a landfill depot, as described in section 4.2.1.

A 20 cubic yard bin would be placed at each neighbourhood depot location with stairs for access. The bins would be emptied on a regular schedule, 2 times per week.

One of the concerns with a neighbourhood drop-off depot system is that it is difficult to predict City-wide participation. Although we received an excellent response from Clearview, the response may be lower in other areas of the City. As well, it will be more difficult for the City to monitor 20 locations.

4.3 Evaluation of Options

Table 5 provides a comparative evaluation of the options described in section 4.2. In selecting the recommended option, a trade-off must be made between cost versus level of service and diversion from landfill. The landfill depot only is the least expensive option; however, it was not the preferred option of the participants in the public opinion survey. As well, the landfill depot option is only expected to divert about half of the quantity of yard waste as the neighbourhood drop-off depot option.

On the other hand, 58% of survey participants did indicate that they would be willing to deliver their yard waste to the landfill depot, provided there was no direct charge.

4.4 Summary

The results of the survey clearly indicate that those surveyed favoured the neighbourhood drop-offs even though it was the most expensive. There is a clear indication that the public would like some opportunity to compost.

TABLE 5
COMPARATIVE EVALUATION OF YARD WASTE COLLECTION AND COMPOSTING OPTIONS

	Option A Landfill Depot Only	Option B City Depot (67 St.) and Landfill Depot	Option C Neighbourhood Depots and Landfill Depot
Capital Cost	\$ 2 000	\$23 000	\$15 000
Operating cost	\$40 000/yr	\$65 000/yr	\$121 000/yr
Cost/tonne*	\$45/tonne	\$63/tonne	\$66/tonne
Waste Diversion	900 tonnes/year	1030 tonnes/year	1820/tonnes/year
Public Opinion	- option favoured by 8% - 58% said they would use Landfill if only option	- option favoured by 26%	- option favoured by 59% - option was very well used during pilot program
Other Concerns	- may result in a considerable increase in traffic at Landfill	- may be difficult to control commercial use	- may be difficult to site depots in some neighbourhoods
* Based on Operating Cost only. Does not include Capital Cost.			

We would recommend that as a minimum, Option A be undertaken. If Council supports funding a higher level of service, then Options B or C could be undertaken.

APPENDIX I

PUBLIC OPINION SURVEY

- public opinion survey results
- public opinion survey form
- correspondence from the public

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
4. Were you aware of The City of Red Deer's Pilot Yard Waste Composting Program?				
Yes	94	97	80	92
No	6	3	20	8
5. How did you hear about the program?				
Utility bill insert	9	7	0	7
Letter from the City	16	18	0	14
Red Deer Advocate	51	29	75	47
Sunday Express	2	11	8	6
Friend	7	4	0	5
Sign	5	18	0	8
Other	2	11	8	6
Not sure	7	4	8	6
6. Did you use one of the yard waste collection sites?				
Yes	33	61	27	42
No	67	39	53	58
7. Why did you choose to not utilize the compost facility?				
Already back yard compost	52	18	13	38
Do not have transportation	7	27	0	10
Do not generate yard waste	0	0	0	0
Other	41	55	88	52
Not interested	0	0	0	0

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
8. Which location(s) did you use?				
Landfill Depot	0	0	25	3
67 Street Depot	7	6	75	14
Clearview Depot	0	94	0	33
Pines Enviro-Wagon	43	0	0	17
Oriole Park Enviro-Wagon	14	0	0	6
Eastview Enviro-Wagon	0	0	0	0
Sunnybrook Enviro-Wagon	29	0	0	11
West Park Enviro-Wagon	7	0	0	3
9. Based on your opinion of the facility you used, please rate the following:				
Access	Good	Good	Good	Good
Convenience	Good	Good	Good	Good
Appearance	Good	Good	Good	Good
10. What did you do with your yard waste before the program started?				
Back yard compost	50	24	0	31
Take to the landfill	14	0	25	9
Put out for garbage collection	36	71	75	57
Other	0	6	0	3
Burning Week	0	0	0	0
11. Would you use a compost facility in the future?				
Yes	80	90	93	86
No	7	3	0	4
Not sure	13	7	7	10

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
12. This year's pilot program was ended early due to lack of funds. Do you feel that City Council should have approved additional funds to continue the program?				
Yes	60	62	73	63
No	7	17	13	11
Not sure	33	21	13	26
13. Do you think that yard waste material should be landfilled?				
Yes	0	3	0	1
No	96	90	100	94
Not sure	4	7	0	4
14. If The City of Red Deer were to adopt a City yard waste composting program, how do you think it should be funded. (NOTE: Data shown is based on participants' most preferred option.)				
Subsidized, using landfill scale fees	27	31	33	27
General taxes	7	7	0	6
Utility billing	28	41	33	33
Cost on a user-pay system	35	17	13	26
Other	9	3	20	10
15. Would you be willing to deliver your yard waste to a composting depot at the Landfill (40 Avenue south of the Delburne Road), provided there was no direct charge?				
Yes	63	55	47	58
No	13	21	33	19
Not sure will try	24	24	20	23

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
16. We have tried to project the cost of a full-scale program and the associated costs. Given the cost of the program and the level of service, check which option you would like to see the City pursue.				
Neighbourhood depots	59	62	53	59
One large City depot and the Landfill depot	24	24	33	26
Landfill depot only	7	10	7	8
No composting, landfill all yard waste	7	3	7	6
None of the above	4	0	0	2
Number of people surveyed	46	29	15	90



CITY OF RED DEER
PUBLIC WORKS DEPARTMENT
BLUE LINE 340-BLUE (2583)

PILOT YARD WASTE COMPOSTING PROGRAM
PUBLIC OPINION SURVEY

Name and Address:

1. Lot Size: _____ 2. Building Type: _____

Own ☐

Rent ☐

Other ☐

3. What do you currently do with your yard waste?

Back Yard Compost ☐

Take to the Landfill ☐

Put out for Garbage Collection ☐

Other _____ ☐

4. Were you aware of The City of Red Deer's Pilot Yard Waste Composting Program?

☐ Yes (go to question #5) ☐ No (go to question #11)

5. How did you hear about the program?

Utility Bill Insert ☐

Letter from the City ☐

Red Deer Advocate ☐

Sunday Express ☐

Friend ☐

Sign ☐

Other ☐

Not Sure ☐

6. Did you use of one of the yard waste collection sites?

☐ Yes (go to question #8) ☐ No (go to question #7)

7. Why did you choose to not utilize the compost facility?

Already back yard compost ☐

Do not have transportation ☐

Do not generate yard waste ☐

Other _____ ☐

Not interested ☐

Go to question #11.

8. Which location(s) did you use?

Landfill Depot	<input type="checkbox"/>	67 Street Depot	<input type="checkbox"/>
Clearview Depot	<input type="checkbox"/>	Pines Enviro-Wagon	<input type="checkbox"/>
Oriole Park Enviro-Wagon	<input type="checkbox"/>	Eastview Enviro-Wagon	<input type="checkbox"/>
Sunnybrook Enviro-Wagon	<input type="checkbox"/>	West Park Enviro-Wagon	<input type="checkbox"/>

9. Based on your opinion of the facility you used, please rate the following on a scale of 1 to 5 with 5 being the better or higher score:

	1	2	3	4	5
Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. What did you do with your yard waste before the program started?

Back Yard Compost	<input type="checkbox"/>	Take to the Landfill	<input type="checkbox"/>
Put out for Garbage Collection	<input type="checkbox"/>	Other	<input type="checkbox"/>
Burning Week	<input type="checkbox"/>		

11. Would you use a compost facility in the future? ☐ Yes ☐ No ☐ Not sure

Comments on Question 10:

12. This year's pilot program was ended early due to lack of funds. Do you feel that City Council should have approved additional funds to continue the program?

☐ Yes ☐ No ☐ Not sure

13. Do you think that yard waste material should be landfilled?

☐ Yes ☐ No ☐ Not sure

14. If The City of Red Deer were to adopt a City yard waste composting program, how do you think it should be funded. Please rate the following on a priority scale of 1 to 5, using 1 for your first choice through to 5 for your least preferred option.

Subsidized, Using Landfill Scale Fees	<input type="checkbox"/>	_____
General Taxes	<input type="checkbox"/>	_____
Utility Billing	<input type="checkbox"/>	_____
Cost on a User-Pay System	<input type="checkbox"/>	_____
Other _____	<input type="checkbox"/>	_____

15. Would you be willing to deliver your yard waste to a composting depot at the Landfill (40 Avenue south of Delburne Road), provided there was no direct charge?

☐ Yes

☐ No

☐ Not sure will try

16. We have tried to project the cost of a full-scale program and the associated costs. Given the cost of the program and the level of service, check which option you would like to see the City pursue.

- ☐ Neighbourhood depots

Annual cost	\$200 000
Estimated diversion of waste from the Landfill	2 000 tonnes
Cost per household	\$14 per year

- ☐ One large depot similar to the depot at the garden plots on 67 Street and the Landfill depot.

Annual Cost	\$100 000
Estimated diversion of waste from the Landfill	1 200 tonnes
Cost per household	\$7 per year

- ☐ Landfill depot only

Annual Cost	\$50 000
Estimated diversion of waste from the Landfill	750 tonnes
Cost per household	\$3 - \$4 per year

- ☐ No composting, landfill all yard waste

- ☐ None of the above

17. Do you have any other comments that you would like to make about waste management in Red Deer?

Thank you for your assistance with this survey, we appreciate your comments.

Patrick J. Wight
3701-46 Street
Red Deer, Alberta. T4N 1L5

Mayor Gail Surkan
The City of Red Deer
Box 5008
Red Deer, Alberta. T4N 3T4

June 14, 1993

Dear Ms. Surkan.

I would like to commend the City of Red Deer on their compost and Enviro-Wagon services. I think such concepts are long overdue and will benefit our community in the future.

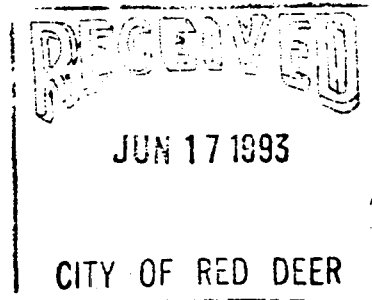
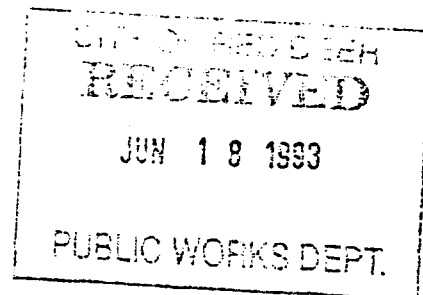
I would like to point out that the Enviro-Wagon service could be better publicized. I wasn't aware of it until I happened to see it in a playground in my neighbourhood. I am pleased to say it is well used and fills up in a day or two. However, it could be even more successful if more people knew about it. It is very handy for people who cannot take their grass clippings and small branches to the landfill.

Hopefully, the project will continue to be a success and will expand along with our blue box program. Please pass this letter along to the appropriate managers in the Parks department. Thank you.

Sincerely yours.



Patrick Wight



**THE CITY OF RED DEER**

P.O. BOX 8008, RED DEER, ALBERTA T4N 3T4

Public Works Department
(403) 342-8238 FAX (403) 343-7074

May 27, 1993

Dear West Park Resident:

RE: PILOT YARD WASTE COMPOSTING PROGRAM

As you may be aware, West Park has been selected as a pilot area for the collection of yard waste using an enviro-wagon trailer.

In the summer months, yard waste represents a substantial portion of the residential waste stream. By composting yard waste, we can reduce the amount of waste going to landfill and we can produce a useful soil amendment product.

Please find enclosed a sheet outlining the details of the program in West Park. I would like to take this opportunity to welcome you to the program and I look forward to your comments.

Yours truly,

Gordon Stewart, P. Eng.
Public Works Manager

MKS/blm

Enc.

SINCE 1985 HAVE KEPT
the weeds AND grass clippings
FOR MULCHING AND put in the
Compost box 3'x4'x3' when
ENDS in the fall into the garden

Every Body should do this because it is
GOOD FOR the garden AND makes the ENVIRO wagon
NOT needed! NO DOUBT that wagon cost \$.

This comment from 15 Warview Drive R.D.
6-7669



Mary

CITY OF RED DEER
RECEIVED

SEP 10 1993

PUBLIC WORKS DEPT

Public Works Department
Attention: Mr. Gordon Stewart

September 1, 1993

Dear Mr. Stewart;

On behalf of C.A.G.E. (Citizens' Action Group on the Environment) I would like to express our regret concerning the premature cancellation of the Pilot Composting Project.

We are very interested in seeing a community composting program in Red Deer and are disappointed that the City Council decided not to extend the program.

We would like to extend our appreciation to your department for your dedication to the promotion of the composting project. Your department has consistently shown commitment to the creative handling of our community's waste that benefits our city and lightens the stress on our environment.

In these challenging times of cancelled programs, fiscal budget cutbacks and misplaced criticism it may appear that your responsible efforts go unnoticed.

We just wanted to let you know that we notice your contributions and we're grateful.

Sincerely,

Sheila Free

Sheila Free
C.A.G.E.
(Citizens' Action Group on the Environment)

RECEIVED

SEP 10 1993

CITY OF RED DEER

September 1, 1993

Dear Members of Red Deer City Council;

On behalf of C.A.G.E. (Citizens' Action Group on the Environment) I would like to express our regret concerning Council's decision to cancel the pilot composting project.

The purpose of a pilot project is to test both the community's reaction plus the viability of a new program. The overwhelming public response succeeded in indicating the community's interest but also overloaded the bins, using up the allotted budget prematurely. The viability of the program was unfairly challenged by the severe storms that ripped through our area.

The tree damage was more severe than any other year I have personally witnessed in my fourteen years in Red Deer. If all tree material had been diverted from the compost program the results may have reflected a truer picture of our yard waste handling requirements. Instead many households deposited their fallen trees and branches in the bins.

During the winter season, freak heavy snowfalls tax snow removal budgets and shortfalls must be made up from contingency sources. The windstorms we experienced also should have been treated as emergency situations.

It is understandable that council must be concerned with basic dollar issues. It is a business decision whether or not to extend a program.

However, we were very disappointed in the attitude and negative remarks expressed by certain council members. Although it is understood that Council representatives are only elected members of the community, it is hoped that a certain level of professionalism could be expected in their dealings.

Some remarks unfairly challenged the judgement of the Public Works Department, inferring that the project was not sufficiently thought out. Council rubberstamping of City decisions is never desirable but neither is undeserved criticism of City departments. Such action undermines the public's confidence in future department decisions and works against Council's best interest.

Public works has shown tremendous initiative in their promotion of environmental programs. Their commitment to the Toxic Round Up, Recycling, Dry Waste Landfill, Bond Paper Recycling and the Compost Projects are all indications of their level of environmental dedication.

5621 - 41 Street,
Red Deer, Alberta.
T4N 1A9
1993 October 6,

Red Deer Public Works Dept.,
c/o Mary Stewart,
5420 - 47 Street,
Red Deer, Alta.
Deer Ms. Stewart:

Further to our conversation at the recent open house on the environment at the Festival Hall, Sept. 12, 1993, my concern was as to how much area was required for composting yard wastes from what I consider an average home.

The yard area of our three-bedroom bungalow looks as the two enclosed photos show, plus the usual 4' - 5' side yards. In the back, left edge is visible part of the composting area I created, with the brown fence. Much larger than commercially sold oversize plastic garbage can types.

I fertilized my lawns as I have for many years, on Apr. 29 with 16-20-0. Below are the dates of my mowing and the number of garbage bags of clippings. Because I was disappointed with last year's efficiency I got from my efforts I kept these detailed notes.

Date:	# bags	Date:	# bags	Date	# bags
14/5	2	11/6 *	2	9/7	* 1+
21/5	3	18/6 *	2+	16/7	*1
28/5	3	26/6 *	2	23/7	1
4/6	* 2	2/7 *	3	6/8	1

Total number of bags, grass clippings only, was 23+ in this period. Dates marked * went to the Enviro Wagon, the rest into regular garbage pick-up.

Last year I used Wilson Green Earth compost accelerator, and this year hoping it to be more effective used Vigoro's product, covering each time with some earth and watering occasionally, but this year that hasn't been too necessary I think.

I would like to see some idea of how much of the vegetable garden area should be needed to do an efficient job of composting. I think my past absence of fairy rings as compared to a neighbors has been due to the annual fertilizing and regular pick-up when mowing. I would like to keep it that way but dont want to get into an excess garbage charge situation. I would like to see some published positive figures on this.

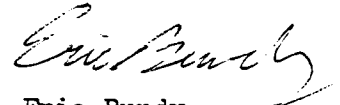
The Enviro wagon was quite a practicle ~~a-practicle~~ solution for me as it was located not too distant. Since I drive a small Dodge Omni sedan and can only put the back seat down for maximum cargo area, three bags are just about capacity.

2.

To take them to the nuisance ground would be a costly and time consuming chore every week. Also I understand it is not too wise to store these bags for several weeks, even if I had more cargo capacity.

I do hope these thoughts provide a little insight to what an "average" homeowner is faced with, and will be useful for you to draft a cost effective solution to this problem. Thank you.

Sincerely


Eric Bundy.

APPENDIX II

FUTURE YARD WASTE OPTIONS COST SUMMARIES

Option A	Landfill Depot
Option B	City Depot (67 Street) and Landfill Depot
Option C	Neighbourhood Depots and Landfill Depot

OPTION A LANDFILL DEPOT

Assumptions:

- 900 tonnes/year
- 40% by weight is brush (360 tonnes)

Landfill Depot Hours:

April	Saturday	7:30 - 5:30
May - September	Saturday	7:30 - 5:30
	Monday - Friday	3:30 - 7:30
October	Saturday	7:30 - 5:30

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
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Operating Cost Summary:

Site Attendant	750 hours x \$11.50/hour	\$ 8 625
Processing Brush	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times/year x \$150/time	3 750
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$200/time	1 200
Screening Finish Compost	8 hours x \$250/hour	2 000
Testing Finish Compost		1 000
Advertising		3 000
Administration/Monitoring	200 hours x \$23.80/hour	2 500
10 % Contingency		<u>3 670</u>
TOTAL OPERATING COST		\$40 345

Say \$40 000

Cost/tonne* = \$40 000 ÷ 900 tonnes
 = \$44.44/tonne; say \$45/tonne

* Operating Cost only; does not include Capital Cost.

OPTION B CITY DEPOT (67 STREET) AND LANDFILL DEPOT

Assumptions:

- two 30 cubic yard bins
- bins will each be emptied 5 times/week
- assume Landfill will collect 70% of Landfill only option (630 tonnes)
- assume 360 tonnes of material received at the Landfill is brush
- assume 100 tonnes/month at depot
- depot collection at \$1500/depot/month
- depot available from June 1 to September 30

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
City Depot Construction	<u>21 000</u>
TOTAL CAPITAL COST	\$23 000

Operating Cost Summary:

Landfill Depot Attendant	750 hours x \$11.50/hr	\$ 8 625
Brush Processing	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times x \$150/time	3 750
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$200/time	2 400
Screening Finished Compost	8 hours x \$250/hour	2 000
Testing Finished Compost		1 000
Depot Collection		14 000
Clean-up by City Forces		2 000
Daily Inspection by City	5 hours/week x 18 weeks x \$22.50/hour	2 025
Advertising		4 000
Administration/Monitoring	200 hours x \$22.50/hour	4 500
10% Contingency		<u>5 890</u>
TOTAL OPERATING COST		\$64 790

Say \$65 000

Cost/tonne* = \$65 000 ÷ 1 030 tonnes
 = \$63.11/tonne; say \$63/tonne

* Operating Cost only - does not include Capital Cost.

OPTION C NEIGHBOURHOOD DEPOTS AND LANDFILL DEPOT

Assumptions:

- 20 depots serving approximately 800 homes each
- depots in operation June to September
- assume a collection rate of 20 kg/household/month
- equivalent to 1280 tonnes/year from neighbourhood depots
- assume Landfill will still recover 540 tonnes/year (60% of Landfill depot only option)
- assume 360 tonnes of material received at Landfill is brush
- assume a collection cost of \$670/depot/month (based on Clearview data)
- Landfill depot hours are the same as Landfill Depot Only option
- expected total diversion of 1820 tonnes/year

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
Painting Bins	4 500
Depot Signs	2 500
Depot Stairs	<u>6 000</u>
TOTAL CAPITAL COST	\$ 15 000

Operating Cost Summary:

Landfill Depot Attendant	750 hours x \$11.50/hour	\$ 8 625
Processing Brush	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times/year x \$200/time	5 000
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$400/time	2 400
Screening Finished Compost	8 hours x \$250/hour	2 000
Testing Finished Compost		1 500
Depot Collection	20 locations x \$2 680/location	53 600
Advertising		6 000
Weekly Inspection	10 hours/week x 18 weeks x \$22.50/hour	4 050
Clean-up by City Forces	2 hours/week x 18 weeks x \$85/hour	3 060
Administration	400 hours x \$22.50/hour	9 000
10% Contingency		<u>10 980</u>
TOTAL OPERATING COST		\$120 815

Say \$121,000

Cost/tonne* = \$121 000 ÷ 1 820 tonnes
= \$66.48/tonne; say \$66/tonne

* Operating Cost only; does not include Capital Cost.

DATE: OCTOBER 26, 1993

TO: PUBLIC WORKS MANAGER

FROM: CITY CLERK

RE: PILOT YARD WASTE COMPOSTING PROGRAM

Your report of October 18, 1993, pertaining to the Pilot Yard Waste Composting Program, was presented on the Council Agenda of October 25, 1993.

At the aforesaid meeting, the following motions received consideration:

"RESOLVED that Council of The City of Red Deer hereby agrees that the report from the Public Works Manager, re: Pilot Yard Waste Composting Program, be accepted for information only at this time, and that the comparative evaluation of yard waste collection and composting options be brought forward as addbacks during the 1994 Budget debate, for Council's consideration."

MOTION DEFEATED

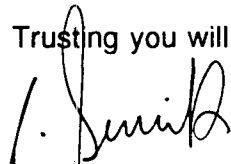
"RESOLVED that Council of The City of Red Deer hereby requests the Environmental Advisory Board to bring back to Council a "No-Cost Composting Program."

MOTION CARRIED

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

By way of a copy of this memo, we are requesting the Environmental Advisory Board to give further consideration to this matter and to present back to Council in due course a "No-Cost Composting Program" as requested in the second resolution quoted above.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
 Director of Financial Services
 Environmental Advisory Board
 Parks Manager

PILOT YARD WASTE COMPOSTING PROGRAM

PROJECT REVIEW



**The City of Red Deer
Public Works Department
October 1993**



TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Pilot Yard Waste Composting Program Objectives	1
2.0	PROGRAM DEVELOPMENT	2
2.1	Individual Household Collection	2
2.2	Enviro-Wagon	3
2.3	Neighbourhood Drop-Off Depot	3
2.4	City Depot (67 Street)	3
2.5	Landfill Depot	4
3.0	PROGRAM DESCRIPTION AND ASSESSMENT	4
3.1	Landfill Depot	6
3.2	Enviro-Wagon	8
3.3	Neighbourhood Depot	9
3.4	City Depot (on 67 Street at City Garden Plots)	13
3.5	Composting Operation	14
3.6	Public Opinion Survey	15
4.0	EVALUATION OF FUTURE YARD WASTE OPTIONS	17
4.1	Evaluation Criteria	17
4.2	Description of Options	18
4.2.1	Option A - Landfill Depot	18
4.2.2	Option B - City Depot (67 Street) and Landfill Depot	19
4.2.3	Option C - Neighbourhood Depots and Landfill Depot	19
4.3	Evaluation of Options	20
4.4	Summary	20
APPENDIX I	Public Opinion Survey	
APPENDIX II	Future Yard Waste Options Cost Summaries	

1.0 INTRODUCTION

1.1 Background

In 1992, The City of Red Deer City Council approved in principle a Solid Waste Master Plan prepared by the Public Works Department. The plan compared waste reduction and recycling alternatives and developed an overall strategy for waste management. One of the recommendations of the Master Plan was a Pilot Yard Waste Composting Program. During the public review of the Master Plan, almost all respondents strongly supported a City-wide composting program.

The pilot yard waste composting program also addressed a concern by the Environmental Advisory Board, which requested that the City review composting as an alternative to the annual permitted yard waste burning periods in the spring and fall.

1.2 Pilot Yard Waste Composting Program Objectives

The pilot program was designed to compare a number of different options with respect to cost, tonnage collected and public opinion. The object of the pilot program was to assess waste diversion, along with cost and level of service desired by the public.

The pilot program also allowed Public Works to gain experience in large scale composting.

The overall objectives of the pilot yard waste composting program are outlined below:

1. To evaluate different methods of collecting yard waste with respect to cost, quantity of yard waste collected and public acceptance.
2. To obtain sufficient information to estimate participation and landfill diversion rates and cost for a City wide program.

3. To conduct a public opinion survey to determine whether people feel that yard waste should be landfilled, and what level of service the City should provide for yard waste collection.
4. To provide The City of Red Deer residents with a composting alternative to burning or landfilling of yard waste.
5. To provide a yard waste drop-off depot at the Landfill Site for use by all City residents.
6. To reduce the quantity of waste being landfilled.
7. To gain practical experience in large scale composting.
8. To minimize contamination of the collected yard waste.
9. To determine potential uses for the final compost product.

2.0 PROGRAM DEVELOPMENT

The yard waste composting pilot program was developed in order to address the objectives outlined in the previous section. Based on discussions with other municipalities, their experience has been that the quantity and quality of yard waste is dependant on the collection method used. The pilot program allowed us to compare different collection options and obtain actual information based on the conditions in Red Deer.

The pilot program only accepted yard waste consisting of grass clippings, spent plant material, leaves and small branches. Food and large branches were not accepted.

2.1 Individual Household Collection

In a report to Council on April 6, 1993, it was recommended that the pilot program include individual household collection from two areas of 400 homes, each using a different collection container. This option is the most expensive; however, participation and the quantity collected was expected to be much higher due to the convenience to residents.

As well, individual household collection would provide valuable data on the potential quantity of yard waste that could be recovered City-wide.

City Council deleted the individual household collection portion of the pilot program and, therefore, it will not be discussed further in this report.

2.2 Enviro-Wagon

The enviro-wagon is a trailer which moves to a new neighbourhood each day. The Town of Olds uses an enviro-wagon for yard waste collection and has found it to be very successful in terms of quantity and quality of the yard waste collected. They also found the cost to be reasonable for their community.

Based on the success in Olds, the enviro-wagon was included in the pilot program. The enviro-wagon also has the advantage that it can be easily located in a residential setting.

2.3 Neighbourhood Drop-Off Depot

A "permanent" neighbourhood drop-off depot was set up in Clearview. Although this type of depot was more difficult to set up in a residential area, it provides a higher level of service than the enviro-wagon because it is available to the community 7 days per week. This type of depot also provides valuable data on the quantity of material that could potentially be recovered from a City-wide program.

2.4 City Depot (67 Street)

The City depot on 67 Street provided valuable data on the expected response at an unstaffed, uncontrolled depot setting. This depot was available for use by all City residents.

2.5 Landfill Depot

The depot at the Landfill Site was the lowest level of service of the collection options evaluated, but it was also the least cost and did not require double handling of material. The Landfill Depot was also intended to provide an alternative to the fall burning period.

All components of the pilot program, with the exception of individual household collection, were approved by City Council on April 6, 1993 for an approved budget of \$69 000.

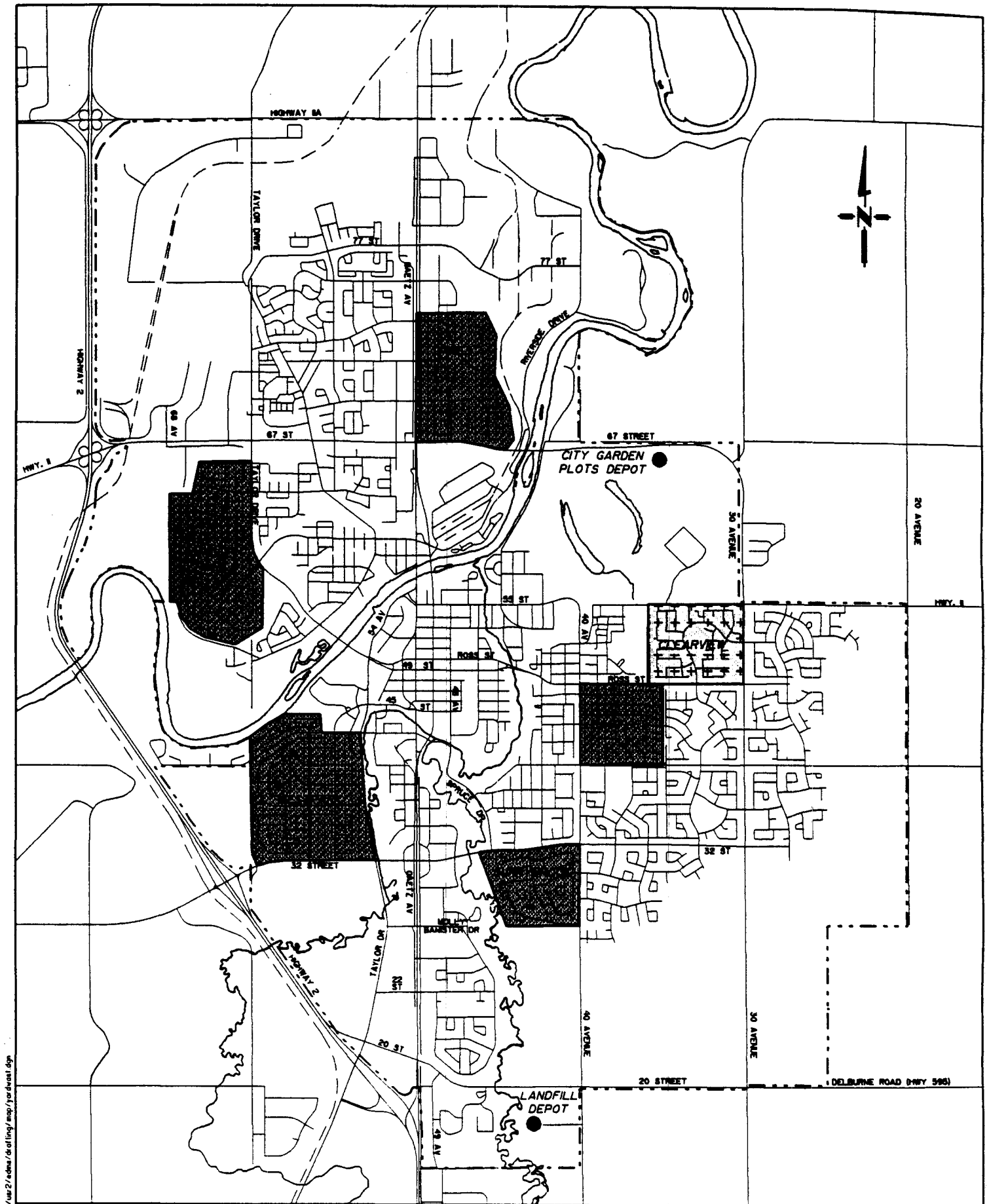
During the development of the pilot program, it was estimated that approximately 400 tonnes of yard waste would be collected over a five and one-half month period. However, during the first three months of the program 575 tonnes of material were collected. We believe this was due to the response by the public to the program and to extremely windy conditions which caused an unusually high number of branches to be blown down throughout the City.

At the July 19, 1993 Council meeting, City Council did not approve a request for additional funds to continue the program until October 15, 1993. Therefore, the program was discontinued, effective July 31, 1993. City Council did approve an additional expenditure of \$2 500 toward the evaluation of the Pilot Yard Waste Collection and Composting Program.

Figure 1 provides an outline of the areas serviced by the pilot program and the depot locations.

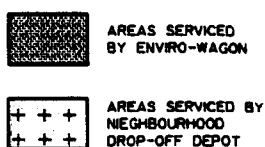
3.0 PROGRAM DESCRIPTION AND ASSESSMENT

The following provides a description and assessment of the major components of the pilot program.



THE CITY OF RED DEER
YARD WASTE DROP-OFF
DEPOT LOCATIONS

Figure 1



1:50,000

14-OCT-1993

3.1 Landfill Depot

A yard waste drop-off depot was set up at the City's landfill site for use by City residents and commercial businesses.

The depot hours of operation were:

Monday to Friday 3:30 p.m. to 7:30 p.m.

Saturday 7:30 a.m. to 5:30 p.m.

The depot started operation on May 1, 1993 and ended operation on July 31, 1993.

The following types of material were accepted at the depot:

- grass clippings
- leaves
- vegetable and flower garden plant material
- small branches

During depot hours, people dropping off yard waste were given a coupon for \$5.00 off their load cost. This allowed the free disposal of up to 200 kilograms. Yard waste delivered to the landfill outside of depot hours did not receive a discount.

The depot was staffed by Kedon Waste Systems Ltd. during the depot hours as part of the agreement for composting of the yard waste outline in Section 3.5.

The following table provides a summary of the quantity of material received at the landfill depot and the number of people using the site.

Table 1

1993 YARD WASTE DEPOT AT CITY LANDFILL SITE

QUANTITY AND NUMBER OF LOADS

	Quantity (tonnes)	Total No. of Loads	No. of Loads less than 200 kg (i.e. free loads)
May	113	566	362
June	139	710	495
July	<u>102</u>	<u>498</u>	<u>335</u>
	354	1774	1192

All loads which were heavier than 200 kg were assumed to be from commercial sources. Based on this, approximately 212 tonnes or 60% of the total quantity received at the Landfill is estimated to be from commercial sources.

In general, the hours of operation were convenient for the general public. The Public Works Office only received one complaint regarding the depot hours.

Based on an informal survey of residents using the depots within the City, several residents perceived that they would likely be charged if they used the depot at the landfill. This perception is a potential barrier which should be considered in the future.

Based on the experience of the pilot program, a depot at the Landfill should be considered further. This option avoids double handling of material and therefore eliminates collection costs. One of the potential problems associated with a depot at the landfill is the increased traffic at the landfill and the impact on the scale operation. As well, it should be noted that 60% of the quantity received at the landfill was from commercial sources. This will be a factor when considering cost recoveries on any future programs.

3.2 Enviro-Wagon

The enviro-wagon was a modified horse trailer, painted forest green, which moved to a new neighbourhood on their corresponding garbage day. The location of the enviro-wagon and the collection day are outlined below:

<u>Area</u>	<u>Day</u>	<u>Location</u>
Oriole Park	Monday	Southwest corner of Olson Street and Ogden Ave
Pines	Tuesday	Pamely Avenue at Pines Community Centre Parking Lot
Sunnybrook	Wednesday	Sunnybrook United Church Parking Lot
Eastview	Thursday	Southeast corner of 45 Street and 38 Avenue by playground
West Park	Friday to Sun	47 Avenue, on gravel parking lot on the west side of the West Park Junior High School park site

In general, the enviro-wagon was found to be much more costly on a per tonne basis than the other collection options. As well, because the enviro-wagon was only in a community for one day (with the exception of West Park), residents had to coordinate their yard work with the enviro-wagon schedule. This was particularly difficult given the rainy weather over the summer.

Table 2 provides a summary of the quantity of material collected at the enviro-wagon and the relative collection costs per tonne. In general, the enviro-wagon had to be emptied at least one or two extra times per week at West Park since it was at that location from Friday to Sunday. As well, West Park is a large mature neighbourhood.

In general, the citizens that used the enviro-wagon were supportive of the concept. However, during our public opinion survey, only 30% of the 46 randomly selected households in the areas served by the enviro-wagon indicated that they had used the enviro-wagon.

Based on the public opinion survey results, many of the people that did not use the enviro-wagon indicated that they were already backyard composting, they didn't have transportation, were on holidays or didn't find the timing of the enviro-wagon convenient.

The Public Works office only received one complaint regarding the enviro-wagon with respect to aesthetic conditions. This resident was located across the street from the West Park location and complained about odours, increased traffic and debris around the site.

It is recommended that the enviro-wagon should not be considered further for future programs. While the enviro-wagon appears to be successful in smaller communities such as Olds, it is not cost effective for the volumes received in Red Deer.

3.3 Neighbourhood Depot

The neighbourhood depot located in Clearview consisted of a 20 cubic yard roll-off bin painted forest green with stairs for access. The depot was located in the parking lot of the community park on Cornett Drive. The depot was highly visible but had an appearance which was compatible with the park setting.

Table 2

**1993 ENVIROWAGON
QUANTITY AND COLLECTION COST SUMMARY
QUANTITY COLLECTED (tonnes)**

Week Ending		Oriole Park Monday	Pines Tuesday	Sunnybrook Wednesday	Eastview Thursday	West Park Friday-Sunday	Enviro-Wagon Total
June	06		0.78	1.93	0.99	2.88	6.58
June	13	1.84	0.50	1.13	0.67	2.20	6.34
June	20	1.94	0.94	1.25	0.74	2.76	7.63
June	27	1.18	0.29	0.37	0.92	3.50	6.26
July	04	1.42	0.49	0.87	0.40	2.89	6.07
July	11	1.71	1.06	1.39	0.85	1.71	6.72
July	18	0.89	0.43	1.02	0.18	1.31	3.83
July	25	0.64	0.23	0.40	0.48	1.66	3.41
August	02	<u>0.80</u>	<u>0.40</u>	<u>0.52</u>	<u>0.61</u>	<u>1.79</u>	<u>4.12</u>
Total		10.42	5.12	8.88	5.84	20.70	50.96
Average Weekly Quantity		1.30	0.57	0.99	0.65	2.30	5.66
Households in Area		867	353	458	655	1 303	3 636
Collection cost/tonne*		125.38	255.17	147.13	223.71	108.60	146.66
Quantity/House		6 kg/mo.	7.3 kg/mo.	9.7 kg/mo.	4.5 kg/mo.	7.9 kg/mo.	7.0 kg/mo.

* Does not include advertising, administration and composting costs

The quantity of material collected at the Clearview depot and the collection cost/tonne are outlined in Table 3.

Table 3
CLEARVIEW NEIGHBOURHOOD DEPOT
1993 QUANTITY AND COLLECTION COST SUMMARY

Week Ending	Quantity (tonnes)
June 6	1.85
June 13	3.38
June 20	4.36
June 27	3.16
July 04	7.72
July 11	5.04
July 18	3.83
July 25	4.57
Aug 02	<u>7.68</u>
Total	41.53
Average Weekly Quantity	4.61
Household in Area	842
Collection Cost/Tonne**	38.00
Quantity/Household	24.70 kg/mo.
** Does not include advertising, administration and composting costs.	

The collection cost per tonne was \$38.00/tonne. The site was kept very clean and required only minor clean up by City forces. The quantity recovered is equivalent to approximately 24.7 kg/household/month, or approximately 40% of the residential waste stream for the month.

The neighbourhood depot had the support of the Clearview Community Association and many residents in the Community. During the public opinion survey, 61% of the people randomly contacted in Clearview indicated that they had used the depot. Of the people that did not use the depot, 18% backyard composted, 27% had no transportation and 55% had other reasons such as on vacation, landscapers care for yard, etc. Further, 90% of the Clearview residents indicated that they would use the depot in the future.

The neighbourhood depot was available to Clearview residents seven days per week and was in a convenient location. We did not receive any complaints from residents in the area other than some concern that people from outside of Clearview might be using the depot. Our monitoring of the site indicated that residents from outside of the Clearview area did occasionally use the depot; however, this was likely only in the order of 10%.

The system used in Clearview is recommended if The City were to expand to City-wide neighbourhood drop-off depot system.

Advantages of this type of depot include:

- convenience
- aesthetically pleasing
- good participation from Community
- high collection rate
- relatively low collection cost on a cost/tonne basis compared to other options.

3.4 City Depot (on 67 Street at City Garden Plots)

A drop-off depot for all City residents was located at the City Garden plots on 67 Street. This depot consisted of a 30 cubic yard roll-off bin painted forest green with stairs for access.

Table 4 provides a summary of the quantity and collection cost per tonne at this site.

Table 4

**CITY DEPOT (67 STREET)
1993 QUANTITY AND COLLECTION COST SUMMARY**

Week Ending	Quantity (tonnes)
June 06	1.24
June 13	17.17
June 20	19.63
June 27	15.52
July 04	26.16
July 11	17.90
July 18	7.29
July 25	9.79
Aug 02	<u>14.28</u>
Total	128.98
Average Weekly Quantity	14.33
Collection Cost/Tonne**	52.57
** Includes collection costs and City costs to clean up Site. Does not include advertising, administration and composting costs.	

The City depot on 67 Street was heavily used. We had not anticipated the tremendous response received at this site. As a result, the scheduled number of pick-ups was not sufficient to accommodate the quantities received. People often left their yard waste beside the bin if it was full. We then had to use City forces and equipment to clean up the area.

Even with the clean-up costs, the City depot was still significantly cheaper than the enviro-wagon on a per tonne basis.

The location was reasonably convenient for residents in north and south ends of The City.

It is recommended that a City depot be evaluated further. Some of the advantages of a City depot include the following:

- more convenient than Landfill depot
- reduces traffic at the Landfill scale
- available to residents that are reluctant to go to the Landfill.

3.5 Composting Operation

Site preparation for the composting operation began in the early spring. The cost of the site preparation was approximately \$11,000. Late spring thaw conditions and wet weather hampered the work.

An agreement was reached with Kedon Waste Systems Ltd. to compost the yard waste and provide a site attendant at the landfill during the yard waste depot hours. Kedon charged the City \$38.50 per tonne plus GST for this service.

Kedon advised the City not to keep the grass and branches separate. Kedon is currently operating a composting site for the Capital Region District in British Columbia (Victoria and surrounding area), and has found commingling of grass and branches to be an efficient way of handling the material. One advantage of this method is that the branches act as a bulking agent and allow air to circulate through the pile. If grass clippings are not exposed to air, they quickly start to degrade under anaerobic conditions (no oxygen) which results in obnoxious odours.

The material received at the City depots and the landfill was relatively free of contaminants and plastic bags.

In the City's discussions with Kedon, Kedon indicated that they would grind the yard waste 2 or 3 times over the course of the summer. Unfortunately, Kedon experienced a number of equipment delays and did not grind the yard waste until September.

The ground material has now been placed in a windrow. The temperature of the windrow pile is approximately 54°- 60°C, indicating that the material is starting to decompose. The material will be turned weekly by Kedon and water will be added as required.

We do not expect to have a finished compost product until late summer of 1994. At that time Kedon will be responsible to screen the finished product. The product will be tested to determine potential uses.

Based on our experience to date, we would recommend a number of changes for future composting operations. It is our recommendation that the grass clippings and plant material be kept separate from the branches. The grass clippings should be formed into the windrow on a weekly basis. The branches should be stockpiled and then ground for wood chips. This would allow the composting process to start immediately as material is received, rather than being dependent on the availability of grinding equipment.

As well, when the grass and branches are mixed together, it tends to plug up the grinder resulting in higher processing costs.

3.6 Public Opinion Survey

The Citizens' Action Group on the Environment (C.A.G.E.) was hired to conduct a public opinion survey on the program. C.A.G.E.'s employee, Clair Hockley, did some preliminary

monitoring at the depot locations and provided many valuable suggestions to improve the program.

Clair also conducted a telephone survey, as outlined in Appendix I. Participants in the survey were selected at random so that we could determine participation rates and public opinions from a cross section of citizens, not just active participants in the program.

Many of the conclusions of the public opinion survey are discussed in the previous sections. Some of the general conclusions include the following:

- between 80% - 97% were aware of the pilot yard waste program;
- participants heard about the program through a number of sources, with the most common response being the Red Deer Advocate;
- an average of 42% of those surveyed indicated that they had used a depot;
- people that did not use the program cited a number of reasons, such as already backyard compost, on vacation, no transportation, inconvenient;
- the people that did use the City depots found them to be convenient, with good access and acceptable appearance;
- the majority of those surveyed put their yard waste out for garbage collection prior to the program;
- between 80% - 93% of the participants indicated that they would use a yard waste depot in the future;
- an overwhelming majority of 94% felt that yard waste definitely should not be landfilled in the future;
- there was no clear consensus on how a future yard waste program should be funded: Subsidized from landfill tipping fees, utility billing and user-pay were the most popular options;
- 58% of those surveyed indicated that they would be willing to deliver their yard waste to the landfill, providing there was no direct charge;

- participants were given a number of collection options and associated costs; 59% favoured neighbourhood depots similar to Clearview's, 26% favoured a combination of a City depot with a landfill depot and only 8% favoured a landfill depot only.

4.0 EVALUATION OF FUTURE YARD WASTE OPTIONS

Based on the assessment of the pilot program, three yard waste collection options have been developed. In the following section, these options will be evaluated and recommendations made.

4.1 Evaluation Criteria

A description of the evaluation criteria developed for this study is outlined below:

Capital Cost - provides an estimate of the capital cost required to implement the option.

Operating Cost - refers to the annual operating cost.

Cost/Tonne - compares the options on a dollar/tonne basis.

Waste Diversion - provides an estimate of the expected quantity of waste diversion from the landfill site in terms of tonnes/year.

Public Opinion - refers to data collected through our public opinion survey and general comments from the public.

4.2 Description of Options

The following section will describe the options to be evaluated. The basis for costing of the various options is given in Appendix II.

4.2.1 Option A - Landfill Depot

The recommended landfill depot is very similar to the depot in the pilot program. The depot hours would be:

April '94	Saturdays 7:30 a.m. to 5:30 p.m.
May - September '94	Saturdays 7:30 a.m. to 5:30 p.m. Mon to Friday 3:30 p.m. to 7:30 p.m.
October '94	Saturdays 7:30 a.m. to 5:30 p.m.

During depot hours, people dropping off their yard waste will be given a coupon for \$5.00 off their load cost. This will allow the free disposal of up to 200 kg., assuming that the landfill tipping fee remains at \$25.00/tonne. Yard waste delivered to the landfill outside of depot hours would not receive a discount.

Although it would be beneficial in terms of public perception to eliminate all charges, it is difficult to distinguish between residential and commercial loads. During the pilot program, it was estimated that 60% of the quantity received at the landfill originated from commercial sources.

In almost all cases, residential loads from regular yard care should be less than 200 kg. An average sized bag of grass clippings weighs approximately 16 kg. (35 pounds).

It is difficult to predict the quantity of yard waste that will be received at the landfill depot since it is dependant on many factors, such as weather and the response by the public. For the purpose of cost estimates and evaluating options, we have assumed 900 tonnes/year. In the 1993 pilot program, the landfill depot received an average of 118 tonnes/month.

4.2.2 Option B - City Depot (67 Street) and Landfill Depot

This option would involve the landfill depot described in section 4.2.1 and a depot for City residents on the north side of 67 Street at the City Garden Plots.

The City depot would consist of two, 30 cubic yard bins painted forest green. The public would access the bins on a ramp, which would be raised about one metre above ground level. This type of design is expected to greatly reduce the cost of clean-up by City forces. The bins would be emptied on a regular schedule, five times per week.

The City depot would be available from June 1 to September 30. The depot would only accept grass clippings, leaves and spent plant material. The general public would be instructed to take their branches and brush directly to the landfill depot.

It is estimated that approximately 100 tonnes/month of material would be received at the City Depot. In this scenario, the landfill depot is estimated to receive 70% of the landfill only option.

4.2.3 Option C - Neighbourhood Depots and Landfill Depot

This option would consist of 20 neighbourhood depots similar to the Clearview depot and a landfill depot, as described in section 4.2.1.

A 20 cubic yard bin would be placed at each neighbourhood depot location with stairs for access. The bins would be emptied on a regular schedule, 2 times per week.

One of the concerns with a neighbourhood drop-off depot system is that it is difficult to predict City-wide participation. Although we received an excellent response from Clearview, the response may be lower in other areas of the City. As well, it will be more difficult for the City to monitor 20 locations.

4.3 Evaluation of Options

Table 5 provides a comparative evaluation of the options described in section 4.2. In selecting the recommended option, a trade-off must be made between cost versus level of service and diversion from landfill. The landfill depot only is the least expensive option; however, it was not the preferred option of the participants in the public opinion survey. As well, the landfill depot option is only expected to divert about half of the quantity of yard waste as the neighbourhood drop-off depot option.

On the other hand, 58% of survey participants did indicate that they would be willing to deliver their yard waste to the landfill depot, provided there was no direct charge.

4.4 Summary

The results of the survey clearly indicate that those surveyed favoured the neighbourhood drop-offs even though it was the most expensive. There is a clear indication that the public would like some opportunity to compost.

TABLE 5
COMPARATIVE EVALUATION OF YARD WASTE COLLECTION AND COMPOSTING OPTIONS

	Option A Landfill Depot Only	Option B City Depot (67 St.) and Landfill Depot	Option C Neighbourhood Depots and Landfill Depot
Capital Cost	\$ 2 000	\$23 000	\$15 000
Operating cost	\$40 000/yr	\$65 000/yr	\$121 000/yr
Cost/tonne*	\$45/tonne	\$63/tonne	\$66/tonne
Waste Diversion	900 tonnes/year	1030 tonnes/year	1820/tonnes/year
Public Opinion	- option favoured by 8% - 58% said they would use Landfill if only option	- option favoured by 26%	- option favoured by 59% - option was very well used during pilot program
Other Concerns	- may result in a considerable increase in traffic at Landfill	- may be difficult to control commercial use	- may be difficult to site depots in some neighbourhoods
* Based on Operating Cost only. Does not include Capital Cost.			

We would recommend that as a minimum, Option A be undertaken. If Council supports funding a higher level of service, then Options B or C could be undertaken.

APPENDIX I

PUBLIC OPINION SURVEY

- public opinion survey results
- public opinion survey form
- correspondence from the public

**PILOT YARD WASTE COMPOSTING PROGRAM
PUBLIC OPINION SURVEY**

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
1. Lot Size				
Small	4	10	7	7
Average	50	59	73	57
Large	46	31	20	37
2. Building Type				
Single Family	96	86	73	89
Duplex	2	10	27	9
Townhouse	2	0	0	1
Three/Fourplex	0	3	0	1
Resident Type				
Own	96	90	87	92
Rent	4	10	13	8
Other	0	0	0	0
3. What do you currently do with your yard waste?				
Back yard compost	48	28	47	40
Put out for garbage collection	37	62	53	48
Take to the landfill	9	3	0	6
Other	6	7	0	6

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
4. Were you aware of The City of Red Deer's Pilot Yard Waste Composting Program?				
Yes	94	97	80	92
No	6	3	20	8
5. How did you hear about the program?				
Utility bill insert	9	7	0	7
Letter from the City	16	18	0	14
Red Deer Advocate	51	29	75	47
Sunday Express	2	11	8	6
Friend	7	4	0	5
Sign	5	18	0	8
Other	2	11	8	6
Not sure	7	4	8	6
6. Did you use one of the yard waste collection sites?				
Yes	33	61	27	42
No	67	39	53	58
7. Why did you choose to not utilize the compost facility?				
Already back yard compost	52	18	13	38
Do not have transportation	7	27	0	10
Do not generate yard waste	0	0	0	0
Other	41	55	88	52
Not interested	0	0	0	0

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
8. Which location(s) did you use?				
Landfill Depot	0	0	25	3
67 Street Depot	7	6	75	14
Clearview Depot	0	94	0	33
Pines Enviro-Wagon	43	0	0	17
Oriole Park Enviro-Wagon	14	0	0	6
Eastview Enviro-Wagon	0	0	0	0
Sunnybrook Enviro-Wagon	29	0	0	11
West Park Enviro-Wagon	7	0	0	3
9. Based on your opinion of the facility you used, please rate the following:				
Access	Good	Good	Good	Good
Convenience	Good	Good	Good	Good
Appearance	Good	Good	Good	Good
10. What did you do with your yard waste before the program started?				
Back yard compost	50	24	0	31
Take to the landfill	14	0	25	9
Put out for garbage collection	36	71	75	57
Other	0	6	0	3
Burning Week	0	0	0	0
11. Would you use a compost facility in the future?				
Yes	80	90	93	86
No	7	3	0	4
Not sure	13	7	7	10

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
12. This year's pilot program was ended early due to lack of funds. Do you feel that City Council should have approved additional funds to continue the program?				
Yes	60	62	73	63
No	7	17	13	11
Not sure	33	21	13	26
13. Do you think that yard waste material should be landfilled?				
Yes	0	3	0	1
No	96	90	100	94
Not sure	4	7	0	4
14. If The City of Red Deer were to adopt a City yard waste composting program, how do you think it should be funded. (NOTE: Data shown is based on participants' most preferred option.)				
Subsidized, using landfill scale fees	27	31	33	27
General taxes	7	7	0	6
Utility billing	28	41	33	33
Cost on a user-pay system	35	17	13	26
Other	9	3	20	10
15. Would you be willing to deliver your yard waste to a composting depot at the Landfill (40 Avenue south of the Delburne Road), provided there was no direct charge?				
Yes	63	55	47	58
No	13	21	33	19
Not sure will try	24	24	20	23

Question	Enviro-Wagon Percent	Clearview Depot Percent	Other Neighbourhoods Percent	Total Percent
16. We have tried to project the cost of a full-scale program and the associated costs. Given the cost of the program and the level of service, check which option you would like to see the City pursue.				
Neighbourhood depots	59	62	53	59
One large City depot and the Landfill depot	24	24	33	26
Landfill depot only	7	10	7	8
No composting, landfill all yard waste	7	3	7	6
None of the above	4	0	0	2
Number of people surveyed	46	29	15	90



CITY OF RED DEER
PUBLIC WORKS DEPARTMENT
BLUE LINE 340-BLUE (2583)

PILOT YARD WASTE COMPOSTING PROGRAM
PUBLIC OPINION SURVEY

Name and Address:

1. Lot Size: _____ 2. Building Type: _____

Own ☐

Rent ☐

Other ☐

3. What do you currently do with your yard waste?

Back Yard Compost ☐

Take to the Landfill ☐

Put out for Garbage Collection ☐

Other _____ ☐

4. Were you aware of The City of Red Deer's Pilot Yard Waste Composting Program?

☐ Yes (go to question #5) ☐ No (go to question #11)

5. How did you hear about the program?

Utility Bill Insert ☐

Letter from the City ☐

Red Deer Advocate ☐

Sunday Express ☐

Friend ☐

Sign ☐

Other ☐

Not Sure ☐

6. Did you use of one of the yard waste collection sites?

☐ Yes (go to question #8) ☐ No (go to question #7)

7. Why did you choose to not utilize the compost facility?

Already back yard compost ☐

Do not have transportation ☐

Do not generate yard waste ☐

Other _____ ☐

Not interested ☐

Go to question #11.

8. Which location(s) did you use?

Landfill Depot	<input type="checkbox"/>	67 Street Depot	<input type="checkbox"/>
Clearview Depot	<input type="checkbox"/>	Pines Enviro-Wagon	<input type="checkbox"/>
Oriole Park Enviro-Wagon	<input type="checkbox"/>	Eastview Enviro-Wagon	<input type="checkbox"/>
Sunnybrook Enviro-Wagon	<input type="checkbox"/>	West Park Enviro-Wagon	<input type="checkbox"/>

9. Based on your opinion of the facility you used, please rate the following on a scale of 1 to 5 with 5 being the better or higher score:

	1	2	3	4	5
Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. What did you do with your yard waste before the program started?

Back Yard Compost	<input type="checkbox"/>	Take to the Landfill	<input type="checkbox"/>
Put out for Garbage Collection	<input type="checkbox"/>	Other	<input type="checkbox"/>
Burning Week	<input type="checkbox"/>		

11. Would you use a compost facility in the future? ☐ Yes ☐ No ☐ Not sure

Comments on Question 10:

12. This year's pilot program was ended early due to lack of funds. Do you feel that City Council should have approved additional funds to continue the program?

☐ Yes ☐ No ☐ Not sure

13. Do you think that yard waste material should be landfilled?

☐ Yes ☐ No ☐ Not sure

14. If The City of Red Deer were to adopt a City yard waste composting program, how do you think it should be funded. Please rate the following on a priority scale of 1 to 5, using 1 for your first choice through to 5 for your least preferred option.

Subsidized, Using Landfill Scale Fees	<input type="checkbox"/>	_____
General Taxes	<input type="checkbox"/>	_____
Utility Billing	<input type="checkbox"/>	_____
Cost on a User-Pay System	<input type="checkbox"/>	_____
Other _____	<input type="checkbox"/>	_____

15. Would you be willing to deliver your yard waste to a composting depot at the Landfill (40 Avenue south of Delburne Road), provided there was no direct charge?

☐ Yes

☐ No

☐ Not sure will try

16. We have tried to project the cost of a full-scale program and the associated costs. Given the cost of the program and the level of service, check which option you would like to see the City pursue.

- ☐ Neighbourhood depots

Annual cost	\$200 000
Estimated diversion of waste from the Landfill	2 000 tonnes
Cost per household	\$14 per year

- ☐ One large depot similar to the depot at the garden plots on 67 Street and the Landfill depot.

Annual Cost	\$100 000
Estimated diversion of waste from the Landfill	1 200 tonnes
Cost per household	\$7 per year

- ☐ Landfill depot only

Annual Cost	\$50 000
Estimated diversion of waste from the Landfill	750 tonnes
Cost per household	\$3 - \$4 per year

- ☐ No composting, landfill all yard waste

- ☐ None of the above

17. Do you have any other comments that you would like to make about waste management in Red Deer?

Thank you for your assistance with this survey, we appreciate your comments.

Patrick J. Wight
3701-46 Street
Red Deer, Alberta. T4N 1L5

Mayor Gail Surkan
The City of Red Deer
Box 5008
Red Deer, Alberta. T4N 3T4

June 14, 1993

Dear Ms. Surkan,

I would like to commend the City of Red Deer on their compost and Enviro-Wagon services. I think such concepts are long overdue and will benefit our community in the future.

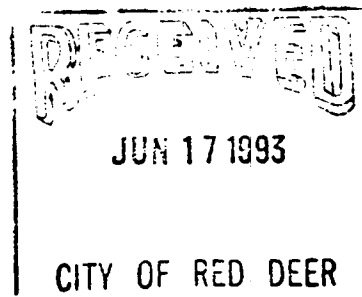
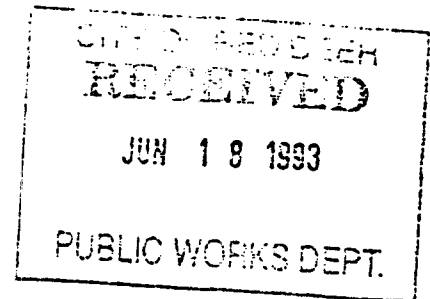
I would like to point out that the Enviro-Wagon service could be better publicized. I wasn't aware of it until I happened to see it in a playground in my neighbourhood. I am pleased to say it is well used and fills up in a day or two. However, it could be even more successful if more people knew about it. It is very handy for people who cannot take their grass clippings and small branches to the landfill.

Hopefully, the project will continue to be a success and will expand along with our blue box program. Please pass this letter along to the appropriate managers in the Parks department. Thank you.

Sincerely yours,



Patrick Wight



**THE CITY OF RED DEER**

P.O. BOX 8908, RED DEER, ALBERTA T4N 3T4

Public Works Department
(403) 342-8238 FAX (403) 343-7074

May 27, 1993

Dear West Park Resident:

RE: PILOT YARD WASTE COMPOSTING PROGRAM

As you may be aware, West Park has been selected as a pilot area for the collection of yard waste using an enviro-wagon trailer.

In the summer months, yard waste represents a substantial portion of the residential waste stream. By composting yard waste, we can reduce the amount of waste going to landfill and we can produce a useful soil amendment product.

Please find enclosed a sheet outlining the details of the program in West Park. I would like to take this opportunity to welcome you to the program and I look forward to your comments.

Yours truly,

Gordon Stewart, P. Eng.
Public Works Manager

MKS/blm

Enc.

SINCE 1985 HAVE KEPT
the weeds AND grass clippings
FOR MULCHING AND put in the
Compost box 3'x4'x3' when
ENDS in the fall into the garden

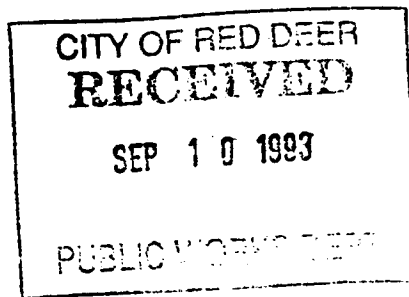
Every Body should do this because it is
GOOD FOR the garden AND makes the ENVIRO wagon
NOT needed!! NO DOUBT that wagon costs \$.

This comment from 15 WARREN Drive R.D.

6-7669



May



Public Works Department
Attention: Mr. Gordon Stewart

September 1, 1993

Dear Mr. Stewart;

On behalf of C.A.G.E. (Citizens' Action Group on the Environment) I would like to express our regret concerning the premature cancellation of the Pilot Composting Project.

We are very interested in seeing a community composting program in Red Deer and are disappointed that the City Council decided not to extend the program.

We would like to extend our appreciation to your department for your dedication to the promotion of the composting project. Your department has consistently shown commitment to the creative handling of our community's waste that benefits our city and lightens the stress on our environment.

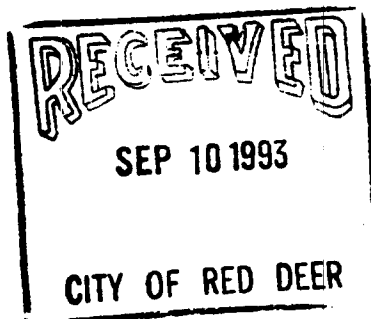
In these challenging times of cancelled programs, fiscal budget cutbacks and misplaced criticism it may appear that your responsible efforts go unnoticed.

We just wanted to let you know that we notice your contributions and we're grateful.

Sincerely,

A handwritten signature in cursive script that reads "Sheila Free".

Sheila Free
C.A.G.E.
(Citizens' Action Group on the Environment)



September 1, 1993

Dear Members of Red Deer City Council;

On behalf of C.A.G.E. (Citizens' Action Group on the Environment) I would like to express our regret concerning Council's decision to cancel the pilot composting project.

The purpose of a pilot project is to test both the community's reaction plus the viability of a new program. The overwhelming public response succeeded in indicating the community's interest but also overloaded the bins, using up the allotted budget prematurely. The viability of the program was unfairly challenged by the severe storms that ripped through our area.

The tree damage was more severe than any other year I have personally witnessed in my fourteen years in Red Deer. If all tree material had been diverted from the compost program the results may have reflected a truer picture of our yard waste handling requirements. Instead many households deposited their fallen trees and branches in the bins.

During the winter season, freak heavy snowfalls tax snow removal budgets and shortfalls must be made up from contingency sources. The windstorms we experienced also should have been treated as emergency situations.

It is understandable that council must be concerned with basic dollar issues. It is a business decision whether or not to extend a program.

However, we were very disappointed in the attitude and negative remarks expressed by certain council members. Although it is understood that Council representatives are only elected members of the community, it is hoped that a certain level of professionalism could be expected in their dealings.

Some remarks unfairly challenged the judgement of the Public Works Department, inferring that the project was not sufficiently thought out. Council rubberstamping of City decisions is never desirable but neither is undeserved criticism of City departments. Such action undermines the public's confidence in future department decisions and works against Council's best interest.

Public works has shown tremendous initiative in their promotion of environmental programs. Their commitment to the Toxic Round Up, Recycling, Dry Waste Landfill, Bond Paper Recycling and the Compost Projects are all indications of their level of environmental dedication.

We are concerned about the Council's future commitment to environment proposals. It is especially critical at this time of the launching of the COUNCIL ENDORSED Environmental Master Plan that Council's support be clearly stated to the community.

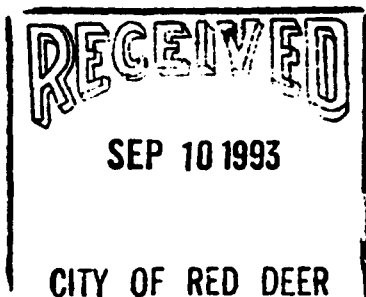
We would encourage the City Council to continue to allow creative development of waste handling programs in Red Deer rather than falling back on the short term solution of a new landfill site.

We appreciate the past support Council has offered in regards to environmental issues and look forward to their responsible leadership that will result in our City becoming a safer and healthier community.

Sincerely,



Sheila Free
Chairman
for C.A.G.E.
(Citizens' Action Group on the
Environment)



5621 - 41 Street,
Red Deer, Alberta.

T4N 1A9

1993 October 6,

Red Deer Public Works Dept.,
c/o Mary Stewart,
5420 - 47 Street,
Red Deer, Alta.
Deer Ms. Stewart:

Further to our conversation at the recent open house on the environment at the Festival Hall, Sept. 12, 1993, my concern was as to how much area was required for composting yard wastes from what I consider an average home.

The yard area of our three-bedroom bungalow looks as the two enclosed photos show, plus the usual 4' - 5' side yards. In the back, left edge is visible part of the composting area I created, with the brown fence. Much larger than commercially sold oversize plastic garbage can types.

I fertilized my lawns as I have for many years, on Apr. 29 with 16-20-0. Below are the dates of my mowing and the number of garbage bags of clippings. Because I was disappointed with last year's efficiency I got from my efforts I kept these detailed notes.

Date:	# bags	Date:	# bags	Date	# bags
14/5	2	11/6 *	2	9/7	* 1+
21/5	3	18/6 *	2+	16/7	*1
28/5	3	26/6 *	2	23/7	1
4/6	* 2	2/7 *	3	6/8	1

Total number of bags, grass clippings only, was 23+ in this period. Dates marked * went to the Enviro Wagon, the rest into regular garbage pick-up.

Last year I used Wilson Green Earth compost accelerator, and this year hoping it to be more effective used Vigoro's product, covering each time with some earth and watering occasionally, but this year that hasn't been too necessary I think.

I would like to see some idea of how much of the vegetable garden area should be needed to do an efficient job of composting. I think my past absence of fairy rings as compared to a neighbors has been due to the annual fertilizing and regular pick-up when mowing. I would like to keep it that way but dont want to get into an excess garbage charge situation. I would like to see some published positive figures on this.

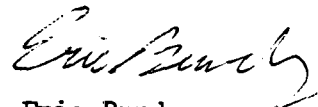
The Enviro wagon was quite a practicle ~~a-practicle~~ solution for me as it was located not too distant. Since I drive a small Dodge Omni sedan and can only put the back seat down for maximum cargo area, three bags are just about capacity.

2.

To take them to the nuisance ground would be a costly and time consuming chore every week. Also I understand it is not too wise to store these bags for several weeks, even if I had more cargo capacity.

I do hope these thoughts provide a little insight to what an "average" homeowner is faced with, and will be useful for you to draft a cost effective solution to this problem. Thank you.

Sincerely



Eric Bundy.

APPENDIX II

FUTURE YARD WASTE OPTIONS COST SUMMARIES

Option A	Landfill Depot
Option B	City Depot (67 Street) and Landfill Depot
Option C	Neighbourhood Depots and Landfill Depot

OPTION A LANDFILL DEPOT

Assumptions:

- 900 tonnes/year
- 40% by weight is brush (360 tonnes)

Landfill Depot Hours:

April	Saturday	7:30 - 5:30
May - September	Saturday	7:30 - 5:30
	Monday - Friday	3:30 - 7:30
October	Saturday	7:30 - 5:30

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
-----------------------------	----------

Operating Cost Summary:

Site Attendant	750 hours x \$11.50/hour	\$ 8 625
Processing Brush	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times/year x \$150/time	3 750
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$200/time	1 200
Screening Finish Compost	8 hours x \$250/hour	2 000
Testing Finish Compost		1 000
Advertising		3 000
Administration/Monitoring	200 hours x \$23.80/hour	2 500
10 % Contingency		<u>3 670</u>
TOTAL OPERATING COST		\$40 345

Say \$40 000

Cost/tonne* = \$40 000 ÷ 900 tonnes
 = \$44.44/tonne; say \$45/tonne

* Operating Cost only; does not include Capital Cost.

OPTION B
CITY DEPOT (67 STREET) AND LANDFILL DEPOT

Assumptions:

- two 30 cubic yard bins
- bins will each be emptied 5 times/week
- assume Landfill will collect 70% of Landfill only option (630 tonnes)
- assume 360 tonnes of material received at the Landfill is brush
- assume 100 tonnes/month at depot
- depot collection at \$1500/depot/month
- depot available from June 1 to September 30

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
City Depot Construction	<u>21 000</u>
TOTAL CAPITAL COST	\$23 000

Operating Cost Summary:

Landfill Depot Attendant	750 hours x \$11.50/hr	\$ 8 625
Brush Processing	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times x \$150/time	3 750
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$200/time	2 400
Screening Finished Compost	8 hours x \$250/hour	2 000
Testing Finished Compost		1 000
Depot Collection		14 000
Clean-up by City Forces		2 000
Daily Inspection by City	5 hours/week x 18 weeks x \$22.50/hour	2 025
Advertising		4 000
Administration/Monitoring	200 hours x \$22.50/hour	4 500
10% Contingency		<u>5 890</u>
TOTAL OPERATING COST		\$64 790

Say \$65 000

Cost/tonne* = \$65 000 ÷ 1 030 tonnes
= \$63.11/tonne; say \$63/tonne

* Operating Cost only - does not include Capital Cost.

OPTION C NEIGHBOURHOOD DEPOTS AND LANDFILL DEPOT

Assumptions:

- 20 depots serving approximately 800 homes each
- depots in operation June to September
- assume a collection rate of 20 kg/household/month
- equivalent to 1280 tonnes/year from neighbourhood depots
- assume Landfill will still recover 540 tonnes/year (60% of Landfill depot only option)
- assume 360 tonnes of material received at Landfill is brush
- assume a collection cost of \$670/depot/month (based on Clearview data)
- Landfill depot hours are the same as Landfill Depot Only option
- expected total diversion of 1820 tonnes/year

Capital Cost Summary:

Composting Site Preparation	\$ 2 000
Painting Bins	4 500
Depot Signs	2 500
Depot Stairs	<u>6 000</u>
TOTAL CAPITAL COST	\$ 15 000

Operating Cost Summary:

Landfill Depot Attendant	750 hours x \$11.50/hour	\$ 8 625
Processing Brush	360 tonnes x \$40/tonne	14 400
Turning Compost	25 times/year x \$200/time	5 000
Adding Manure	4 hours x \$50/hour	200
Adding Water	6 times/year x \$400/time	2 400
Screening Finished Compost	8 hours x \$250/hour	2 000
Testing Finished Compost		1 500
Depot Collection	20 locations x \$2 680/location	53 600
Advertising		6 000
Weekly Inspection	10 hours/week x 18 weeks x \$22.50/hour	4 050
Clean-up by City Forces	2 hours/week x 18 weeks x \$85/hour	3 060
Administration	400 hours x \$22.50/hour	9 000
10% Contingency		<u>10 980</u>
TOTAL OPERATING COST		\$120 815

Say \$121,000

Cost/tonne* = \$121 000 ÷ 1 820 tonnes
= \$66.48/tonne; say \$66/tonne

* Operating Cost only; does not include Capital Cost.



RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53 Street

RED DEER, ALBERTA
T4N 2E6Phone (403)343-1405
Fax (403)347-8190NO. 1**BOARD OF TRUSTEES**

B.I. HOPFNER
Chairman
L.E. GODDARD
D.L. HARDY
L.D. HARRIS
D.A. NESS
D.R. PICKERING
G.A. STEWART

Mr. C. Sevcik
City Clerk
City of Red Deer
4914 - 48th Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

ADMINISTRATIVE STAFF

D.A. BLACKER
Superintendent of Schools

L.G. LUDERS
Deputy Superintendent

L.A. PIZZEY
Assistant Superintendent
(Human Resources)

R.E. CONGDON
Assistant Superintendent
(Business Services)

CO-ORDINATORS

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DR. R.B. DRYSDALE
E.M. KULMATYCKI
R.R. LANG
R.W. PAWLOFF
J. ST-JEAN
D.L. THACHUK

Dear Mr. Sevcik:

Re: School Site Designation

The matter of an additional school site in the east hill section of the City was reviewed by the Board at its meeting of August 26, 1993.

The following motion was passed by the Board:

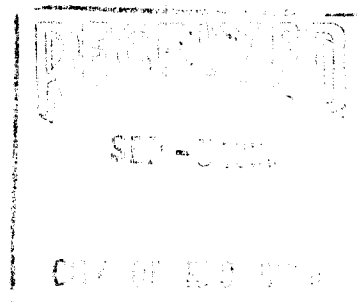
"moved that the Red Deer Public School District #104 request the City of Red Deer to designate an elementary school site in the northeast 1/4 of 11-38-27-W4."

Your assistance in processing this request is appreciated.

Yours sincerely,

R. E. Congdon,
Assistant Superintendent,
Business Services

REC:bn
cc: Mr. D. Batchelor





**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

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: **AMENDMENT OF THE EAST HILL AREA STRUCTURE PLAN**

On March 15, 1992, Council considered the adoption of the Municipal Reserve Agreement which identifies school sites. Following some discussion, Council adopted the Reserve Agreement, and provided the following direction:

"To request the Joint School Planning Committee to review the site in the northeast 11-38-27-W4M to determine whether it should be allocated for an elementary school on a tentative basis."


This request was considered by the Joint Use Planning Committee and forwarded to the Public School Board for consideration. On August 26, 1993, the Public School Board considered the request and passed the following motion:

"moved that the Red Deer Public School District #104 request the City of Red Deer to designate an elementary school site in the northeast ¼ of 11-38-27-W4M"

This request was endorsed by the Joint Use Planning Committee on September 29, 1993.

RECOMMENDATION

Planning staff recommend that Council amend the East Hill Area Structure Plan by adding an elementary school site in NE 11-38-27-W4M. A bylaw amendment is enclosed.


Paul Meyette, Principal Planner

cc: Director of Community Services
Director of Engineering Services
Land and Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDS BURY • 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

Commissioners' Comments

We concur with the recommendations of the Principal Planner.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

DATE 93-08-07

TO:

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

FROM:

CITY CLERK

RE: Public School Board - Elementary School
N.E. 1/4 11-38-27-W 4

Please submit comments on the attached to this office by October 1
for the Council Agenda of October 12.

ACKNOWLEDGE

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
September 7, 1993

The Red Deer Public
School District #104
#4747 - 53 Street
Red Deer, Alberta
T4N 2E6

Att: Mr. R.E. Congdon
Assistant Superintendent
Business Services

Dear Mr. Congdon:

**RE: SCHOOL SITE DESIGNATION
ELEMENTARY SCHOOL SITE N.E. 11-38-27-W4**

I wish to acknowledge with thanks your letter requesting The City to designate an Elementary School site in the N.E. of 11-38-27-W4.

I would advise that this request will be submitted to the Joint City School Planning Committee for their review and comment. Upon receipt of a report from the said committee, the matter will be presented to City Council. We anticipate this matter going before Council October 12, 1993.

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



RED·DEER

• NOTE: Craig advised 93.09.30 that
Phng C is preparing the report
to Council because of the need for
an amendment to an act & the
area structure plan. He requested
the matter be held over to Oct 28
meeting. He already advised Congdon
of this changed date
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

October 26, 1993

Red Deer Public School
District #104
4747 - 53 Street
Red Deer, Alberta
T4N 2E6

Att: Mr. R.E. Congdon
Assistant Superintendent, Business Services

Dear Mr. Congdon:

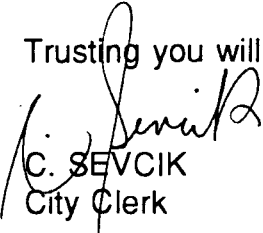
RE: SCHOOL SITE DESIGNATION NE 1/4 11-38-27-W4

This is to advise that the request from the Red Deer Public School District #104, to designate an elementary school site in the NE 1/4 of 11-38-27-W4, received consideration at the Council Meeting of October 25, 1993.

At the aforesaid meeting, Council gave first reading to Bylaw 3075/B-93, being a bylaw to amend the East Hill Area Structure Plan, to include a public elementary school site in the 1/4 section referred to above. Enclosed herewith is a copy of said Bylaw.

This office will now proceed with advertising, in accordance with the requirements of The Planning Act, to hold a Public Hearing. The Public Hearing is scheduled to be held on Monday, November 22, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Principal Planner
Council & Committee Secretary - Sandra

*a delight
to discover!*

DATE: OCTOBER 26, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

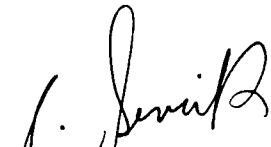
FROM: CITY CLERK

RE: EAST HILL AREA STRUCTURE PLAN AMENDMENT
BYLAW 3075/B-93

The request from the Red Deer Public School District #104, to designate an elementary school site in the NE 1/4 of 11-38-27-W4, along with your report regarding said matter, received consideration at the Council Meeting of October 25, 1993.

At the aforesaid meeting, Council gave first reading to Bylaw 3075/B-93, being a bylaw to amend the East Hill Area Structure Plan, by adding a public elementary school site in the NE 1/4 of 11-38-27-W4, a copy of which is enclosed herewith. This office will now proceed with advertising for Public Hearing to be held November 22, 1993.

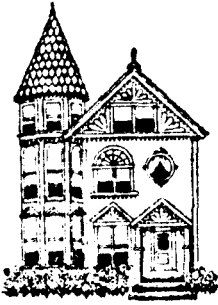
Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Community Services
 Director of Engineering Services
 City Assessor
 Land and Economic Development Manager
 Council and Committee Secretary - Sandra

NO. 2



Alberta Historical Preservation
& Re-Building Society
4121 - 4 Street, N.W.
Calgary, Alberta
T2K 1A3

September 2, 1993

Dear Mayor Gayl Durkan, Commissioners/Directors,
& City Council;

Our society is concerned with the loss of our valuable Historic Resources. There is considerable evidence and community support for the introduction of tax incentive programs for Heritage Preservation and Rehabilitation. It has been shown that the following tax incentives not only save Historic Resources but can serve as an effective tool for provincial policy and economic recovery.

We recommend that the Alberta Income Tax Act and Alberta Corporate Income Tax Act be amended in order that:

- 1.) Rehabilitation activity has access to the SAME incentives that already apply in Alberta for other investments which have social benefits (for example, allow tax credits to be deducted from the tax bill instead of taxable income as is the case with new construction, pollution control, research initiatives, etc.).
- 2.) Rehabilitation of buildings forty years or older (as investments) be accorded the SAME tax treatment as scientific expenditures (25% tax credit).
- 3.) Rehabilitation of buildings (as investments) which have been designated by the Province as Historic Resources (under the Historical Resources Act) be accorded the SAME tax treatment as new industrial construction in depressed areas (50% tax credit).

Also, amend the Municipal Taxation Act in order to allow municipalities the option of temporarily freezing property taxes on the rehabilitation of historic buildings.

*your
support is
valuable*

These actions would create many benefits both economic and social, some of which follow:

- 1.) **Increased economic activity.** It has been determined in the U.S.A. where these tax incentives have been put in place that for every dollar spent by the Treasury, twenty dollars of economic activity was generated. Thus, this is an extremely effective anti-recession and pro-investment strategy which has very little municipal cost and therefore it has a very desirable cost-benefit ratio. Alberta's tax savings would also be improved relative to the United States', making investment more attractive in Alberta.
- 2.) **Increased jobs.** The rehabilitation industry creates at least 65% more jobs than the new construction industry. This also means increased economic diversity.
- 3.) **Enhances the tourism industry.** The above tax amendments would make a positive impact on Alberta's tourism industry (to which cultural heritage is almost all important). The impact would be felt not only on privately owned tourist attractions but also on Alberta's provincially owned heritage attractions. The impact on publicly owned sites is estimated to be in the order of twenty-seven million dollars.
- 4.) **Reduces the need for government grants** to encourage heritage preservation and rehabilitation. Also, these clear and simple incentives are self-administered and efficient and they are consistent with precedent in that they are similar tax credits already used in new construction and for manufacturing in depressed areas.

It is obvious that these tax incentives can achieve preservation and rehabilitation through positive motivation and they already have a great deal of support from many municipalities and other members of the economic community. We expect that you will give this matter careful and deliberate thought and reply to us with your comments. Thank you for your consideration and do not hesitate to contact us if you have any questions.

Yours truly,
ALBERTA HISTORICAL PRESERVATION
& RE-BUILDING SOCIETY



Lisa Schatzkoski, B.A.

Board of Directors



R.A. Hedding, B.Sc.

President

c.c. Prime Minister Campbell
Premier of Alberta
Members of Parliament, Alberta
Department Head, Finance
Department Head, Tourism
Assistant Director of Alberta Historic Sites and
Archives
Mayor and City Council, Calgary
Mayor and City Council, Edmonton
Mayor and City Council, Grande Prairie
Mayor and City Council, Lethbridge
Mayor and City Council, Medicine Hat
Mayor and City Council, Red Deer



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** 93 10 01

FROM: Phil Newman, Associate Planner **FILE:** 30.10

RE: ALBERTA HISTORICAL PRESERVATION & RE-BUILDING SOCIETY
TAX INCENTIVE PROGRAMS FOR HERITAGE PRESERVATION AND
REHABILITATION

The comments of the City have been requested on the following recommendations of the Society:

- [1] that Provincial Income Tax legislation be amended to offer incentives for the rehabilitation of buildings, particularly heritage resources, and
- [2] that the Municipal Taxation Act be amended to allow for the option of "temporarily freezing property taxes on the rehabilitation of historic buildings".

The Society identifies the benefits which would arise from such action as including increased economic activity, job creation, tourist facility enhancement and a reduction in the need for government grants.

The use of tax incentives for historic building conservation has been demonstrated to have such potential benefits in a variety of different jurisdictions, including the U.S.A. and the City of Edmonton. A policy to encourage the designation and rehabilitation of historic buildings in Edmonton was adopted in 1988 and affords eligibility for property tax benefits to owners of buildings designated as Municipal Historic Resources. The City of Regina has more recently adopted a similar policy.

In Red Deer, the Downtown Concept Plan, 1985, reflected strong public opinion in setting the preservation of major heritage buildings and historic residential areas as major objectives. The Plan also recommended a joint City, Chamber of Commerce and Towne Centre Association study of tax deferral incentives.

City Council has previously encouraged proposals for tax reform to encourage building rehabilitation. In September, 1987, the Council resolved to support the Buildings Revival Coalition, a Heritage Canada Foundation program, the main purpose of which was to petition for revisions to Federal tax legislation and related programs to provide an improved financial climate for the restoration of heritage properties.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF 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 NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

There has been considerable research done on the use of tax reform to encourage private sector investment in heritage conservation. As the Society notes, there is already municipal and other support for such measures. The current need is to focus the discussion and co-ordinate action. The Society could expedite the process by assuming a lead role.

It is therefore recommended that the Council supports the Society recommendations in principle and encourages it to continue to develop a consensus on detailed proposals for amendments to legislation which would further the rehabilitation of historic buildings.

A handwritten signature in black ink, appearing to be 'RBN'.

cc Director of Community Services
 Director of Financial Services
 City Assessor
 Historical Preservation Committee, Normandeau Cultural & Natural History Society

M E M O

**TO: CHARLIE SEVCIK
CITY CLERK**

**FROM: MORRIS FLEWWELLING
EXECUTIVE DIRECTOR**

DATE: OCTOBER 6, 1993

**RE: TAX INCENTIVES TO ENCOURAGE PRESERVATION OF
HERITAGE BUILDINGS**

Your memo of September 10 to the Historical Preservation refers:

The Historical Preservation Committee considered your memo and attached correspondence from the Alberta Historical Preservation and Rebuilding Society relative to tax incentives to encourage adaptive reuse of existing and heritage buildings.

During discussion the position of the Red Deer Regional Planning Commission, as per a letter dated October 1, was reviewed. It was agreed that the position of the Planning Commission clearly articulated the benefits of the program, listed those Canadian communities supporting the concept and reviewed Red Deer's history of dealing with tax incentives and heritage preservation.

MF:er

cc: Craig Curtis, Director of Community Services
Kevin Majeau, Chairman of the Normandeau Board

M E M O

TO: Mr. C. Sevcik, City Clerk

FROM: Morris Flewwelling
Executive Director

DATE: October 1, 1993

RE: TAX INCENTIVES PROGRAM FOR HERITAGE PRESERVATION

Your memo of September 10 refers:

Further to my memo of September 21, I am pleased to confirm that the Normandeau Board at its September 22, 1993 meeting approved in principle the call for tax incentives to encourage preservation and adaptive reuse of older building stock.

Morris

Our File: C:\WP51\LETTERS\TAX-CS.MEM

DATE: September 30, 1993

TO: City Clerk

**FROM: Director of Financial Services
City Assessor**

**RE: ALBERTA HISTORICAL PRESERVATION
AND RE-BUILDING SOCIETY**

The above Society is asking Council's assistance to lobby the Province to provide tax incentives for Heritage properties.

The changes the Province is being asked to make are:

- Alberta Income Tax Act and Alberta Corporate Income Tax Act
 - rehabilitation activities to have the same incentives (i.e. tax credits) as other social benefits such as pollution control
 - rehabilitation of buildings forty years or older to receive a 25% tax credit
 - rehabilitation of buildings designated as Historic Resources to receive a 50% tax credit.
- Municipal Taxation Act
 - give municipalities the option of temporarily freezing property taxes on the rehabilitation of historic buildings.

Council, as a policy, may want to try and assist in the rehabilitation costs of designated heritage buildings. To provide programs for all older buildings, however, is questionable:

- Council should probably be concerned with the replacement and redevelopment of older properties
- Not all older properties require tax incentives
- It could allow older properties to compete unfairly with newer properties.

City Clerk
 September 30, 1993
 Page 2

Council is aware also that under the present system of assessment, land at market value and improvements at depreciated replacement cost, usually constitutes a lower value to the improvement than they would command in the market place. If legislation were enacted to freeze the assessment at that level, one argument may be that the property would gain an unfair advantage from a tax perspective to the next one that is built new, and does not enjoy the depreciation of the older building. The builders of the new improvements would then, in our opinion, want tax relief as well.

If assessment relief is given, the ultimate tax load is then on the "other" properties, being all types that pay taxes. Funds must be generated, and if one segment does not pay its fair share, the balance must pick up the shortfall.

Presently the Municipal Taxation Act allows the municipalities to refund property taxes, but they cannot adjust the assessment. Therefore, if a municipality refunds taxes and the assessment is not changed, contributions are still made to the cost-sharing programs, requisitions from schools, etc. If legislation of this nature is passed, taxes are then absorbed by the remaining property owners, and this may not be considered equitable.

In summary, it may be appropriate to consider some assistance for older designated heritage buildings but to request blanket programs is questionable.

Recommendation

Support legislative changes where tax incentives can be given on an as required basis for buildings designated heritage buildings.



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



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

c. City Assessor

Commissioner's Comments

I concur that there is need to actively encourage the restoration and preservation of selected heritage resources. We have seen the value of such support in our own community in the form of the C.P.R. Bridge, The Allen Bungalow, Parsons House and, potentially, Cronquist House, The Old Court House and The C.P.R. Train Station. All of these are, in my view, a very real enhancement to the look and feel of Red Deer.

Currently, support is provided to such resources by the Alberta Government through a granting program. The Alberta Historical Resources Preservation and Re-Building Society is suggesting a much less selective form of assistance through tax incentives.

Generally speaking, I prefer a granting program because the costs are more easily identified by the taxpayer. I would, however, hesitate to rule out tax incentives for a number of practical reasons, including:

- established tax incentives provide a more reliable basis for the planning of rehabilitation projects. As Council is abundantly aware, grants are at best a very unreliable source of support for projects requiring longer term planning.
- as long as the guidelines are very specific and clear, tax incentives should be more easily and cheaply administered than granting programs, which seem to require a bureaucracy of their own.
- tax incentives, such as the freezing of a municipal assessment on a redeveloped property, can avoid some of the anomalies created by grants. An example is the contributions still required to other municipal requisitioning authorities (e.g. school boards) when grants are given in lieu of a tax freeze.

I would recommend Council give qualified support to the Society's proposal that further work be done to identify useful tax incentives for designated historical resources only. I particularly support the proposal to allow municipalities the option of temporarily freezing property assessments (as opposed to taxes) on designated heritage buildings. I would not support a blanket tax for buildings of a certain age. Many older buildings are not noteworthy historical resources and, for these, the market should determine the merits of redevelopment on purely economic grounds.

"G. SURKAN"
Mayor

Commissioner's Comments

The attached request is for the support of Council in recommending changes to various pieces of legislation regarding taxes to assist in the rehabilitation of various historical resources. I fully support the need for assistance in the rehabilitation of appropriate historical resources, but cannot support the distortion of what should be an equitable taxation system to achieve these ends. It is as a result of just such exceptions that our tax system is in disarray. I would, therefore, recommend that Council not support the attached application, but rather encourage the Society to seek other mechanisms to achieve their objective.

"M.C. DAY"
City Commissioner

DATE September 10, 1993

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
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- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☒ NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY

*Morris advised Historical
Preservation C met
Oct. 6 - letter will come
following meeting*

Note: Please direct
a copy of your
comments to the
Historical Preservation
Committee of the
Normandean Society.

*as requested
by Craig 93.09.10
C.*

FROM:

CITY CLERK

RE: ALBERTA HISTORICAL PRESERVATION & RE- BUILDING SOCIETY
TAX INCENTIVE PROGRAMS FOR HERITAGE PRESERVATION AND
REHABILITATION

Please submit comments on the attached to this office by October 4

for the Council Agenda of October 12/93

25

see memo from Craig.

C. Sevcik
C. SEVCIK
City Clerk



Community Services

MEMORANDUMTO: CHARLE SEVCMDATE: 27/9/93FROM: ~~FR~~ CRAIG CURTISRE: HIST. PRESERV. TAX INCENTIVES

Please hold this item over until the Hist. Preserv.
Comm. has considered it on Oct 6.

Tham.

SIGNED: _____

cc. Paul Meyette
Mike Dave.

**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

Alberta Historical Preservation
and Re-Building Society
#4121 - 4th Street, N.W.
Calgary, Alberta
T2K 1A3

Att: Lisa Schatkoski, B.A.
Board of Directors, and
R.A. Hedding, B. Sc.
President

Dear Lisa Schatkoski and R.A. Hedding:

**RE: TAX INCENTIVE PROGRAMS FOR HERITAGE PRESERVATION AND
REHABILITATION**

Your letter of September 2, 1993 pertaining to the above topic was presented on the Council Agenda of October 25, 1993 and at which meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Alberta Historical Preservation and Re-Building Society, re: Tax Incentive Programs for Heritage Preservation and Rehabilitation, hereby gives qualified support to the Society's proposal that further work be done to identify useful tax incentives for designated historical resources only. Council particularly supports the proposal to allow municipalities the option of temporarily freezing property assessments, as opposed to taxes, on designated heritage buildings. Council does not support a blanket tax for buildings of a certain age, as many older buildings are not noteworthy historical resources and for these, the market should determine the merits of redevelopment on purely economic grounds."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all of the administrative comment which appeared on the Council Agenda of October 25th.

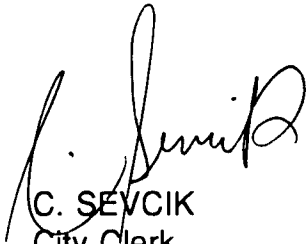
... / 2

*a delight
to discover!*

Alberta Historical Preservation
and Re-Building Society
Page 2

Trusting 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 'C. Sevcik', written over the printed name and title.

C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Financial Services
Director of Community Services
City Assessor
Normandeau Cultural & Natural History Society
Historical Preservation Committee

NO. 3

October 12, 1993

James Hoffman & Lola Lurz
#233, 5018 - 47 Avenue
Red Deer, Alberta
T4N 3P7

Ph # 350-1370

Council Members of Red Deer, Alberta

Please be advised James Hoffman and I, Lola Lurz, of Excalibur Home Services, are seeking Council's permission to remove old box springs and mattresses of any condition from Red Deer's City landfill(s).

We would like to recycle mattresses thereby lessening the solid waste load that is plaguing your cities' landfill site(s).

All we would ask of Council is for a small designated area, in a safe location, for the general public to be able to discard their old mattresses and box springs. If any mattresses are easily accessible in the landfill(s) at this time; we also ask Council's permission to remove these.

At any time we are at the landfill(s) removing mattresses, we accept all liabilities and release the City of Red Deer from any responsibilities.

Please consider our proposal as it will benefit the environment in the long run.

Sincerely yours,

"Lola Lurz and James R. Hoffman

CS-P-4.595

DATE: **October 20, 1993**

TO: **CHARLIE SEVCIK**
 City Clerk

FROM: **GREG HALL, Chairman**
 Environmental Advisory Board

RE: **EXCALIBUR HOME SERVICES:**
 REMOVAL OF BOX SPRINGS FROM LANDFILL SITE

At its meeting of October 19, 1993, the Environmental Advisory Board considered a report from the Public Works Manager. Appreciating that mattresses are already recycled, the board agreed with the Public Works Manager that the recycling of mattresses should continue and be considered as a service that could be tendered.



for GREG HALL

:dmg

DATE: October 18, 1993

TO: City Clerk

FROM: Public Works Manager

RE: EXCALIBUR HOME SERVICES REMOVAL OF BOX SPRINGS AND MATTRESSES FROM LANDFILL SITE

Excalibur Home Services is seeking permission to remove box springs and mattresses from the Landfill. This is a concept that we support. However, there are a number of issues which must be considered.

We are presently recycling box springs and mattresses at the Landfill through Sleep E-Z Mattresses, who have an area at the Landfill where mattresses are placed and then picked up. We have an agreement in place with Sleep E-Z which allows the City to cancel at anytime. Sleep E-Z has provided insurance covering their operation and we have been satisfied with their performance.

We would certainly be interested in meeting with Excalibur Home Services to discuss what they would like to do. Before we could enter into an agreement with Excalibur, they would require a home occupation and/or business license and suitable insurance.

We would propose that we meet with Excalibur to discuss their proposal. Subsequent to that meeting, if it appears feasible, we would call a tender for the right to recycle mattresses from The City of Red Deer Solid Waste Disposal Site.

RECOMMENDATION:

We would respectfully recommend that Council instruct the administration to request a meeting with Mr. Hoffman and Ms. Lurz to discuss their proposal and subsequent to the outcome of that meeting prepare a tender call for recycling of mattresses and box springs from the Solid Waste Disposal Site.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
Director of Financial Services
City Solicitor

Commissioners' Comments

We concur with the recommendations of the Public Works Manager.
"G. SURKAN", Mayor
"M.C. DAY", City Commissioner

DATE 93.10.13

TO:

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

FROM:

CITY CLERK

RE: Escalibur Home Services - Removal of Box Springs
and Mattresses from landfill site.

Please submit comments on the attached to this office by Oct. 18
for the Council Agenda of Oct. 25 '93.

✓

ACKNOWLEDGE

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

October 14, 1993

James Hoffman & Lola Lurz
233, 5018 - 47 Avenue
Red Deer, Alberta
T4N 3P7

Dear Mr. Hoffman & Ms. Lurz:

RE: REMOVAL OF BOX SPRINGS AND MATTRESSES FROM CITY LANDFILL SITE

Your letter of October 12, 1993 requesting approval to remove old box springs and mattresses from the City's Landfill Site, is hereby acknowledged with thanks.

Please be advised that said matter will be presented on the Council Agenda of October 25, 1993 and is scheduled for discussion at ~~5:00 p.m.~~

7:30 pm (advised of change at the Council.)

You may pick up a copy of the administrative comments which appear on the Council Agenda from this office on Friday, October 22, 1993.

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

Sincerely,


C. SEVCIK
City Clerk

CS/clr

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to discover!*



THE CITY OF RED DEER

P. O. BOX 8086, RED DEER, ALBERTA T4N 2T4 FAX: (403) 346-6195

City Clerk's Department 342-5132

DATE: 93 10-22

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 18

FAX TO: Gerry @ ATECH

ATTENTION:

THEIR FAX NO: 342-1642

FROM: CHAR

DEPARTMENT: City Clerk's office

MESSAGE AREA (if required):



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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 18

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*** SEND ***

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1	403 347 6654	10-22-93 12:10	12'45"	18/ 18		COMPLETED 9600

TOTAL 0:12'45" 18

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD R1 : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY



THE CITY OF RED DEER

P. O. BOX 5095, RED DEER, ALBERTA T4N 5T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

DATE: 93.10.21

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 18

FAX TO: Weddell, Mehling, Pander & Associates Realty Ltd.

ATTENTION: Mr. Larry Kennel

THEIR FAX NO: 347-1696

FROM: Charlie Smith

DEPARTMENT: City Clerk's

MESSAGE AREA (if required):

- Material which appears on Council Agenda of Oct. 25 '93 (Pages 80-96)
- Item is scheduled for discussion at 7:45 pm.

ps.



RED DEER

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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 18

TOTAL PAGES CONFIRMED : 18

*** SEND ***

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1	WEDDELL MEHLING	10-21-93 15:34	4'31"	18/ 18	EC	COMPLETED 14400

TOTAL 0:04 31" 18

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD R1 : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

October 12th, 1993

James Hoffman; Lola Lutz
#233 5018-47 Ave

Red Deer, Alberta

T4N 3P7

PH# 350-1370

Council Members of Red Deer, AB,

Please be advised James Hoffman and I, Lola Lutz, of Excalibur Home Services, are seeking council's permission to remove old box springs and mattresses of any condition from Red Deer's city landfill(s).

We would like to recycle mattresses thereby lessening the solid waste load that is plaguing your cities' landfill site(s).

All we would ask of council is for a small designated area, in a safe location, for the general public to be able to discard their old mattresses and box springs. If any mattresses are easily accessible in the landfill(s) at this time; we also ask council's permission to remove these.

At any time we are at the landfill(s) removing mattresses, we accept all liabilities and release the city of Red Deer from any responsibilities.

Please consider our proposal as it will benefit the environment in the long run.

Sincerely Yours,

Lola Lutz and James R Hoffman

**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

Mr. James Hoffman and
Ms. Lola Lurz
#233, 5018 - 47 Avenue
Red Deer, Alberta
T4N 3P7

Dear Mr. Hoffman & Ms. Lurz:

**RE: EXCALIBUR HOME SERVICES: REMOVAL OF BOX SPRINGS
FROM LANDFILL SITE**

I would advise that your letter of October 12, 1993 requesting permission to remove old box springs and mattresses from the City of Red Deer landfill sites, appeared on the Council Agenda of October 25th.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby instructs the Administration to meet with Mr. Hoffman and Ms. Lurz, to discuss their proposal presented to Council October 25, 1993, and subsequent to the outcome of said meeting, prepare a tender call for recycling of mattresses and box springs from the Solid Waste Disposal Site."

The decision of Council in this instance is submitted for your information and it is suggested that you contact the Public Works Manager, Mr. Gordon Stewart at 342-8238, to arrange for a meeting as outlined in the above noted resolution.

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

Sincerely,


C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Director of Financial Services
Public Works Manager
Environmental Advisory Board

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DATE: OCTOBER 26, 1993

TO: PUBLIC WORKS MANAGER

FROM: CITY CLERK

**RE: EXCALIBUR HOME SERVICES: REMOVAL OF BOX SPRINGS FROM
 LANDFILL SITE**

Further to my letter to Mr. Hoffman and Ms. Lurz regarding their request for permission to remove box spring and mattresses from the City of Red Deer landfill site, I wish to advise as follows.

The following is the resolution which was passed by Council in regard to their request:

"RESOLVED that Council of The City of Red Deer hereby instructs the Administration to meet with Mr. Hoffman and Ms. Lurz, to discuss their proposal presented to Council October 25, 1993, and subsequent to the outcome of said meeting, prepare a tender call for recycling of mattresses and box springs from the Solid Waste Disposal Site."

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

I trust that, as directed in the above resolution, once you have met with the applicants, that you will prepare a tender call for recycling of mattresses and box springs as directed by Council.

At the Council Meeting, you will recall that Alderman Lawrence suggested that you should be tendering for the removal of all recyclable goods received at the Landfill. I trust that you will take Alderman Lawrence's suggestion under advisement.


C. SEVCIK
City Clerk

CS/clr

cc: City Commissioner
 Director of Engineering Services
 Environmental Advisory Board

hand delivered
Oct 19
10:40.
m.m.

NO. 4

PARKVALE ESTATES (1985) SOCIETY
13 4240 46A Ave. Crescent
Red Deer, Alberta T4N 6T8

October 19, 1993

Her Worship Mayor Gail Surkan
and members Red Deer City Council,

Thank you for your consideration of our request for the
construction of a swale to drain the properties on the west
side of Parkvale Estates.

Mr. Fred Horn requests that you reconsider your decision in
this matter. He has discussed this with Mayor Surkan and the
City Commissioner and they can explain the details of his
request.

Thank you.

Yours respectfully,

Irma Hall

Irma Hall, Secretary.

**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

Parkvale Estates (1985) Society
#13, 4240 - 46 A Avenue Crescent
Red Deer, Alberta
T4N 6T8

Att: Mrs. Irma Hall
Secretary

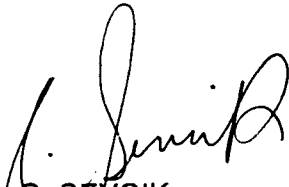
Dear Mrs. Hall:

I wish to acknowledge with thanks, your letter of October 19, 1993 requesting reconsideration of the Council decision of October 12th pertaining to the Parkvale Estates flooding problems.

Your request was considered by Council at its meeting of October 25, 1993, however, the majority of Council did not agree to reconsider this matter. Accordingly, the Council resolution of October 12, 1993 remains in force.

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

Sincerely,

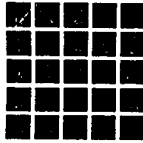

C. SEVCIK
City Clerk

CS/clr

cc: Director of Community Services
Director of Engineering Services
Parks Manager
Public Works Manager

Mr. Fred Horn
#28, 4240 - 46 A Avenue Crescent
Red Deer, Alberta
T4N 6T9

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


**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) 15 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 & Thirty-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 (EAST) 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 ERECT 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 Feb 19 93.

SIGNED in the presence of:

Witness.....

Witness.....

Signature of Purchaser.....

Signature of Co-Purchaser.....

Phone 347-1682

Address AC 4940 - 54th

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

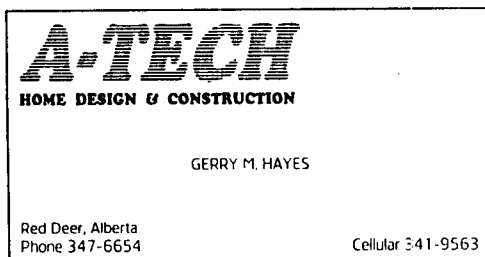
A BUILDERS SQUARE COMPLEX, SIMILAR TO THE PROJECT ON THE CALGARY TRAIL AS YOU ENTER EDMONTON. THIS FACILITY WOULD HOUSE RETAIL AND WHOLESALE SHOWROOMS FOR FIRMS CATERING TO THE BUILDING AND REMODELLING INDUSTRY. THIS FORMULA HAS PROVEN TO BE VERY SUCCESSFUL. PROPOSED START MAY 1994.

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.



BUILDING &
REMODELING CENTRE

Gerry Hayes
PRESIDENT

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

1000 10th Avenue S.E. Box 1485
Red Deer, Alberta T4M 5M1

FOR A COMPLETE LIST OF SERVICES
CALL 347-6682

DATE: October 20, 1993

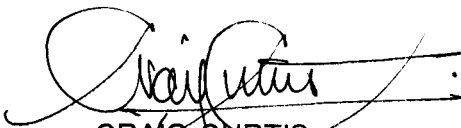
TO: CHARLIE SEVCIK
City Clerk

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

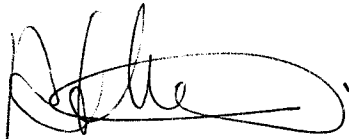
FROM: Bylaws & Inspections Manager

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,

A handwritten signature in black ink, appearing to read 'R. Strader', with a large, sweeping loop at the end.

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.

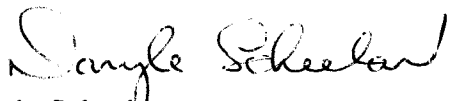
RE: Site "A"
45 Street & 54 Avenue
Option to Purchase

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

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

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

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 PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALD • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

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.



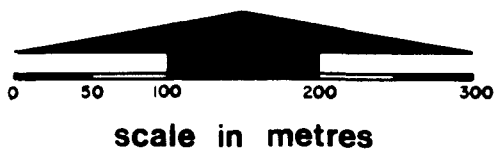
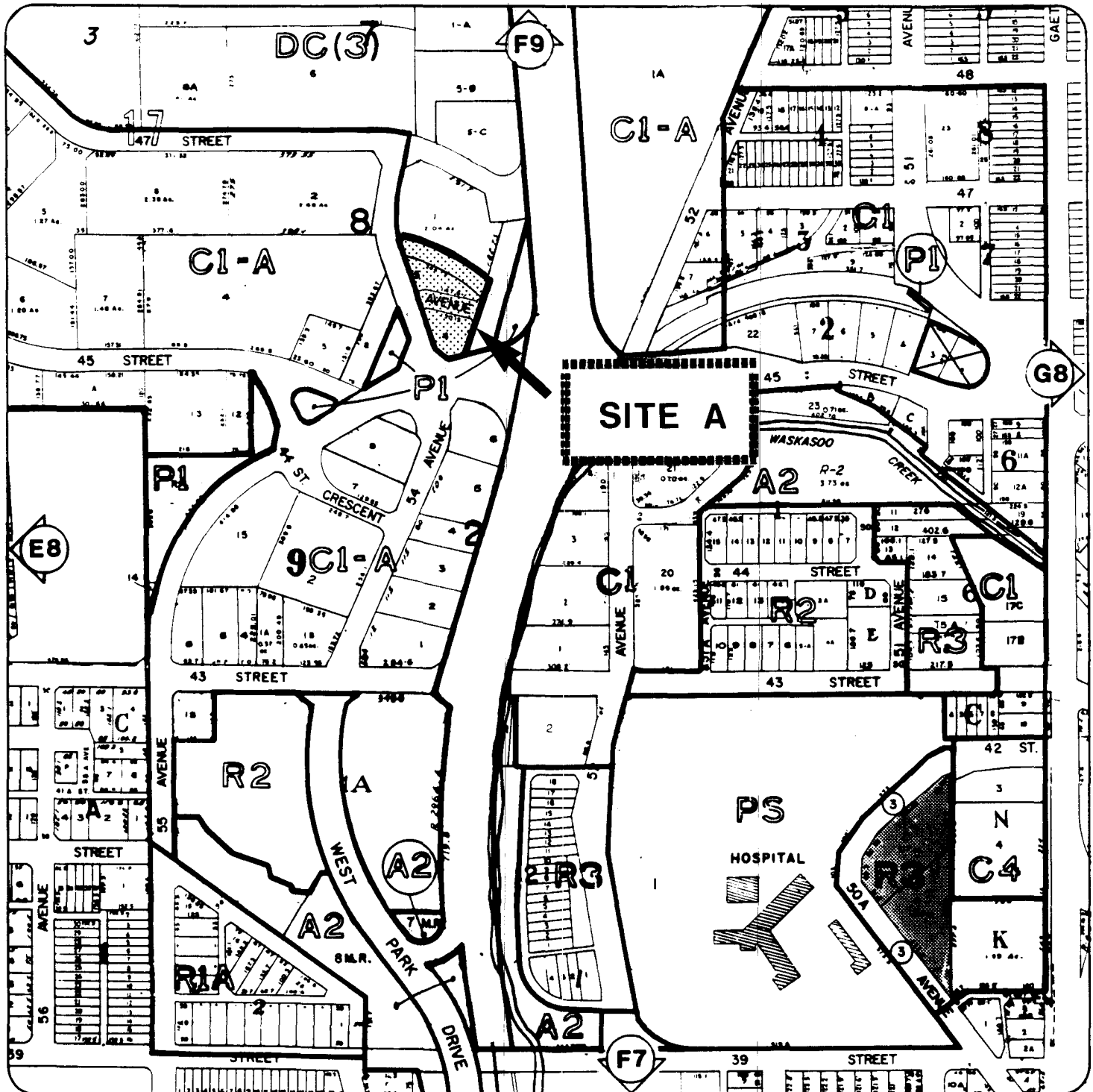
Paul Meyette, Principal Planner

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

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.

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 remodelling 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

DATE 93.10.12

TO:

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

FROM:

CITY CLERK

RE: Weddell Melting Pander & Associates Realty Ltd.

Site "A" Zoned DC(3) 45 Street and 54 Avenue

Please submit comments on the attached to this office by October 18

for the Council Agenda of October 25.

✓

ACKNOWLEDGE

C. SEVCIK
City Clerk

Mike and Gail

If you agree with my
recommendation for a
higher price for Site A,
I would suggest that
Al Scott be requested to
contact the sales agent
to get his reaction
prior to the Council
meeting





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 12, 1993

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

Att: Larry Kemshead

Dear Sir:

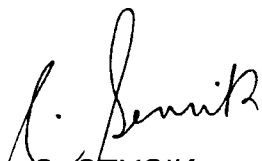
RE: SITE "A" ZONED DC (3) 45 STREET AND 54 AVENUE, RED DEER, ALBERTA

Thank you for your letter in regard to the above. I would advise that this matter will be presented to Red Deer City Council at its meeting on October 25, 1993.

In the event you wish to be present, please call this office on Friday prior to the said meeting to determine a suitable time.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

CS/clr



*a delight
to discover!*

TO:

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

FROM:

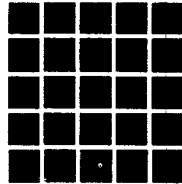
CITY CLERK

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

Please submit comments on the attached to this office by OCTOBER 18, 1993

for the Council Agenda of OCTOBER 25, 1993.


C. SEVCIK
City Clerk



**WEDDELL
MEHLING
PANDER**

& ASSOCIATES REALTY LTD.

202, 4708 - 50th Ave
Red Deer, Alberta
T4N 4A1

LARRY KEMSHEAD

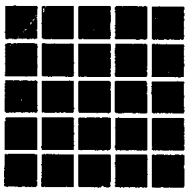
BUS. (403) 340-1986

RES. (403) 346-5229

FAX (403) 347-1696

COMMERCIAL REAL ESTATE
SERVICES





**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) 45 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 & THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$ 132,500.00)

1. TO BE PAID IN THE FOLLOWING MANNER:

\$ 6,625.00

5% 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 _____

\$ 125,875.00

AS 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.

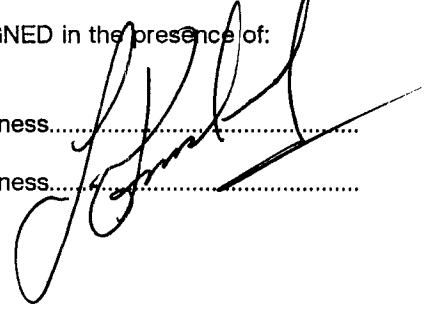
(b) _____
"AS PER ATTACHED SCHEDULE "A"

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 (EAST) 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 ERECT 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.

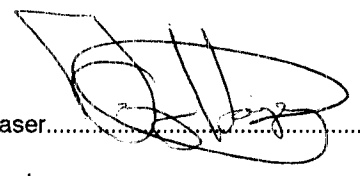
7. The Purchaser shall be responsible for paying the agreed purchase price plus G.S.T. on same. The Vendor agrees that he/she/it shall accept from the Purchaser, in lieu of payment of the GST, a statutory declaration sworn by the Purchaser or an officer thereof confirming the following:
- (a) That the 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 347-682

Address AS 4940 - 54 Ave

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..... Signature of Owner.....

Witness..... 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 &
REMODELLING CENTRE

Gerry Hayes

PH. (403) 347-6682
FAX (403) 342-1642
Cellular 350-0482

1400 34TH AVE. PO BOX 88
RED DEER, ALBERTA T4N 1M7

1-800-347-6682
1-800-342-1642

A-TECH CONTRACTING INC.

26 ATKINS CLOSE
RED DEER, ALBERTA T4R 2H1
PHONE 347-6654

PARKLAND SAVINGS & CREDIT UNION
PARKLAND SQUARE BRANCH - 342-5533
4931 - 48 STREET
RED DEER, ALBERTA T4N 6M4

001952

DATE OCT 9 / 95

PAY TO THE
ORDER OF

City of Red Deer

\$ 6625.00

Six Thousand six hundred & Twenty five

DOLLARS

A-TECH CONTRACTING INC.

969002188



MEMO

city lot

⑈001952⑈ ⑆06629⑈899⑆ ⑆5⑈0002188⑈

**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

NO. 1

DATE: OCTOBER 13, 1993

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: NOTICE OF MOTION - ALDERMAN CAMPBELL-CARDWELL:
 LIMITING RED DEER'S GEOGRAPHIC SIZE**

The following Notice of Motion was submitted by Alderman Campbell-Cardwell at the Council Meeting of October 12, 1993:

"WHEREAS the maintenance of municipal infrastructure is often neglected due to underutilization and costs associated with maintenance thereof; and

WHEREAS Red Deer's infrastructure is in need of repair and for the most part underutilized, and underfunded, especially in the downtown; and

WHEREAS continued growth on the periphery and resultant annexation of lands to the City's boundaries leads to the prolonged underutilization of lands; and

WHEREAS Red Deer is becoming unable to fund all the services required by Red Deer citizens through grants and taxes; and

WHEREAS Red Deer at its present size, offers a quality of life not found in larger cities;

THEREFORE be it resolved that the Administration undertake to research communities that have successfully or unsuccessfully limited their geographic size and report back to Council on the pros and cons of Red Deer restricting its boundaries to the current."



C. SEVCIK
City Clerk

CS/clr

NOTICE OF MOTION - ALDERMAN CAMPBELL-CARDWELL:

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WHEREAS Red Deer's infrastructure is in need of repair and for the most part underutilized, especially in the downtown; and

and underfunded

WHEREAS continued growth on the periphery and resultant annexation of lands to the City's boundaries leads to the prolonged underutilization of lands; and

WHEREAS Red Deer at its present size, offers a quality of life not found in larger cities;

THEREFORE be it resolved that the Administration undertake to research communities that have successfully or unsuccessfully limited their ^{geographic} size and report back to Council on the pros and cons of Red Deer restricting its boundaries to the current.

Whereas Red Deer is becoming unable to fund all the services required by Red Deer citizens through grants and taxes; and

BYLAW NO.2672/R-93

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. Section 4.13.1 be amended:
 - (a) By deleting subsections 13, 17, 19, 21, 23, 24, 26, 27, 28, 29, 32, 36, 38, 45 and 46; and
 - (b) By deleting subclauses (1), (2), (4), (5), (6), and (7), and (8) of subsection 35; and
 - (c) By renumbering the subsections then remaining consecutively from '(1) to (21)'.
2. In all other respects, By-law No. 2672/80 is ratified and confirmed.
3. This Bylaw shall come into full force upon the passing of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

BYLAW NO. 3075/B-93

Being a bylaw to amend Bylaw #3075/92, the East Hill Area Structure Plan 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. Map #9 following page 13 in the East Hill Area Structure Plan is hereby amended by adding a public elementary school site in NE 11-38-27-W4M as attached hereto and forming part of the Bylaw.
2. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS DAY OF A.D., 1993.

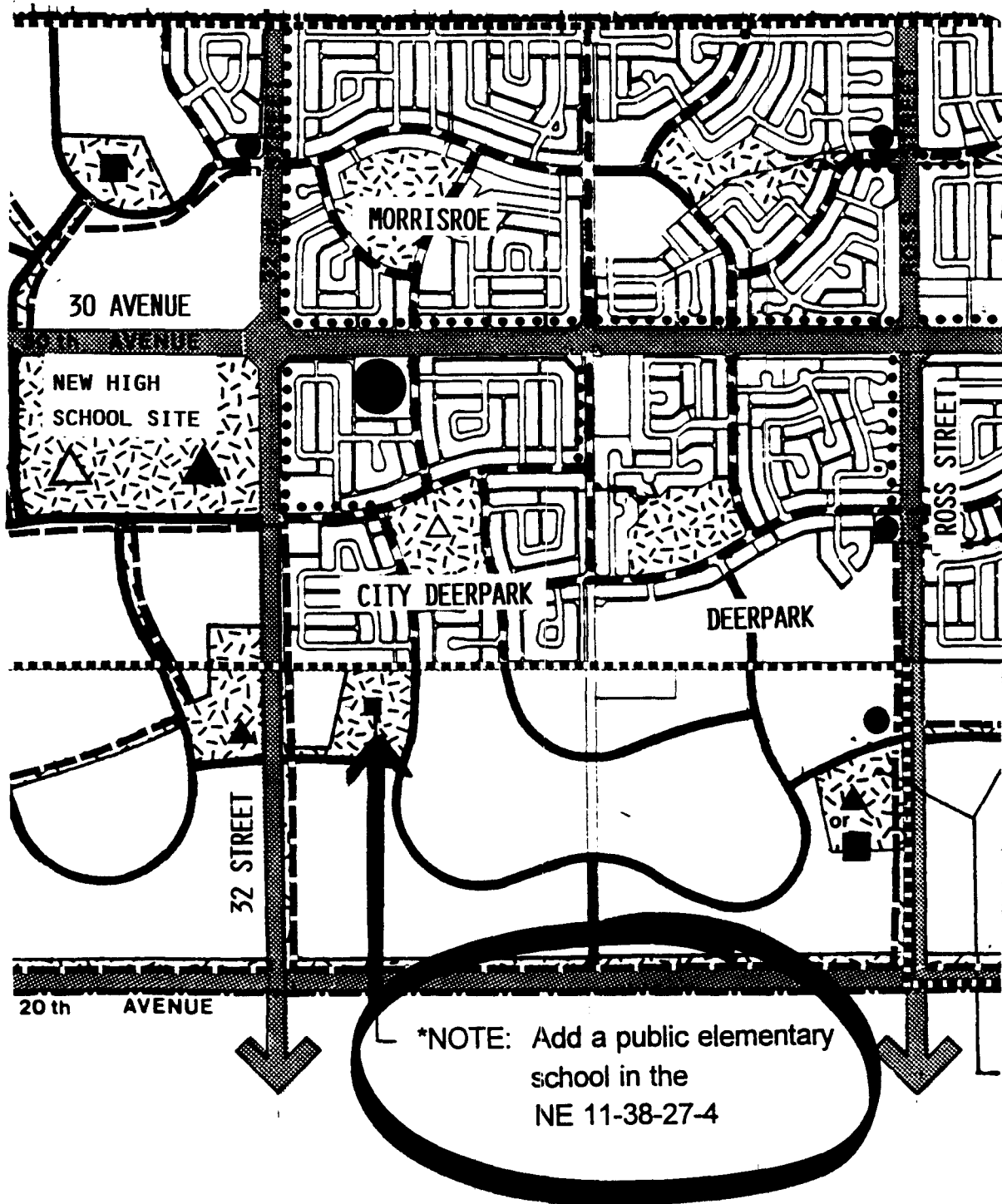
READ A SECOND TIME IN OPEN COUNCIL THIS DAY OF A.D., 1993.

READ A THIRD TIME IN OPEN COUNCIL THIS DAY OF A.D., 1993.

Mayor

City Clerk

EAST HILL AREA STRUCTURE PLAN



- ▲ Public Middle School
- Public Elementary School



BYLAW NO. 3099/93

Being a Bylaw of The City of Red Deer to appoint a City Clerk for 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 That Kelly Brian Kloss of The City of Red Deer, in the Province of Alberta, be and is hereby appointed City Clerk of The City of Red Deer to carry out the duties of City Clerk as defined and set out in the Municipal Government Act of the Province of Alberta, and such other duties as are prescribed from time to time by Council.
- 2 That this appointment be effective from the 31st day of December, 1993.
- 3 That Bylaw 2851/84 is repealed effective the 31st day of December, 1993.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

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

October 26, 1993

1994 Brier Society
P.O. Bag 1994
Red Deer, Alberta
T4N 6W6

Att: Mr. A. Gerig

Dear Mr. Gerig:

RE: 1994 LABATT BRIER

In our letter to you of August 31, 1993, we quoted Council's resolution of August 30th wherein Council agreed to provide you with a \$20,000.00 grant for the funding of the Opening and Closing Ceremonies.

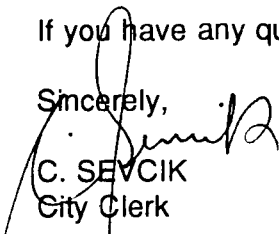
At the Council Meeting of October 25, 1993, the aforesaid decision was reconsidered and the following motion was passed amending said resolution as noted hereunder:

"RESOLVED that Council of The City of Red Deer hereby agrees that the August 30, 1993 resolution pertaining to a \$20,000.00 grant to the Red Deer 1994 Brier Society be amended to delete specific reference to the opening and closing ceremonies in order to allow the allocation of the City's contribution to the most appropriate activities during the event."

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

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

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioners
Director of Financial Services
Director of Community Services
Recreation and Culture Manager
Transit Manager
Recreation, Parks and Culture Board

*a delight
to discover!*