

**DATE:** April 23, 1996  
**TO:** All Departments  
**FROM:** City Clerk  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

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**FILE**

**SUMMARY OF DECISIONS**

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, APRIL 22, 1996**

COMMENCING AT **4:30 P.M.**

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- (1) Confirmation of the Minutes of the Regular Meeting of April 9, 1996

**DECISION - CONFIRMED AS TRANSCRIBED**

PAGE #

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Emergency Services Training Facility

. . 1

**DECISION - ITEM TABLED UNTIL THE MAY 21, 1996 COUNCIL MEETING**

(3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 2672/D-96/To Provide for an Amendment to Exception #15 of the R1A Use Table to Allow for a Gift Shop, McIntosh Tea House . . . 4

(4) **REPORTS**

1. City Assessor - Re: 1996 Tax Rate - Residential Split . . . 5

**DECISION - DIRECTED THE CITY ADMINISTRATION TO PREPARE A TAX RATE BYLAW INCORPORATING RESIDENTIAL INTO TWO CLASSES AS OUTLINED IN THE REPORT FROM THE CITY ASSESSOR**

2. Red Deer Taxi Commission - Re: Annual Review of Taxi Business Bylaw/Amendment 3076/A-96 . . . 8

**DECISION - REPORT RECEIVED AS INFORMATION. SEE BYLAW SECTION FOR BYLAW READINGS**

3. Downtown Planning Committee - Re: An Incentive for Renovation and Redevelopment of Existing Buildings in Downtown Red Deer . . . 14

**DECISION - AGREED IN PRINCIPLE TO THE RECOMMENDATIONS OF THE DOWNTOWN PLANNING COMMITTEE AND AGREED TO CONSIDER ADMINISTRATIVE GUIDELINES AT A FUTURE MEETING**

4. Finance & Audit Committee - Re: 1995 Operating Results and Significant Budget Variances . . . 25

**DECISION - REPORT RECEIVED AS INFORMATION**

5. Inspections and Licensing Manager - Re: Canadian Corps of Commissionaires/Awarding of Contract . . 37

**DECISION - DEFEATED MOTION TO EXTEND CONTRACT WITH THE CANADIAN CORPS OF COMMISSIONAIRES AND REQUESTED THIS CONTRACT GO OUT TO TENDER**

(5) **CORRESPONDENCE**

1. Red Deer Regional Hospital Centre Foundation - Re: Request for Homeowners to have Option of Donating Tax Reduction to the "Caring For Our Tomorrow" Capital Campaign . . 40

**DECISION - DENIED REQUEST FOR OPTION OF DONATING AMOUNT OF REDUCTION IN TAXES TO "CARING FOR OUR TOMORROW" CAPITAL CAMPAIGN**

2. Waskasoo Museum Foundation - Re: Interpretive Signs, Historical Walking Tours/Request for Allocation of Funds from the Red Deer Heritage Fund . . 42

**DECISION - APPROVED REQUEST FOR \$5500 TO THE WASKASOO MUSEUM FOUNDATION TO EXTEND THE INTERPRETIVE SIGNAGE PROGRAM IN 1996**

3. Diane McDonell - Re: Operation of a Bed and Breakfast, 3313 Spruce Drive/Land Use Bylaw Amendment 3156/C-96/Rezoning Request . . 47

**DECISION - THIS ITEM TABLED UNTIL AFTER THIS MATTER HAS BEEN DISCUSSED AT AN OPEN HOUSE OF THE NEIGHBOURHOOD**

4. Laebon Developments Ltd. - Re: Request for Rezoning, Lancaster Meadows Phase 3/Land Use Bylaw Amendment 3156/B-96 . . 55

**DECISION - CORRESPONDENCE RECEIVED AS INFORMATION. SEE BYLAW SECTION FOR BYLAW READING**

5. Alberta Urban Municipalities Association - Re: Request for Resolutions for the 1996 AUMA Conference, September 18 - 21, 1996, Edmonton Convention Centre . . 64

**DECISION - CORRESPONDENCE RECEIVED AS INFORMATION**

6. Play Matters Parent Advisory Council (PAC) - Re: Additional Funding for Day Care . . 66

**DECISION - AGREED TO AMEND THE RESOLUTION THAT WAS APPROVED APRIL 9, 1996 TO ALLOW FOR CHILD CARE PROGRAMS RUN BY RED DEER COLLEGE TO QUALIFY FOR FUNDING**

7. Panagoulas - Re: On Street Commercial Trailer Parking . . 70

**DECISION - DENIED REQUEST TO AMEND THE TRAFFIC BYLAW**

8. Cameron and Louise Berry - Re: Nuisance Complaints/139 Anders Close, David and Judith Russell . . 76

**DECISION - AGREED TO REQUEST DEFINITIVE EVIDENCE CONCERNING THE NUISANCE OCCURRENCES IN ORDER FOR THE CITY TO PROCEED WITH CHARGES**

9. Darla Toliver - Re: Requirement of Developer to Pay for the Installation of New Service Connections - Water and Sewer - City Council Policy No. 544 . . 85

**DECISION - AGREED TO AMEND POLICY NO. 544 TO ALLOW FOR 50/50 COST SHARING WITH THE APPLICANT AND THE CITY**

**(6) PETITIONS AND DELEGATIONS**

1. Patrons of the Central Alberta Professional Centre - Re: Request for Crossing Lights at 5201 - 43 Street . . 95

**DECISION - DENIED REQUEST FOR THE INSTALLATION OF A MID-BLOCK PEDESTRIAN SIGNAL AT 5201- 43 STREET**

**(7) NOTICES OF MOTION**

1. Councillor Dawson - Re: Sports Capital of Alberta . . 100

**DECISION - DEFEATED NOTICE OF MOTION TO FORM AN AD HOC COMMITTEE TO REVIEW IDEA**

**(8) WRITTEN INQUIRIES**

**(9) BYLAWS**

1. 2672/D-96 - Land Use Bylaw Amendment / Rezoning Request / Commercial Operation in Association with Bed and Breakfast Operation 2<sup>nd</sup> & 3<sup>rd</sup> Reading . . 4  
. . 101

**DECISION - BYLAW GIVEN 2<sup>nd</sup> AND 3<sup>rd</sup> READINGS**

2. 3076/A-96 - Amendment to the Taxi Business Bylaw 3 Readings . . 8  
. . 102

**DECISION - BYLAW GIVEN 3 READINGS**

3. 3156/C-96 - Land Use Bylaw Exception to allow a Lodging and Boarding House for a Bed and Breakfast Operation/3313 Spruce Drive 1<sup>st</sup> Reading . . 47  
. . 105

**DECISION - ITEM TABLED**

4. 3156/B-96 - Land Use Bylaw Amendment/Lancaster Meadows Phase 2 and 3 1<sup>st</sup> Reading . . 55  
. . 107

**DECISION - BYLAW GIVEN 1<sup>st</sup> READING**

**ADDITIONAL AGENDA**

1. Downtown Planning Committee - Re: Appointment of New Downtown Planning Committee Member

**DECISION - AGREED TO APPOINT JOHN HULL TO FILL THE UNEXPIRED TERM OF TIM SNELL AS ONE OF THE TOWN CENTRE ASSOCIATION'S REPRESENTATIVES ON THE DOWNTOWN PLANNING COMMITTEE**

**A G E N D A**

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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Committee of the Whole:

1. Administrative Matter
2. Legal Matter

**ITEM 1**

**DATE:** April 16, 1996  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** **EMERGENCY SERVICES TRAINING FACILITY**

---

At the Council Meeting of April 9, 1996, the following resolution was tabled to the April 22, 1996 Council Meeting:

“RESOLVED that Council of The City of Red Deer, having considered the report from the Fire Chief dated February 6, 1996, Re: Training Business Plan - Emergency Services Department, hereby approves the Emergency Services Training Facility as an inclusion to the Emergency Services Training Budget, and as presented to Council February 12, 1996.”

The intent of the tabling resolution was to allow the Emergency Services Department to discuss with the private sector, the possibility of partnering for the development of a training facility.

**RECOMMENDATION:**

This is submitted for Council’s consideration.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

**CITY OF RED DEER**

**To:** CITY CLERK  
**From:** FIRE CHIEF  
**CC:**  
**Date:** April 17, 1996  
**Re:** **EMERGENCY SERVICES TRAINING FACILITY**

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At the Council meeting of April 9, 1996, the Emergency Services Department requested that Council table a report regarding the Training Facility until we could evaluate proposals received from local oilfield companies who were interested in developing an industrial training facility for their own business use, plus possibly partnering with the City in the development of the City's training facility.

Of the four companies we met with, only one replied to our proposal, and only in the form of a letter of intent to proceed with their own facility pending environmental approvals. This company showed some interest in a partnering arrangement, but not on the conditions we requested in our specifications for proposal.

In order for us to assess an opportunity to partner with this firm, we have had to go back to them to determine their interest in presenting us with a complete proposal in order that we can evaluate the cost effectiveness of a partnering arrangement. We have requested a firm proposal by April 26, 1996.

We again request Councils consideration in tabling this matter until we can receive the proposal for evaluation, and subsequent report to Council.

**COMMENTS:**

We recommend that this matter be tabled for a period of up to the May 21, 1996 Council Meeting. This should allow adequate time for any proposal to be analyzed and submitted to Council for consideration.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**DATE:** April 23, 1996  
**TO:** Fire Chief  
**FROM:** City Clerk  
**RE:** EMERGENCY SERVICES TRAINING FACILITY

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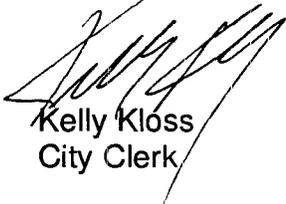
**FILE**

At the Council Meeting of April 22, 1996, the following resolution was again introduced:

“RESOLVED that Council of The City of Red Deer, having considered the report from the Fire Chief dated February 6, 1996, Re: Training Business Plan - Emergency Services Department, hereby approves the Emergency Services Training Facility as an inclusion to the Emergency Services Training Budget, and as presented to Council February 12, 1996.”

Prior to voting on the above resolution however, same was tabled to the Council Meeting of Tuesday, May 21, 1996 in order for you to receive and comment on any proposals from the private sector, for a training facility.

Trusting you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services

PUBLIC HEARINGS*ITEM 1*

**DATE:** April 2, 1996  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** MCINTOSH TEA HOUSE - LAND USE BYLAW AMENDMENT  
2672/D-96

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At the Council Meeting held on March 25, 1996, Council gave first reading to Land Use Bylaw Amendment 2672/D-96.

Land Use Bylaw Amendment 2672/D-96 provides for an amendment to exception #15 of the R1A use table, to allow for a gift shop in the McIntosh Tea House.

At the time of first reading, this request was placed before Council by Leo and Lillian Matthiessen. Since that time, their real estate deal has fallen through and this request is now being brought forward by the new purchaser, Mr. Dennis Lancier of 512 Wilderness Drive SE, Calgary, AB T2J 1Z2.

Mr. Lancier is requesting the same amendment as noted above and has paid the required deposit for the advertising of a Public Hearing.

**RECOMMENDATION**

That following the Public Hearing, Council may proceed with second and third reading of this bylaw.



KELLY KLOSS  
City Clerk

KK/fm

**FILE**

**DATE:** April 23, 1996

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** LAND USE BYLAW AMENDMENT 2672/D-96

At the Council Meeting of April 22, 1996, following the Public Hearing, second and third readings were given to Land Use Bylaw Amendment 2672/D-96, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/D-96 allows for the expansion of uses on Lots 38-40, Block A, Plan K8 (4631 Ross Street), to include a gift shop not including 19 square metres in size. The current use allows for the operation of a tea house, lodging and boarding house on that site.

This office will now be updating the consolidated copy of the Land Use Bylaw and circulating said change in due course.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: C. Rausch

**BYLAW 2672/D-96**

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

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

That Bylaw 2672/80 be amended by deleting section 4.13.1(15) and substituting in its place the following:

"4.13.1(15) On those sites, or portions thereof, hereinafter listed, 'Tea House, Lodging and Boarding House, and gift store in association with a bed and breakfast operation' is a permitted use; the gift store shall not exceed 19 square metres:

(a) Lots 38-40, Block A, Plan K8."

READ A FIRST TIME IN OPEN COUNCIL this 25 day of *March* A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this 22 day of April A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this 22 day of April A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22 day of April A.D. 1996.

  
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 FAX (403) 346-6195

April 23, 1996

Mr. Dennis Lancier  
512 Wilderness Drive, S.E.  
Calgary, AB T2J 1Z2

Dear Mr. Lancier:

Further to our letter of April 9, 1996 regarding Land Use Bylaw Amendment 2672/D-96, which provides for a gift shop not exceeding 19 square metres in size in the McIntosh Tea House, please be advised as follows.

At the City of Red Deer's Council Meeting held April 22, 1996, following the Public Hearing, second and third readings were given to Land Use Bylaw Amendment 2672/D-96, a copy of which is attached hereto.

The current use of the McIntosh Tea House at 4631 Ross Street, now allows for the operation of a tea house, lodging and boarding house, and gift shop.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
City Assessor  
Principal Planner  
Towne Centre Association Manager, J. Ferguson  
Red Deer Visitor and Convention Bureau  
Council and Committee Secretary, S. Ladwig



*a delight  
to discover!*

**FILE**

**DATE:** April 16, 1996  
**TO:** City Clerk  
**FROM:** City Assessor  
**RE:** 1996 TAX RATE - RESIDENTIAL SPLIT

---

Council approved a tax rate that will be reduced for "properties under a four-plex". This direction and definition has been broken down as follows:

<u>Code</u>	<u>Property Type Reduced</u>	<u>Property Type Not Reduced</u>
1101 Single Family	X	
1102 Duplex	X	
1103 Multi-Plex		X
1104 Four-Plex		X
1105 Apartments		X
1106 Fee Simple Rowhousing	X	
1107 Rowhousing (Not fee simple or Condo)		X
1108 Condominiumized Apartments	X	
1109 Condominiumized Rowhousing	X	
1110 Condominiumized Four-Plex	X	
1111 Manufactured Home Parks (Land Only)		X
4107 Alberta Housing Rowhousing (1107)		X
5105 Government of Alberta - Apartments (1105)		X

We have also attached a chart that provides some information on what other cities have incorporated. It is evident that there is no one way of allocating the rates.

We recommend the proposed breakdown because all fee simple ownership of residential units will receive the reduced tax rate. Granted, some of this type of housing is rented, but so are some single-family and duplex houses rented.

**RECOMMENDATION**

That Council direct City Administration to prepare a tax rate bylaw incorporating residential into two sub-classes as outlined.



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

AK/ngl

c.c. Director of Finance

## CITY MULTI-LEVEL MILL RATE SURVEY

CITY	Do You Have a Multi-Level Mill Rate?	What Breakdown ? (ie S.F. Res & Duplex - 1 <sup>st</sup> Rate? 4Plex & Apts - 2 <sup>nd</sup> Rate?)	How do you Treat Multi-Unit Buildings that are condominiumized? (i.e. 16 Suite Apt. with 16 Titles?)	How do you treat Multi-Unit Buildings that are condominiumized? (i.e. 16 Suite Apt. with 16 titles but only one owner?)
Calgary 268-2111 Gail	Yes	S.F. & Duplex - 13.1258 3+ Units & Apts - 13.6829	S.F.	S.F.
Edmonton 496-5000 Bob Thorgeirson	Yes  (Fax attached)	S.F. & Duplex on 2 titles 4-Plex on 4 titles, etc. -  Other Res. - Duplex on same title 4 Plex on same title, etc.	S.F.	S.F. (Usually is S.F., but could be dependent on whether units are rented out rather than trying to be sold)
Lethbridge 320-3950 Barrie	Yes  (Fax attached)	S.F. & Duplex & 3 Plex - 7.03 *4 Plex & up & Apts -12.15 (if owner lives in one of 4-plex units, that unit is considered S.F.)	S.F.	S.F.
Medicine Hat 529-8151 Larry	Yes	S.F./Duplex/4-Plex & Vac Res - 19.759 5 Suites+ & Apts - 23.024	S.F.	S.F.
Grande Prairie 538-0300 Dave	Yes  (Fax attached)	S.F., Duplex, 4 Plex/Twnhse/Mob -18.99 5 Suite + Apts -26.39	Condos - S.F. Condominiumized Apts. - Other Res.	Condos - S.F. Condominiumized Apts. - Other Res.
St. Albert	No All residential are the same			

**COMMENTS:**

We concur with the recommendation of the City Assessor. It would have been our preference to present this issue in the form of a Mill Rate Bylaw for consideration of at least 1<sup>st</sup> Reading, however, we have not yet received the Education Requisition. We are therefore unable to present a Mill Rate bylaw, for first reading. It is essential for Council to give the Mill Rate Bylaw three readings at the Council Meeting of May 6, 1996 in order to allow sufficient time to process the tax bills.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager



**Medicine Hat**  
The Gas City

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**PROPERTY TAX INCENTIVE**

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**PROPERTY TAX INCENTIVE\***

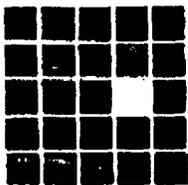
A policy has been adopted by The City of Medicine Hat Council to provide a property tax concession on redevelopment and/or renovations of commercial buildings 30 years old and older located within the municipal boundaries of the City of Medicine Hat.

The tax concession will be phased out over a 5 year period as follows:

Year 1	100% forgiven	0% levied
Year 2	80% forgiven	20% levied
Year 3	60% forgiven	40% levied
Year 4	40% forgiven	60% levied
Year 5	20% forgiven	80% levied
Year 6 and subsequent years		100% levied

\* The concession will apply on the municipal portion of the tax levy on the increased assessment resulting from the redevelopment and/or renovations.

Please contact Assessment & Taxation for more information on the City of Medicine Hat Property Tax Incentive Program at (403) 529-8151, located at 580 First Street S.E., Medicine Hat, Alberta Canada T1A 8E6

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

#202, 4708 - 50 Avenue  
RED DEER, Alberta T4N 4A1  
tel 403-340-1986  
fax 403-347-1696

**fax** t r a n s m i t t a l

to:

*Gail Surban*

fax #:

346-6195

from:

*Lloyd Meadows*

date:

Feb. 20/96

re:

pages:

2, including this cover sheet

**NOTES:**

*Gail - Attached is a copy of a sheet in the Medicine Hat Economic Development Book. I thought you would find this interesting. I have been in touch with the fellow down there in regards to purchasing the Bq + converting it into a multi-tenant use. He did on in Medicine Hat + evidently it looks excellent.*



# Medicine Hat The Gas City

## POLICY

<b>Title:</b> RENOVATION & UPGRADING INCENTIVE POLICY		<b>Number:</b> 0119
<b>Reference:</b> September 30/92 Board of Commissioners	<b>Adopted by City Council</b> <b>Date:</b> October 5, 1992 <i>[Signature]</i>	<b>Supersedes:</b>
<b>Prepared by:</b> Finance & Administration Division		

### STATEMENT

THE CITY OF MEDICINE HAT ENCOURAGES AND PROMOTES THE RENOVATION AND UPGRADING OF OLDER COMMERCIAL BUILDINGS BY GRANTING PROPERTY TAX CONCESSIONS.

### PURPOSE

The purpose of this policy is to encourage and promote the renovation and upgrading of older commercial buildings. Through the use of property tax concessions the costs of renovating and upgrading older commercial buildings to present Building Code and Fire Code standards will be mitigated. This will in turn act as a catalyst for the revitalization of older commercial areas such as the downtown and will benefit the health and safety of persons using these buildings.



# Medicine Hat

## The Gas City

# PROCEDURE

<b>Title:</b> RENOVATION & UPGRADING INCENTIVE POLICY		<b>Number:</b> 0119
<b>Authority:</b>	<b>Effective Date:</b> Procedures adopted by City Council April 5, 1993	<b>Page:</b> 1 of 3

## 1. DEFINITIONS

- 1.01 'Commercial Building' or 'Commercial Buildings' means a building or buildings used for non-residential purposes and located in a district designated as a commercial district under the Land Use By-law.

## 2. RESPONSIBILITIES

- 2.01 City Council to:
- approve this policy and any amendments to it; and
  - grant or refuse applications for tax concessions under this policy
- 2.02 Board of Commissioners to:
- recommend this policy and any amendments to it; and
  - adopt the procedures for this policy and any amendments to the procedures
- 2.03 Assessment and Taxation Department to receive and process applications for tax concessions and generally to be responsible for administration of this policy
- 2.04 Inspection and Development Department and Fire Department to comply with requests for statements of compliance or non-compliance as provided for in these procedures

## 3. PROCEDURES

### 3.01 Conditions for Tax Concessions

- Tax concessions will apply only to commercial buildings renovated or upgraded in 1993 or subsequent years and will be applied against taxes levied in the year following the year in which the building is renovated or upgraded
- To qualify for a tax concession:
  - the building must have been at least 30 years old at the time that a building permit was issued for the renovation or upgrading;
  - the renovation or upgrading of the building must be completed; and
  - the building, including renovations and upgrading, must comply with the requirements of the Alberta Building and Fire Codes in force at the time of issuance of the building permit
- A tax concession will apply only to the municipal portion of the tax levy applicable to the increased assessment resulting from the renovation or upgrading of the building. For greater certainty, the increased assessment will be the difference between original assessment and the assessment following the renovation or upgrading, with consideration factors such as adjusted depreciation and new features
- Tax concessions will be phased out over a period of five years.



# Medicine Hat

## The Gas City

# PROCEDURE

<b>Title:</b> RENOVATION & UPGRADING INCENTIVE POLICY		<b>Number:</b> 0119
<b>Authority:</b>	<b>Effective Date:</b> Procedures adopted by City Council April 5, 1993	<b>Page:</b> 2 of 3

YEAR	FORGIVEN	LEVIED
1	100%	0%
2	80%	20%
3	60%	40%
4	40%	60%
5	20%	80%
6 AND SUBSEQUENT YEARS	0%	100%

- (e) With the introduction of more frequent general assessments in future years, and with the potential introduction of market based assessment standards, the increased assessment on which the tax concession will be calculated in each of the five years of the program will be based on the percentage difference between the original assessment and the assessment following the renovation or upgrading calculated in the first year of the program.
- (f) Before applying for a tax concession, a taxpayer must pay all property tax arrears with respect to the property for which a concession is requested. In subsequent years all property tax arrears must be paid prior to March 31 to qualify for concessions during the phasing out period of this policy.
- (g) Tax concessions will not be granted for additions to buildings unless the additions are for the sole purpose of upgrading a building to Building and Fire Code standards.
- (h) Transfer of ownership of a property qualifying for tax concessions under this policy will not affect the continued qualification of the property for tax concessions.

### 3.02 Applications for Tax Concessions

- (a) To apply for a tax concession, a taxpayer must submit an application to the Assessment and Taxation Department:
- i) within 18 months of completion of the renovation or upgrading of the building; and
  - ii) by no later than March 31 of the year for which a tax concession is requested
- An application must be submitted on the form attached as Schedule 'A' to this policy.

### 3.03 Approval Process

- (a) The Assessment and Taxation Department will endeavour to forward an application form to the taxpayer for each property that may qualify for a tax concession under this policy.



# Medicine Hat

## The Gas City

# PROCEDURE

<b>Title:</b> RENOVATION & UPGRADING INCENTIVE POLICY		<b>Number:</b> 0119
<b>Authority:</b>	<b>Effective Date:</b> Procedures adopted by City Council April 5, 1993	<b>Page:</b> 3 of 3

- (b) Upon receipt of an application, the Assessment and Taxation Department will request the Inspection and Development Department and the Fire Department to provide a statement in writing certifying that the building does or does not comply with the requirements of the Alberta Building and Fire Codes in force at the time that the building permit was issued.
- (c) By no later than April 21, the Inspection and Development Department and the Fire Department will provide the Assessment and Taxation Department with
  - i) a statement in the form attached as Schedule 'B' in the case of a building complying with the requirements of the Alberta Building and Fire Codes; or
  - ii) a statement in the form attached as Schedule 'C' in the case of a building that does not comply with the requirements of the Alberta Building and Fire Codes.
- (d) Prior to passage of the annual property tax by-law, the Assessment and Taxation Department will advise Council of the number of applications received and the estimated amount of tax concessions requested for that year.
- (e) Following passage of the property tax by-law, the Assessment and Taxation Department will submit to Council:
  - i) a list of properties qualifying for tax concessions for which new applications have been received;
  - ii) a list of properties for which tax concessions have previously been approved and which remain eligible for tax concessions under the phasing out provisions of this policy; and
  - iii) a list of properties for which applications for tax concessions have been received but which do not qualify for tax concessions under this policy.
- (f) Upon receipt of the lists referred to in paragraph (e), Council may, if it considers it equitable to do so, pass a resolution approving any or all of the properties for tax concessions for that taxation year. **TAXPAYERS SHOULD NOTE THAT THIS POLICY DOES NOT COMMIT COUNCIL TO GRANT TAX CONCESSIONS AND THAT COUNCIL HAS ABSOLUTE DISCRETION TO APPROVE OR REFUSE A TAX CONCESSION REGARDLESS OF WHETHER A PROPERTY QUALIFIES OR HAS PREVIOUSLY BEEN APPROVED FOR A CONCESSION UNDER THIS POLICY.**
- (g) A separate budget item will be established in each year's budget to fund tax concessions approved under this policy.

SCHEDULE "A"

TAX CONCESSION APPLICATION

COMMERCIAL BUILDINGS

RENOVATION AND UPGRADING INCENTIVE POLICY

APPLICATION DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name

the taxpayer or representative of the taxpayer for the property located at

\_\_\_\_\_  
Civic Address

and legally described as \_\_\_\_\_  
Legal Description

I do hereby make application for a tax concession under the City of Medicine Hat Renovation and Upgrading Incentive Policy.

I hereby acknowledge that in order to qualify for a tax concession, the building must have been 30 years old at the time of issuance of the building permit, and the building must upon completion of the renovation or upgrading comply with all requirements of the Alberta Building and Fire Codes in force at the time of issuance of the building permit. I further acknowledge that any tax concession shall be limited to the municipal portion of the tax levy applicable to the increase in the assessment of the commercial building resulting from the renovation or upgrading of the building.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Witness

SCHEDULE "B"

CITY OF MEDICINE HAT  
RENOVATION AND UPGRADING INCENTIVE POLICY  
STATEMENT OF COMPLIANCE WITH ALBERTA BUILDING AND FIRE CODES

We hereby certify that the following property which has been renovated or upgraded DOES comply with the requirements of the Alberta Building and Fire Codes in force at the time of issuance of the building permit for the renovation or upgrading.

Name of Property Taxpayer \_\_\_\_\_

Property Address \_\_\_\_\_

Year in which the original building was built \_\_\_\_\_

Legal Description Plan Block(s) Lot(s) \_\_\_\_\_

Nature of renovation or upgrading \_\_\_\_\_

FIRE DEPARTMENT

INSPECTION & DEVELOPMENT DEPARTMENT

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

NOTE: THIS STATEMENT IS PROVIDED FOR THE SOLE PURPOSE OF THE RENOVATION AND UPGRADING INCENTIVE POLICY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

SCHEDULE "C"

CITY OF MEDICINE HAT  
RENOVATION AND UPGRADING INCENTIVE POLICY  
STATEMENT OF NON-COMPLIANCE WITH ALBERTA BUILDING AND FIRE CODES

We hereby certify that the following property which has been renovated or upgraded **DOES NOT** comply with the requirements of the Alberta Building and Fire Codes in force at the time of issuance of the building permit for the renovation or upgrading.

Name of Property Taxpayer

Property Address

Year in which the original building was built

Legal Description Plan Block(s) Lot(s)

Nature of Renovation or Upgrading

Area/Nature of Non-compliance

FIRE DEPARTMENT

INSPECTION AND DEVELOPMENT DEPARTMENT

Signature

Signature

Date

Date

NOTE: THIS STATEMENT IS PROVIDED FOR THE SOLE PURPOSE OF THE RENOVATION AND UPGRADING INCENTIVE POLICY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE

**FILE**

**DATE:** March 8, 1996  
**TO:** Mayor's Task Force on the 4900 Block  
**FROM:** City Clerk  
**RE:** PROPERTY TAX INCENTIVE

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

---

Mayor Surkan has requested that the attached information be forwarded to the Task Force. The Mayor had originally requested Administrative comments relative to property tax incentives, copies of which are attached hereto for your information.

I trust that once you have reviewed this information, comments will be submitted back to this office so as same may be considered by Council.



KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Corporate Services  
City Assessor

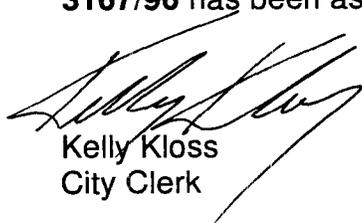
**DATE:** April 23, 1996  
**TO:** City Assessor  
**FROM:** City Clerk  
**RE:** 1996 TAX RATE - RESIDENTIAL SPLIT

**FILE**

At the Council Meeting of April 22, 1996, consideration was given to your report dated April 16, 1996 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated April 16, 1996, re: 1996 Tax Rate - Residential Split, hereby directs the City Administration to prepare a tax rate bylaw incorporating residential into two sub-classes as outlined in the above noted report, and as presented to Council April 22, 1996."

The decision of Council in this instance is submitted for your information and appropriate action. This item is to appear on the Council Agenda of May 6, 1996. Please submit the Mill Rate Bylaw to this office by Tuesday, April 30, 1996. **Bylaw No. 3167/96** has been assigned to the noted bylaw.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Corporate Services

DATE: APRIL 4, 1996  
 TO: CITY COUNCIL  
 FROM: RED DEER TAXI COMMISSION  
 RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92

---

Annual Review of Taxi Business Bylaw No. 3076/92 took place on March 26, 1996, with representation from a majority of the taxi brokers currently operating in Red Deer. For Council's information, the following are the taxi companies in Red Deer as of March 1996, which are basically two dispatches:

Alberta Gold Taxi Ltd.	Alberta Chinook Cab (573674 Alberta Ltd.
Central Alberta Cabs	Associated Taxi (573675) Alberta Ltd.
All Star (633162) Alberta Ltd.	Bowriver Taxi Incorporated
VIP Cab (643362) Alberta Ltd.	City Cab (1990) Ltd.
All four c/o Walter Wympey	Premier Cab Limited
	The Silver Cab Co. Ltd.
	All six c/o Paul Richard

As a result of the Taxi Review, the Red Deer Taxi Commission recommends to City Council changes to Taxi Business Bylaw 3076/92 as follows:

***Taxi Colours:***

***Section 3 (b)*** which refers to combination of colours: change the reference to Section 11, (rather than Section 12).

***Section 11*** to become Section 11 (a) and add a Section 11 (b) to read as follows:

"11 (b) The License Inspector shall have the discretion to approve the overall design of taxicabs to ensure that taxicabs associated with different brokers can be distinguished. This discretion shall include approval of the colour of all or any part of the vehicle, the design, size and colour of lettering, logos and insignia, the type of signs or accessories that may be marked upon or affixed to the exteriors of the vehicles that, in the opinion of the License Inspector, may be required to ensure that vehicles associated with different brokers can be distinguished."

**Section 13 re: Taxi Broker’s License**

This section states that

“13 No Taxi Broker’s License shall be issued to a Corporate Broker, and no Taxi License Plate shall be issued to a Corporate Broker or Corporate Taxi Licensee where:

- (a) All or any of the shareholders of such applicant are the shareholders of any other Corporate applicant; or
- (b) any of the shareholders of such applicant is another applicant; or
- (c) the shareholders of such applicant hold the shares issued to them in trust for another applicant or the shareholders of another applicant”

*Since the provision of a 7 plate maximum has been deleted, it was agreed that Mr. Strader seek the advice of the City Solicitor regarding whether or not the above paragraph be left in the Bylaw, be changed, or be deleted.*

**Section 15 (2) re: Taxi must operate for 40 weeks a year:**

**Section 15 (3) re: A person may apply to Council for a variance:**

Committee members agreed that Section 15 (2) remain as is.

Committee members agreed that 15 (3) be amended in part to read that “a person may apply to the Taxi Commission for a declaration that....” rather than applying to Council.

**Section 15 (6) Handicapped Van**

Commission members agreed to no change at this time.

Page 3  
City Council re: Annual Taxi Review

**Section 16 (1) - Not more than 7 Taxi License Plates be issued to a  
Section 16 (2) - Broker and not more than 1 Plate to a Driver Owner**

Delete Section 16 (1) entirely.

Since the original brokers have simply attracted more brokers in order to be allowed more plates, deleting the 7 plate requirement will likely not have any effect on the industry, other than saving the current brokers from incorporating new companies and all of the expenses that go along with that.

Amend 16 (2) to read "Not more than 2 Taxi License Plates shall be issued to a Taxi Licensee.

It was agreed that Driver Owners be allowed to have one or two plates, and if they want three, they will have to open a brokerage. That would also mean that a broker must have a minimum of three plates. Since there are only 100 plates allowed, they will have to swap them amongst themselves.

**Add Section 26.1 re: Address, Telephone Number, to read as follows:**

"26.1 (k) Each Taxi Driver Licensee shall advise The City, and keep The City informed in a timely manner of any change in the address and telephone number at which he or she may be contacted during normal business hours."

**Add Section 26.2 re: Annual License Fee, to read as follows:**

"26.2 An applicant for a taxi driver license shall provide with the completed application a fee in the amount set out in Schedule "A".

**Rate Increase**

Committee members agreed with the rate increase formula recently approved, which will change the rates under Schedule "B" as follows:

Page 4

City Council re: Annual Taxi Review

1. The meter rate fares authorized to be charged for the hire of Taxis shall be as follows:
  - a) **\$2.30** for the first **97** metres or portion thereof;
  - b) **\$0.10** for each additional **95** metres or portion thereof;
  - c) waiting time - no charge for the first 3 minutes; thereafter **\$26.60** per hour, based on the proportion of the time during which the Taxi waited, calculated at **\$0.10** per **13.53** seconds.
6. Where a person requesting Taxi services requests the use of a motor vehicle commonly known as a "station wagon", or a "van", then the fare charged for the first **97** metres shall be **\$7.30**. This provision shall not apply to a station wagon or a van when it is being used for the transportation of a physically handicapped passenger.

### ***Annual Review - Future Years***

Commission members agreed not to have an Annual Taxi Review next year due to the fact that the Commission will likely be dealing with minor issues that can be dealt with at regular meetings any time during the year. Also, there are some major expenses in having a Review in terms of printing, advertising, etc. On the other hand, if a number of major issues do come up in future, the Commission could always then decide to have a formal Review.

Respectfully submitted,



COLLEEN PALICHUK  
Chairman  
Red Deer Taxi Commission

## MEMO

---

**Date:** April 15, 1996 **File No. 6-055**

**To:** KELLY KLOSS  
City Clerk

**From:** RYAN STRADER  
Inspections and Licensing Manager

**RE:** TAXI BUSINESS BYLAW

---

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

The Taxi Business Bylaw contains a provision for yearly review, which has been completed by the Taxi Commission. For the most part, the proposed changes are mostly housekeeping. The major change is that there will no longer be a limit on the number of taxi plates that a taxi broker can possess, as well, the individuals can possess a maximum of two plates rather than the one under the current bylaw.

**Recommendation:** That the Taxi Commission submission be approved.



R. STRADER  
Inspections and Licensing Department

RS:yd

**COMMENTS:**

We appreciate the work of the Taxi Commission in completing this review. At this point however, we do not have a clear idea if the majority of participants in the taxi industry are in favour or have serious concerns around the recommendations. We anticipate that those participants who may have concerns will take the opportunity to address Council directly in open Council when this issue is heard. Subject to that input, we recommend that Council proceed as outlined by the Taxi Commission and pass the relevant amendment to the Taxi Business Bylaw.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

DATE: APRIL 12, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK  
RE: Annual Review of Taxi Business Bylaw 3076/92

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk

f:\data\council\meeting\forms\com.tem



# 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 FAX (403) 346-6195

*NOT*  
**Submitted To City Council**

Date: April 22/96

April 4, 1996

Alberta Gold Taxi Ltd.  
Central Alberta Cabs  
All Star (633162) Alberta Ltd.  
VIP Cab (643362) Alberta Ltd.  
All four c/o Walter Wympney

Alberta Chinook Cab (573674 Alberta Ltd.  
Associated Taxi (573675) Alberta Ltd.  
Bowriver Taxi Incorporated  
City Cab (1990) Ltd.  
Premier Cab Limited  
The Silver Cab Co. Ltd.  
All six c/o Paul Richard

Dear Sirs:

RE: 1996 ANNUAL TAXI REVIEW

On behalf of the Red Deer Taxi Commission, I wish to thank those who submitted proposed changes to the Taxi Business Bylaw, and also those members of the industry who attended the Annual Taxi Review on March 26, 1996.

I enclose herewith a report which outlines the changes proposed. A similar report has been forwarded to City Council recommending their approval.

This item will be discussed at the April 22, 1996 meeting of City Council. You may telephone the City Clerk's Department at 342-8132 the morning of April 22<sup>nd</sup>, and you will be advised the approximate time that Council will be discussing this item.

Sincerely,

COLLEEN PALICHUK  
Chairman  
Red Deer Taxi Commission

c.c. Bob Holmes  
Cliff Simpson



*a delight  
to discover!*

1996 ANNUAL TAXI REVIEW  
PROPOSED CHANGES TO TAXI BUSINESS BYLAW 3076/92

---

Annual Review of Taxi Business Bylaw No. 3076/92 took place on March 26, 1996, with representation from a majority of the taxi brokers currently operating in Red Deer.

As a result of the Taxi Review, the Red Deer Taxi Commission recommends to City Council changes to Taxi Business Bylaw 3076/92 as follows:

***Taxi Colours:***

***Section 3 (b)*** which refers to combination of colours: change the reference to Section 11, (rather than Section 12).

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***Section 15 (6) Handicapped Van***

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***Rate Increase***

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1. The meter rate fares authorized to be charged for the hire of Taxis shall be as follows:
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***Annual Review - Future Years***

Commission members agreed not to have an Annual Taxi Review next year due to the fact that the Commission will likely be dealing with minor issues that can be dealt with at regular meetings any time during the year. Also, there are some major expenses in having a Review in terms of printing, advertising, etc. On the other hand, if a number of major issues do come up in future, the Commission could always then decide to have a formal Review.

**DATE:** April 25, 1996  
**TO:** Taxi Commission  
**FROM:** City Clerk  
**RE:** ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92

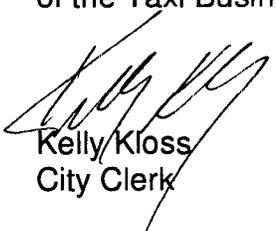
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**FILE**

At the Council Meeting of April 22, 1996, consideration was given to your report dated April 4, 1996 concerning the above. At that meeting Council passed Taxi Business Bylaw Amendment 3076/A-96, a copy of which is attached hereto.

In addition to the above, Council recognized that although there will not be a formal annual review of the Taxi Business Bylaw next year, the opportunity must still be available for discussion of rate increases at a regular Taxi Commission meeting.

On behalf of Council, please accept our thanks for the Commission's work in the area of the Taxi Business Bylaw.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Insp. S. Sutton  
Inspections and Licensing 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 FAX (403) 346-6195

April 25, 1996

**PLEASE SEE ATTACHED DISTRIBUTION LIST**

**FILE**

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

At the City of Red Deer's Council Meeting held April 22, 1996, Bylaw 3076/A-96, which amends Taxi Business Bylaw 3076/92, was passed. A copy of Bylaw 3076/A-96 is attached hereto.

In addition to the above, I have enclosed herewith a consolidated copy of the Taxi Business Bylaw, incorporating the above amendments.

On behalf of Council and the Taxi Commission, please accept our thanks for your participation in the review of the Taxi Business Bylaw.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
to discover!*

Alberta Gold Taxi Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

Central Alberta Cabs  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

All Star (633162) Alberta Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

VIP Cab (643362) Alberta Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

Alberta Chinook Cab (573674 Alberta Ltd.)  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Associated Taxi (573675) Alberta Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Bowriver Taxi Incorporated  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

City Cab (1990) Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Premier Cab Limited  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

The Silver Cab Co. Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

**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 FAX (403) 346-6195

April 25, 1996

Alberta Gold Taxi Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

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In addition to the above, I have enclosed herewith a consolidated copy of the Taxi Business Bylaw, incorporating the above amendments.

On behalf of Council and the Taxi Commission, please accept our thanks for your participation in the review of the Taxi Business Bylaw.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
to discover!*

**FILE**



# 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 FAX (403) 346-6195

April 25, 1996

Central Alberta Cabs  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

**FILE**

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

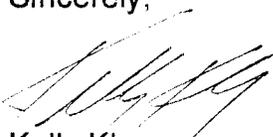
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On behalf of Council and the Taxi Commission, please accept our thanks for your participation in the review of the Taxi Business Bylaw.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
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# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department  
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April 25, 1996

All Star (633162) Alberta Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

**FILE**

Dear Sir/Madam:

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City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
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# 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 FAX (403) 346-6195

April 25, 1996

VIP Cab (643362) Alberta Ltd.  
c/o Walter Wympney  
#280, 4752 Ross Street  
Red Deer, Alberta T4N 1X2

**FILE**

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

At the City of Red Deer's Council Meeting held April 22, 1996, Bylaw 3076/A-96, which amends Taxi Business Bylaw 3076/92, was passed. A copy of Bylaw 3076/A-96 is attached hereto.

In addition to the above, I have enclosed herewith a consolidated copy of the Taxi Business Bylaw, incorporating the above amendments.

On behalf of Council and the Taxi Commission, please accept our thanks for your participation in the review of the Taxi Business Bylaw.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*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 FAX (403) 346-6195

April 25, 1996

Alberta Chinook Cab (573674 Alberta Ltd.)  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

At the City of Red Deer's Council Meeting held April 22, 1996, Bylaw 3076/A-96, which amends Taxi Business Bylaw 3076/92, was passed. A copy of Bylaw 3076/A-96 is attached hereto.

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Kelly Kloss  
City Clerk

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attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
to discover!*

**FILE**

**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 FAX (403) 346-6195

April 25, 1996

Associated Taxi (573675) Alberta Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

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Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



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to discover!*

**FILE**



# 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 FAX (403) 346-6195

April 25, 1996

Bowriver Taxi Incorporated  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

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Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



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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 FAX (403) 346-6195

April 25, 1996

City Cab (1990) Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

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Sincerely,

Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*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 FAX (403) 346-6195

April 25, 1996

Premier Cab Limited  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

**FILE**

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**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

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

Sincerely,



Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*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 FAX (403) 346-6195

April 25, 1996

The Silver Cab Co. Ltd.  
c/o Paul Richard  
#4733 - 60 Street  
Red Deer, Alberta T4N 2N8

**FILE**

Dear Sir/Madam:

**RE: ANNUAL REVIEW OF TAXI BUSINESS BYLAW 3076/92**

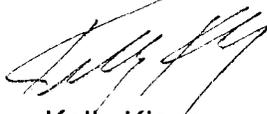
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Sincerely,



Kelly Kloss  
City Clerk

KK/clr  
attchs. (2)

cc: Insp. S. Sutton  
Inspections and Licensing Manager  
Taxi Commission



*a delight  
to discover!*

**ITEM 3**

DATE: MARCH 22, 1996

TO: CITY COUNCIL

FROM: DOWNTOWN PLANNING COMMITTEE

RE: **AN INCENTIVE FOR RENOVATION AND REDEVELOPMENT OF EXISTING BUILDINGS IN DOWNTOWN RED DEER.**

---

At the Thursday, March 21, 1996 meeting of the Downtown Planning Committee, the following resolution was introduced and passed unanimously:

**“THAT the Downtown Planning Committee recommend to City Council that, on a trial basis of 3 years, all new tax dollars generated as a result of any downtown commercial renovation and/or redevelopment of an existing building, be committed for a 5 year term per site to a special fund, which funds will be accumulated to be used to implement the Downtown Concept Plan Recommendations. Guidelines will be developed for use of these funds.”**

NOTE: If this recommendation is approved by City Council prior to any reassessment as a result of current renovations being made in the downtown, this incentive may apply.

This incentive is viewed as part of a long term solution to the revitalization of the downtown commercial core area. The goal of the proposed resolution is two-fold:

- to identify a source of funding that will assist in the implementation of the Downtown Concept Plan, particularly the landscape component, and
- to encourage downtown properties to upgrade.

This pooling of new monies created by increased additional assessment will serve as a tool to improve the overall long term tax base of the downtown. The City would be viewed as entering into a unique partnership with the private sector whereby private investment in the downtown would be accompanied by public sector improvements in a manner prescribed in the Downtown Concept Plan. The private sector had considerable input into the contents of this Plan, which represents an extensive public participation component. No public funds are currently available for implementation of the Downtown Concept Plan due to a freeze on departmental budgets and/or to the allocation of surplus funds to other areas of higher priority as determined by City Council. Unless those who own properties in the downtown are given an incentive to upgrade or renovate their existing building stock, the result will be little new private sector investment and growth in the downtown.

Page 2  
March 22, 1996

The proposed 3 year trial period for a term of 5 years will result in a total period of 8 years in which to evaluate the merits of the proposed incentive program. Since 1984 when the Business Revitalization Zone (BRZ) was established, approximately \$30 million dollars has been invested into new downtown buildings and major upgrades generating \$2.5 ± million dollars in additional tax revenue for the City. Had some of this new tax assessment been applied to pay for improvements identified in the City's Downtown Concept Plan back then, many of the recommendations would have been completed today.

Enclosed herewith is the following documentation to assist Council in discussing and approving the above-noted incentive:

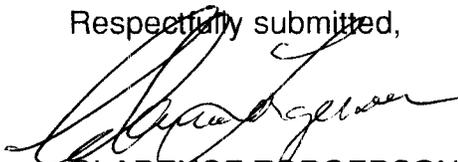
1. A report from the Mayor's Task Force on the 4900 Block dated 20 March 1996, which provides background information, two examples of the increased assessment as a result of two improvements on two different buildings, their recommendation and conclusions.
2. An excerpt of the Minutes of the Downtown Planning Committee meeting of March 21, 1996 which provides further background information and explanation.
3. In terms of funding of the Downtown Concept Plan Recommendations, a low cost, medium cost and high cost improvement for the downtown.
4. A map showing the area to be included in the incentive.

**Recommendation:**

**“THAT Red Deer City Council, having considered the report of the Downtown Planning Committee dated March 22, 1996, agree that on a trial basis of 3 years, all new tax dollars generated as a result of any downtown commercial renovation and/or redevelopment of an existing building, be committed for a 5 year term per site to a special fund, which funds will be accumulated to be used to implement the Downtown Concept Plan Recommendations. Guidelines will be developed for use of these funds.”**

NOTE: This incentive may apply to reassessment as a result of any renovations currently underway in the downtown.

Respectfully submitted,



CLARENCE TORGERSON  
DOWNTOWN PLANNING COMMITTEE

**DATE:** 20 March 1996  
**TO:** DOWNTOWN PLANNING COMMITTEE  
**FROM:** MAYOR'S TASK FORCE ON THE 4900 BLOCK  
**RE:** INCENTIVES FOR DOWNTOWN DEVELOPMENT

---

### **Background**

The focus of the Mayor's Task Force on the 4900 Block is to aid and lend its support in the sale and redevelopment of the 4900 block, particularly the former Bay and Zellers buildings. It has become obvious that the 4900 block in itself cannot be viewed in isolation of the rest of the City's downtown area. Although the sale and/or redevelopment of the former Bay and Zellers buildings are viewed as being directly related to the future overall health of the downtown, the Mayor's Task Force has found itself discussing the broader issue of matters that would make the downtown environment more conducive to developing and redeveloping buildings.

Recent decisions by City Council to remove the electrical grid charges and the off-site levies from the downtown area are viewed as being very positive steps in the encouragement of downtown (re)development. It is felt that it would be very worthwhile to the downtown to continue exploring the pros and cons of other incentives. The Mayor's Task Force identified four types of development projects applicable to the downtown, those being rehabilitation (i.e. building renovations), redevelopment (i.e. former Windsor Hotel site), infill (i.e. parking lots), and new raw land development (i.e. vacant rail lands). In certain cases it may be difficult and confusing to distinguish between what is a redevelopment, rehabilitation or infill development project. If a building is removed or burns down, is it considered new development or redevelopment? New development or infill development could receive benefit from the removed electrical grid and off-site levies while a renovation project may not. Although all these types of development are important and applicable to the downtown, the Mayor's Task Force concluded that they would rather focus on incentives relative to only the renovation and rehabilitation of existing buildings. This is on the basis that the downtown area contains significantly high vacant commercial floor space within existing structures. Issues identified relative to the renovation of existing buildings were:

- generation of revenues to allow implementation of the Downtown Concept Plan thereby creating an improved downtown environment and attractive investment area,
- renovations are not currently proceeding because of the concern around increased assessment,
- higher and more efficient use of existing building infrastructure,
- it is often cheaper to renovate than to build new,
- effective incentives and partnerships to attract private investment,
- political will for the City to invest in the downtown, incorporating public/private partnerships.

Two possible approaches were identified in order to implement the above issues, those being the need to lower front end and continuing development costs and secondly, the attraction of providing an improved downtown environment which would support private sector investment and stimulate downtown revitalization. Front end costs have already been reduced, if applicable, through the elimination of the electrical grid and off-site levy charges, but what else could be done? One answer could lie in the area of taxation. Discussed was the possibility of property tax incentives in the form of tax concessions over a designated period of time. An example studied was that of the City of Medicine Hat who encourages and promotes the renovation and upgrading of their older commercial buildings by granting property tax concessions (municipal portion only) on the increased assessment resulting from improvements which would then be phased out over a 5 year period of time. However, to place a tax incentive directly into the hands of the developer does not always resolve longer term goals. He could reduce rents to fill a building (creating havoc with established rates) and when eventually the tax incentive runs out, the tenants leave resulting in additional vacant building space. Therefore direct subsidy's by itself may not be the full answer. Furthermore, the actual dollars involved in the consideration of a tax concession based on the value of building improvements, are less than one might imagine. Two actual examples are as follows:

	Bldg. Permit Value of Improvements	Increased Assessment	Total Tax Increase	Municipal Portion of Tax (±46%)
Improvement A (new store front)	\$ 15,000	\$ 12,100	\$ 244	\$ 112
Improvement B (second floor and roof alterations)	\$ 175,000	\$153,700	\$3,092	\$ 1,422

***The costs of a project are only as valid as the services and environment into which the investment is to be located.***

As the actual savings that a developer may realize from a tax concession program is relatively minor in comparison to the overall project, another approach was examined. If the goal is to attract investment into the downtown area, good investment reasons must be provided for the developer. In other words, the costs associated with a renovation or rehabilitation project are only as valid as the services and environment into which the investment is to be located. This then relates back to the point raised earlier whereby an improved downtown environment would likely aid in attracting additional private sector investment. To this end, the City has its Downtown Concept Plan which was approved with considerable community involvement. It addresses concerns and issues raised by both the public and private sectors and special interest groups. In order to implement some of the major recommendations contained in the Plan, considerable expenditures of dollars would be required.

It became obvious that one of two alternative approaches be considered as a solution to the whole

discussion on how best to encourage renovation projects in our downtown:

1. whether the City should give money back to the developer to recover some of his capital costs, similar to the tax incentive (concession) used by the City of Medicine Hat, or
2. whether new tax dollars should be dedicated to upgrading the downtown in accordance with the Downtown Concept Plan.

## **Proposal**

The Mayor's Task Force group proposes that all new tax dollars generated as a result of any downtown commercial renovation and/or redevelopment of an existing building, be committed for a 5 (or longer) year term to a special fund. The monies accumulated into this fund would be used to pay for implementation of the Downtown Concept Plan. In this way, the private sector receives direct benefit, the City advances its Downtown Concept Plan, and politically, all the funds are generated by the downtown. This incentive would result in a progressive, active and growing business district from which all of the citizens of Red Deer would benefit.

While minor renovation projects would only contribute small amounts of monies to the special fund, a major renovation project such as could be the case with the former Bay or Zellers building would generate substantially more. For example, if \$1.4 million were spent on renovating one of these buildings, about \$ 12,000 per year in additional municipal taxes could be generated. Over a period of 5 years, the \$ 60,000 would go a long way towards such expenditures as redoing sidewalks, adding landscaping and vintage street lighting, or be put towards larger projects such as pedestrianized lanes or a plaza, etc. The City would have to determine priorities for concept plan improvements. On major projects, this approach allows the City to offer significant direct public improvement on or adjacent to the site of development.

## **Conclusion**

Regardless of the type of renovation project, using new tax dollars to create a more positive downtown environment would benefit every business in the Downtown, as well as increase community pride in the heart of the City. This proposal offers a workable approach that promotes the interest of both the developer and the City, and all the money comes from the downtown in the form of new tax dollars generated from increased assessment due to new investment. This proposal of using newly generated downtown tax dollars will alert the general public that the downtown is open for business, creating a vision that something is being done about the downtown.

## Excerpt of March 21, 1996 Minutes of the Downtown Planning Committee

### *Background:*

The Mayor's Task Force Committee on the 4900 Block discussed possible incentives for the whole of downtown Red Deer in terms of rehabilitation properties, redevelopment properties, infill and new construction on open land. There was considerable discussion around redevelopment and rehabilitation.

1. The Committee thoroughly examined the City of Medicine Hat incentive that is available for any aging building (30 years or older) in their downtown, being the forgiveness of new taxes as a result of renovation (on a descending scale) for a period of 5 years.
2. The Committee then considered whether it would be worth while to rebate 100% of the new taxes, or set aside a part of them to develop the Downtown Concept Plan Recommendations. The result of that discussion was that the potential money generated from this incentive would not be significant enough to persuade a business to renovate.
3. The Task Force Committee agreed to an incentive that would devote all new tax dollars (as a result of redevelopment and renovation) to funding the Downtown Concept Plan Recommendations. This incentive would result in a direct benefit to every business in the downtown in terms of upgrading either their street or the downtown in general.

The Mayor's Task Force Committee requested that - if the members of the Downtown Planning Committee concur with its proposal, that they create a clear and concise recommendation to be forwarded to City Council for its approval.

### *Comments of Downtown Planning Committee:*

Mr. Meadows provided photographs of the Eatons Store in Medicine Hat and noted that the developer is somewhat interested in The Bay here in Red Deer. The response Mr. Meadows had from the developer of that store was that the Medicine Hat incentive *did* influence the developer's decision to proceed with renovating the Eatons Store.

The age of a building was not identified in the recommendation because the decision of the Committee was to provide an incentive for the owners of *existing* buildings in the downtown to renovate or rehabilitate their properties. This incentive would not, however, include a business that simply wanted to continually change its decore - in other words, *the assessable value of the property must increase*. It also would not include construction on, for example, the Windsor Hotel site.

In terms of actual dollars that could be generated, there are two examples cited on page 2 of the report attached to today's Agenda. It is the municipal portion that would be devoted to the Downtown Concept Plan fund.

Page 3 of the report suggests that if, for example, \$1.4 million is spent on renovating the Bay or Zellers building, about \$12,000 per year in new tax dollars could be generated. Over a period of 5 years, the \$60,000 would go a long way towards funding some of the Downtown Concept Plan Recommendations, i.e. sidewalks, landscaping, vintage street lighting, or possibly even larger projects such as a pedestrian laneway mall or plaza. In the case of The Bay, this could be used as a negotiation tool.

The two examples cited on page 2 of the report are similar to Comforts the Sole and Tommy Chu's. Not everything in the Downtown Concept Plan Recommendations is a major item. For example, new street signs would be a \$6,000 expenditure. The whole idea here is to attract new redevelopment. If one or two of the bigger properties renovate, others will follow. In terms of a timeframe, if The City had started this incentive back in 1984, virtually everything in the Downtown Concept Plan Recommendations would have been paid for by now.

Another factor to consider is the definition of rehabilitation, renovation and infill. Perhaps this incentive can be a negotiating tool wherein the definition and final approval is left to the decision of the Economic Development Department, however, it might be appropriate to add that "Guidelines will be developed for use of the funds." The Downtown Planning Committee can track the completion of Recommendations during their semi-annual review.

## LANDSCAPE PROGRAM COST ESTIMATES

### Possible Low Cost Projects

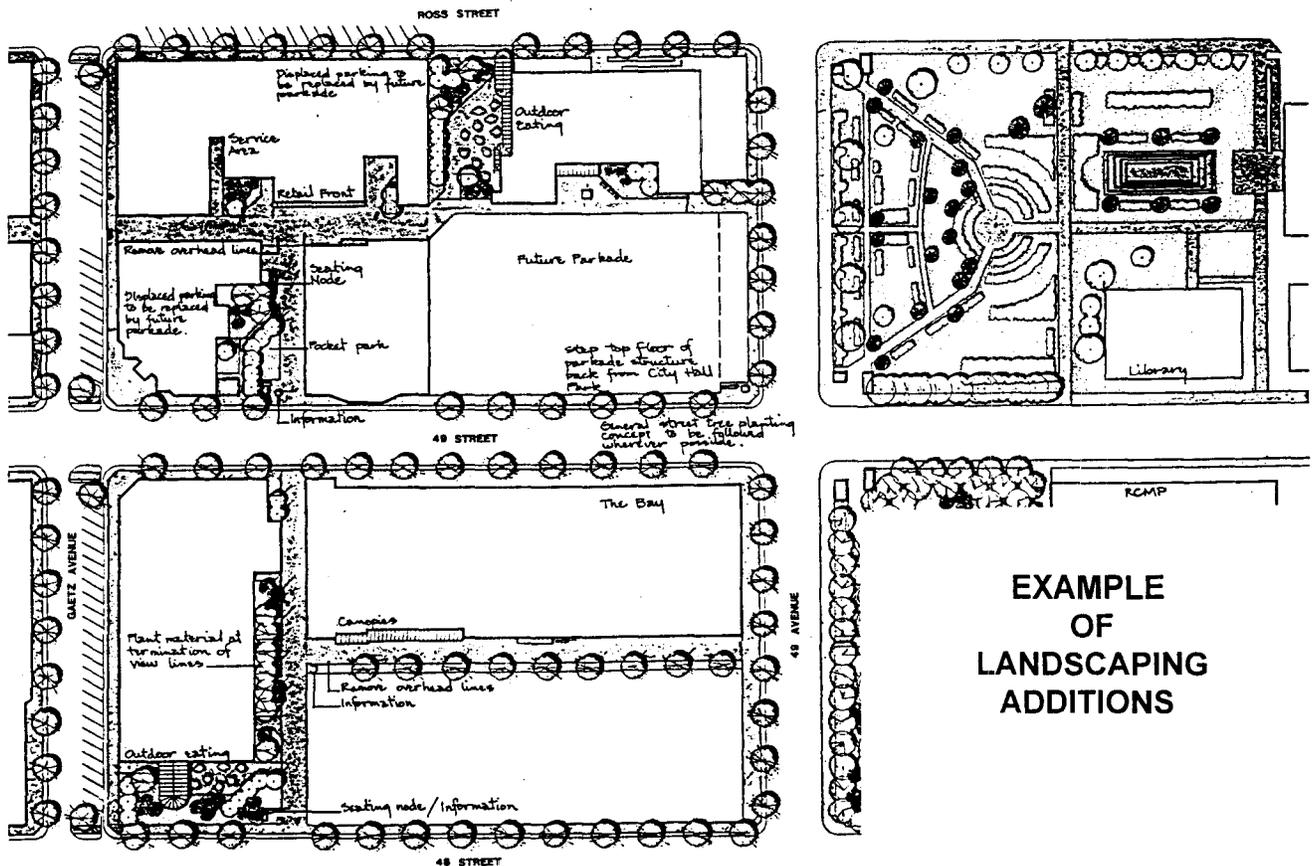
1.	Individual benches .....	\$ 350
2.	Tree c/w grate and tree barrier, each .....	500
3.	Vintage light fixture, each .....	1,800
4.	Boulevard tree planting per block (12 trees per block) .....	6,000
5.	Lighting for trees on Ross Street and 49 Street .....	6,000
6.	Street identification signs for entire BRZ area .....	8,000

### Possible Medium Cost Projects

1.	Mini-Parks .....	\$ 10,000 to 30,000
2.	Gateway entrance structures .....	15,000 to 60,000
3.	Pedestrian laneway malls per 100 m (325 ft.) .....	60,000
4.	Interim Plaza .....	40,000 to 100,000

### Possible High Cost Projects

1.	Pedestrian Mall, cost per 80 ft. x 250 ft. block .....	\$ 190,000
2.	Permanent Plaza (not including land) .....	500,000

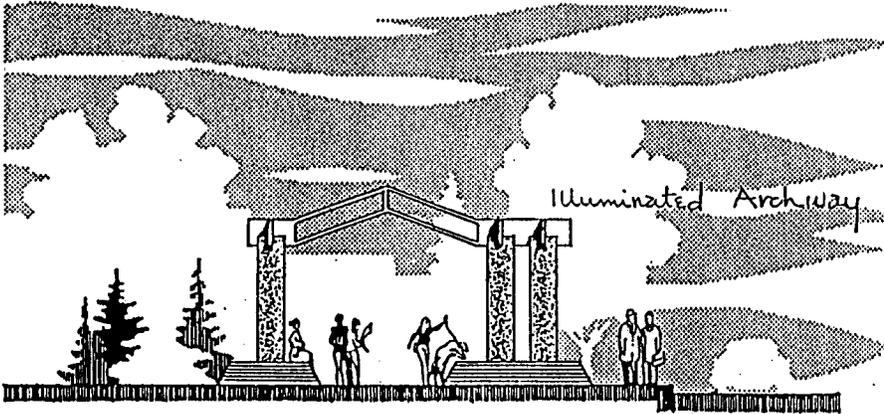


**EXAMPLE  
OF  
LANDSCAPING  
ADDITIONS**



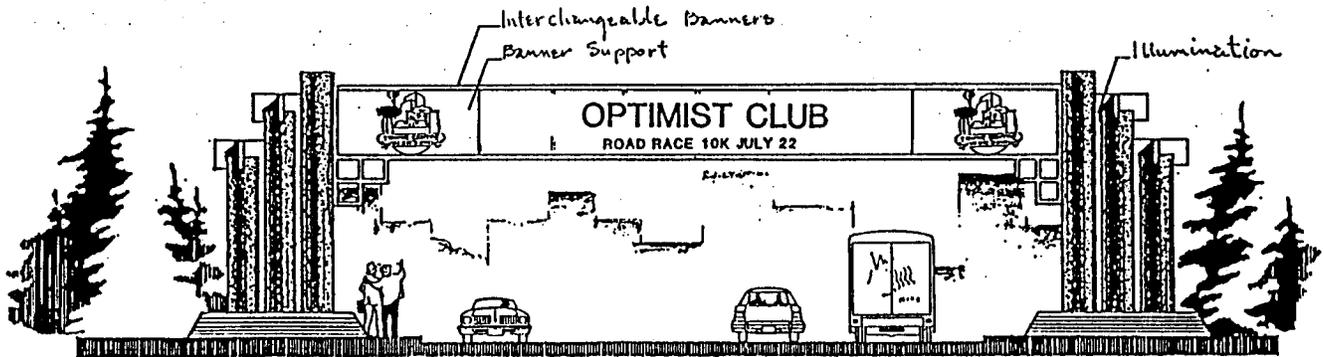
Furniture, Kiosk,  
Information Poles,  
Etc.

**MINOR GATEWAYS**

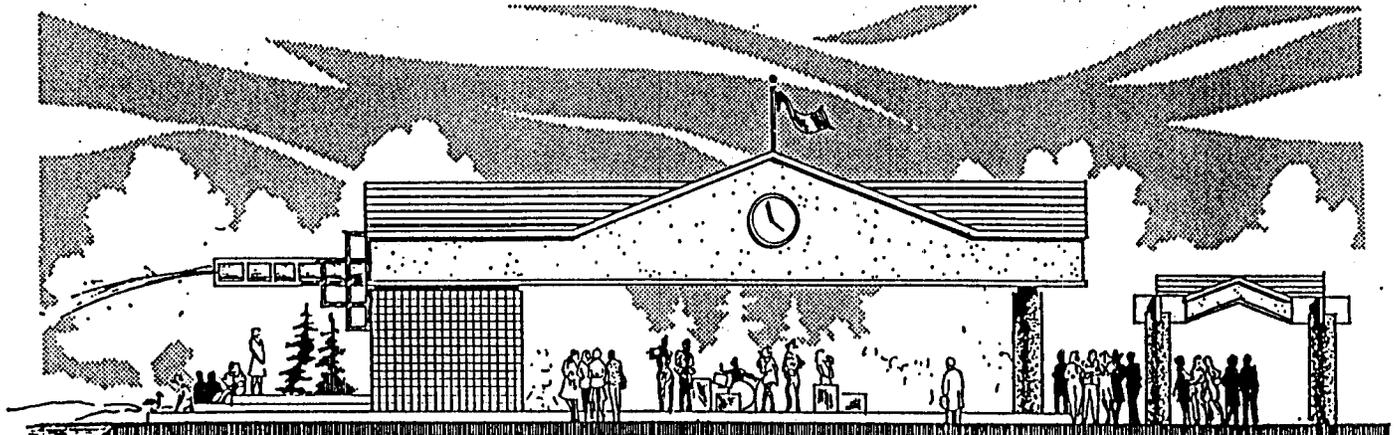


Illuminated Archway

**PARK GATEWAY**

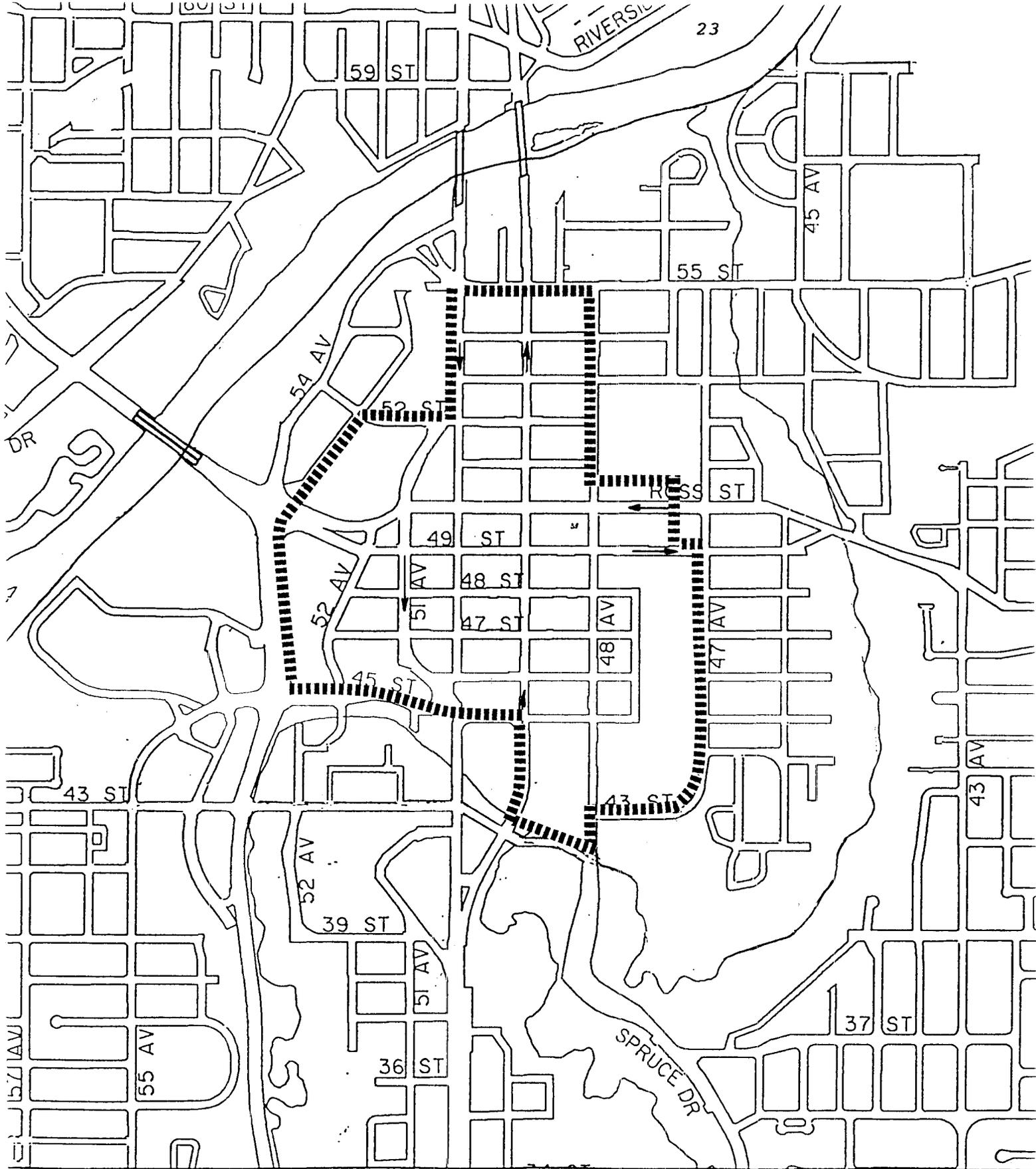


**TOWNE CENTRE GATEWAY**



**PAVILION**

**CANOPIES**



**RENOVATION AND REDEVELOPMENT INCENTIVES**

(COMMERCIAL BUILDINGS ONLY)

■■■■■■■■■■ INCENTIVES BOUNDARY CO-TERMINUS WITH BRZ BOUNDARY  
(will encourage expansion of BRZ boundary)



**COMMENTS:**

We concur with the recommendations of the Downtown Planning Committee, based on the recommended trial period. We further recommend that a detailed evaluation of the benefits of the program be completed by the Downtown Planning Committee 6 months prior to the expiry of the trial period.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

**DATE:** April 25, 1996  
**TO:** Director of Corporate Services  
**FROM:** City Clerk  
**RE:** **AN INCENTIVE FOR RENOVATION AND REDEVELOPMENT  
OF EXISTING BUILDINGS IN DOWNTOWN RED DEER**

---

**FILE**

At the Council Meeting of April 22, 1996, consideration was given to the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Downtown Planning Committee dated March 22, 1996, re: An Incentive for Renovation and the Redevelopment of Existing Buildings in Downtown Red Deer, hereby agrees in principle, as follows:

1. that on a trial basis of three years, all new municipal tax dollars generated as a result of any downtown commercial renovation and/or redevelopment of an existing building, located within the boundaries of the Business Revitalization Zone, be committed for a five year term per site, to a special fund, with said funds being accumulated to be used to implement the Downtown Concept Plan recommendations,
2. that guidelines for the use of these funds be developed by the Downtown Planning Committee and presented to Council for approval,
3. that the Downtown Planning Committee complete a detailed evaluation of this program six months prior to the expiry of the trial period,
4. that Council direct the Administration to develop a detailed administrative guide for the implementation of this incentive program, with said guidelines to be approved by Council,
5. that the incentive program start date coincide with the approval of the administrative implementation guide,

and as presented to Council April 22, 1996."

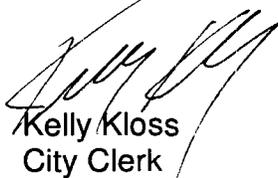
Director of Corporate Services  
April 25, 1996  
Page 2

I now ask that you spearhead the drafting of the administrative guidelines as outlined in clause 4 in the above resolution, which are to be presented to Council for approval. It was suggested at the Council Meeting that some of the items to be included in these guidelines should be:

1. Definition of "redevelopment", with consideration to using such terms as "renovation" or "rehabilitation",
2. What buildings currently under "rehabilitation" would be included in this program, e.g. Should this incentive be applied to buildings at the time the building permit is issued, or at completion of construction?
3. In the event that this program is terminated, how will the special fund be disposed of?
4. Any other items or detail you deem appropriate.

As this item originally came as a recommendation from the Downtown Planning Committee, it may be appropriate for you to first direct the administrative guidelines to the Downtown Planning Committee prior to forwarding same to Council for approval.

Trusting you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services  
Director of Community Services  
City Assessor

**FILE**

**DATE: April 25, 1996**

**TO: Downtown Planning Committee**

**FROM: City Clerk**

**RE: AN INCENTIVE FOR RENOVATION AND REDEVELOPMENT  
OF EXISTING BUILDINGS IN DOWNTOWN RED DEER**

---

At the Council Meeting of April 22, 1996, consideration was given to your report dated March 26, 1996 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Downtown Planning Committee dated March 22, 1996, re: An Incentive for Renovation and the Redevelopment of Existing Buildings in Downtown Red Deer, hereby agrees in principle, as follows:

1. that on a trial basis of three years, all new municipal tax dollars generated as a result of any downtown commercial renovation and/or redevelopment of an existing building, located within the boundaries of the Business Revitalization Zone, be committed for a five year term per site, to a special fund, with said funds being accumulated to be used to implement the Downtown Concept Plan recommendations,
2. that guidelines for the use of these funds be developed by the Downtown Planning Committee and presented to Council for approval,
3. that the Downtown Planning Committee complete a detailed evaluation of this program six months prior to the expiry of the trial period,
4. that Council direct the Administration to develop a detailed administrative guide for the implementation of this incentive program, with said guidelines to be approved by Council,
5. that the incentive program start date coincide with the approval of the administrative implementation guide,

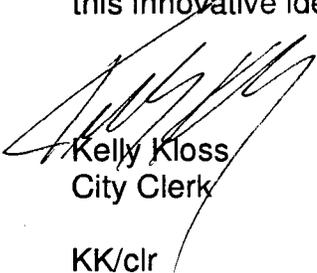
and as presented to Council April 22, 1996." .../2

Downtown Planning Committee  
April 25, 1996  
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. I will be corresponding with the Director of Corporate Services to begin the process of providing a detailed administrative guide for the implementation of the incentive program to be submitted to Council for approval.

I trust that the Downtown Planning Committee will be developing guidelines for the use of the accumulated funds as well as making provisions for a detailed evaluation of the program prior to the end of the trial period.

Congratulations to you and the Mayor's Task Force on the 4900 Block for presenting this innovative idea to Council.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Corporate Services  
Director of Development Services  
Director of Community Services  
Inspections and Licensing Manager  
Land and Economic Development Manager  
Principal Planner  
City Assessor  
Towne Centre Association Manager, J. Ferguson

**DATE:** April 17, 1996  
**TO:** City Council  
**FROM:** Finance & Audit Committee  
**RE:** 1995 OPERATING RESULTS & SIGNIFICANT BUDGET VARIANCES

The Finance & Audit Committee, at their meeting held April 17, 1996, considered the 1995 Operating Results and Significant Budget Variances. Following is the recommendation of the Finance & Audit Committee.

“That the Finance & Audit Committee, having considered the 1995 Operating Results and Significant Budget Variances Report dated March 21, 1996, hereby recommend approval of said report to City Council.”

The above recommendation is submitted for the information and consideration of Council.

  
G. SURKAN, Chairperson  
Finance & Audit Committee

**DATE:** March 21, 1996  
**TO:** City Council  
**FROM:** Mayor  
City Manager  
Director of Corporate Services  
**RE:** 1995 OPERATING RESULTS AND SIGNIFICANT BUDGET VARIANCES

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## INTRODUCTION

Council Policy #405 states:

"No later than April 30 of the year following, a report on significant budget variances is to be submitted to Council by the Treasurer and City Commissioners:

- identifying significant budget variances, and
- explaining the reasons for variances in the previous fiscal year."

This report is submitted in accordance with the Council policy.

## COMPARISON OF 1995 BUDGET AND ACTUAL RESULTS

The City of Red Deer operates based on a number of "funds" that consist of self-balancing revenue and expenditure accounts. Each fund is intended to provide specific services.

In 1995 the policy on the use of surpluses from current year's operations was changed to provide for the funds to be allocated to reserves intended to be used for specific purposes instead of being transferred to accumulated surpluses. In addition, accumulated surpluses from prior years have been transferred to the reserves.

TABLE 1 identifies the funds and to which reserve any surplus or deficit from that year's operations is transferred and what the intended purpose is of the reserve.

<b>TABLE 1 CITY FUNDS AND HOW OPERATING SURPLUSES OR DEFICITS ARE ALLOCATED</b>		
<b>FUND</b>	<b>ALLOCATED TO</b>	<b>COMMENTS</b>
General	Mill Rate Stabilization Reserve	To stabilize tax rates
Water Utility	Water Utility Stabilization Reserve	To stabilize the Utility rates
Wastewater Utility	Wastewater Utility Stabilization Reserve	To stabilize the Utility rates
Solid Waste Utility	New Landfill Site Reserve	To fund a new landfill site
Garbage Collection Utility	Garbage Utility Stabilization Reserve	To stabilize the Utility rates
Recycling Utility	Recycling Utility Stabilization Reserve	To stabilize the Utility rates
E. L. & P. Utility	E. L. & P. Stabilization Reserve	To stabilize the Utility rates
Parking Utility	Parking Lot Reserve	To provide additional parking
Equipment Replacement	Equipment Replacement Reserve	To fund new equipment purchases

p.2

The following TABLE compares the 1995 budgeted operating transfer to/from reserves with the actual transfer.

Reserve	Net Transfer To (From) Reserve		Variance Favourable (Unfavourable)	For Detail See Pages
	Budget	Actual		
Mill Rate Stabilization	\$ (1,384)	\$ 1,100	\$ 2,484	6-8
Water Utility Stabilization	31	461	430	9
Wastewater Utility Stabilization	(440)	188	628	10
Solid Waste Landfill Site	388	(1,078)	(1,466)	10
Garbage Utility Stabilization	45	(17)	(62)	10
Recycling Utility Stabilization	60	243	183	11
E. L. & P. Stabilization	771	691	(80)	11
Parking Lot	(38)	99	137	9
Equipment Replacement	603	1,185	582	9
<b>Totals</b>	<b>\$ 36</b>	<b>\$ 2,872</b>	<b>\$ 2,836</b>	

The total variance from budget for TABLE 2 is a favourable variance of \$2.8 million or 2.3% of the total operating budget for general municipal and utility operations.

The reasons for the variances from budget on TABLE 2 are detailed on Appendix B to this report. Page references are indicated on TABLE 2.

p.3

**Changes in the General Fund and Utility Reserves**

TABLE 3 discloses how the fund reserves changed in 1995 as a result of the 1995 transfers on TABLE 2.

<b>TABLE 3 CHANGES IN FUND RESERVE BALANCES FOR 1995 (\$'000)</b>			
<b>Reserve</b>	<b>Balance Dec.31/94</b>	<b>Transfer To (From) Reserves</b>	<b>Balance Dec. 31/95</b>
Mill Rate Stabilization	\$ 6,828	\$ 1,100	\$ 7,928
Water Utility Stabilization	1,147	461	1,608
Wastewater Utility Stabilization	1,837	188	2,025
Solid Waste Landfill Site	4,055	(1,078)	2,977
Garbage Utility Stabilization	311	(17)	294
Recycling Utility Stabilization	370	243	613
E. L. & P. Stabilization	2,343	691	3,034
Parking Lot	852	99	951
Equipment Replacement	2,735	1,185	3,920
<b>Totals</b>	<b>\$ 20,478</b>	<b>\$ 2,872</b>	<b>\$ 23,350</b>

The 1996 Budget provides for the use of \$4.6 million of Reserve funds for public benefits such as:

- funding major capital projects (\$2.3 million)
- funding maintenance of City infrastructure (\$.8 million)
- cancelling the loan to the Red Deer Public Library for their recent addition (\$1.2 million)
- maintaining the municipal portion of property taxes at a 0% increase (\$.3 million)

**Detailed Analysis of Variances**

Attached to the report is Appendix "A" This Appendix compares the net 1995 budget for the major functions with the actual results. Major variances in excess of \$50,000 are detailed on Appendix "B". The page references for Appendix "B" are shown in the first column of Appendix "A".

It should be noted the figures in this report are subject to adjustment by year end audit.

If clarification or more information is required, please contact the Director of Corporate Services.

p.4

**Recommendation**

That the report be accepted by Council as information.



G. Surkan  
Mayor



H.M.C. Day  
City Manager



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

AW/jt  
Att.

## APPENDIX "A"

**THE CITY OF RED DEER**  
**STATEMENT OF OPERATING BUDGET VARIANCES**  
**FOR THE YEAR ENDED DECEMBER 31, 1995**  
**(\$'000)**

PAGE NO.	DESCRIPTION	1995		VARIANCE FAVOURABLE (UNFAVOURABLE)	
		DEFICIT (SURPLUS)		AMOUNT	%
		BUDGET	ACTUAL		
	<b>TAX SUPPORTED:</b>				
	City Assessor	\$582	\$586	(\$4)	0.7%
	City Clerk & Elected Officials	712	665	47	-6.6%
	City Hall Operations	619	647	(28)	4.5%
	Community Services Directorate	0	7	(7)	
6	Community Services - General	3,312	3,249	63	-1.9%
	Corporate Services Directorate	0	(2)	2	
	Development Services Directorate	0	4	(4)	
6	Street & Traffic Lights	994	1,048	(54)	5.4%
6	Emergency Services	6,099	5,872	227	-3.7%
6	Engineering Services Administration	844	657	187	-22.2%
7	General City Programs	(34,690)	(36,202)	1,512	4.4%
	Information Technology Services	645	644	1	-0.2%
8	Inspections & Licencing	25	(30)	55	
	Land & Economic Development	419	415	4	-1.0%
	Mayor & City Manager	401	401	0	0.0%
	Personnel	538	544	(6)	1.1%
8	Police Protection	6,458	6,282	176	-2.7%
8	Public Works	6,063	5,866	197	-3.2%
8	Recreation, Parks & Culture	5,038	4,974	64	-1.3%
	Social Planning	843	835	8	-0.9%
	Transit System	1,309	1,268	41	-3.1%
	Treasury Services	1,173	1,170	3	-0.3%
	<b>TOTAL TAX SUPPORT</b>	<b>1,384</b>	<b>(1,100)</b>	<b>2,484</b>	
	<b>SERVICE CENTRES:</b>				
9	Parking Fund	38	(99)	137	
9	Equipment Replacement	(603)	(1,185)	582	
	<b>TOTAL SERVICE CENTRES</b>	<b>(565)</b>	<b>(1,284)</b>	<b>719</b>	
	<b>SELF SUPPORTING UTILITIES</b>				
9	Water Utility	(31)	(461)	430	
10	Sewer Utility	440	(188)	628	
10	Garbage Disposal	(388)	1,078	(1,466)	
10	Garbage Collection	(45)	17	(62)	
11	Recycling	(60)	(243)	183	
11	EL&P Utility	(771)	(691)	(80)	
	<b>TOTAL SELF SUPPORTING UTILITIES</b>	<b>(855)</b>	<b>(488)</b>	<b>(367)</b>	
	<b>TOTAL OPERATING BUDGET</b>	<b>(\$36)</b>	<b>(\$2,872)</b>	<b>\$2,836</b>	

## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>															
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>														
<b>COMMUNITY SERVICES - GENERAL</b> <b>Net favourable variance</b> The City had been accruing interest payable on a City loan to the Library. Council has agreed to cancel the loan so there is an interest saving.	\$ 63,000														
<b>STREET &amp; TRAFFIC LIGHTS</b> <b>Net unfavourable variance</b> Street and traffic light maintenance exceeded the budget provision by \$55,000	\$ (54,000)														
<b>EMERGENCY SERVICES</b> <b>Net favourable variance</b> This was mainly the result of the following: <table border="0" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"><u>Description</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Administration Salaries</td> <td style="text-align: right;">\$ 76,000</td> </tr> <tr> <td>Fire Revenue</td> <td style="text-align: right;">(55,000)</td> </tr> <tr> <td>Suppression Salaries</td> <td style="text-align: right;">47,000</td> </tr> <tr> <td>Fire Equipment - Repair &amp; Maintenance</td> <td style="text-align: right;">29,000</td> </tr> <tr> <td>Communications - Telephone</td> <td style="text-align: right;">27,000</td> </tr> <tr> <td>Ambulance Services - Salaries</td> <td style="text-align: right;">93,000</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Administration Salaries	\$ 76,000	Fire Revenue	(55,000)	Suppression Salaries	47,000	Fire Equipment - Repair & Maintenance	29,000	Communications - Telephone	27,000	Ambulance Services - Salaries	93,000	\$ 227,000
<u>Description</u>	<u>Amount</u>														
Administration Salaries	\$ 76,000														
Fire Revenue	(55,000)														
Suppression Salaries	47,000														
Fire Equipment - Repair & Maintenance	29,000														
Communications - Telephone	27,000														
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<b>ENGINEERING SERVICES ADMINISTRATION</b> <b>Net favourable variance</b> This was mainly the result of the following: <table border="0" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"><u>Description</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Drafting - Salaries</td> <td style="text-align: right;">\$ 70,000</td> </tr> <tr> <td style="padding-left: 20px;">- Revenue</td> <td style="text-align: right;">36,000</td> </tr> <tr> <td>Administration - Revenue</td> <td style="text-align: right;">58,000</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Drafting - Salaries	\$ 70,000	- Revenue	36,000	Administration - Revenue	58,000	\$ 187,000						
<u>Description</u>	<u>Amount</u>														
Drafting - Salaries	\$ 70,000														
- Revenue	36,000														
Administration - Revenue	58,000														

## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>	
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>
<p><b>GENERAL PROGRAMS -</b>  <b>Net favourable variance</b>  This variance was primarily the result of:</p> <p>1. <b>Franchise Revenue</b> (\$80,000)  This was less than budgeted due to a delay in receiving approval for a change in the method of levying natural gas franchise fees</p> <p>2. <b>Investment Interest</b> \$1,236,000  This exceeded budgeted because of:</p> <ul style="list-style-type: none"> <li>• interest rates exceeding the budgeted rate of 6%</li> <li>• working capital available for investment being higher than budgeted</li> </ul> <p>3. <b>Miscellaneous Services</b> \$454,000  The favourable variance occurred mainly because of:</p> <ul style="list-style-type: none"> <li>• a prior year provision of \$491,000 for losses in tax revenue due to assessment appeals was not required</li> <li>• insurance expense was \$54,000 over the budget provision</li> <li>• postage was \$27,000 under the budget provision</li> <li>• a provision for contingencies in the amount of \$98,000 was not required</li> </ul> <p>4. <b>Transfers from Other Functions</b> (\$119,000)  The unfavourable budget variance was mainly the result of:</p> <ul style="list-style-type: none"> <li>• the E. L. &amp; P. Utility transfer being \$83,000 less than budgeted</li> <li>• shortfalls in transfers from other utilities of \$36,000</li> </ul>	<p><b>\$ 1,512,000</b></p>

## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>																					
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>																				
<p><b>INSPECTIONS AND LICENSING -</b>  <b>Net favourable variance of</b>            The main reasons for the favourable variance were:</p> <ul style="list-style-type: none"> <li>• revenues from animal control exceeded budget by \$40,000</li> <li>• revenues from inspection and licensing exceeded budget by \$35,000</li> <li>• transfers to capital expenditures exceeded the budget provision by \$18,000.</li> </ul>	\$ 55,000																				
<p><b>POLICE -</b>  <b>Net favourable variance of</b>            The main reasons for the favourable variance were:</p> <ul style="list-style-type: none"> <li>• salaries were underspent \$131,000</li> <li>• building repair costs were \$12,000 under budget</li> <li>• budgeted equipment costs of \$18,000 were charged to the Parking Fund</li> </ul>	\$ 176,000																				
<p><b>PUBLIC WORKS</b>  <b>Net favourable variance of</b>            The significant items that resulted in an underexpenditure were:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Description</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Public Works building maintenance</td> <td style="text-align: right;">\$ 34,000</td> </tr> <tr> <td>Administration - recoveries</td> <td style="text-align: right;">64,000</td> </tr> <tr> <td>Administration - salaries</td> <td style="text-align: right;">40,000</td> </tr> <tr> <td>Payment Repairs for Others</td> <td style="text-align: right;">57,000</td> </tr> <tr> <td>Crown Paving</td> <td style="text-align: right;">(54,000)</td> </tr> <tr> <td>Sidewalk Repair</td> <td style="text-align: right;">58,000</td> </tr> <tr> <td>Sign Maintenance &amp; Installation</td> <td style="text-align: right;">38,000</td> </tr> <tr> <td>Drainage Maintenance</td> <td style="text-align: right;">54,000</td> </tr> <tr> <td>Snow &amp; Ice Control</td> <td style="text-align: right;">(173,000)</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Public Works building maintenance	\$ 34,000	Administration - recoveries	64,000	Administration - salaries	40,000	Payment Repairs for Others	57,000	Crown Paving	(54,000)	Sidewalk Repair	58,000	Sign Maintenance & Installation	38,000	Drainage Maintenance	54,000	Snow & Ice Control	(173,000)	\$ 197,000
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Drainage Maintenance	54,000																				
Snow & Ice Control	(173,000)																				
<p><b>RECREATION, PARKS &amp; CULTURE</b>  <b>Net favourable variance of</b>            The major reason for this variance was a saving in administration salaries of \$67,500</p>	\$ 64,000																				

## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>																			
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>																		
<p><b>PARKING FUND</b>  <b>Net favourable variance of</b>  The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><b>Description</b></th> <th><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td>Parking lot spitter revenue</td> <td>\$17,000</td> </tr> <tr> <td>Parking lot maintenance</td> <td>28,000</td> </tr> <tr> <td>Interest on the Parking Fund Reserve</td> <td>62,000</td> </tr> </tbody> </table>	<b>Description</b>	<b>Amount</b>	Parking lot spitter revenue	\$17,000	Parking lot maintenance	28,000	Interest on the Parking Fund Reserve	62,000	\$ 137,000										
<b>Description</b>	<b>Amount</b>																		
Parking lot spitter revenue	\$17,000																		
Parking lot maintenance	28,000																		
Interest on the Parking Fund Reserve	62,000																		
<p><b>EQUIPMENT REPLACEMENT FUND</b>  <b>The favourable variance was</b>  The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><b>Description</b></th> <th><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td>Salaries and Wages</td> <td>\$ 34,000</td> </tr> <tr> <td>Consulting Services</td> <td>50,000</td> </tr> <tr> <td>Insurance</td> <td>30,000</td> </tr> <tr> <td>Gas, Oil</td> <td>22,000</td> </tr> <tr> <td>Parts</td> <td>132,000</td> </tr> <tr> <td>Rental &amp; Other Revenue</td> <td>(435,000)</td> </tr> <tr> <td>Interest on Reserve Funds</td> <td>192,000</td> </tr> <tr> <td>Capital Expenditure less than budgeted</td> <td>646,000</td> </tr> </tbody> </table>	<b>Description</b>	<b>Amount</b>	Salaries and Wages	\$ 34,000	Consulting Services	50,000	Insurance	30,000	Gas, Oil	22,000	Parts	132,000	Rental & Other Revenue	(435,000)	Interest on Reserve Funds	192,000	Capital Expenditure less than budgeted	646,000	\$ 582,000
<b>Description</b>	<b>Amount</b>																		
Salaries and Wages	\$ 34,000																		
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<p><b>WATER UTILITY</b>  <b>The favourable variance was</b>  The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><b>Description</b></th> <th><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td>Interest earnings on the Reserve</td> <td>\$ 37,000</td> </tr> <tr> <td>Revenue Shortfall</td> <td>(76,000)</td> </tr> <tr> <td>Pumping Operations Cost</td> <td>99,000</td> </tr> <tr> <td>Purification Treatment &amp; Plant Maintenance Costs</td> <td>376,000</td> </tr> <tr> <td>Transmission &amp; Distribution Costs</td> <td>35,000</td> </tr> <tr> <td>Debt Payments</td> <td>29,000</td> </tr> </tbody> </table>	<b>Description</b>	<b>Amount</b>	Interest earnings on the Reserve	\$ 37,000	Revenue Shortfall	(76,000)	Pumping Operations Cost	99,000	Purification Treatment & Plant Maintenance Costs	376,000	Transmission & Distribution Costs	35,000	Debt Payments	29,000	\$ 430,000				
<b>Description</b>	<b>Amount</b>																		
Interest earnings on the Reserve	\$ 37,000																		
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## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>													
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>												
<p><b>SEWER UTILITY</b>  <b>The favourable variance was</b>  The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><u>Description</u></th> <th><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Interest earnings on the Reserve</td> <td>\$ 59,000</td> </tr> <tr> <td>Revenue Shortfall</td> <td>(122,000)</td> </tr> <tr> <td>Sewage Treatment Plant Costs</td> <td>226,000</td> </tr> <tr> <td>Sewage Collection System Costs</td> <td>417,000</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Interest earnings on the Reserve	\$ 59,000	Revenue Shortfall	(122,000)	Sewage Treatment Plant Costs	226,000	Sewage Collection System Costs	417,000	\$ 628,000		
<u>Description</u>	<u>Amount</u>												
Interest earnings on the Reserve	\$ 59,000												
Revenue Shortfall	(122,000)												
Sewage Treatment Plant Costs	226,000												
Sewage Collection System Costs	417,000												
<p><b>GARBAGE DISPOSAL</b>  <b>The unfavourable variance was</b>  The main reasons for the unfavourable variance were:</p> <table> <thead> <tr> <th><u>Description</u></th> <th><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Interest earnings on the Reserve</td> <td>\$ 267,000</td> </tr> <tr> <td>Revenue Shortfall</td> <td>(180,000)</td> </tr> <tr> <td>Disposal Site Operation</td> <td>118,000</td> </tr> <tr> <td>Acquisition of the New Site</td> <td>(1,705,000)</td> </tr> <tr> <td>Household Toxic Waste Blitz</td> <td>23,000</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Interest earnings on the Reserve	\$ 267,000	Revenue Shortfall	(180,000)	Disposal Site Operation	118,000	Acquisition of the New Site	(1,705,000)	Household Toxic Waste Blitz	23,000	\$ (1,466,000)
<u>Description</u>	<u>Amount</u>												
Interest earnings on the Reserve	\$ 267,000												
Revenue Shortfall	(180,000)												
Disposal Site Operation	118,000												
Acquisition of the New Site	(1,705,000)												
Household Toxic Waste Blitz	23,000												
<p><b>GARBAGE COLLECTION</b>  <b>The unfavourable variance was</b>  The main reasons for the unfavourable variance were:</p> <table> <thead> <tr> <th><u>Description</u></th> <th><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Revenue Shortfall</td> <td>\$ (25,000)</td> </tr> <tr> <td>Garbage Collection Contract</td> <td>17,000</td> </tr> <tr> <td>Additional Allocation of Public Works Administration</td> <td>(62,000)</td> </tr> </tbody> </table>	<u>Description</u>	<u>Amount</u>	Revenue Shortfall	\$ (25,000)	Garbage Collection Contract	17,000	Additional Allocation of Public Works Administration	(62,000)	\$ (62,000)				
<u>Description</u>	<u>Amount</u>												
Revenue Shortfall	\$ (25,000)												
Garbage Collection Contract	17,000												
Additional Allocation of Public Works Administration	(62,000)												

## APPENDIX B

<b>ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000</b>																			
<b>Description</b>	<b>Variance Favourable (Unfavourable)</b>																		
<p><b>RECYCLING</b></p> <p><b>The favourable variance was</b></p> <p>The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><b>Description</b></th> <th><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td>Revenue exceeded budget provision</td> <td>\$ 154,000</td> </tr> <tr> <td>Promotion and Education</td> <td>15,000</td> </tr> <tr> <td>Water Diversion Programs</td> <td>8,000</td> </tr> <tr> <td>Waste Audit</td> <td>10,000</td> </tr> </tbody> </table>	<b>Description</b>	<b>Amount</b>	Revenue exceeded budget provision	\$ 154,000	Promotion and Education	15,000	Water Diversion Programs	8,000	Waste Audit	10,000	\$ 183,000								
<b>Description</b>	<b>Amount</b>																		
Revenue exceeded budget provision	\$ 154,000																		
Promotion and Education	15,000																		
Water Diversion Programs	8,000																		
Waste Audit	10,000																		
<p><b>E. L. &amp; P. UTILITY</b></p> <p><b>The unfavourable variance was</b></p> <p>The main reasons for the favourable variance were:</p> <table> <thead> <tr> <th><b>Description</b></th> <th><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td>Revenue Shortfall</td> <td>\$ (576,000)</td> </tr> <tr> <td>Administration Costs</td> <td>160,000</td> </tr> <tr> <td>Personnel Training</td> <td>15,000</td> </tr> <tr> <td>Power Purchases</td> <td>240,000</td> </tr> <tr> <td>Contribution to General Municipal Operations</td> <td>83,000</td> </tr> <tr> <td>General Maintenance</td> <td>(176,000)</td> </tr> <tr> <td>Customer Billing and Collection</td> <td>(35,000)</td> </tr> <tr> <td>Distribution Costs</td> <td>198,000</td> </tr> </tbody> </table>	<b>Description</b>	<b>Amount</b>	Revenue Shortfall	\$ (576,000)	Administration Costs	160,000	Personnel Training	15,000	Power Purchases	240,000	Contribution to General Municipal Operations	83,000	General Maintenance	(176,000)	Customer Billing and Collection	(35,000)	Distribution Costs	198,000	\$ (80,000)
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Customer Billing and Collection	(35,000)																		
Distribution Costs	198,000																		

**DATE:** April 23, 1996  
**TO:** Finance and Audit Committee  
**FROM:** City Clerk  
**RE:** 1995 OPERATING RESULTS AND SIGNIFICANT BUDGET  
VARIANCES

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**FILE**

At the Council Meeting of April 22, 1996, consideration was given to the 1995 Operating Results and Significant Budget Variances. Same was received as information.

Thank you for a very informative report.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Corporate Services

# MEMO

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**Date:** April 15, 1996 **File:** 6.031

**To:** KELLY KLOSS  
City Clerk

**From:** RYAN STRADER  
Inspections and Licensing Manager

**RE:** CANADIAN CORPS OF COMMISSIONAIRS

---

Currently, the Corps provides The City with personnel for security patrols, parking meter patrols, bank deposits, enforcement of the traffic bylaw during snow removal & street sweeping as well as work at the landfill site.

Our current contract with the Corps expires in June of this year after a three year term. When the previous contract expired in 1993, Council directed the Corps be awarded the contract without tendering, which was the procedure followed in awarding in previous years. The only time the contract was tendered was in 1984, and Council chose the bid of the Corps which was not the lowest tender.

The Corps has advised that they are prepared to provide all services required under the contract with no increase in rates from the 1993 contract. It should be noted that the 1993 contract provided for annual increases equal to the C.P.I., however, none were applied for.

We have reviewed the contract with other departments, who use the Corps services, and it was unanimous that we would support the contract be awarded to the Corps once again. The Corps provide the following particulars that are beneficial:

- They have a pool of trained personnel who can fill in during vacations or sick days.
- All personnel are trained in dealing with conflict situation.
- All personnel are subject to regular background checks, they also have a military background which provides professionalism, and maturity.
- The Corps is fully insured and stands by their staff.

CANADIAN COPRS OF COMMISSIONAIRES

April 15, 1996

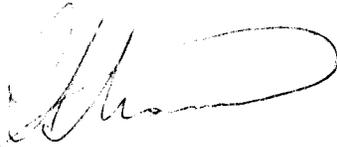
Page 2

The use of good judgement and tact is especially important to the City's image in regards to parking patrol. These people represent The City in some very difficult situations.

- I am especially impressed with the changes in the organization training and staff development that the Corps have implemented over the last 5 years.
- It may be that another firm could charge less for their services, but I doubt they could provide the stability and professionalism of the Corps.

**Recommendations:** That the contract be extended for a further 3 years subject to the same conditions as in the 1993 contract:

- No change in hourly rates unless required under the Provincial or Federal Legislation.



R. STRADER  
Inspections and Licensing Department

RS:yd

**COMMENTS:**

We concur with the recommendations of the Inspections and Licensing Manager.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

**DATE:** April 25, 1996  
**TO:** Inspections and Licensing Manager  
**FROM:** City Clerk  
**RE:** CANADIAN CORPS OF COMMISSIONAIRES

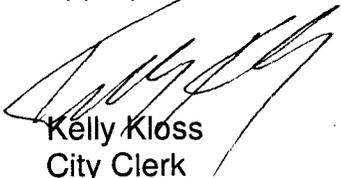
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**FILE**

At the Council Meeting of April 22, 1996, consideration was given to your report dated April 15, 1996 requesting that the contract between The City and the Canadian Corps of Commissionaires be extended for a further three year period.

At the above noted meeting, a resolution to approve your request was defeated and as such, you will now be required to provide for a proposal call for these services.

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



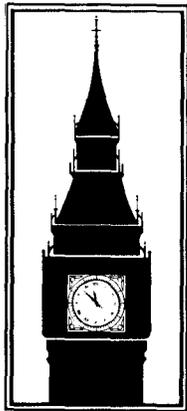
Kelly Kloss  
City Clerk

KK/clr

cc: Director of Corporate Services  
Director of Development Services

CARING FOR OUR  
TOMORROW ...

## RED DEER REGIONAL HOSPITAL CENTRE FOUNDATION

NO BETTER TIME.  
NO BETTER CAUSE.

April 15, 1996

Mayor Gail Surkan and Council  
 City of Red Deer  
 Box 5008  
 Red Deer, AB T4N 3T4

Dear Mayor Surkan and Council:

Residents of communities from throughout North America are being asked to help their hospitals in providing quality health care.

As can be seen by the attached statement of need and statistical review the Red Deer Regional Hospital Centre at some point effects every individual and family in our city.

Due to the very serious Government cutbacks we are asking the residents of our City for more of their volunteer time as well as financial support.

Our community is responding in dramatic fashion. We have passed the half way mark toward our 3.5 million dollar goal. We ask that the City give consideration to the following request.

If council does reduce homeowner's taxes, we ask an option be given for tax payers to donate the amount of their reduction to the "Caring for our Tomorrow" Capital Campaign. If they chose to do so, a tax receipt and thank-you card would be sent to them from our Foundation Office.

Representatives of our campaign committee would be pleased to attend the next Council Meeting to discuss this in more detail.

Thank you in advance for your consideration.

Sincerely,

Jack Cuthbertson, Chairman  
 'Caring for our Tomorrow' Campaign

'Caring for our Tomorrow'

Campaign Chairman  
 Jack Cuthbertson

Honorary Patron  
 Lieutenant Governor  
 Gordon Towers

Red Deer Regional  
 Hospital Centre Foundation

BOARD OF DIRECTORS:

Michael Dawe, Chairman  
 Tom Towers, Vice-Chairman

Joan Donald  
 Diane McDonell  
 Bev Hughes

R.M. (Bob) Manning

Dr. Rod Reikie  
 Doris Jewell  
 Val Sardall  
 Betty Brown  
 Frank Wong  
 Les Peddle  
 Chris Warren

Gord Birbeck,  
 Secretary  
 Paul McGlone,  
 Exec. Director

Red Deer Regional Hospital Centre Foundation

'Caring for our Tomorrow'

P.O. Box 5030, Red Deer, AB T4N 6R2

Charitable Donator #0993873-19

Telephone: (403) 343-4773 Fax: (403) 346-2128

**COMMENTS:**

We have no administrative vehicle for providing this option for taxpayers since we are in fact not collecting the amount of the reduction. Further, if this option is offered to taxpayers we would presume that taxpayers would also want to consider alternate options such as the Red Deer College Foundation and the Red Deer Education Foundation. We have no difficulty with the concept but see the only feasible way of implementing it to be a direct approach by the Red Deer Regional Hospital Foundation to individual taxpayers.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

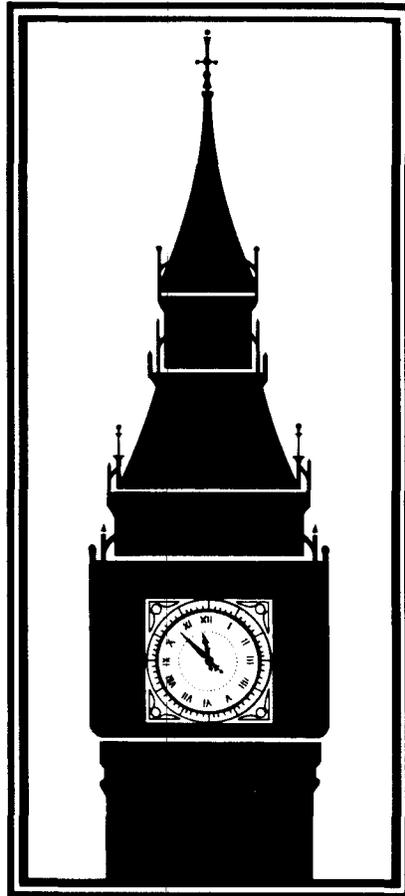
**COUNCIL MEETING OF APRIL 22, 1996**

**ATTACHMENT TO REPORT ON  
OPEN AGENDA**

**RE:**

**Red Deer Regional Hospital Centre Foundation**

CARING FOR OUR  
TOMORROW ...



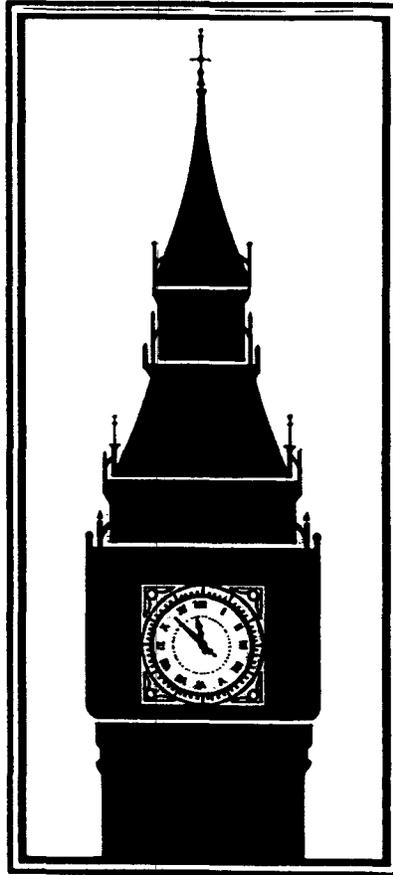
NO BETTER TIME,  
NO BETTER CAUSE.

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RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

# *Red Deer Regional Hospital Centre*

CARING FOR OUR  
TOMORROW ...



NO BETTER TIME,  
NO BETTER CAUSE.

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RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

## **Case Statement**

## Table of Contents

1.	CASE SUMMARY .....	3
2.	RED DEER & DISTRICT HEALTHCARE .....	5
	AN HISTORIC OVERVIEW	
3.	AN INTRODUCTION: .....	8
	RED DEER REGIONAL HOSPITAL CENTRE	
	Mission Statement	
	Future Directions	
	Our Past	
	Philanthropic Beginnings	
	Assessment of Need	
	Target Service Area	
	Distance	
4.	RED DEER REGIONAL HOSPITAL CENTRE TODAY .....	22
	Overview	
	Guiding Philosophies	
	Patient Care/Level of Care	
	Finances	
	Volunteer Groups	
5.	'CARING FOR OUR TOMORROW'	
	...NO BETTER TIME, NO BETTER CAUSE	
	AN EXPANDED ROLE IN THE DELIVERY OF HEALTHCARE .....	30
	THE SPECIFIC NEED:	
	Diagnostic Services	
	* Magnetic Resonance Imaging	
	* Respiratory Therapy	
	* Laboratory	
	Palliative Care	
	Long Term Care	
	* Rehabilitation	
	Acute Care	
	* Intensive Care	
	* Outpatient Services	
	* Operating Room	
	Special Care Nursery	
6.	MAINTAINING A MODERN REGIONAL FACILITY .....	40
7.	INCREASING A REGIONAL ROLE .....	40

	4
8. THE FINANCIAL SUMMARY .....	42
9. THE CAMPAIGN PLAN .....	43

## CASE SUMMARY

The survival of Red Deer and Central Alberta as a blend of vibrant communities depends in a significant way on the quality of health care available. If reliance on other major centres in Edmonton and Calgary for health care increases, so too does our overall dependence. As health care affects the lives of individuals, it affects the life of our communities within the David Thompson Health Region.

Over the past three years, initiatives undertaken by both the provincial and federal government Departments of Health are impacting upon the entire delivery of our health care services. The effects of these changes have impacted upon both governance and the funding of the entire healthcare system. The federal government has informed the provinces that the overall transfer payments for health care will be reduced by \$7 billion over the next three years. The Province of Alberta has announced further reductions in healthcare spending of approximately 24 percent retroactive to April 1993.

Without question, both levels of government funding reductions have affected the budgets for the Red Deer Regional Hospital Centre and necessitated an analysis of operating and capital budget reviews. Rationalization of services has resulted in consolidation of services in many Hospital Centre departments. However, every effort has been made to ensure the quality of care during this transitional period.

The people of Red Deer Regional Hospital Centre are dedicated healthcare. No goals can be more important than the immediate task of enhancing the quality of an individual's health and the more abstract task of improving our community's well being.

For 95 years, the Red Deer Regional Hospital Centre has been striving to meet these goals for the people of Central Alberta. Today, the Hospital is building on its past achievements in order to offer the best possible medical diagnostic, treatment and educational services. The Hospital

continues in its mission to be a caring place that has seen almost half the population of the entire region visit the Hospital as patient in the past year.

The need to continue to improve and provide the latest proven technology is paramount. The Red Deer Regional Hospital has been meeting this challenge by constantly finding ways to become increasingly efficient, and more importantly, increasingly effective in the delivery of services. However, an obstacle to future achievements is the current state of aging equipment, outdated facilities and a realignment of staffing requirements for today's healthcare needs. This is exerting extreme pressure on the region's healthcare system.

New equipment with the latest proven technology, and the need for upgrading certain patient areas are an immediate necessity to provide our citizens with the quality and range of healthcare services our public has come to rely upon.

The plan to meet this demand is set. New diagnostic equipment such as Magnetic Resonance Imaging, (MRI), will be a welcome addition to Diagnostic Imaging. Upgrading Life Monitoring Units and facility upgrading will ensure the necessary steps needed to be taken to secure the additional benefit of continuing to attract and retain the best medical professionals.

This need for upgrading is clear. The task undertaken by the Red Deer Regional Hospital Centre Foundation will provide the significant funds required for the benefit of our overall healthcare.

The '*Caring for our Tomorrow*' campaign for the Red Deer Regional Hospital Centre must raise a minimum of \$3.5 million in order to make these goals become a reality. A direct benefit of the campaign will be an improvement of the quality of healthcare and wellness for the citizens of Central Alberta. The '*Caring for our Tomorrow*' campaign is certainly, '*no better time, no better cause.*'

## RED DEER & DISTRICT HEALTH CARE

### AN HISTORIC OVERVIEW

1901      *"Caring for their Tomorrow..."*

*"...no better time, no better community cause."*

The first evidence of the need for health care in Red Deer was evident as early as 1901. Population statistics indicated that the City grew dramatically from 323 people to 2,118 by 1911. In Central Alberta, mirrored growth reflected an urgent need for expanded health care services. The original Red Deer Memorial Hospital, in honour of three men who gave their lives in the Boer War, has evolved into what is today's Red Deer Regional Hospital Centre.

As a result of a local, dedicated philanthropic effort in 1901, and with funds solicited by the memorial Patriotic Fund, a fund raising drive was spearheaded by concerned citizens and the Victorian Order of Nurses to build a Hospital in Red Deer. Over \$4,000 was raised which included a generous donation of \$1,000 from Lord Strathcona. The townspeople agreed on a suitable site and construction soon followed.

As the province of Alberta was on the threshold of entering Confederation, the first patient was admitted to the Hospital in 1904 during the construction and subsequent patients were expected to supply their own medicines, surgical dressings and medical attention.

The first evidence of asking people for gifts to support the Hospital occurred that same year with Dr. Leonard Gaetz and three Board Members making and honouring pledges. It is noteworthy that additional funding was required due to a cash shortfall for the Hospital's needs. To meet the

required funding, residents were encouraged to buy annual 'tickets' - \$5 for an individual and \$10 for a family.

In a landmark move, and with foresight, the Board of Directors instituted what was the forerunner of a health care premium for individuals and families. If a person bought seven \$1 tickets consecutively over seven months, it was agreed that they would be granted free admittance to the Hospital for the balance of the year. In addition, local employers were approached and offered Hospital privileges for their employees at a cost of \$1 per month per capita - an interesting comparison to today's healthcare benefits coverage.

In 1912, a \$6,000 grant was made to the Hospital. The first addition was constructed as a result of the need for servicing an increasing population in Red Deer and the region. By 1920, the Hospital had an accumulated debt of \$10,000. The following year, the Hospital Administration reorganized and the City of Red Deer became the first City Hospital District to become established under the municipal hospital system of Alberta.

The City of Red Deer continued to grow and prosper over the next two decades. A major two-story 50 bed addition was added in 1939 financed by a \$166,000 loan secured for the new wing. During the 1940's the following developments occurred in the Hospital:

- |      |  |
|------|--|
| 1941 | 5 doctors; 22 staff; the Hospital's first oxygen cylinder              |
| 1948 | second telephone installed   |
| 1949 | natural gas line replaces coal fired furnace                           |
| 1950 | Hospital buys new Xray machine   |
| 1950 | construction of new Hospital Wing - 60 patient beds                    |
| 1951 | Hospital's first elevator installed                                    |
| 1952 | three electric heat wagons operational for patient food services       |
| 1954 | construction begins on new Hospital; second new Xray machine installed |
| 1955 | black and white television (\$135) placed in nurses' rumpus room       |

- 1959 construction begins on nurses residence and north wing addition
- 1960 new power house; new laundry equipment
- 1961 1901 wing is demolished
- 1962 construction on new Dr. Richard Parsons Auxiliary Hospital - 100 beds
- 1963 operating expenses: electricity \$12,000; nat. gas \$25,487; water \$11,063
- 1965 third story addition to Hospital; new laboratory - cost \$2,000,000
- 1969 37 doctors; 44 staff
- 1969 staff member retires after 25 years of service: pension \$325; Canada Pension \$50; Old Age Security \$80 per month
- 1978 73 doctors; 514 staff; 280 beds
- 1979 proposed new Hospital: capable of providing 500 beds: 2 2/1 times existing Hospital
- 1981 February 19. Red Deer Regional Hospital Centre opens
- 1995 127 doctors; 128 doctors (region/privileges); 18 dentists on call; 1,570 staff including 437 nurses; 430 auxiliary/volunteers/junior volunteers.

## **AN INTRODUCTION:**

### **RED DEER REGIONAL HOSPITAL CENTRE**

#### **Mission Statement**

The survival of healthcare in the David Thompson Health Region depends in a significant way on the quality of health care services that are available. The Red Deer Regional Hospital Centre has evolved over the decades into a multi level health care organization serving the region of Central Alberta. The Hospital Centre's primary role is to provide quality health care services.

In order to fulfil this role, the services the Hospital Centre provides include:

- \* short term acute inpatient, ambulatory, and long term care that our community has come to value with pride and to depend upon. They exclude comprehensive services in neurosurgery, cardiac surgery and organ transplants.
- \* The Hospital Centre provides a wide range of regional programs to support other health care providers in the David Thompson Health Care Region.

A high proportion of residents in the City of Red Deer and the Region look to the Hospital Centre for their inpatient and outpatient care. The extent of services developed by the Health Centre is further illustrated by many regional programs, as well as outreach services -- Life Line, Regional Information Support and Referral (R.I.S.A.R.), the Paediatric Children's Rehabilitation program, and the Prevention of Alcohol and Related Trauma in Youth, (P.A.R.T.Y).

The Hospital Centre supports a broad range of educational programs to ensure the personal, technical and professional development of both staff and physicians. The Centre works with community organizations to ensure the balanced and effective provision of health care services.

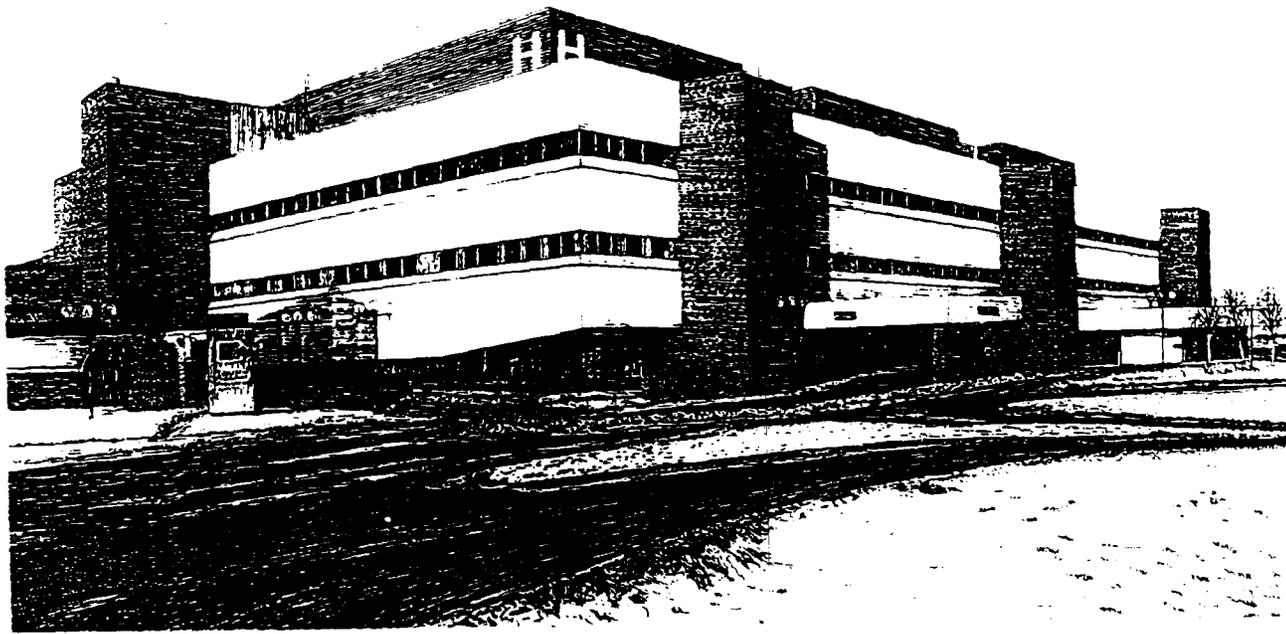
The Red Deer Regional Hospital Centre endeavours to maintain the personal commitment, high standards of performance, technical expertise, and financial strength necessary to provide the level and quality of services required to meet its mission.

### **Future Directions**

Future directions are based on the planned and rational expansion of services to meet the changing health care needs in the region. The Hospital Centre's future emphasis is placed on:

- \* continuing development of needed high quality inpatient and ambulatory programs;
- \* ongoing assessment and improvement of needed diagnostic equipment;
- \* programs and services based on concepts of preventative medicine;
- \* treatment and rehabilitation programs which facilitate the recovery process and the return of patients and residents to their optimal level of functioning;
- \* programs which promote personal independence and dignity for the aged, disabled and dying in both the institutional and community environment;
- \* the expansion of regional programs.

The primary function of the Red Deer Health Centre is the provision of health care services to the City of Red Deer and the surrounding areas within the David Thompson Health Care Region - responsible care for Central Alberta.



*The Red Deer Regional Hospital Centre*

## **Our Past**

Since its inception in 1900 by Dr. Richard Parsons and through the valued assistance of the Victorian Order of Nurses, the Hospital has made an earnest and continuing effort to provide these services in accordance with recognized standards.

Embedded in the rich and proud tradition, the legacy began with Dr. Parsons and the Victorian Order of Nurses - a fundamental recognition of human dignity and a respect for each and every patient. Essential to this philosophy which began in 1905, is the provision of care and treatment of the whole patient, including the physical, emotional, spiritual, and social needs. At the Red Deer Regional Hospital Centre, this attitude of genuine respect and concern is appropriately expressed within a patient-centred context.

The Hospital Centre provides a broad range of services at both a community and regional level. At the community level, services are provided to the citizens of Red Deer; at the regional level services are provided to the citizens of all of Central Alberta.

## Philanthropic Beginnings

History has proven community wide support for the Red Deer Hospital as early as 1901. The first Board of Directors of the Hospital launched a Patriotic Fund campaign raising \$4,100. The funds were to build and equip a 13 bed Hospital. The funds were the direct result of a memorial for the Hospital honouring three renowned Red Deer citizens killed in the line of duty during the Boer War. Angus Jenkins - the first member of the Lord Strathcona Horse, Archibald McNichol and Charles Cruickshank. Red Deer's first Hospital was built in the memory of these three gentlemen. This pioneering spirit became a vital link for the continuing dedication of compassionate caring in health care in Central Alberta.

In 1904, the seeds of philanthropy and volunteerism were sown in support of the Red Deer Hospital through sports. At the turn of the century, the Red Deer Women's Hockey Team were members of the Alexandra Club - a women's club formed in honour of Queen Victoria and a supporter of the Hospital. Money raised through the ticket sales to their games was generously turned over to the Hospital.

Over the next four decades and two world wars, the Hospital services and programs expanded to meet the healthcare needs of the community.

The 1950's produced the most dramatic changes to the physical Hospital with the first wave of baby boomers. Increased government funding through taxation provided the majority of capital needs. Rapid growth in population necessitated the need for increased programs and services. At the same time, health care technology was advancing at an unprecedented pace. Escalating operating and capital costs kept pushing the provincial healthcare budget higher each decade.

The 1990's began to show the strains on healthcare budgets. As a result, concerted efforts were made that impacted on the delivery of services. Approaches to trimming budgets were sought

while at the same time attempting to preserve and accommodate the level of care our community has come to rely upon. Needs Assessment began examining to the core, the very nature of how the healthcare system delivers its services to the public. Illness Prevention, Wellness and Community Based Services were the beginning steps to wide spread reform. The result will be the introduction of new methods of service delivery.

Alberta Health notified all Hospitals in the province, (retroactive to April 1993), that there were no funds available for capital equipment needs other than in very exceptional circumstances. The result is that Red Deer Regional Hospital Centre has to seek alternate funding sources.

The Red Deer Regional Hospital Centre is committed to the fundraising campaign '*Caring for our Tomorrow*' because there is '*no better time...no better cause.*'

The Red Deer Regional Hospital Centre in keeping with its traditional role has recognized the need for providing health care services to residents in the large geographic area of Central Alberta. The Hospital has continually sought to communicate, cooperate and share with other healthcare providers and institutions. It has also strived to reduce duplication of services. Through this consultative process, the Hospital Centre and the Central Alberta region has better positioned itself for the rapid changes that have occurred.

The Hospital Centre has been attempting to meet the challenges of a changing environment by constantly assessing ways to become increasingly efficient, and more importantly, both innovative and effective in its delivery of services.

Extreme financial pressure due to healthcare restructuring is limiting the number of options available for the replacement of outdated equipment and upgrading healthcare facilities. As the restructuring proceeds, Red Deer Hospital Centre must examine creative and innovative ways of reconfiguring and delivering community and regional healthcare services. This must be done to

ensure the successful delivery of essential services to the consumers of the system -- the citizens in our healthcare region.

To continue to provide appropriate services, it has become necessary for the Red Deer Regional Health Centre to embark upon this capital fundraising plan, *'Caring for our Tomorrow'* because there is *'no better time, no better cause.'*

The need to raise funds is clear. The task is to raise these funds will accomplish the objectives.

The Red Deer Regional Hospital Centre can no longer rely upon traditional and historic sources of funding from the province, the municipal taxes and capital reserves. Significant funds are required from many sources in the region in order continue to provide healthcare services to the region.

The Red Deer Regional Hospital Centre is committed to improving the quality of life and health of its people, equipment and facilities. To meet the financial demands for the Hospital Centre's equipment needs and facility upgrading, the Red Deer Regional Hospital Centre Foundation is undertaking the capital campaign,

*'Caring for our Tomorrow...*

*...no better time, no better cause'*

The capital campaign for Red Deer Regional Health Centre has set a minimum goal of \$3.5 million.

## **Assessment of Need**

In the summer of 1994, the Red Deer Regional Health Centre, through a consultative process, conducted a feasibility study to assess the potential for support for a major capital campaign. More than 50 interviews were conducted. The Study mandate was to identify a realistic campaign goal that could be attainable form the Hospital Centre's many constituency groups. The Study attempted to identify campaign leadership and potential for support for the Capital Campaign.

## Target Service Area

The Red Deer Regional Hospital Centre currently provides health care services for the majority of the residents in the David Thompson Health Region, (Central Alberta). The following statistics represent patient utilization in terms of a comparison of Red Deer and the communities in the Region by number of patients and patient days:

Community	Patients	Patient Days
The City of Red Deer	9,683	49,742
Region (Central Alberta)	6,745	35,790

### The Region by Community

(Note: Figures are included in the above Region Total)

Area around Red Deer*		8,020
Three Hills*		696
Wetaskiwin*		479
Elnora	90	562
Olds	208	985
Rimbey	300	1,788
Bentley	127	535
Innisfail	1,437	4,538
Ponoka	466	2,971
Rocky Mtn. House	744	3,524
Eckville	246	1,260
Lacombe	1,378	5,833
Sundre	605	500
Trochu	87	440
Other	897	3,659

\* Please note: patient statistics included in "Other."

\*\* Please refer to accompanying charts: Patients Discharged - City of Red Deer, Region

Clearly, the Red Deer Regional Hospital Centre is truly a Hospital for the entire region.

As the changes in the structure of healthcare are implemented, the role of regional referral centres such as Red Deer will take on an increasingly important role. It is estimated that referrals for many procedures that patients require will become even more important for those residing in the health care region. This is reflected in the capital equipment needs, particularly the expansion of existing and new services. As has been their past custom, people of all ages will increasingly come to rely upon the Hospital Centre and its excellent services.

## **Outpatient Days**

<b>Area</b>	<b>Number of Patients</b>
<b>City of Red Deer &amp; Region</b>	<b>26,327</b>

## **Respiratory Therapy**

### **Holter Monitor Usage - January - December, 1994**

<b>Area</b>	<b>No. Inpatients</b>	<b>No. Outpatients</b>
<b>City of Red Deer</b>	<b>181</b>	<b>522</b>
<b>The Region*</b>		<b>1,097</b>

\* Please note: total number of patients from the region includes both in/out patients

## Age Groupings

### 1993/1994 Patient Statistics

Age	Patient Days
0 - 04	9,364
05 - 09	1,398
10 - 14	1,145
15 - 19	2,485
20 - 24	4,219
25 - 29	4,850
30 - 34	5,158
35 - 39	4,970
40 - 44	3,858
45 - 49	3,477
50 - 54	3,304
55 - 59	4,065
60 - 64	5,146
65 - 69	6,376
70 - 74	8,399
75 - 79	8,932
80 - 84	7,182
85 - 89	4,071
90+	1,205
Total	89,874

From the above statistics, all age groups have benefitted from the health support services at the Hospital Centre. It is interesting to note that certain age groupings figure prominently with a

higher utilization rate. The 0 - 04 (9,364) and those age 65+ (36,165) constitute approximately 50 percent of the patients. The remainder age 5 to 64 make up 50 percent of the remainder of patients. A second consideration in analyzing the utilization rates by age groupings is the relationship of the number of people in the region at a certain age, (i.e. total number of people age 65 - 69) as related to a percent of utilization of the services at the Hospital Centre. For example, the Special Care Nursery treated 695 patients during 1994 accounting for 9,566 patient days. This represents almost 30 percent of those treated between the ages of 0 - 4.

Based on the preceding statistics, Central Alberta is the target service area for the Red Deer Regional Hospital Centre.

## Red Deer Regional Hospital Centre Today

### Overview

Today, the Red Deer Regional Hospital is a multidisciplinary health care centre with an annual operating budget in excess of \$47,000,000. Health care and related services include short-stay, acute inpatient, ambulatory outpatient, and long term care. The Hospital Centre is comprised of the following:

Red Deer Regional Hospital	264 beds
Dr. Richard Parsons Auxiliary Hospital	100 beds
Valley Park Manor Nursing Home	100 beds
Red Deer Nursing Home	118 beds
West Park Nursing Home*	70 beds

\* Due to the age and condition of West Park Nursing Home, it is scheduled for closure in the late spring of 1995.

The Red Deer Regional Hospital provides a wide range of services for the City of Red Deer, (population estimate: 61,000), and the rural communities for a combined total of 160,000 residents in the region.

## **'Because we care, we were here when you needed us most...'**

### **365 days...a year in review from your Health Care Team**

- \* 38,692 people came to your Hospital Centre for a variety of procedural day uses
- \* 16,864 people were admitted in the Hospital Centre as Patients
- \* 10,126 people required a surgical operation
- \* 17,667 people were provided with Rehabilitation Services
- \* 765 babies required care in our Special Care Nursery
- \* 388 senior citizens received care in our long term care facilities
- \* 26 people benefitted through the Respite Care Program - a service to people who are constantly dependent on a family member or caregiver. The Red Deer Auxiliary Hospital will care for an assessed Respite Care Patient for up to six weeks each year allowing the family member or caregiver a brief break.

## Guiding Philosophies

*We are dedicated* to enhancing the quality of life for those we serve.

*Our Primary Responsibility* is patient and resident care. In providing this care, consideration is given to each person's physical, emotional, social and spiritual needs. Each patient and resident should be treated with dignity and respect, and has clearly defined rights and responsibilities relating to his or her care.

*We Believe* health care is a joint responsibility of the individual, the family, the physician, the Hospital Centre and the community. While the primary contract is between the physician and patient or resident, we believe in a team approach to health care delivery where each person is an important member of the team.

*We Have The Responsibility* to promote health and prevent illness, to educate and train health care personnel and to promote and participate in research.

*We Have The Responsibility* to develop a level of expertise and service consistent with the health care needs of the Central Alberta region. The ongoing evaluation of patient and resident care, organizational effectiveness, and cooperation in allocating resources are essential to maintain a high standard of service.

## **Patient Care - Level of Care**

Health centre providers such as the Red Deer Regional Hospital Centre believes strongly in the team approach to patient care. This belief is based on the recognition that staff from many disciplines make major contributions to ensuring quality patient care.

### **Level of Care**

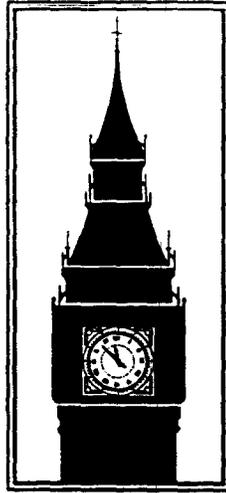
Red Deer Regional Hospital Centre provides services for the immediate area at both a primary and secondary level.

Secondary care is provided by large regional health centres such as the Red Deer Hospital Centre. This level of care often requires consultation with and/or treatment by medical specialists. For the larger regional referral area secondary level care is provided by Red Deer Regional Health Centre.

Tertiary care is provided by major health centres on a referral/emergency basis in Edmonton and Calgary. Examples of tertiary care include neurosurgery, cardiovascular surgery and organ transplants. This is a level of care that requires specialized and narrowly focussed skills, technology and support personnel.

As a primary and secondary level care provider, the Red Deer Regional Hospital Centre can meet the needs of the vast majority of patients. The Red Deer Regional Hospital Team prides itself on being able to provide these local and regional services with the highest of standards.

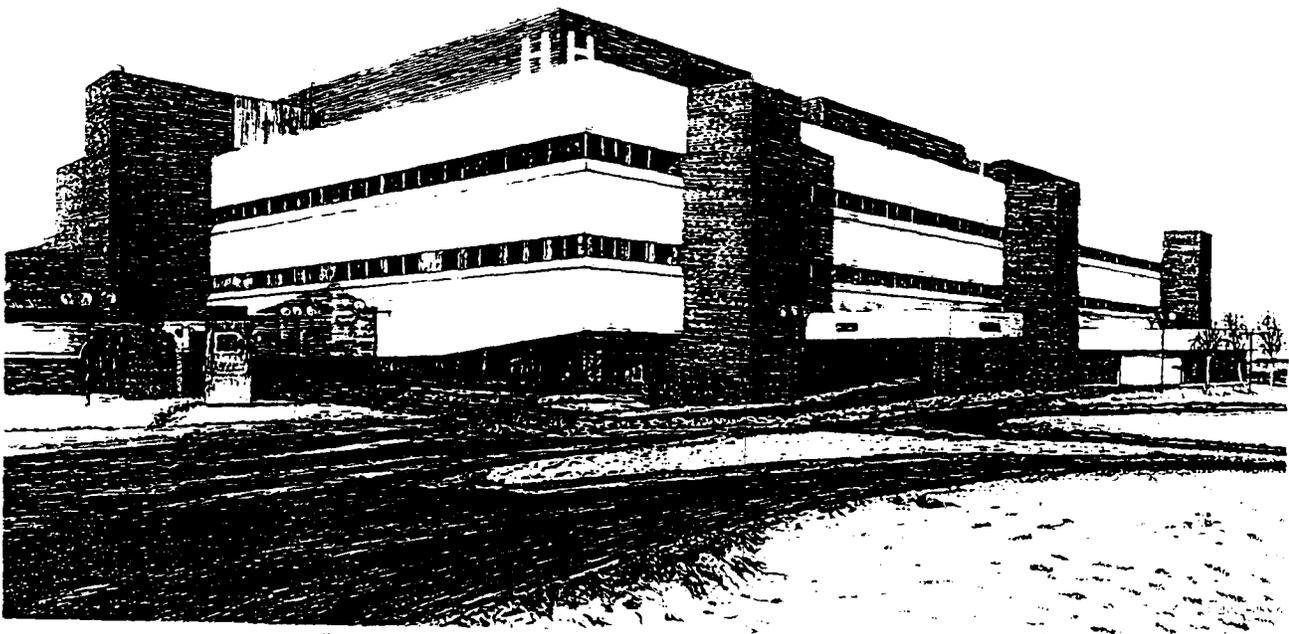
CARING FOR OUR  
TOMORROW



NO BETTER TIME.  
NO BETTER CAUSE.

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RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

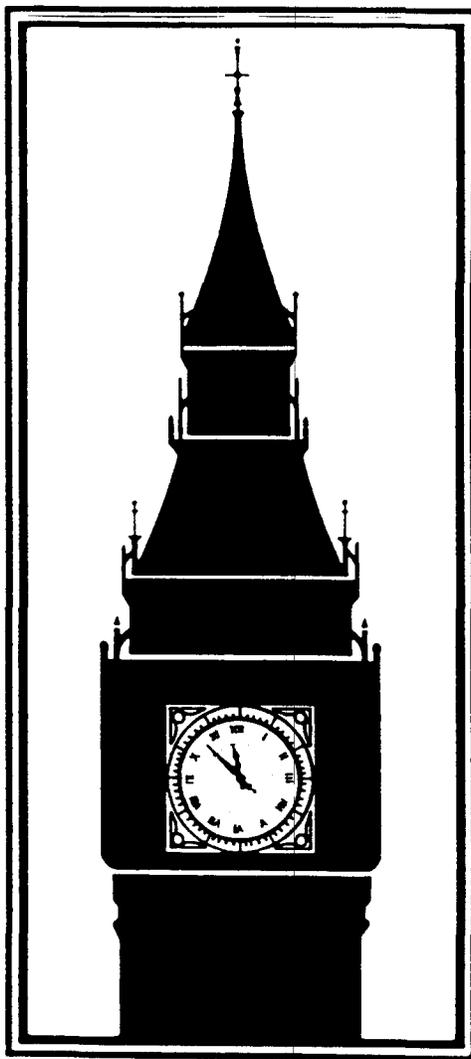


## Finances

With today's health care system in Alberta, the level of care provided must always be balanced with funds available to provide that care. The Red Deer Regional Hospital Centre has set a goal of maintaining appropriate levels of service. To achieve this goal and still meet budgetary objectives, two primary strategies are used.

The first strategy is to examine budgetary considerations based on the range of, and not the quality, of services delivered. The second strategy is to invest in people, facilities and systems in a manner that makes the health care delivery system at the Hospital Centre more efficient. For example, the Hospital Centre has often invested in equipment that has made medical procedures more cost efficient and equally important, more patient friendly. Recently, through the generosity of a major donor, a portable sterilization unit was purchased for the Operating Room. The entire sterilization procedure is performed in the clinical environment of the Operating Room - and completed in 35 minutes. This compares to the former 17 hour turnaround time for sterile instruments - the tools necessary for surgeons to perform operations. This new portable sterilization unit has revolutionized the entire Operating Room procedures allowing for speedier scheduling of surgical operations. An additional and obvious benefit is the impact this sterilization unit has on emergency operations. An immediate benefit has been an overall savings in the day to day operating costs for the Operating Room in terms of time and labour.

CARING FOR OUR  
TOMORROW ...



NO BETTER TIME.  
NO BETTER CAUSE.

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RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

## The Volunteer Groups

For decades, the Red Deer Regional Hospital Centre has been blessed with a dedicated group of volunteers, today numbering 430. The Hospital Auxiliary Association, whose roots go back to the turn of the century, was dissolved in name only, in the 1980's. Reflecting current trends in voluntarism and the needs of today, the new Voluntary Association has grown substantially in its numbers, support, and volunteer services. The Voluntary Association provides services in Long Term Care, Acute Care, the Junior Volunteers, and the Community Outreach Program.

The 207 Long Term Care volunteers collectively performed 8,484 volunteer hours in 1994. The services provided to the long term care residents range from feeding assistance to assistance in their recreation programs such as reading, walks, bingo and bowling, day outings, swimming, handicrafts, and industrial arts.

The Acute Care Volunteers, numbering 180, provided in excess of 24,000 hours in a wide range of services and programs in 1994. Such important areas as Palliative Care saw a number of volunteers looking after activities in the Moose Cottage Humour Room - an environmental, compassionate room offering a place for patients, family members, and Hospital staff to find needed escape. It was funded through the philanthropic and dedicated efforts by the Loyal Order of Moose. The volunteer Palliative Care Council matches approved and trained volunteers on a one to one basis with terminally ill patients - their preference to be at home as much as possible. The Acute Care volunteers also provide a number of services to important areas such as Admitting, the Cancer Centre, Emergency Department, both flower and gift shops, Life Line Services, Paediatric tours, Pre-admission, and the P.A.R.T.Y., (prevention of alcohol and related trauma in youth).

Junior Volunteers are an integral part of the Voluntary Association. There are, on average, 160 teenagers who accounted for 12,000 volunteer hours during 1994. Patients and long term care

residents receive an emotional uplift through this appealing volunteer program for teenagers. The Junior Volunteers assist with patient care including feeding, wheel chair portering, assisting the nursing and recreation staff, the delivering of flowers to patient rooms, and provide help as cooks in Cafe VA.

The Red Deer Regional Hospital Centre Foundation Board of Directors is a separately incorporated organization with the mission of improving healthcare by raising funds for the Hospital Centre. It is a voluntary, registered not for profit organization. Through the efforts of the Board and various committees, the major task is to oversee the conduct of the '*Caring for our Tomorrow*' campaign. The board must also plan long-term fundraising strategies to ensure the viability of the Red Deer Regional Hospital Centre well into the next century.

**'Caring for our Tomorrow'**  
**...no better time, no better cause**

**An Expanded Role in the Delivery of Healthcare:  
The Need**

The Red Deer Regional Hospital Centre is committed to improving and sustaining the quality of equipment, facilities and programmes. Given the current environment, it is essential to undertake assessment of all capital equipment with the intent of replacing existing technology with new, proven technology. To facilitate some of these needed improvements and equipment upgrades, the Foundation for the Hospital Centre, its fundraising entity, is launching the *'Caring for our Tomorrow'* campaign with a minimum goal of \$3.5 million.

The campaign for the Red Deer Regional Hospital Centre shares how the funds raised will be spent:

**1. DIAGNOSTIC SERVICES**

**1.1 MAGNETIC RESONANCE IMAGING**

Magnetic Resonance Imaging (MRI) is an imaging modality that uses strong magnetic fields combined with radio frequency radiation, to image anatomic structures within the body. These images are slices through the body at various angles and so are similar in appearance to those produced by C.T., but the information they provide is different.

An MR unit produces a computer generated, high resolution image, which shows excellent contrast. This allows detailed visualization of tissue structure, including soft tissue, so that diseased and normal tissues can be distinguished.

A major advantage of using MR is that no ionizing radiation is involved, and there are no known side effects, although the patient cannot have metal within the body.

Because it is superb at defining soft tissue, MR is especially useful for diagnosing diseases of the central nervous system, including the brain and spine, and for musculoskeletal disorders. It is suitable for demonstrating a wide range of tumours including evaluation of metastatic liver disease, and staging of prostate, bladder and uterine cancer. It can be used to evaluate kidney transplant viability, bone marrow diseases, heart wall structure, and vascular and arterial malformations, thromboses and stenoses.

The size of the magnet determines the duration of examination. A larger magnet results in a faster examination which is easier on the patient.

Most units also have surface coils available for examination of small areas of the body, such as the knee, TO joint, extremity, and breast.

Presently, medical referrals for an MRI are performed in either Calgary or Edmonton for the citizens of Central Alberta. The referrals may be subject to lengthy, waiting periods depending upon the nature of symptoms. In order to enhance our healthcare and diagnostic imaging services at the Red Deer Regional Hospital Centre, it is imperative for the Hospital to acquire this new Imaging service for the benefit of our all our citizens.

**Cost \$1,300,000**

## **1.2 RESPIRATORY THERAPY**

Blood Gas Analyzer (\$25,000.00); Pulmonary Function Analyzer (\$50,000.00)

**Cost \$75,000**

### **1.3 LABORATORY**

#### 1.3.1 Chemistry Analyzer II (1996)

This analyzer would automate a number of immunochemistry tests. It would bring the same advantages noted above from random access, bidirectional interface, bar code and primary tube sampling. It would permit consolidation of workstations which would reduce operating costs.

**Cost \$150,000**

#### 1.3.2 Blood Culture Instrument (1995/96)

This analyzer would detect bacteria in blood faster and at lower concentrations than our current analyzer. Interfaced to computer for further improvements in turnaround time.

**Cost \$80,000**

**Total Diagnostic Services Cost: \$1,605,000**

## 2. **PALLIATIVE CARE**

### **Providing a Compassionate Caring Environment**

Palliative Care addresses the quality of life throughout the dying process. The purpose of establishing designated Palliative Care beds is to provide a coordinated approach to meeting the needs of the Palliative Patient and family moving between the community and Acute Care. Designation of a specific area allows for the use and further development of nursing expertise, and facilitate planned and focussed support for the staff delivering Palliative Care.

In March, 1993 the evaluation process began with an assessment of the present Palliative Care program and culminated with the needs for the future requirements for Palliative Care. Incorporated with this assessment represented a change in philosophy from an emphasis on curing to an emphasis on caring. A major shift in the caring incorporated therapeutic and supportive services in this assessment. They are both designed to address the physical, social, psychological, and spiritual needs of individuals and their families.

Over the past few years, an average of 95 people per year have been the beneficiaries of the Palliative Care program at the Regional Hospital. These individuals, from age 16 and up had an average stay of one week to three months. In addition, a significant number of patients could have benefited from this type of care had there been additional a space allotment, including the importance of a supportive, pleasing and functional aesthetic environmental upgrade.

Presently, the lack of support services includes:

- \* the lack of physical environment allowing the participation of families as part of the care team such as family rooms;
- \* the lack of respite beds for families caring for Palliative Patients at home;

- \* the lack of a consistent approach to the care level status of Palliative Patients.

Physicians and family members continually express the need for short term utilization of Palliative Care resources for patients who have chosen to die at home. Architectural planners for Palliative Care Units, in a consultative process with staff and patients, have designed new environmental patient and family comfort concepts with the attention focused on benefitting both. As a result of this assessment planning, it is proposed to incorporate warmth, pleasing colour schemes, a home-like setting that is designed for optimum comfort and compassionate caring for patient and family members. An indirect benefit to patient comfort in the Palliative Care Unit will be the support and assistive caring that is administered by the nursing staff, families, and volunteers.

There are two aspects that factor into the upgrading for the Palliative Care Unit, the most obvious being the physical and aesthetic appeal for patient comfort. The second is more of a functional nature relating to life support systems that include substantial mechanical and electrical changes. Presently, the Unit is functioning with the old systems that were designed for the Paediatric Unit.

The expected patient outcomes and benefits include:

- \* timely symptom control, resulting in earlier discharge;
- \* provision for the experience of death with peace and dignity;
- \* provision for psychosocial and spiritual needs for the patient/family, resulting in healthier family outcomes and resolution of grief..

An added benefit to an enhanced Palliative Care program through the environmental, mechanical and electrical upgrading is better coordination of care for patients moving between community and acute care and the program could act as a referral point for the region for symptom control, and as a resource for Palliative Care expertise.

The upgrading costs are substantial in order to provide quality Palliative Care. As more people are diagnosed and progressing through the stages of life-threatening diseases such as cancer, multiple sclerosis, Parkinson Disease, it is absolutely essential that the Regional Hospital actively pursue funding from the private sector to accomplish these important goals for the Palliative Care upgrading plan.

**Total Palliative Care Cost: \$550,000**

### 3. LONG TERM CARE - REHABILITATION

#### **Para Transit Vans (2)**

One of the most tangible benefits for the residents in Long Term Care is the ability to regain a sense of mobility and have direct accessibility to new and familiar geography. There are 318 residents presently housed in three Long Term Care healthcare facilities that are associated with the Hospital Centre. (As previously noted, due to the age of the Westpark Lodge Nursing Home, it will be closing in the late spring of 1995 with transfer of existing residents to alternate accommodation). The wheel chair residents benefit from access to scheduled outings chauffeured by C-4 licensed drivers. The outings operate on a seven day per week basis with the two current vans in constant demand and use.

#### *...the enhancement of resident enjoyment*

Both existing vans in use are 1979 vintage and reaching the end of their mechanical use. The primary concern for all residents is safety and the condition of the vehicles. In addition, regular maintenance of the vans has become costly. Another major cost of operating the vehicles is the safety of the lift device for resident transfer in and out of the vehicles. Presently, wheel chairs must be screwed and secured to the floor. Since the vehicles were purchased in 1979, technology in resident lifts has improved dramatically facilitating the ease of transfer of residents.

As a note of interest, residents are entertained on outings as far afield as the Williams Watson Lodge in the Kananaskis for camping, the Calgary Zoo, the West Edmonton Mall, and Rocky Mountain House. Many residents have lived their entire lives in the region, and occasionally request to drive by a family homestead associated with fond memories of their past. Locally, there are several outings to such places as Bower Ponds, restaurants, local parks for picnics,

baseball games, City Hall Park, Kerry Wood Nature Centre, teahouses, The Westerner Fair, Rebels hockey games and sports outings, Bower & Parkland Malls, and shopping in general.

Presently, there is an urgent need and it is imperative to replace the two vans that were purchased in 1979. Upgrading the vans will act to ensure that the residents' safety and comfort against mechanical breakdowns as was witnessed by one van and the residents being stranded in the Kananaskis.

The replacement of these two essential vehicles is a major fundraising initiative for the *'Caring for our Tomorrow'* campaign.

**Total Long Term Care Cost: \$140,000**

## 4. ACUTE CARE

### 4.1 Outpatients

#### 4.1.1 Video Gastrosopes (3)

A total of three are required: 1 unit - 1995; 1 unit - 1996; 1 unit - 1997

A video gastroscope is a flexible instrument to examine the oesophagus and stomach. Performed in the outpatient setting under a local anaesthetic and sedation. Use is to diagnose ulcer disease, stomach and oesophagus reflux which assists the physician to make an appropriate treatment plan.

Cost \$60,000

#### 4.1.2 Video Operating Duododenscope

This is a flexible instrument to examine the duodenum, the common bile duct and the pancreatic duct. The larger diameter of this scope enables the physician to remove stones without surgery.

Cost \$25,000

**Total Outpatients Cost \$85,000**

### 4.2 Intensive Care Unit

#### 4.2.1 Monitoring System

This new Monitoring System would consist of 10 bedside monitors c/w BP Swan Ganz, Cardiac Output, Arterial Pressure, 8 telemetry Units and 1 central monitor.

Cost \$550,000

#### 4.2.2 Cardiac Monitors with Defibrillators (2)

Cost \$20,000

**Total Intensive Care Cost \$570,000**

### **4.3 Operating Room**

#### 4.3.1 Ophthalmology Microscope (floor type)

Current overhead model installed in 1981 - no longer carry a service agreement due to age and availability of parts. Current volume 720 cases per year - service is unavailable if microscope is not working.

Cost \$115,000

#### 4.3.2 Endoscopy Equipment -- Laparoscopic Endoscopy

Over the past ten years, technological advances in minimal invasive surgery, (MIS), has revolutionized certain standard operating room procedures for both emergency and elective surgical cases. The traditional method of surgery, an open incision has been replaced by a keyhole incision, (minimum of 3 per surgical procedure). This offers the surgeon constant visualization of the area with a microcamera. The first keyhole incision is for the insertion of the camera, the second keyhole is for the surgical procedure, and the third offers an escape for the affected area.

The immediate patient advantage is a day room surgical procedure/short stay, usually one night vs long stay. The patient also enjoys less rehabilitation, less pain, and is ambulatory quicker. The benefit to our community is that this proven procedure is universal and offered to the entire age spectrum.

The equipment for Laparoscopic Endoscopy includes a television monitor, microcamera (may vary depending on the procedure), light source, cart, aninsufflatorer, at a cost of \$35,000.

Patients have benefitted from this equipment for a variety of surgical procedures including knee surgery for orthopaedics; Laparoscopic tubal ligations in gynaecology services; gall bladder/appendix for general surgery; ENT - sinus (minimal volume).

The Red Deer Regional Hospital Centre's development plan includes timely replacement and upgrading program.

It is important for the benefit of patients that the Red Deer Regional Hospital Centre keep pace with new and proven technology.

1995 estimate - \$83,000; 1996 estimate \$97,000; 1997 estimate \$75,000

Cost \$255,000

**Total Operating Room Cost \$370,000**

**Total Acute Care Cost \$1,025,000**

## **5. SPECIAL CARE NURSERY**

The Special Care Nursery at the Red Deer Regional Hospital Centre represents one of the highest utilization rates by patient and case load in the Hospital. As noted earlier, the regional case load for infants age 0 - 4 was 9,364. This represents almost 11 percent of the patient care at the Red Deer Regional Hospital Centre in 1994.

The Nursery is being relocated in the early spring of 1995 including a retrofit to accommodate new and essential specialized equipment. The new Unit will be conveniently located with a direct link next to the Paediatrics Unit affording greater efficiency in health care delivery and a better utilization of manpower resources between the Special Care Nursery and Paediatrics.

Funding to acquire a new generation of Infant Life Monitoring Systems and Isolette Infant Incubators (8) is both an immediate need and urgent. Each Isolette Infant Incubator costs approximately \$8,500. The aforementioned equipment constitutes a significant portion of the campaign.

**Cost: \$200,000**

## MAINTAINING A MODERN REGIONAL FACILITY

In order to take best advantage of the quality and calibre of the professionals at the Red Deer Regional Hospital Centre as well as the equipment they have at their disposal, the needs are evident in several areas. More specialized areas will replace outdated ones. Ward design enhancements such as Palliative Care will improve patient, nursing, and volunteer effectiveness.

The equipment upgrade and new services such as Magnetic Resonance Imaging are essential in order for the Hospital Centre to provide these essential services for the residents of Central Alberta. Due to the benefits of acquiring such equipment, their welcome addition becomes a major for facility improvements. Responsibility for the necessary upgrades must be a shared community responsibility...our responsibility as citizens for there is *no better time, no better cause*.

## INCREASING A REGIONAL ROLE

The Red Deer Regional Hospital can best meet the challenge of expanding its regional role by providing the best medical and supporting professionals, new and better equipment and upgrading facilities. Meeting the needs previously mentioned will achieve these goals.

Not only is it important to have the best, it is important to make sure people are aware of its availability. The Hospital's regional role is paramount and must be expanded in view of the declining operating budgets in both the referral centres of Calgary and Edmonton. The Red Deer Regional Hospital Centre recognizes that it must inform the community and Central Alberta about the high quality of patient care provided at the Hospital Centre.

The Red Deer Regional Hospital Centre Foundation is embarking on a major capital campaign in support of the necessary renovations and upgrading of equipment. Only through the support from the community and the region can these important goals become a reality.

### THE FINANCIAL SUMMARY

The following summary outlines the financial requirements to meet the previously stated needs. Included in the summary is the funding priority or the anticipated source of the funds. One priority does not necessarily take precedence over another. The priorities simply indicate the best order for funding.

#### *'Caring for our Tomorrow'*

*...no better time, no better cause*

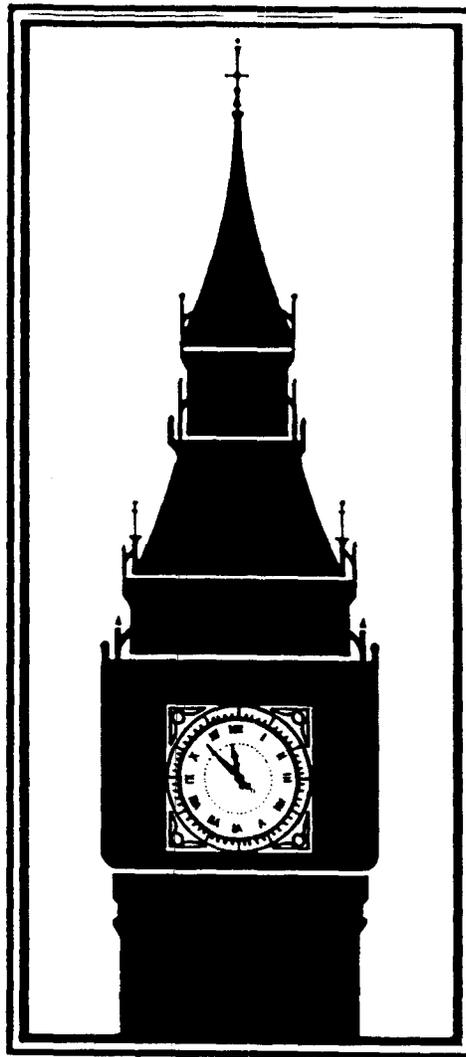
#### The Fundraising Campaign

Diagnostic Services:		
- Magnetic Resonance Imaging	\$1,300,000	
- Respiratory Therapy	75,000	
- Laboratory	<u>230,000</u>	\$1,605,000
Palliative Care		550,000
Long Term Care/Rehabilitation		140,000
Acute Care		
- Outpatients	\$ 85,000	
- Intensive Care Unit	570,000	
- Operating Room	<u>370,000</u>	1,025,000
Special Care Nursery		200,000
<b>Total</b>		<b>\$3,520,000</b>

It should be noted that the Red Deer Regional Hospital Centre has other needs in addition to those listed here. Capital equipment needs for the Hospital Centre exceed the capability of the Regional Health Authority's funding. The Foundation has agreed to meet this challenge for the benefit of residents of all ages and healthcare needs in Central Alberta.

CARING FOR OUR  
TOMORROW ...

45



NO BETTER TIME,  
NO BETTER CAUSE.

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RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

## THE CAMPAIGN PLAN

The '*Caring for our Tomorrow*' campaign is a major undertaking by the Foundation in order to help maintain and better our staff, equipment, and facility, and the regional needs of the Hospital Centre. The campaign and the funds generated will set the agenda for the Hospital into the next century. The campaign's success will determine the level of excellence in service, programs, and patient needs for the Hospital Centre for many years to come.

In the fiscal year 1993 - 1994, The Red Deer Regional Hospital Centre treated 89,874 patients in the region. The members of the Hospital team **no** face the great test of dramatically enhancing as well as maintaining their resources so they can **continue** their mission.

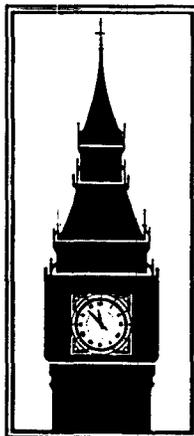
The '*Caring for our Tomorrow*' campaign with a minimum goal of \$3.5 million is the most ambitious fundraising effort the Red Deer Regional Hospital Centre has ever undertaken. Its success depends on the fullest participation of all members of the Red Deer region and Central Alberta.

In order that everyone may be invited to support the Red Deer Regional Hospital in as personal an approach as possible, the '*Caring for our Tomorrow*' campaign activities will continue through 1996. During this time, each potential donor will be asked to make a campaign pledge to be paid over a period of three to five years. major gifts will be sought first because of the immediate credibility they lend the campaign and because of the inspiration major gifts provide to other potential contributors.

Each element of the plan is designed to clearly communicate the campaign theme. '*Caring for our Tomorrow*' for our healthcare region that cannot be stressed enough and, that there really is,

*...no better time, no better cause.*

CARING FOR OUR  
TOMORROW ...



NO BETTER TIME.  
NO BETTER CAUSE

RED DEER REGIONAL  
HOSPITAL CENTRE  
FOUNDATION

DATE: APRIL 4, 1996

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: Red Deer Heritage Foundation

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Please submit comments on the attached to this office by April 12, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk

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## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE**  
FILE No.

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

April 10, 1996

Waskasoo Museum Foundation  
Box 800  
Red Deer, AB T4N 5H2

Attention: Mr. Allan B. Armstrong, President

Dear Mr. Armstrong:

I acknowledge receipt of your letter dated April 1, 1996 re: Interpretive Signs, Historical Walking Tours.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

  
KELLY KLOSS  
City Clerk

KK/fm



*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 FAX (403) 346-6195

April 25, 1996

Red Deer Regional Hospital  
Centre Foundation  
P.O. Box 5030  
Red Deer, AB T4N 6R2

Att: Jack Cuthbertson, Chairman

Dear Sir:

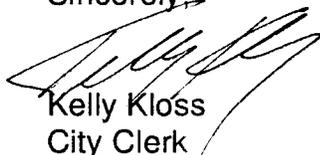
Thank you for attending the April 22, 1996 Meeting of Red Deer City Council to outline ways in which The City could assist in the "Caring For Our Tomorrow" Capital Campaign. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Regional Hospital Centre Foundation dated April 15, 1996, re: "Caring For Our Tomorrow" Campaign/Request to Provide Home Owners with Option of Donating Amount of Reduction in their Taxes to Said Campaign, hereby agrees that said request be denied, and as presented to Council April 22, 1996."

Although Council did not support your request, they did express their appreciation for the work that the Foundation is doing and its benefits to the community.

Best wishes on continued success for the "Caring For Our Tomorrow" Capital Campaign.

Sincerely,



Kelly Kloss  
City Clerk

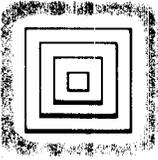
KK/clr

cc: Director of Corporate Services



*a delight  
to discover!*

**FILE**



## WASKASOO MUSEUM FOUNDATION

April 1, 1996

Mayor Gail Surkan and Members of Council  
The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of Council,

**RE: INTERPRETIVE SIGNS, HISTORICAL WALKING TOURS**

The Board of Directors of the Waskasoo Museum Foundation considered a letter of request from the Red Deer Heritage Preservation Committee for funding assistance from the Red Deer Heritage Fund expanding the interpretive signs program on our Historical Walking Tours. A Copy is attached. Following discussion and in accord with the agreement dated November 26, 1990 between the City of Red Deer and the Waskasoo Museum Foundation, the Board of Directors passed a resolution recommending to Council that a grant in the amount of \$5,500 be approved from the Red Deer heritage Foundation for purposes of providing matching funding to the Heritage Preservation Committee to provide for the development and installation of additional signs on the Red Deer Historical Walking tours.

Would you please consider this recommendation at Council's earliest convenience. Thank you.

Yours truly,

Allan B. Armstrong  
President

er

c:\letters\96\cc-insgn.wmf

# Normandeau Cultural and Natural History Society

Box 800  
 Red Deer, Alberta T4N 5H2  
 Ph.: (403) 343-6844  
 Fax.: (403) 342-6644

December 28, 1995

- Kerry Wood  
 Nature Centre

- Gaetz Lake  
 Sanctuary

- Allen Bungalow

- Fort Normandeau

- Red Deer &  
 District Museum

- Heritage Square

- Historical  
 Preservation  
 Committee

Mr. A.B. Armstrong, Chair  
 Waskasoo Museum Foundation  
 Box 800  
 Red Deer, Alberta  
 T4N 5H2

Dear Mr. Armstrong,

## RE: INTERPRETIVE SIGNS, HISTORIC WALKING TOURS

The Heritage Preservation Committee is responsible for developing and maintaining the enamelled steel interpretive signs on the Red Deer Historical Walking Tours. At the beginning of the program about 1985, the Red Deer Heritage Fund provided \$26,000 for the initial set of signs. The purpose of this letter is to seek support of the Waskasoo Museum Foundation Board and of City Council to appropriate a grant of \$5,500 from the Red Deer Heritage Fund to extend the interpretive sign program. This funding would be used to match \$5,500 that the Committee currently has and would allow for 10 - 12 signs to be added. The cost for research, writing, artwork, fabrication, and installation is about \$1,000 per sign. The cost of fabrication per sign can be reduced when several are ordered at one time.

Would you please consider this request to recommend to City Council that a grant of \$5,500 from the Red Deer Heritage Fund be approved to extend our interpretive sign program.

Yours truly,



Morris Flewwelling  
 Executive Director

MF:er

**DATE:** April 9, 1996

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** RED DEER HERITAGE FUND:  
INTERPRETIVE SIGNS, HISTORICAL WALKING TOURS  
Your memo dated April 4<sup>th</sup>, 1996 refers.

---

The Historical Walking Tours, established in 1985, have enjoyed considerable success, particularly in the downtown. The request from the Heritage Preservation Committee and the Waskasoo Museum Foundation is for an additional \$5,500 in 1996, to extend these tours with 10-12 additional signs. The committee has raised an equal amount for this purpose.

Changes continue to occur in our downtown and in our city requiring us to update these signs, as some landmarks have been burned (e.g., Windsor Hotel), while other amenities are added, interpreting our heritage (e.g., Ghosts Program). Thus, I am supportive of this request for funding as we must maintain the system established, and the response to it has been excellent.

**RECOMMENDATION**

THAT Council of The City of Red Deer, having received a request from the Normandeau Cultural & Natural History Society and the Heritage Preservation Committee, agrees to support the request for \$5,500 from the Red Deer Heritage Fund, in order to extend the Interpretive Signage Program in 1996.



LOWELL R. HODGSON

:dmg

**DATE: April 16, 1996**  
**TO: City Clerk**  
**FROM: Director of Corporate Services**  
**RE: RED DEER HERITAGE FUND**

---

The balance in the Heritage Fund at December 31, 1995 was \$281,408.35. this balance includes an outstanding loan to the Native Friendship Centre of \$85,000.

The request for funding would appear to meet the requirements for funding from the Heritage Fund.



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

**COMMENTS:**

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

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
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 FAX (403) 346-6195

April 23, 1996

**FILE**

Waskasoo Museum Foundation  
Box 800  
Red Deer, Alberta  
T4N 5H2

Att: Allan Armstrong, President

Dear Sir:

**RE: INTERPRETIVE SIGNS, HISTORICAL WALKING TOURS**

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to your letter dated April 1, 1996 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated April 1, 1996, re: Request for Support of \$5500 from the Red Deer Heritage Fund to extend the Interpretive Signage Program in 1996, hereby approves said request and as presented to Council April 22, 1996."

The decision of Council in this instance is submitted for your information. Congratulations on the extension of the Interpretive Sign Program on the Red Deer Historical Walking Tours.

... / 2

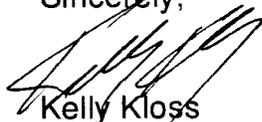


*a delight  
to discover!*

Waskasoo Museum Foundation  
April 23, 1996  
Page 2

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

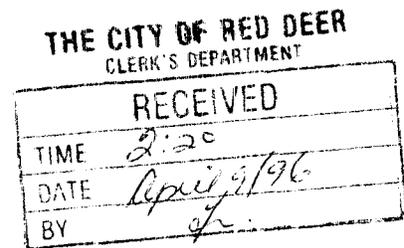
Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Corporate Services  
Normandeau Cultural and Natural History Society



April 9th, 1996

The City of Red Deer  
Mr. Ryan Strader, Manager  
Building Inspection Department  
4914 - 48 Avenue  
RED DEER T4N 3T3

Dear Sir:

Operation of a Bed and Breakfast  
3313 - Spruce Drive, Red Deer

It is my intent to develop a two bedroom B&B facility within the existing 4 level split home located at 3313 - Spruce Drive. The home currently has four bedrooms. It is our plan to adapt an existing room into an additional guest bedroom, with its own full bath, which would give us two B&B rooms, each with private facilities, on a level separate from our family bedrooms.

I have read, and understand, the DTHR Community Health Services Bed and Breakfast Standards and Guidelines. Once approval is granted by City Council I will complete the application for B&B through the DTHR as a final requirement.

The street address will be prominently displayed in 6" numbers near the sidewalk; other than that I do not plan any street-visible signage identifying a Bed and Breakfast. Parking will be provided at the rear of the property, which is approximately 20 meters south of the positioned "stop" sign at the paved laneway.

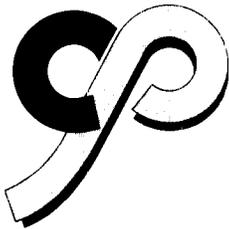
B&Bs offer alternative accommodation to a growing number of travelers/vacationers who prefer a pleasant home setting, offering a wholesome breakfast and personalized information on City of Red Deer and Central Alberta activities and attractions.

Our location, directly across from a portion of our wonderful trail system in Kin Canyon, provides easy access to/from Highway 2, our downtown (for the Farmers Market and Recreation Centre), Red Deer College Arts Centre and the Red Deer Regional Hospital Centre.

I plan to attend City Council meeting on April 22nd for the opportunity to answer any questions that might arise.

Yours truly,

*Diane McDonnell*  
Diane McDonnell  
3313 - Spruce Drive  
RED DEER T4N 3N7  
342-2820 (work) 347-6567 (home)



## MEMORANDUM

Date: April 11, 1996

To: Kelly Kloss, City Clerk

From: Paul Meyette, Principal Planner

Re: **BED AND BREAKFAST at 3313 - SPRUCE DRIVE, RED DEER**

Diane McDonell is proposing to establish a bed and breakfast facility at 3311 - Spruce Drive (see attached map). Mrs. McDonell indicates that parking will be provided on site.

### BACKGROUND INFORMATION

The only City approved bed and breakfast facility, which is located in a residential district, is the McIntosh Tea House Bed and Breakfast facility. This use was approved by Council using an exception to the Land Use By-law after consulting with the Parkvale Community Association. Since this use is not allowed in the R1 Low Density Residential District, Council could only approve the McDonell bed and breakfast operation through an exception to the Land Use By-law.

### COMMENTS

As the applicant notes, bed and breakfast operations are an increasingly popular form of tourist accommodation. Potentially, however, this use could be intrusive upon a neighbourhood with additional parking demands and traffic. In order to identify any neighbourhood concerns, we suggest that Council consider using the neighbourhood involvement process which Planning Staff use for garden suites. This process involves an invitation to the neighbourhood to come to an open house/tea party at the McDonell house to discuss the proposal; comment sheets would be filled out by the neighbours; the comment sheets would be provided to Council prior to the Land Use By-law public hearing. This process has proven to be non-confrontational in the past and would be the most effective way of assessing neighbourhood impact. The applicant, Mrs. McDonell, supports the process outlined above.

### RECOMMENDATION

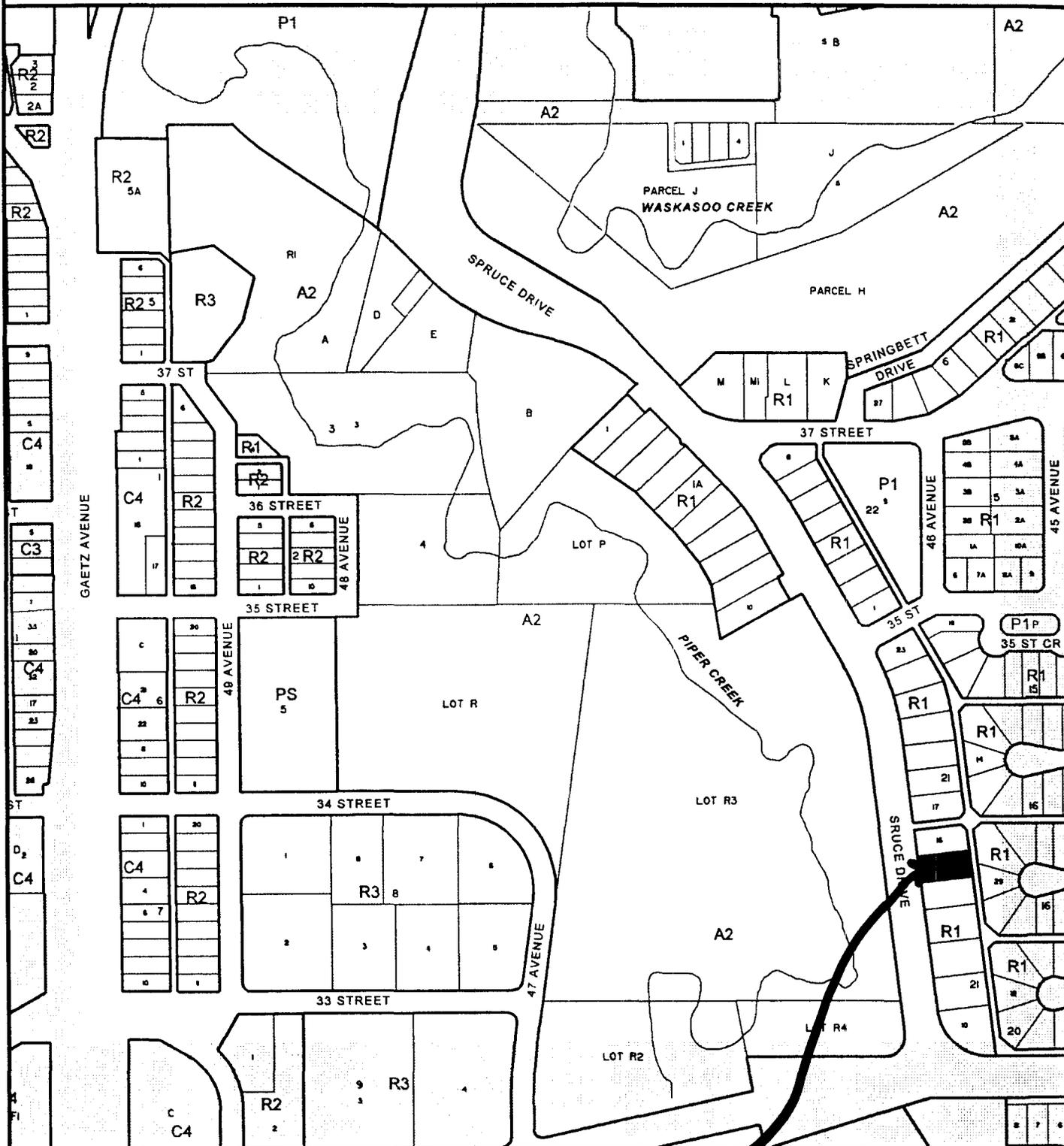
Planning Staff recommend the following:

1. That Council give first reading to a Land Use By-law exception which would allow a bed and breakfast operation.
2. That Council require the applicant to host an open house/tea party to gather neighbourhood input.
3. That all comments resulting from the neighbourhood input process be forwarded to Council prior to consideration of second and third reading of the land use amendment

P. Meyette, Principal Planner

# THE CITY OF RED DEER - LAND USE BYLAW LAND USE DISTRICTS

# G7



BYLAW NUMBER - 3156/96

AMENDMENTS:

**McDonnell Residence**



SCALE 1:5000  
11-JAN-1996

SEE SECTION SIX FOR  
LANDUSE DISTRICT DEFINITIONS

F8	G8	H8
F7	G7	H7
F6	G6	H6

N.W. 1/4 - 9-38-27-4

## MEMO

---

**Date:** April 15, 1996 **File:** 6.034

**To:** KELLY KLOSS  
City Clerk

**From:** RYAN STRADER  
Inspections and Licensing Manager

**RE:** BED & BREAKFAST - 3313 SPRUCE DRIVE

---

In response to your memo dated April 9, 1996, regarding the above subject, we have the following comments for Council's consideration.

The above site is designated as R1 (residential), which does not permit the proposed use. When Council approved the "McIntosh House," which is a bed & breakfast location in Parkvale, the use was added for that site only. During discussion with Paul Meyette, Principal Planner; it was our opinion that a meeting be held in the neighbourhood to ensure they were informed about this project.

The Principal Planner will be elaborating on this in his remarks.

**Recommendations:** We have no objections to the proposed use, subject to:

- 1) A maximum of two bedrooms being used.
- 2) Comments from the neighbourhood.



R. STRADER  
Inspections and Licensing Department

RS:yd

**DATE:** April 11, 1996

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** BED & BREAKFAST - 3313 SPRUCE DRIVE  
Your memo dated April 9<sup>th</sup>, 1996 refers.

---

Diane McDonell, of 3313 Spruce Drive, wishes to create a Bed & Breakfast business in her home and will approach City Council on April 22<sup>nd</sup> for approval.

The Community Services Division is supportive of this application if the surrounding community is supportive. We would recommend that a neighbourhood meeting be arranged through Parkland Community Planning Services, where residents could see the plans, discuss the proposal and make comment. A request such as this needs the support of the neighbourhood.

**RECOMMENDATION**

THAT Council of The City of Red Deer, having received a request from Diane McDonell of 3313 Spruce Drive for the development and operation of a Bed & Breakfast facility at that location, request Parkland Community Planning Services to host a neighbourhood meeting to gather reaction and input from that community, reporting back to City Council prior to final consideration of this application.



LOWELL R. HODGSON

:dmg

c Paul Meyette, Principal Planner, P.C.P.S.

**DATE:** April 16, 1996  
**TO:** City Clerk  
**FROM:** City Assessor  
**RE:** **BED & BREAKFAST - 3313 SPRUCE DRIVE**

---

We cannot support this application for development of a two-bedroom, bed & breakfast in an R1 zone.

The additional parking and traffic may affect the other residents in the area and the amenities of the neighbourhood. The result could be that owners of homes in the area feel property values are adversely affected. This could create problems for council and administration and affect the assessment and tax base.

### **RECOMMENDATION**

That the application for a Bed & Breakfast be denied.



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

AK/ngl

DATE: April 15, 1996  
TO: Kelly Kloss, City Clerk  
FROM: Peter Robinson, Land and Appraisal Coordinator  
RE: **BED AND BREAKFAST - 3313 SPRUCE DRIVE**

---

The Land and Economic Development Department has no objections to the proposed Bed and Breakfast, subject to:

- 1) Adherence to the Land Use Bylaw
- 2) Comments from the Inspections and Licensing, Engineering, and Community Services Departments.

A handwritten signature in black ink, appearing to read 'Peter A. Robinson', with a long horizontal flourish extending to the right.

Peter A. Robinson, CRA, A.M.A.A.

PAR/mm

c: A. Scott, Land and Econ. Dev. Manager

**COMMENTS:**

We concur with the recommendations of the Principal Planner.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

DATE: APRIL 9, 1996

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: Bed & Breakfast - 3313 Spruce Drive

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.



"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

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

FILE No.

# FILE

FAX: (403) 346-6195

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

April 9, 1996

Diane McDonell  
3313 Spruce Drive  
Red Deer, AB T4N 3N7

Dear Mrs. McDonnell:

I acknowledge receipt of your letter dated April 9, 1996 re: Development of a Bed & Breakfast at 3313 Spruce Drive.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



*a delight  
to discover!*



April 16, 1996

Submitted To City Council  
Date: April 22/96

Mayor and Members of Council

Dear Mayor Surkan and Councillors:

The Red Deer Visitor and Convention Bureau is pleased to learn of Diane McDonell's plan to open an additional bed and breakfast in Red Deer. As she has indicated, a portion of our visitors are seeking this type of accommodation when they visit our area, and this interest is growing.

We encourage Council to view this request favourably, in order to increase the range of accommodation available to our visitors. Ms McDonell's location appears to be a suitable one and she has indicated that adequate off street parking is available.

We are looking forward to the opportunity to work with Ms. McDonell as part of Red Deer's tourism team.

Yours truly,

*Wendy Marchese*

*mm*

Merv Phillips  
Chairman  
Red Deer Visitor and Convention Bureau

ASSOCIATE CLINIC

4705 - 48 AVENUE

RED DEER, ALBERTA T4N 3T1

PHONE: (403) 346-2057 FAX: (403) 347-2989

FAMILY PRACTICE

R. C. Cooper, M.D., C.C.F.P.  
R. M. Bulyk, M.D., C.C.F.P.  
J. F. Hopfner, M.D.  
S. A. Hovan, M.D.  
R. J. P. Mulder, M.D.  
E. Edward Wiens, M.D.  
Jack Bromley, M.D.

B. D. Farrington, BSc., MSc., M.D.  
Susan C. Konynenbelt, BSc., M.D., C.C.F.P.  
B. D. Keen, M.D.  
J. A. McIntyre, M.D.  
R. R. Comeau, M.D.  
Peter Mah, M.D.  
Donna R. Smith, M.D.

FACSIMILE TRANSMISSION SHEET

TO: Zoning Commission - City of R.D.

FROM: Dr. R.C. Cooper

NUMBER OF PAGES (INCLUDING THIS ONE) 2

IF YOU HAVE NOT RECEIVED THE CORRECT NUMBER OF PAGES AS STATED ABOVE, PLEASE CONTACT US IMMEDIATELY AT (403) 346-2057

RE: \_\_\_\_\_

*Hard copy will follow by mail.*

CONFIDENTIAL

This message is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is prohibited.

Dr. R. C. Cooper  
3307 Spruce Drive  
RED DEER AB

April 18, 1996

Zoning Commission  
City of Red Deer  
c/o City Hall  
4914 - 48 Avenue  
RED DEER AB

Submitted To City Council  
Date: April 22/96

Dear Sir or Madam:

I live at 3307 Spruce Drive, Red Deer and have so for 35 years.

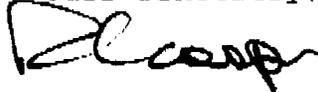
It has come to my attention that an application is pending by a new resident immediately to the North of us, to offer a bed and breakfast facility in the home that they have recently purchased.

I have made enquiries previously with the Zoning Board on this question, but this is the first written enquiry.

I want to know the procedure by which zoning changes occur and what input I would have in it if I were to object to it. I want this letter to serve as my strongest possible objection to the establishment of a commercial bed and breakfast unit next door to myself. I have over the last month, talked to my neighbours, and I have yet to find anyone who is supportive of the concept.

Could you please register this letter with your department, and could you please forward me the necessary protocol if a more formal objection is required.

Yours sincerely,



R. C. Cooper, M.D.

RCC:sdl

cc: Mr. R. Schnell  
Councillor

Post-it® Fax Note	7671	Date	# of pages ▶ 1
To	K KLOSS	From	PAUL Meyette
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

**To:** Dr. Bob Cooper  
**From:** Paul Meyette, Parkland Community  
**Subject:** Proposed Bed and Breakfast Operation at 3313 Spruce Drive  
**Date:** April 22, 1996

BACKUP INFORMATION  
 NOT SUBMITTED TO COUNCIL

Thank you for your letter dated April 18 regarding your opposition to a bed and breakfast operation in your neighbourhood.

In your letter, you requested information on the process for rezoning to allow for a bed and breakfast operation. I will outline the steps below:

- April 22 Council will be reviewing the request for a bed and breakfast operation and considering a process of neighbour consultation.
- May 2 Assuming Council approves of the neighbourhood consultation process, an open house will be held on May 2 from 7:00PM to 9:00PM at 3313 Spruce Drive to allow the applicants to explain their proposal for a bed and breakfast operation and to respond to any concerns. Parkland Community Planning Staff will be hosting the meeting and collecting comment sheets from the neighbourhood to determine their support/opposition to the proposal. These comments sheets will be forwarded to City Council.
- Date up to Applicant Following the meeting on May 2, the owners of 3313 Spruce Drive may either withdraw their proposal or request Council to give first reading to a land use bylaw amendment. Any land use amendment would be advertised in two issues of the Advocate newspaper.
- Four weeks after first reading Four weeks following first reading of the Land Use Bylaw, Council will hold a public hearing at which any affected party may make representation. Following the public hearing Council would consider second and third reading of the land use bylaw.

As you will note above, you have two opportunities for formal public input. The first one will be at the open house of May 2 and the second opportunity would be at the public hearing. Our office has recommended that Council proceed with the meeting of May 2 to determine neighbourhood reaction. Your letter, and any others received, as well as comment sheets from the May 2 open house will be provided to Council before they consider amending the land use bylaw to allow the bed and breakfast use.

I trust that this adequately answers your letter of April 18. If you have any further questions, please call.

Dr. R. C. Cooper  
3307 Spruce Drive  
RED DEER AB

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

April 23, 1996

Mr. Paul Meyette  
Parkland Community Planning Services  
Suite 500, 4808 Ross Street  
RED DEER, AB T4N 1X5

Dear Mr. Meyette:

Thank you for your prompt response to my enquiry regarding the application pending at 3313 Spruce Drive.

Thank you for outlining the process involved and the options that we have.

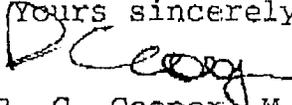
May I please have some further information regarding what zoning change is necessary in order for this to come about. It is my understanding that the area is not now zoned for this type of operation.

I would like to know what zoning changes are contemplated and what other things it would allow in that area if it were to come about. Obviously if a residential area can be zoned for commercial business, then I would like to know what else that zoning would allow to happen.

As you know Spruce Drive is a unique residential area. The fact that it faces the canyon and that there is no development allowed on the West side of the street, are points of advantage for the residents who live there. The thought of it becoming commercialized and changed, is of great concern to myself and to many of my neighbours.

Thank you very much.

Yours sincerely,

  
R. C. Cooper, M.D.

RCC:sdl

**facsimile**  
TRANSMITTAL

COPY

Kelly  
Kloss

to: Dr. Bob Cooper  
fax #: 347-2989  
re: Bed and Breakfast Application at 3313 Spruce Drive  
date: April 23, 1996  
pages: 1, including this cover sheet.

Submitted <sup>Not</sup> To City Council  
Date: April 22/96

Thank you for your fax letter of April 23, 1996. I will respond to your enquiries.

1. A bed and breakfast operation is currently not allowed in the R1 District. A land use bylaw amendment would be necessary to allow this use.
2. If Council approves the application, we would recommend that they use the exceptions provision of the land use bylaw to add the bed and breakfast operation to the zoning at 3313 Spruce Drive. This means that the property would remain in an R1 designation - the same as all of the neighbouring properties however 3313 Spruce Drive would be allowed one additional use, that being the bed and breakfast operation. We would not support any commercial zoning for this property.
3. At their meeting of April 22, City Council agreed with the public participation process that I outlined in my letter to you yesterday. It is my expectation that Council will place a great deal of emphasis on the neighbourhood reaction when they are considering the proposal.

I hope that I have adequately answered your questions. If you have any further enquiries, please let me know.

From the desk of...

**Paul Meyette**  
Principal Planner  
Parkland Community Planning Services  
Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5

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

**DATE:** April 25, 1996  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** **BED AND BREAKFAST (3313 SPRUCE DRIVE, RED DEER, AB)**

---

**FILE**

At the Council Meeting of April 22, 1996, consideration was given to the above topic. At this meeting the following resolution was passed agreeing to table this matter until after an Open House is held:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Diane McDonnell dated April 9, 1996, re: Operation of a Bed and Breakfast (3313 Spruce Drive), hereby agrees to table consideration of this matter until after an Open House is conducted for the purposes of gathering neighbourhood input, and as presented to Council April 22, 1996."

I trust that once the Open House has been held that you will be forwarding a further report to Council.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services

**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 FAX (403) 346-6195

**FILE**

April 25, 1996

Ms. Diane McDonell  
3313 Spruce Drive  
Red Deer, AB T4N 3N7

Dear Ms. McDonell:

**RE: BED AND BREAKFAST OPERATION (3313 SPRUCE DRIVE)**

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to your correspondence dated April 9, 1996, concerning the operation of a bed and breakfast at 3313 Spruce Drive. In accordance with your request to Parkland Community Planning Services, the following resolution was passed by Council tabling this matter to a future Council Meeting, after an Open House has been conducted:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Diane McDonell dated April 9, 1996, re: Operation of a Bed and Breakfast (3313 Spruce Drive), hereby agrees to table consideration of this matter until after an Open House is conducted for the purposes of gathering neighbourhood input, and as presented to Council April 22, 1996."

Once the Open House has been completed, Parkland Community Planning Services will be presenting a further report to Council for consideration. This office will advise you of the date of the Council Meeting at which this issue will again be considered.

... / 2

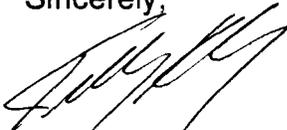


*a delight  
to discover!*

Ms. Diane McDonell  
April 25, 1996  
Page 2

For your information, we have received some concerns with regard to the operation of a bed and breakfast at 3319 Spruce Drive, from Dr. R. C. Cooper, who resides at 3307 Spruce Drive, however, these concerns may be able to be addressed at the Open House. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Inspections and Licensing Manager  
City Assessor  
Land and Economic Development Manager  
Principal Planner  
Red Deer Visitor and Convention Bureau Manager



LAEBON DEVELOPMENTS LTD.  
5128 -- 52ND STREET  
RED DEER, ALBERTA T4N 6Y4  
TELEPHONE (403) 346-7273  
FAX (403) 341-4165

March 22 1996

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

Attention: Kelly Kloss

Dear Sir

We have made arrangements with the City of Red Deer - Land Department to purchase the land indicated in pink on the attached drawing. It is our desire to rezone it to R1 as soon as possible, and we would ask that you start the process as soon as possible.

Yours Truly

LAEBON DEVELOPMENTS LTD.

W.G. (Gord) Bontje  
President

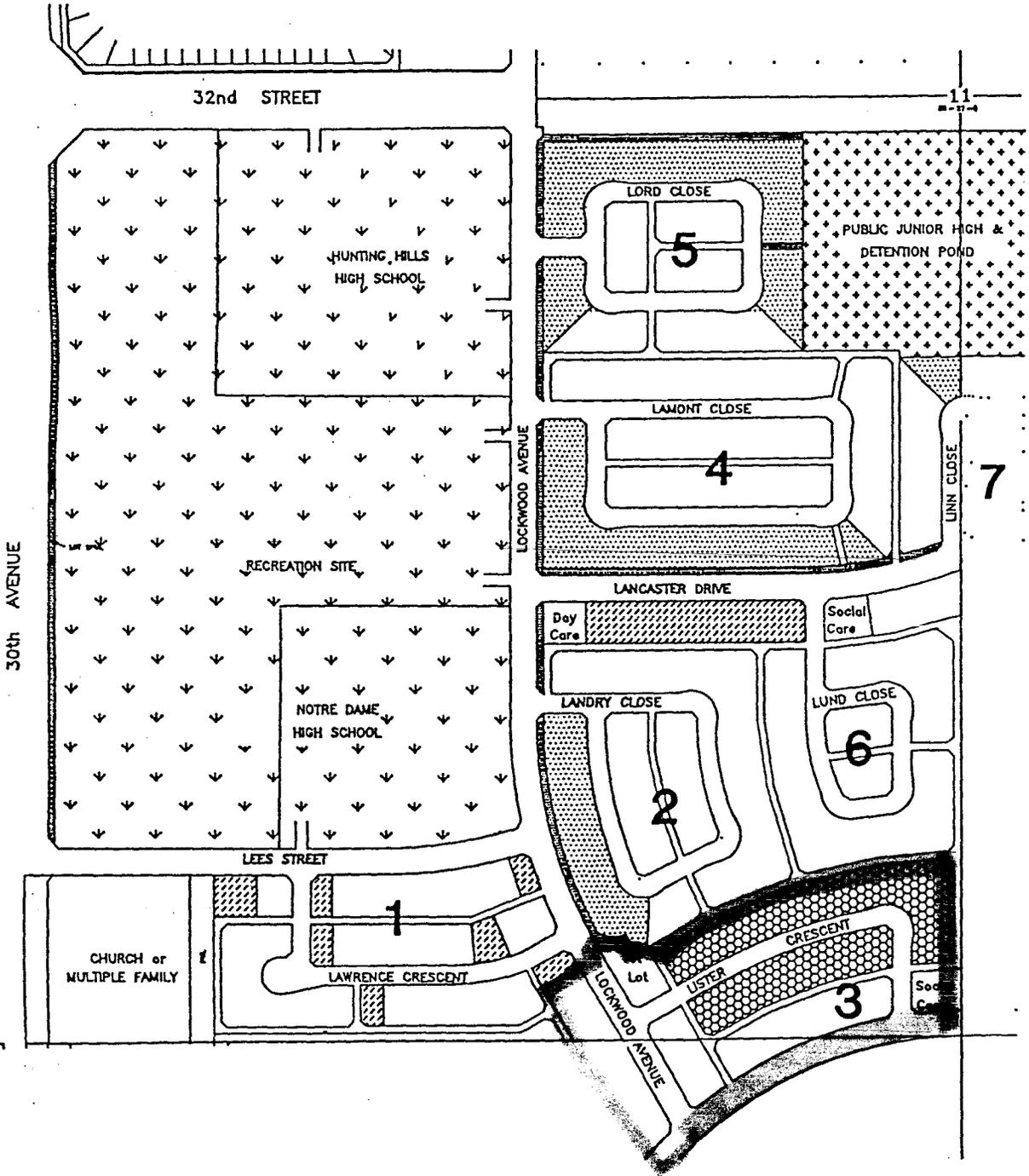
cc. Parkland Community Planning Services

**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

<b>RECEIVED</b>	
TIME	
DATE	March 28/96
BY	[Signature]

# LANCASTER MEADOWS OUTLINE PLAN

Adopted by Council: August 3, 1993  
September 26, 1994  
March 27, 1995



DEVELOPABLE AREA	Saleable Frontage	Units
Single Family (laned)	3231m (15m)	215
Single Family (laneless)	895m (17m)	53
Semi-detached	355m (9m)	40
Day Care/Social Care	98m	3
Multiple Family	438m (7m)	63
Church or Multiple Family	2 ha (5 ac.)	60

Total Units 434

RESERVE DEDICATION	Area
High School/Recreation	2.02 ha
Detention Pond/School	1.10 ha
Walkways/Utilities	0.98 ha
Tot Lot	0.21 ha

Total - 4.31 ha (10.65 ac)

## 4 PHASING

PROPOSED DESIGN  
Lancaster Meadows  
S.W.11.TWP.38.RGE.27 W4M

Prepared by: RDRPC  
DATE: June 10, 1992  
REVISED: June 24, 1992  
October 5, 1992  
August 10, 1994  
March 6, 1995





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

Date: April 15, 1996

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/B-96  
Lancaster Meadows - Phases 2 and 3  
Laebon Developments Ltd. / City of Red Deer

---

The City of Red Deer wish to develop Phase 2 of Lancaster Meadows into three sets of semi-detached lots and 50 single family lots. Laebon Developments Ltd. wish to develop Phase 3 of the same subdivision into single family lots of which 30 lots will be developed this summer and the remainder in the coming year.

Both of the above requests do not comply totally with the approved Outline Plan for the area. Phase 2 need to be amended by the inclusion of the three sets of semi-detached lots. Phase 3, which presently contains a multiple family site, will need to be amended by relocating the multiple family site to Phase 7 and converting the former multiple family site to single family use.

Planning staff have started the process to amend the Outline Plan and a public open house has been planned for the evening of April 24, 1996 at the Hunting Hills High School library. We plan to report to City Council on May 21, 1996.

Recommendation

Planning staff recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/B-96.

Sincerely,

Frank Wong,  
Planning Assistant

Enclosure

DATE: April 2, 1996  
TO: Kelly Kloss, City Clerk  
FROM: Peter Robinson, Land and Appraisal Coordinator  
RE: **LAEBON - REZONING OF LAND**

---

The Land and Economic Development Department has no objections to the requested rezoning, provided the conditions as outlined on the March 26, 1996, memo from the Land and Economic Development Manager to the Mayor and City Manager (copy attached), are adhered to.

A handwritten signature in black ink, appearing to read 'Peter A. Robinson', with a long horizontal flourish extending to the right.

Peter A. Robinson, CRA, A.M.A.A.

PAR/mm

c: A. Scott, Land and Econ. Dev. Manager

Att.

DATE: March 26, 1996  
TO: Mayor Gail Surkan and City Manager Mike Day  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **RAW LAND SALE - LANCASTER MEADOWS  
TO LAEBON DEVELOPMENTS LTD.**

COPY

---

Attached is an offer on behalf of Laebon Developments Ltd. to acquire 5.35 hectares of raw land in Lancaster Meadows. The land in question is referred to in our developments as Phase 3 of Lancaster, and is a parcel which can be immediately developed. A sketch of the area in question is attached.

Phase 3 of Lancaster Meadows has been defined within our Outline Plan of the area, as being a portion of the subdivision where multiple family development would occur. It was intended to be relatively low density, perhaps duplexes or townhouses. Laebon Developments intend to go with a development similar to Kensington Place, which would be single family with narrow lots.

We believe that this is an improvement in development from what was originally planned, and should certainly meet with the approval of the residents of the area.

You will note in Laebon's letter that they agree to pay \$60,000 per hectare for the raw land, plus cover any costs of work which has been done to date.

We have attached a memo from the Streets and Utilities Engineer, which indicates what work has been done, and what contributions have to be made toward the cost of oversized services. We have reviewed these costs with Mr. Bontje of Laebon Developments, and he has agreed to pay them. The raw land price of \$60,000 per hectare is the same price we paid in acquiring land for a detention pond from Melcor Developments in Anders Park, and the price we have established as being the market value for land in the south-east quadrant of the city.

The proposal from Laebon Developments is consistent with our Land Bank Business Plan, which encourages the sale of raw land to private developers.

### **RECOMMENDATION**

We therefore recommend that the sale to Laebon Developments be approved, with the following conditions to apply:

2/...

Mayor and City Manager  
Page 2  
March 26, 1996

---

1. Purchase price to be \$60,000 per hectare.
2. The purchaser to be responsible for covering the costs incurred by the City to this point, in Phase 3, namely \$100,100.00.
3. The purchaser to be responsible for sharing equally with the City, all boundary costs associated with the development.
4. The sale be staged over two year, allowing the purchaser to proceed with development of the first phase, covering approximately 50% of the acreage, which will be subdivided, with the remainder of the costs paid one year later, prior to the development of phase two.

Alan V. Scott

AVS/mm

c: B. Jeffers, Director of Development Services

Date approved: \_\_\_\_\_

---

MAYOR

---

CITY MANAGER

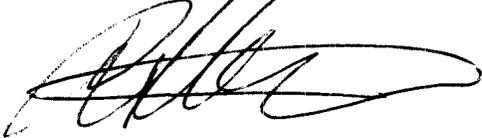
# MEMO

---

**Date:** April 10, 1996 **File:** 6.032  
**To:** KELLY KLOSS  
City Clerk  
**From:** RYAN STRADER  
Inspections and Licensing Manager  
**RE:** LAEBON-REZONING OF LAND

---

In response to your memo dated March 29, 1996, regarding the above referenced, we wish to advise you that we have no objections, subject to any comments from Parkland Community Planning.



R. STRADER  
Inspections and Licensing Department

RS:yd

**DATE:** April 2, 1996

**TO:** KELLY KLOSS  
City Clerk

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

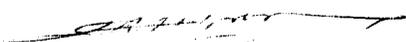
**RE:** LAEBON: REZONING OF LAND  
Your memo dated March 29, 1996 refers.

---

The Community Services Division is supportive of the request from Laebon Developments Limited for the rezoning of Phase III of Lancaster Meadows, from a multiple-family site to that of single-family development. This change made now to the Outline Plan does not negatively affect anyone who has already bought a lot in Lancaster Meadows, and it is my understanding that Phase VII will be set aside for multiple-family housing. This can be advertised and planned now, so that no one is "surprised" when lots are sold in the upcoming phases.

**RECOMMENDATION**

THAT Council of The City of Red Deer approve the request of Laebon Developments Limited to rezone Phase III of the Lancaster Meadows Outline Plan to R-1.

  
LOWELL R. HODGSON

:dmg

**COMMENTS:**

We recommend that Council proceed with 1<sup>st</sup> reading of Land Use Bylaw Amendment 3156/B-96.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
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 FAX (403) 346-6195

**FILE**

April 23, 1996

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

**SENT VIA FAX 96 APR 23 (403) 341-4165**

Att: Mr. Gord Bontje,  
President

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 3156/B-96**

At the City of Red Deer's Council Meeting held on April 22, 1996, consideration was given to your request dated March 22, 1996 regarding Phase 3 of Lancaster Meadows.

At this meeting, Council gave first reading to Land Use Bylaw Amendment 3156/B-96, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/B-96 provides for the rezoning of Phase 2 and Phase 3 of Lancaster Meadows from A1 to R1, R1A and P1.

This office will now proceed with advertising for a Public Hearing of this Land Use Bylaw Amendment, to be held on Tuesday, May 21, 1996, in the Council Chambers at 7:00 p.m., or as soon thereafter as Council may determine.

... / 2



*a delight  
to discover!*

Laebon Developments Ltd.  
April 23, 1996  
Page 2

In accordance with the Land Use Bylaw, a deposit is required prior to the placement of the advertisement. As The City is also taking the opportunity to rezone Phase 2 of Lancaster Meadows, you will be responsible for only 50% of the cost of advertising, and as such, we will **require a \$300 deposit** to be submitted to this office by Tuesday, April 30, 1996, so that we can proceed with the advertising.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Director of Development Services  
Land and Economic Development Manager  
City Assessor  
Inspections and Licensing Manager  
Principal Planner  
Council and Committee Secretary, S. Ladwig  
C. Rausch

DATE: MARCH 29, 1996  
TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
X RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK  
RE: Laebon - Rezoning of Land

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk

f:\data\council\meeting\forms\com.tem



THE CITY OF RED DEER

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

FILE No.  
**FILE**

FAX: (403) 346-6195

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

March 29, 1996

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

Attention: Mr. Gord Bontje, President

Dear Mr. Bontje:

I acknowledge receipt of your letter dated March 22, 1996 re: Request for Rezoning.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

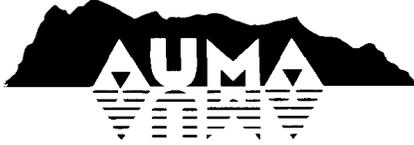
KELLY KLOSS  
City Clerk

KK/fm



*a delight  
to discover!*

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL



## ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9  
Tel: (403) 433-4431 • Toll Free: 1-800-661-2862  
Fax: (403) 433-4454

January 31, 1996

Dear Mayor and Council:

**RE: REQUEST FOR RESOLUTIONS FOR THE 1996 AUMA CONFERENCE  
SEPTEMBER 18 - 21, 1996 EDMONTON CONVENTION CENTRE**

This is your invitation to submit resolutions for debate at the Annual AUMA Conference. On behalf of the Association, I ask municipalities to bring forth concerns of province-wide interest for consideration by member municipalities.

Enclosed is a guideline for drafting resolutions which I trust you will find useful. Please take note of the need for supporting background information for each resolution being submitted for the conference. This material will assist the Convention Resolutions Committee - and later conference delegates - in understanding the issues. Resolutions without sufficient justification may be returned to the sponsors for additional information.

The deadline to receive resolutions is May 17, 1996, and after this date resolutions will be returned to the sponsor in accordance with the procedure for late resolutions.

We anticipate receiving shortly, the government's responses to the resolutions carried out at the 1995 Conference. These will be distributed to the membership upon receipt.

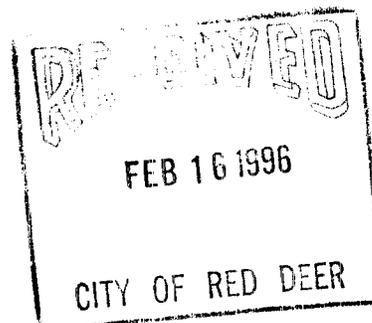
Together we can make a difference.

Sincerely,

Mayor Tom McGee  
President

TM/js

Encl.



**COMMENTS:**

To date no AUMA resolutions have been put forward by Council Members or the Administration.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

**PLAY MATTERS PARENT ADVISORY COUNCIL (PAC)**

Mayor Gail Surkan  
 Red Deer City Hall  
 Red Deer, Alberta  
 T4N 3T3

Karen MacCabe, Chair  
 Play Matters Parent Advisory Council  
 15 Oyen Crescent  
 Red Deer, Alberta  
 T4P 1T3

April 12, 1996

Dear Mayor Surkan and City Council:

I am the Chair of the Play Matters Parent Advisory Council. Play Matters is one of three child care programs that are a part of the Red Deer College Division of Education Programs and Learning Effectiveness which is a non-profit organization. The only other non-profit group is the Red Deer Child Care Society which already receives substantial funding from the city; funding that Red Deer College child care programs *cannot* access.

I have just been informed that the recent resolution about municipal child care funding for low income families targets only privately operated child care programs. This means that the Red Deer College Child Care Programs are *the only ones in the city* that are not eligible for the funding. I am appalled that our programs are excluded. This is going to cause negative publicity for our centers and has the potential to drastically affect our enrollment. Money talks and parents will move children to get the best financial deal they can. I believe that all low income families should have access to this funding no matter where they take their children.

I do not believe that city council would intentionally do this to us. The only explanation I can think of is that council was not aware of the implications of this decision, therefore it was not an informed decision. As a parent, and as chair of Play Matters Parent Advisory Council, I have taken the liberty of writing on behalf of the whole program and I am willing to work with you to correct this problem.

Yours truly,

*Karen MacCabe*

Karen MacCabe, Chair PAC

cc: Colleen Jensen

Gerry Paradis, Division Dean

Linda Carnew, Manager

City Clerk

<b>THE CITY OF RED DEER</b> CLERK'S DEPARTMENT	
<b>RECEIVED</b>	
TIME	
DATE	<i>April 15/96</i>
BY	<i>clw</i>

**DATE:** April 16, 1996

**TO:** KELLY KLOSS, City Clerk

**FROM:** LOWELL HODGSON, Director of Community Services  
COLLEEN JENSEN, Social Planning Manager

**RE:** ADDITIONAL FUNDING FOR DAY CARE

At the April 9 meeting of Council, the following resolution was approved related to additional City support for day care:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Red Deer and District Family and Community Support Services Board dated February 21, 1996, re: Additional \$50,000 for Day Care, hereby agrees as follows:

1. \$30,000 to assist families with low income to access licensed private child care under the umbrella of an operator,
2. \$20,000 to the Red Deer Family Service Bureau to be utilized as follows:
  - a) \$3,000 for the administration of the \$30,000 as indicated in Item No. 1 above,
  - b) \$17,000 for counselling and family life education programs for families who are using any licensed child care program under the umbrella of an operator,
3. that the \$100,000 currently allocated as per the Day Care Management Agreement and the \$50,000 (to be allocated as noted above) be re-evaluated in 1997 in terms of predetermined criteria based on community needs and performance expectations for consideration during the 1998 budget deliberations,

and as presented to Council April 9, 1996."

On April 11, 1996, we received calls from Red Deer College Day Care staff (Linda Carnew) and a parent (Karen MacCabe) from Play Matters Day Care, which is also operated under the Red Deer College umbrella. Great concern was expressed regarding the potential for Red Deer College Day Care and Play Matters to be excluded from access to the \$30,000 as approved above. The reasoning was specific to the interpretation of the term "licensed private child care". Administratively, we would define "private" as meaning for-profit and if such a definition were used, then the Red Deer College Day Care and Play Matters Day Care parents could not access City funds because they are non-profit.

Kelly Kloss, City Clerk  
April 16, 1996  
Page 2

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Upon receiving the complaint we proceeded to contact Councillors individually to explain the problem and ask for their interpretation. Without exception, those contacted (six of nine) said they did not intend to exclude Red Deer College and Play Matters Day Cares. It was clearly a misinterpretation of the meaning of "private" on their part.

The issue is now put forward to Council for formal clarification. It is unfortunate that inadvertently Council did not address the concern on April 9 as it was not brought to their attention until "after the fact".

**RECOMMENDATION:**

That Council for The City of Red Deer clarify their April 9 resolution, amending Part 1 as follows:

\$30,000 to assist families with low income to access licensed child care in private programs under the umbrella of an operator, as well as child care programs operated under the auspices of Red Deer College.



---

LOWELL R. HODGSON  
Director of Community Services



---

COLLEEN JENSEN  
Social Planning Manager

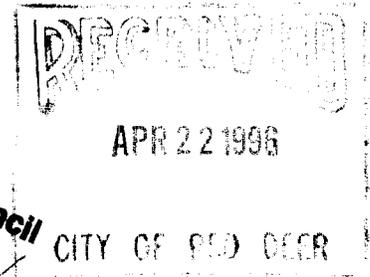
:kt

**COMMENTS:**

We concur with the recommendation of the Administration.

**"G.D. SURKAN"**  
Mayor

**"H.M.C. DAY"**  
City Manager



Submitted To City Council  
Date: April 22/96

April 17, 1996

Mayor Gail Surkan  
Red Deer City Hall  
Red Deer AB T4N 3T3

Dear Mayor Surkan and City Council:

I am writing to ask you to reconsider the wording of your resolution that provides subsidies to qualified parents for child care at private, for-profit day care centres. While I applaud your support of these needy families, I am concerned that the many families using Red Deer College Child Care services are excluded.

Red Deer College operates its child care programs on a non-profit basis with no direct subsidy from the College. Reductions in enrollments in our programs have the same effect on us as they do in the private sector jeopardizing the very existence of portions of the program. The parents that we serve are very concerned and I support their request for a reconsideration of the resolution.

I would be happy to discuss this further. Feel free to contact me at 342-3295.

Sincerely,

Gerry Paradis  
Dean, Education Programs & Learning Effectiveness

GP:sjw



# 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 FAX (403) 346-6195

**FILE**

April 23, 1996

Play Matters Parent Advisory Council  
15 Oyen Crescent  
Red Deer, AB T4P 1T3

Att: Karen MacCabe, Chair

Dear Madam:

At the City of Red Deer's Council Meeting held on April 22, 1996, consideration was given to your letter dated April 12, 1996 concerning additional funding for Day Care. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Play Matters Parent Advisory Council (PAC) dated April 12, 1996, re: Additional Funding for Day Care, hereby agrees that the resolution passed at the Council Meeting of April 9, 1996, relative to additional \$50,000 for Day Care, be amended by deleting clause 1 and substituting in its place the following clause 1:

'1. \$30,000 to assist families with low income to access licensed child care in private programs under the umbrella of an operator, as well as child care programs operated under the auspices of Red Deer College.'

and as presented to Council April 22, 1996."

... / 2



*a delight  
to discover!*

As a result of the above resolution, the original resolution passed by Council on April 9, 1996, has now been amended and reads as follows:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Red Deer and District Family and Community Support Services Board dated February 21, 1996, re: Additional \$50,000 for Day Care, hereby agrees as follows:

1. \$30,000 to assist families with low income to access licensed child care in private programs under the umbrella of an operator, as well as child care programs operated under the auspices of Red Deer College.
2. \$20,000 to the Red Deer Family Service Bureau to be utilized as follows:
  - a. \$3,000 for the administration of the \$30,000 as indicated in Item No. 1 above,
  - b. \$17,000 for counselling and family life education programs for families who are using any licensed child care program under the umbrella of an operator,
3. that the \$100,000 currently allocated as per the Day Care Management Agreement and the \$50,000 (to be allocated as noted above) be re-evaluated in 1997 in terms of predetermined criteria based on community needs and performance expectations for consideration during the 1998 budget deliberations,

and as presented to Council April 9, 1996."

Play Matters Parent Advisory Council  
April 23, 1996  
Page 3

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

Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Corporate Services  
Social Planning Manager

March 26 1996

Dear Council

My name is Kory Panagoulas

I would like to come before you to change a bylaw about hitch trailer parking. I got a ticket last summer for parking my trailer on the side of the street, while I was working, I am a landscaper, I went to court to fight it but it was dismissed before we entered the court room, I won. I told them that I did not agree with this bylaw & that it was not fair. They told me I had to write to city council & had to address the issue to see if this bylaw could be changed. Well this is my letter, I will be waiting to hear from you soon.

Yours Truly, G. Panagoulas

P.S. My address is 3734-44 ST. <sup>TUN 165</sup> RED DEER.

Phone # 347-8051

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:00
DATE	March 28/96
BY	<i>[Signature]</i>



TO  
A

CITY CLERK  
CITY OF RED DEER

FROM  
DE

SGT. M. A. WILLIAMS  
R. C. M. POLICE  
RED DEER CITY DETACHMENT

SECURITY - CLASSIFICATION - DE SÉCURITÉ
<b>Protected "A"</b>
OUR FILE - N/RÉFÉRENCE
YOUR FILE - V/RÉFÉRENCE
DATE
96 Apr 04

SUBJECT / OBJET **G. PANAGOULIAS - HITCH TRAILER PARKING**

Please be advised that I feel the present bylaw is correct. Obviously the bylaw was put into effect originally because of problems with people leaving trailers parked unattached. I don't think one incident should dictate changing the bylaw. The relaxing of this bylaw will only create new problems.

The bylaw officers check the area now when they get a complaint and speak with the owner of the unattached trailer and in almost all cases come to a mutual, temporary agreement. If it is obvious that the owner is only leaving it unattached for a short time, this probably will not result in a prosecution.

  
(M. A. WILLIAMS)SGT.  
I/C RED DEER TRAFFIC SECTION

/ez



Unclass

Red Deer City Detachment
P.O. Bag 5033
Red Deer, Alberta
T4N 6A1

Your file Votre référence

Our file Notre référence

City Clerk's Department
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta T4N 3T4

April 16, 1996

Dear Sir:

RE: G. PANAGOULIAS - Unattached Trailer

On September 25, 1995, ticket T24753 was issued for contravention of Sec. 28, Traffic Bylaw - Park Unattached Trailer on Highway. The ticket was attached to a utility trailer parked on the street.

On September 26, 1995, a complaint form was filed with the City regarding the ticket. Decision was to continue processing.

On January 3, 1996, a copy of a letter from Mr. PANAGOULIAS was forwarded to our office from Ryan STRADER. The decision was to continue with the charge as it had been set for trial. It was felt that one isolated incident did not warrant changing the Bylaw Section.

On January 9, 1996, the matter was set for trial. Prior to trial, Mr. RIEBEEK discussed the issue with Mr. PANAGOULIAS and the charge was withdrawn.

On January 10, 1996, a letter was sent to our office advising of such, with Mr. RIEBEEK's explanation.

Even though this charge was withdrawn by the City Solicitor, it is still the decision of this office, the bylaw should remain as is.

Yours truly,
[G.G.S. SUTTON signature]
(G.G.S. SUTTON) Insp.
O./c Red Deer City Detachment



DATE: April 16, 1996  
TO: City Clerk  
FROM: Engineering Department Manager

**RE: PANAGOULIAS - ON-STREET COMMERCIAL TRAILER PARKING**

---

Mr. Panagoulis is not in agreement with a ticket he received for leaving his equipment trailer unattached to the tow vehicle on the side of the street while he was working on an adjacent lot. He is requesting the consideration of Council to amend the by-law so that his type of business can be accommodated legally.

Section 28(1) of the Traffic By-law deals with an unattached trailer and reads:

“No person shall park any trailer or holiday trailer upon a highway unless it is attached to a motor vehicle by which it is carried, drawn, or propelled.”

We understand enforcement policy of City by-laws has changed with the transfer of the By-law Officers to the RCMP. In the past, by-laws have been enforced upon complaint only. There have been no recent changes in the Traffic By-law relative to this matter. The purpose of this clause is to prevent unsightly storage on public roads and maximize vehicle operating safety.

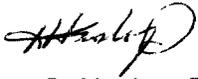
In view of this request, we believe that the following options are available for Council to consider:

1. This by-law requirement has been in place for many years with no apparent problems. Mr. Panagoulis' situation may have been an isolated incident and, therefore, no change is required.
2. An annual “use of streets” permit could be issued to businesses that need to park unattached trailers on street for short periods of time. To prevent people from using the street for storage purposes, the permit would have to stipulate conditions such as it must support the commercial business, it must not remain on the street over night, it would apply only to that license plate number, it must not be parked in certain locations, etc. This mechanism is available under the Use of Streets By-law and an annual fee would be charged to each company. There would be a cost associated with the administration of these permits and the temporary rental of the City street. There may also have to be an amendment to the Use of Streets By-law. This action would comply with our current policy requiring other contractors, moving vans, window washers, sign companies, etc. to obtain a permit and paying for the public street space they are using.
3. Discuss the enforcement policy with the RCMP.

City Clerk  
Page 2  
April 16, 1996

**RECOMMENDATION**

Since this is the first complaint we are aware of, we are unsure of the magnitude of the problem. It would be our recommendation that no change be made to the Traffic By-law so that the unattached trailer matter can be enforced if need be and that with the concurrence of the RCMP, that any amendments be undertaken in the Use of Streets By-law by way of a permit procedure.



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

KGH/emg

- c. RCMP
- c. By-laws & Inspections Manager
- c. Customer Service Administrator

**COMMENTS:**

We appreciate that from time to time working trailers will be temporarily parked on the street while the crews in question are completing their work. This is true of not only landscaping companies but also moving vans, contractors, etc. For this reason, as noted in the attached material, the charges against Mr. Panagoulis were dropped.

We believe that the bylaw, which deals primarily with the long term storage of vehicles on the street is correct and useful. Normally this bylaw is enforced on a complaint basis and we believe that as policy is followed, complaints such as these will be very rare and can be dealt with through the administration.

**"G.D. SURKAN"**  
Mayor

**"H.M.C. DAY"**  
City Manager



# THE CITY OF RED DEER

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

FILE No.

# FILE

FAX: (403) 346-6195

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

March 29, 1996

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Mr. G. Panagoulas  
3734 - 44 Street  
Red Deer, AB T4N 1G5

Dear Mr. Panagoulas:

I acknowledge receipt of your letter dated March 22, 1996 re: Hitch Trailer Parking.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

KELLY KLOSS  
City Clerk

KK/fm



*a delight  
to discover!*

DATE: MARCH 29, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: G. Panagoulas - Hitch Trailer Parking

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk

**FILE**

**DATE:** April 25, 1996  
**TO:** Insp. S. Sutton  
**FROM:** City Clerk  
**RE:** **SECTION 28 - TRAFFIC BYLAW**  
**(Park Unattached Trailer on Highway)**

---

At the Council Meeting of April 22, 1996, consideration was given to a request from Greg Panagoulas to amend the above noted section of the Traffic Bylaw to allow for unattached trailers on city streets. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from G. Panagoulas dated March 26, 1996, re: Request To Amend Traffic Bylaw to Allow Parking of Unattached Trailer On A City Roadway, hereby agrees that said request be denied, and as presented to Council April 22, 1996."

Although it was agreed **not** to amend the Traffic Bylaw, Council directed that the intent of this Bylaw is to prohibit long term storage of unattached trailers on city streets, not to prevent a business from unattaching their trailer for a short term while in the process of doing business in the vicinity of that trailer.

In the case of Mr. Panagoulas, Council agreed that a ticket should not have been issued and as such, please advise your Bylaw Enforcement Personnel of Council's direction in this respect.

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



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services

**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 FAX (403) 346-6195

**FILE**

April 25, 1996

Mr. Greg Panagoulas  
3734 - 44 Street  
Red Deer, AB T4N 1G5

Dear Sir:

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to your correspondence dated March 26, 1996, concerning the parking of unattached commercial trailers on city streets. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from G. Panagoulas dated March 26, 1996, re: Request To Amend Traffic Bylaw to Allow Parking of Unattached Trailer On A City Roadway, hereby agrees that said request be denied, and as presented to Council April 22, 1996."

As indicated at the Council Meeting, the intent of the section in the Traffic Bylaw dealing with unattached trailers parking on city streets is to prevent the storage of these units on city streets. In your situation, the unattaching of your trailer for a short period of time while you were working was acceptable and a ticket should not have been issued.

Please accept our apologies for any inconvenience you have incurred in this misunderstanding. This office will be corresponding with our Bylaw Department to clarify the intent of this section.

... / 2



*a delight  
to discover!*

Mr. Greg Panagoulas  
April 25, 1996  
Page 2

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

Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Development Services  
Inspector S. Sutton  
Inspections and Licensing Manager

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:02 P.M.
DATE	96.04.09.
BY	OR

Cameron/ Louise Berry  
131 Anders Close,  
Red Deer, AB, T4R 1C2  
(403)343-3698

April 6, 1996

To: City Bylaw Department  
City Manager  
City Council

**RE: David and Judith Russells' Residence of 139 Anders Close**

Ander's Close is a wonderful family neighborhood where disputes are discussed and compromises made to resolve our differences. However, our attempts to resolve problems with the neighbors at 139 Anders Close have been unsuccessful, therefore we turned to the city for intervention. By enforcing current city bylaws, which explicitly forbid burning construction waste, the conflict would be eliminated.

For over two years, a number of neighbors have approached the City Bylaws Department, several times, over nuisance complaints regarding 139 Anders Close. We have made telephone calls and personal visits providing statements and pictures illustrating the dense black smoke and unsightly storage of waste material. Lastly, we provided the enclosed petition, signed by 10 neighbors, that requested action be taken cleaning up a neighborhood problem.

After several complaints, the bylaw department sent the enclosed letter to the offending address informing the occupants of the complaints and explaining their actions constituted a nuisance. Incidentally, this letter was initially sent to 139 Allan Street. Corrections were made only after a follow-up by the complainants. A year and several more complaints later the problem still exists with no action taken by the city to alleviate this problem.

Therefore, we wish to once again, draw your attention to our concerns and summarize the problems incurred by David Russell's actions and the City Bylaws' response to the complainants.

**DENSE, ACRID SMOKE**

Since the Russells moved into our neighborhood we have suffered the effects of excessive, black noxious smoke billowing several hours a day from their house chimney. This is not the pleasant campfire smell emanating from other homes, but rather a nauseating stench produced by the burning of construction material and building waste.

I and several other neighbors have witnessed, on numerous occasions, the transport of plywood scraps, painted, varnished or pressured treated wood and constructions materials into the house for the purposes of burning.

Within the past six months, another indoor chimney was added to the premises, now producing an even greater amount of foul smelling discharge. This new chimney, although only a few months old, is black from tip to base, indicating the severe amount of particles being released into the air. The results of this incessant burning are an increase in breathing problems among neighbors, we are no longer able to open windows during spring and fall, while during winter months, forced air furnaces suck in dense smoke leaving your house with a burning barrel smell, both clothing and pets pick up the foul smell from the air and our freedom to enjoy our yard is severely inhibited.

**NOISE**

The burning of so much construction material has required hundreds of hours of unloading, cutting and stacking of material throughout the Russells' yard. This activity has the result of a permanent construction site with hammering, banging and power saws in use for countless hours.

**UNSIGHTLY STORAGE**

Several pictures of construction material and its storage have been provided to City Bylaws. Construction wastes are spread throughout the Russells' front, side and backyard.

It has also been necessary to pick up a trail of construction scraps that have fallen from their truck onto the road leading into our close.

**PROPERTY AND RESALE VALUE**

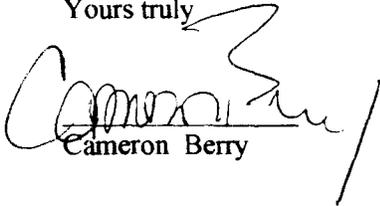
In the ten years we have owned our home we have seen our property taxes increase at a rate of approximately one hundred dollars each year. This reflects the city's high standards and my personal pride in the upkeep and improvement of our home. Mr. Russell's neglect of his yard along with the constant smoke reflect poorly on the neighborhood. I no longer feel my taxes fairly represent the devalued nature and resale value of my property.

**PROBLEMS IN DEALING WITH CITY BYLAWS**

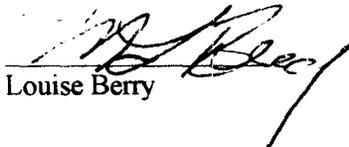
As much as the problems with 139 Anders Close are a major concern, dealing with the City Bylaw Department towards resolution have been equally frustrating. By this department's own admission there have been several concerned callers and the burning practises are contrary to city bylaws, yet burning and stockpiling of waste material continues... After bylaws officers interviewed Mr. Russell we received comments such as: "He's a great guy! You people are just picking on them!", "We've received dozens of calls, but we don't see a problem!", "He's just environmentally friendly by burning wood instead of natural gas.", "Isn't he a doctor?", "He seems thrifty!", "We don't believe Mr. Russell's actions devalue your neighborhood." The city councilors who have observed the problem don't concur with these statements.

We adhere to the good neighbor policy when possible. However, when the practises of one family interfere with the rights of surrounding neighbors, the city must step in and enforce the bylaws designed to protect us. We request that the City recognize the rights of its residents to clean air, promote the standards that most neighbors strive to maintain and perform its role as mediator when requested. Your cooperation is greatly appreciated.

Yours truly

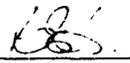
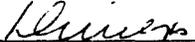
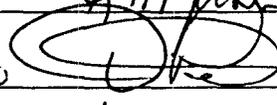
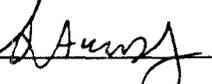
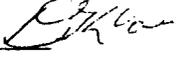


Cameron Berry



Louise Berry

We, the undersigned, request that our complaint, regarding the storage and burning of construction scraps, at 139 Anders Close, be addressed in a timely fashion.

NAME	ADDRESS	PH#	SIGNATURE
CAMERON BERRY	131 ANDERS CL.	343-3698	
DOUG McNEELY	135 ANDERS CL	346-7485	
Clarice Schultz	40 Anders Cl	341-4351	
PATY SPEARING	115 ANDERS CL	342-5489	
Ed & Darlene Wiens	119 Anders Cl.	343-0651	
Moika & Kammy Gline	123 Anders Close	342-7685	
DUANE PICKER	48 ANDERS CLOSE	346-3820	
Susan Armstrong	12 Anders St	343-7903	
Don Howe	24 ANDERS ST	343-3276	
RANDY WILSON	11 ANDERS CLOSE E	342-0000	

**THE CITY OF RED DEER**

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

May 8, 1995

David & Judith Russell  
139 Anders Close  
Red Deer, Alberta  
T4R 1C2

Dear Sir/Madam:

RE: 139 ANDERS CLOSE  
LOT 12, BLOCK 4, PLAN 5026 T.R.

---

Our office has received a number of complaints regarding smoke generated from your house. The smoke is of concern to your neighbours because of smell and density.

You are probably unaware that construction material, such as wood scraps, cannot be burned inside a house and outside only with a permit issued by the Fire Department. Also, the City Nuisance Bylaw classes smoke as a nuisance that should be strictly controlled.

We request your cooperation in not burning material that would create odour or dense smoke. Your cooperation is greatly appreciated.

Yours truly,

R. Strader  
Bylaws & Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

COPY

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to discover!*

**BYLAW NO. 3150/95**

Being a Bylaw of The City of Red Deer, in the Province of Alberta, to prevent and compel the abatement of nuisances generally, regulating unsightly and untidy premises;

WHEREAS under section 7(c) of the *Municipal Government Act*, a Council of the City may pass bylaws for municipal purposes respecting nuisances, including unsightly property;

NOW THEREFORE, THE COUNCIL OF THE CITY OF RED DEER, THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

- 1 This Bylaw may be called the "Nuisance Bylaw".
- 2 (1) "Director", for the purposes of this Bylaw, means the Director of Development Services, and any person designated to carry out any duties or functions to enforce this Bylaw;
- (2) "Nuisance" for the purpose of this Bylaw means any use of or activity upon any property which is offensive to any person, or has or may have a detrimental impact upon any person or other property in the neighbourhood, and without limiting the generality of the foregoing, includes the following:
  - (a) the failure to cut grass or weeds;
  - (b) the failure to destroy restricted weeds, control noxious weeds, or prevent the spread or scattering of nuisance weeds;
  - (c) the growth of trees or shrubs in such a manner that they interfere with or endanger visibility to street signage or sidewalk roadway clearance;
  -  (d) the causing of opaque or dense smoke and permitting such smoke to be emitted into the atmosphere for a period in excess of 6 minutes



in any one hour, or at a point other than the opening to the atmosphere of the flue, stack or chimney, unless specifically authorized by Council;

- (e) the generation of excessive dust and permitting such dust to escape from the property;
- (f) the use of any pesticide or herbicide which has significant detrimental or environmental effects on surrounding areas;
- (g) the failure to control or eliminate insect pests harmful to the growth and development of trees and shrubs or any vegetable or plant life;
- (h) the storage or accumulation of dilapidated vehicles or the storage of vehicles in excess of the number of vehicles permitted under the Land Use Bylaw;
- (i) the storage or accumulation of or failure to dispose of discarded or dilapidated furniture or household appliances, scrap metals, scrap lumber, tires, and motor vehicle parts;
- (j) the failure to dispose of any rubbish or garbage accumulated upon any property.
- (k) the posting or exhibiting of posters, signs, billboards, placards, writings or pictures upon any fence or wall on any property, where the same are accumulated and become in a dilapidated and unsightly condition.

3 No person being the owner, agent of the owner, lessee or occupier of any property within the City shall permit such property, or the activities upon such property to be or remain a nuisance.

## MEMO

---

**Date:** April 15, 1996 **File No. 6-041**

**To:** KELLY KLOSS  
City Clerk

**From:** RYAN STRADER  
Inspections and Licensing Manager

**RE:** 139 ANDERS CLOSE  
LOT 12, BLOCK 4, PLAN 5026 T.R.

---

In response to your memo dated April 10, 1996, regarding the above referenced, we have the following comments for Council's consideration:

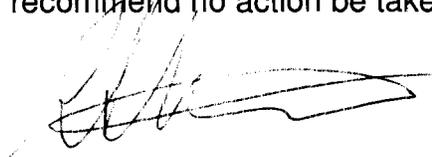
Complaints from Mr. McNeely and Mr. Cameron concerning 139 Anders Close have been received by this department for the last 3 years. The complaints have centered around two issues; **1)** burning, **2)** and conditions of the site.

We have spoken to the owners of 139 Anders Close regarding these issues, and our inspectors have checked the appliances and the venting system in the house several times. Our inspections have found there are no infractions of the building codes or the Nuisance bylaws.

The complainants have been unwilling to accept our findings, and have insisted that The City take action regarding their concerns. We have requested that a Bylaw Officer interview them, and if they are willing to act as witnesses and have reasonable evidence, we will lay a charge in the Provincial Courts under the City Nuisance Bylaws.

Todate, the information presented by the complainants has not been sufficient for The City to lay charges. It is our opinion that the issues cannot be settled in any other manner, as both sides of the issue are adamant.

**Recommendation:** We would respectfully recommend that Council direct the administration to notify the complainants that if they wish to pursue the issue, it will have to be through the Provincial Court, as described above. Beyond that, we recommend no action be taken.



R. STRADER  
Inspections and Licensing Department

RS:yd

**THE CITY OF RED DEER  
FIRE PREVENTION DEPARTMENT**

**Interdepartmental Transmittal**

---

Date: 15 APRIL 96 File#

To: CITY CLERK

Attention: KELLY KLOSS

From: FIRE PREVENTION BR.

Name: KEN WEBSTER

Project: BURNING OF CONSTRUCTION WASTE

Address: 139 ANDERS CLOSE

Legal Description:

Comments:

THIS SITE WAS VIEWED BY OUR DEPARTMENT. WE FIND NO VIOLATIONS  
WITHIN OUR JURISDICTION BEING THE ALBERTA FIRE CODE AND CITY  
BYLAW 2962/88 (FIRE PERMIT BYLAW)

Please find attach the following:

- Development Drawings
- Construction Drawings
- Other

**COMMENTS:**

The complaint of the petitioners is one which has been ongoing for some two or three years. We have attended the location on numerous occasions in an endeavor to alleviate their concerns but to date have found no evidence which would warrant laying a charge under the Nuisance Bylaw. The only mechanism the City has to cause the person at 139 Anders Close to cease and desist producing smoke is through the court system under the Nuisance Bylaw. For such a charge to be successful requires evidence, and as stated, we have been unable to obtain any. If the neighbourhood is either unable or unwilling to provide adequate evidence there is very little we are able to do. We recommend that Council request the petitioning residents to produce definitive evidence that would suggest an application to the court, and if such evidence is produced that we proceed to lay a charge.

**"G.D. SURKAN"**  
Mayor

**"H.M.C. DAY"**  
City Manager



# THE CITY OF RED DEER

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

FILE No.  
**FILE**  
FAX: (403) 346-6195

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

April 10, 1996

Cameron and Louise Berry  
131 Anders Close  
Red Deer, AB T4R 1C2

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mr. & Mrs. Berry:

I acknowledge receipt of your letter dated April 6, 1996 re: 139 Anders Close - Burning of Construction Material.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm



*a delight  
to discover!*

DATE: APRIL 10, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

NO BACK UP INFORMATION  
SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: 139 Anders Close - Burning of Construction Material

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk

f:\data\council\meeting\forms\com.tem

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Mrs. Patricia Raincock  
24 Andrew Close  
Red Deer, Alberta  
T4R1C3.  
phone 3422694

April 21, 1996

To whom it may concern  
City of Red Deer

RE: Smoke emissions from  
139 Andrew Close - property  
of Judith and David Russell.

After having read the ADVOCATE  
[Saturday April 20<sup>th</sup>, 1996 article (by Andrea  
Maynard) re: Block Smoke emissions and  
noxious smell.] about the Russell's, I  
felt it necessary to express my  
personal comments.

We have three asthmatic children,  
one severe, and have not found  
the Russell's use of wood burning  
stoves a problem for our family.  
We have noted that the surrounding  
farmer's practice of burning of  
stubble a problem on occasion.

My children and I delivered weekly flyers in Anders Close and have not found there to be black smoke or noxious fumes coming from the Russell chimneys. I myself have visited Judith in her home at various times and not noted any unusual wood or by-product smells while inside, even with their wood furnaces running.

My purpose in writing this letter to City Hall is to have it included in any file they may have on the Russell's and let Council know not all neighbours feel this is a problem. Feel free to contact our family anytime.

Sincerely  
Mrs Patricia Raincock  
page 2.

It is agreed that Anders Close is a good place to live. However, the rest of the first paragraph of the allegations is incorrect. No one has come to our door to speak to us about any of these complaints. No one. Therefore, there have not ~~been~~ <sup>been</sup> discussions, compromises or resolutions. Our only communication has been a city by-law officers → second hand. (No one come to us)

Furthermore, there has not been any reference in the entire allegation of the fact that we have just constructed a 10'x21' ~~room~~ ~~room~~ addition and the builder is David. Over 3 yrs. we collected discarded const. material for this renovation and other projects. This had to be stored, sorted and ultimately put in the backyard last April to begin building. This collection of material not only saved us ~~an~~ ~~estimated \$4000~~ but saved the city dump from a huge amount of waste. By fall, the outside const. was done & cleaned up.

### Hence, Acrid Smoke

- not black smoke. From time to time it is a bit more dense when wood is added but not exceeding the quoted bylaw (If it is, talk to us). Smoke is <sup>different from steam</sup>.
- Odor - not from "bad" material but different woods have different odors.
  - ↳ letter from neighbour .....  
↳ cigarette smoke more harmful
- witnessed plywood scraps, painted, varnished, pressure treated wood into house for burning → How did anyone know what we put into our stove if they haven't come to us.

→ Did anyone notice all the plywood sheathing used in our renovation, step stools built, <sup>wood</sup> shop & newly made counters, new counters & shelves for my lapidary, birdhouses, and many woodworking projects. Pressure treated wood to form steps, garden & flower bed. Come and see!

Chimney is not black from top to bottom but is a well used chimney, <sup>not cleaned</sup> - it heats our house & saves on gas consumption - economical & enviro. friendly.

### Noise

- sawing and stacking done in daytime hrs. only.
- consider we are shift workers and lawn mowers, kids playing street hockey when we sleep.
- no complaints.

### Storage

- again a reference to our major renovation project
- wood for burning in stove (2x4 2x6 2x10) collected in driveway and dealt in 24-48 hrs. Stacked at side of house in regulation 6'.

~~Property~~ Property Value - I find animal waste on my lawn more offensive in my neighbourhood.

The city has acted promptly to all allegations and spoken to us each time. A city councillor also took time to speak to us. They <sup>don't</sup> seem to agree we are not breaking any laws. We are also paying taxes at the same rate as anyone else and choose to be energy efficient and enviro. friendly.

In conclusion, we emphasize again... no one came to talk to us. The by law officers <sup>+ fire Marshall</sup> find no violation. ~~as does the fire Marshall.~~  
It is a shame to be wasting council's time.



Rear aspect  
139 Anders Ct  
96-04-17 2:15 pm



Rear yard  
139 Anders Ct  
96-04-17 2:15 pm

BEST ATTAINABLE IMAGE

The FACTS prove that Timber Specialties Pressure-Treated Wood can be used with confidence. Properly produced pressure-treated wood is only toxic to wood-destroying organisms, and is SAFE for contact with higher life forms AND can be used around plants, animals, and humans.

Timber Specialties Pressure-Treated Wood:

- does **not** contain dioxins
- has **not** been shown to cause cancer
- does **not** require sealants
- is **not** a hazard to the environment
- uses an effective, beneficial preservative
- **has** a proven history of safe use
- is actually **less** acutely toxic than table salt
- can be used safely in building foundations, picnic tables, playground equipment, and most outdoor applications, but as with any application, make sure that the wood is dry and clean.

In addition, the CCA preservative used in Timber Specialties Pressure-Treated Wood is highly resistant to leaching because it is chemically bound to the wood, unlike most other preservatives.

And for our environment Timber Specialties Pressure-Treated Wood helps conserve our forests and save consumers millions of dollars per year in replacement costs.

We believe that when you know the facts, Timber Specialties Pressure-Treated Wood will be your product of choice — for years to come!

Call us for more information on Timber Specialties Pressure-Treated Wood call 1-800-661-7800.



REV - 6/91

**Timber Specialties Ltd.**  
P.O. Box 2,  
Campbellville, Ontario  
L0P 1B0



Recycled Paper



**Timber  
Specialties Ltd.**

# LET'S GET THE FACTS STRAIGHT

ABOUT CCA PRESSURE-TREATED WOOD

## Consumer Information:

This wood has been preserved by pressure treatment with an Agriculture Canada registered pesticide containing chromated copper arsenate (CCA) to protect it from termite attack and decay. Wood treated with CCA should be used only where such protection is important.

CCA penetrates deeply into and remains permanently in the pressure-treated wood. Exposure to CCA may present certain hazards. Therefore, the following precautions should be taken, both when handling the treated wood and in determining where to use or dispose of the treated wood.

## Use Site Precautions for CCA Pressure-Treated Wood:

- Wood pressure-treated with CCA preservatives may be used inside residences as long as all sawdust and construction debris are cleaned up and disposed of after construction.
- As with regular untreated wood, pressure-treated wood should not be used for cutting boards or countertops. Cutting surfaces can become gouged during food preparation, allowing bacteria to grow.
- Only treated wood that is visibly clean and free of surface residue should be used for patios, decks and walkways.
- Do not use treated wood for construction of those portions of beehives which may come into contact with the honey.
- Treated wood should not be used where it may come into direct or indirect contact with public drinking water, except for uses involving incidental contact such as docks and bridges.

of CCA pressure-treated wood in service for over 50 years indicate that only a very small amount of the preservative components are leached from the wood.

It is important to note that during the treating process complex chemical reactions take place which fix the CCA components in the wood structure. In general terms, these components are reduced to their metallic state and become bonded to the cellular structure of the wood. These highly insoluble precipitates are highly resistant to leaching and will not vaporize or evaporate under normal conditions. Proper fixation of these components is critical to the performance of the CCA treated material in service. Timber Specialties' mandatory quality control programs ensure that each charge of lumber is properly fixed before leaving the production facility.

## Fact No. 10:

Timber Specialties treated wood is **not** regulated under the Workplace Hazardous Material Information System (WHMIS) and is **not** a hazardous product.

Although the CCA preservative solutions used to treat the wood are registered pesticide products and controlled by Agriculture Canada, the treated wood is not hazardous once the chemical fixation process is complete. These wood preservatives are not available for over-the-counter sale and in fact a consumer who is handling a liquid wood preservative has much greater potential for exposure than handling a clean treated wood product such as Timber Specialties Pressure-Treated Wood. In addition, the risk of potential environmental damage is much greater during the uncontrolled application of brush-on preservatives which are available over-the-counter to the consumer.

furniture, decks and boat docks, wood foundations, and other uses where it is necessary or desirable to extend the life of wood in service.

**Fact No. 2:**

Treated wood does **not** cause cancer.

No form of Timber Specialties Pressure-Treated Wood has ever been shown to cause cancer in humans as documented over its sixty year use history.

Independent studies evaluating the risk of potential skin cancer to children posed by CCA treated playground equipment, show by comparison, that the risk of skin cancer from the sunlight experienced during play periods, exceeds the risk posed by CCA treated wood.

\* U.S. Consumer Product Safety Commission, Washington, D.C. 20207

**Fact No. 3:**

Treated wood does contain inorganic Pentavalent arsenic.

Pentavalent arsenic is a naturally occurring metal that's found in the earth's crust. It is used in Timber Specialties Pressure-Treated Wood.

It's the same natural element that's present in soil, plants and other living organisms including humans and animals.

It's the same type of arsenic found in many of the foods we eat, for example: shrimp 19.99 ppm\*, oysters 2.00 ppm, and tomatoes 1.49 ppm.

**Fact No. 4:**

Treated wood does not have to be sealed.

There are no sealing requirements for any use of Timber Specialties Pressure-Treated Wood.

\*ppm = parts per million

There are no government requirements to wear gloves when handling Timber Specialties Pressure-Treated Wood, but Timber Specialties recommends doing so to protect from splinters, when handling treated or untreated wood. We also recommend the use of water repellent to help protect the wood's surface against the effects of weathering such as cracks and splinters.

There is minimal migration of the preservative components within Timber Specialties Pressure-Treated Wood since the preservatives become locked or "fixed" into each and every piece in a highly leach-resistant form.

**Fact No. 5**

Burning of Timber Specialties Pressure-Treated Wood does not produce toxic fumes.

Laboratory tests show that smoke emitted from untreated wood or Timber Specialties Pressure-Treated Wood is the same; however, the indestructible metals present in the resultant ash from burning Timber Specialties Pressure-Treated Wood may present an environmental and/or health hazard if not properly handled.

The smoke, carbon monoxide and carbon dioxide given off in a fire represent a far greater hazard. Disposal of all treated wood by ordinary trash collection recycling programs or burial is therefore recommended.

**Fact No. 6**

Treated wood can be used around any food, water, vegetables or other plants.

No treated wood should be used in any direct contact application where the preservatives may become a component of human food or drinking water. Incidental water contact such as docks and bridges is acceptable. However, the use of Timber Specialties Pressure-Treated

Wood in water troughs and silage, grain and feed bunkers for domestic animals and livestock is permitted as are its uses for decks around swimming pools. Unlike other preservative treatments, Timber Specialties Pressure-Treated Wood is suitable for raised flower or vegetable beds, landscaping applications, mushroom trays, grape and tomato stakes, most greenhouse uses and similar applications.

**Fact No. 7:**

All treated wood is not the same.

All Weather Wood, Sunwood, Weathershield and Stormwood are registered trademarks of Timber Specialties Ltd., and are applied to treated softwoods produced by authorized licensees in accordance with a mandatory quality control program that meets or exceeds industry standards.

**Fact No. 8:**

**Timber Specialties Pressure-Treated Wood saves trees.**

Timber Specialties Pressure-Treated Wood not only helps conserve our forests but each year it saves consumers millions of dollars. It takes approximately three 45-year old trees to build a backyard deck. Building with untreated lumber may require all or part of the deck to be replaced frequently. But by using Timber Specialties Pressure-Treated Wood, you will increase the life of your deck by five to twenty times that of untreated wood.

**Fact No. 9:**

**The components in CCA pressure-treated wood are “fixed” in the wood permanently.**

Independent studies of the leaching and permanence

**Handling Precautions For CCA**

**Pressure-Treated Wood:**

- As with any wood, avoid frequent or prolonged inhalation of sawdust. When sawing and machining treated wood, wear a dust mask. Whenever possible, these operations should be performed outdoors to avoid indoor accumulations of airborne sawdust.
- When power-sawing and machining treated or untreated wood, wear goggles to protect eyes from flying particles.
- After working with the wood, and before eating, drinking, and use of tobacco products, wash exposed areas thoroughly.
- If preservatives or sawdust accumulates on clothes, launder before reuse. Wash work clothes separately from other household clothing.
- Dispose of treated wood by ordinary trash collection or burial. Treated wood should not be burned in open fires or in stoves, fireplaces or residential boilers. Treated wood from commercial or industrial use (e.g., construction sites) may be burned only in commercial or industrial incinerators or boilers in accordance with Provincial and Federal regulations.

**Fact No. 1:**

Timber Specialties Pressure-Treated Wood is safe for use inside or outside the home.

Timber Specialties Pressure-Treated Wood products have a long history of safe use. In fact, wood products containing inorganic arsenicals have been used for almost 60 years. CCA treated wood, visibly clean and free of surface residue, can be used for children’s playground equipment, picnic tables, animal watering troughs, planters, stalls,

**DATE:** April 25, 1996  
**TO:** Fire Chief  
**FROM:** City Clerk  
**RE:** FIRE PERMIT BYLAW - SECTION 3

---

**FILE**

At the Council Meeting of April 22, 1996, discussion revolved around the issues of items being burned in fire places within residences.

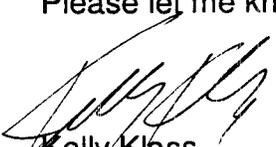
Section 3 of the Fire Permit Bylaw reads as follows:

"Except as provided herein, no person shall burn, or suffer, allow or permit the burning of any coal, straw, building waste, weeds, grass, brush or any other matter, thing, material, refuse or waste of any kind outside of a building owned by him in the City."

As outlined above, reference is made to burning of materials "outside" of a building, however, it appears it does not restrict a person from burning such materials "inside" a building owned by a resident. My question is this,

- "Should Fire Permit Bylaw No. 2962/88 be changed to make reference to the "inside" and "outside" of a building?"

Please let me know your feelings with respect to this issue.

  
Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Development Services  
Inspections and Licensing Manager  
Insp. S. Sutton  
City Solicitor



# 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 FAX (403) 346-6195

April 25, 1996

**FILE**

David and Judith Russell  
139 Anders Close  
Red Deer, AB T4R 1C2

Dear Mr. & Mrs. Russell:

**RE: NUISANCE COMPLAINT - 139 ANDERS CLOSE**

At the City of Red Deer's Council Meeting held on April 22, 1996, consideration was given to correspondence from Cameron and Louise Barry, outlining complaints regarding your property at 139 Anders Close. At that Council Meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered request from Cameron and Louise Berry, re: Nuisance Complaints Relative to 139 Anders Close, hereby agrees that should the applicants produce definitive evidence concerning the nuisance occurrences at 139 Anders Close that would support an application to the Court, the City proceed to lay a charge relative to the infractions occurring, and as presented to Council April 22, 1996."

Unless any definitive evidence is presented to The City relative to nuisance occurrences at your address, no further action will be taken by The City with respect to your property and this complaint. In a letter to Mr. & Mrs. Berry, I have suggested that they, the petitioners and yourselves meet to discuss concerns so that this matter does not elevate to a Bylaw enforcement issue.

... / 2



*a delight  
to discover!*

David and Judith Russell  
April 25, 1996  
Page 2

Thank you for taking the time to attend the Council Meeting and address Council relative to the concerns expressed. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Inspections and Licensing Manager  
Insp. S. Sutton



# 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 FAX (403) 346-6195

April 25, 1996

Cameron and Louise Berry  
131 Anders Close  
Red Deer, AB T4R 1C2

Dear Mr. & Mrs. Berry:

RE: NUISANCE COMPLAINTS - 139 ANDERS CLOSE, RED DEER, AB

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to your letter dated April 6, 1996 and the petition signed by various Anders Close residents, regarding the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered request from Cameron and Louise Berry, re: Nuisance Complaints Relative to 139 Anders Close, hereby agrees that should the applicants produce definitive evidence concerning the nuisance occurrences at 139 Anders Close that would support an application to the Court, the City proceed to lay a charge relative to the infractions occurring, and as presented to Council April 22, 1996."

Any evidence that you produce relative to the nuisances occurrences at 139 Anders Close, should be directed to the Bylaws Department located in the City R.C.M.P. Detachment building.

At the above noted Council Meeting, it was suggested that you and the petitioners may wish to meet personally with the Russells to articulate concerns in order to prevent this matter from becoming a Bylaw enforcement issue.

... / 2



*a delight  
to discover!*

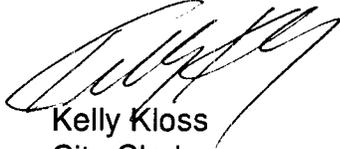
Cameron and Louise Berry

April 25, 1996

Page 2

Thank you for taking the time to attend the Council Meeting and present your concerns. I ask that you advise the other petitioners of the above decision of Council. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Community Services  
Inspections and Licensing Manager  
Insp. S. Sutton

96.04.09

To Whom it may Concern,

I am asking  
to appear in front of City Council  
to speak about a policy that  
Council has in place regarding  
water and sewer in older areas  
when building new dwellings.

My husband and I want to  
build a new house on a lot we  
own in the Fair View area  
the address is 5603 58 Ave Legal Acc  
lot 8, 9, 10 Block B Plan 7020 V.

We were told by the engineering  
dept. that due to the age of the  
water and sewer lines in this

area that we would have to  
upgrade not only our side of  
the lines but the City's side

as well at the cost of  
\$8000.00. I decided to contact  
Jason Volk on this matter to  
see if he could help us, that  
lead me to talk to Bryon Jeffery

and he lead me to talk to  
Ron Warder he told us that  
he would send a crew by  
to put a camera down our  
sewer line to see what kind  
of ~~so~~ shape it was in, but  
do to problems they could not  
get it out of the house.  
Ron told us then once we  
demolish our existing house  
they would come back and look  
at it again and if we can  
save it then we could have a  
~~new~~ new water line pulled in  
which would be good but still  
the city is asking that we  
sign a waiver saying if  
anything happen in the future  
to the citys side of the lines  
we are to pay for it.  
We find this is not acceptable to  
us. This is why I would like  
to appear in front of Council to  
change this policy

Thank you

Donna Toliver (Toliver)  
342-5953  
5603-58A Ave.

**THE CITY OF RED DEER  
CLERK'S DEPARTMENT**

<b>RECEIVED</b>	
TIME	2:40
DATE	April 9/96
BY	<i>cm</i>

DATE: April 16, 1996

TO: City Clerk

FROM: Public Works Manager

**RE: REQUIREMENT OF DEVELOPER TO PAY FOR THE INSTALLATION OF  
NEW SERVICE CONNECTIONS - WATER AND SEWER - CITY COUNCIL  
POLICY NO. 544**

---

The issue raised by Ms. Toliver is one which does raise interesting questions relating to the servicing of redeveloped lots. The present policy and the letter of March 15, 1989 have been included in the agenda for the information of Council.

In most cases, when redevelopment takes place in an existing area, the land use is upgraded and a duplex, fourplex or apartment is constructed. In these cases there is no question that the services should be upgraded for the new building.

There is also the case where a single family home is removed and a new single family home is constructed. In this case there are a number of considerations which should be addressed. The first is the size of the existing water and sewer. In most older areas the water service is 19mm (3/4 inch), whereas new water services are 25mm (1 inch). In many new homes, with the number of plumbing fixtures installed increasing, a 19 mm service is not adequate. There is also the possibility that amenities such as hot tubs and underground sprinkler systems could be installed at a later date.

Most older sewer services are 100mm (4 inch), while new ones are 150mm (6 inch). Although this is not as critical we have found significantly less problems since the City has adopted the new standard. The other issue with respect to sewer is root encroachment. The best of the older sewers are clay tile pipe and the worst are a material known as no-corrode. The older areas are generally the ones with the largest trees with the deepest root structures. Over time tree roots can infiltrate into the sewers and cause blockages. This happens more easily in the clay tile and no-corrode pipes than in plastic pipe. All new services we install are plastic pipe. The installation of plastic pipe at the time of redevelopment may avoid future expense due to root intrusion.

One argument which developers bring forth is that those who are moving into the house are willing to accept a lower level of service. The water as it is will be adequate for their needs. There is also the argument to leave things the way they are and the developer/owner will pay for the services to be replaced if there is a problem at some time in the future. Some are even willing to sign a letter to that effect. The difficulty we see with this approach is that if the ownership of the property were to change then, unless something was registered against the title, the agreement is unenforceable.

April 16, 1996  
City Clerk  
Page 2 of 3

It would not be unusual for a situation to exist where 5 years after the construction of a home it is occupied by the third owner. This person may have no awareness of the condition of the services or any agreements in place. If there was a problem with the services, they would expect the City to pay to repair them. It would not be unreasonable for this person to expect that, since they were purchasing a new home even if it was in an older area, that the services would be new as well. To be perfectly honest, when someone is buying a house it is unusual if they spend any time at all thinking about the water and sewer services. They are, by default, placing their reliance on the City for this. We as the City will want to ensure that their interests are addressed.

In discussion with Ron Wardner he does not recall requesting that the Tolivers be required to sign a waiver after the sewer is camera inspected. Normally camera inspection can be done before a building is demolished. Due to the circumstances in this instance it can not be done until after the existing building is removed. If the sewer is in good condition and does not need to be replaced the developer would not be required to sign a waiver.

The existing services in this instance are 35 years old. Generally redevelopment is taking place in older areas and some of these services can be 50 or 60 years old. The existing policy does allow the director some latitude if he feels a departure from the policy is warranted.

The underlying philosophical question is once a developer or property owner pays to have services installed from the mains to their property is it then the City utilities' responsibility to maintain those facilities forever, no matter what changes take place to the buildings on the property? If the expected life of a new house is 50 or 60 years it is unlikely that services which were installed in the 1940's or 1950's for the original dwelling will be adequate for the entire life of the new house. It is, therefore, likely that sometime during the life of the new building services will need to be renewed and upgraded. If upgrading of services is going to take place the best time to address this is when the redevelopment is taking place. This allows any construction work to be planned and avoids having to do work under emergency conditions in the middle of winter.

We support the present policy as written. If Council wishes to revise the policy as it applies to single family homes only, one option would be to require the services to be brought up to present standards, but with a cost sharing between the developer and the water and sewer utilities. We presently do not budget for this, but could include it in our 1997 budget if directed by Council. This would mean that all utility customers would share, along with the developer of the single family home, in the cost of servicing redevelopment of single family homes.

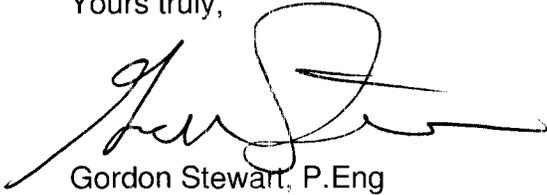
For the information of Council, we have attached a list of single family homes which have been redeveloped and have had the services replaced at developer cost.

April 16, 1996  
City Clerk  
Page 3 of 3

**RECOMMENDATION**

It is respectfully recommended that Council retain the present policy, as it maintains the quality of the water and sewer systems and protects the interests of future purchasers. The Director of Development Services does have some discretion to deal with unique situations.

Yours truly,

A handwritten signature in black ink, appearing to read "Gordon Stewart". The signature is fluid and cursive, with a large loop at the top.

Gordon Stewart, P.Eng  
Public Works Manager

/blm

Att.

- c Director of Corporate Services
- Director of Development Services
- Engineering Department Manager
- Inspections and Licensing Manager

**1995**

4726 - 43A Avenue

- house moved out
- new house to be constructed
- killed existing services

**1994**

5823 - 52 Avenue

- house demolished/new house built
- killed existing service/constructed new services

4319 - 46 Avenue

- house demolished/new house
- killed service/new services installed

4540 - 44 Street

5322 - 45 Avenue

**1993**

3717 - 47 Street

**1992**

5126 - 44 Avenue

4412 - 51 Street

5330 - 45 Avenue

3828 - 45 Street

**1991**

4762 - 56 Street

3517 - 49 Avenue

**1990**

5424 - 45 Street

**1989**

None

**1988**

5310 - 45 Avenue

5810 - 65 Street

**1987**

4313 - 46 Avenue

4605 - 46 Avenue

Policy Section:  
Engineering

Page:  
1 of 1

Policy Subject  
Utilization of Water and Sanitary  
Services

Policy Reference:  
544

Lead Role:  
Engineer

Resolution/Bylaw:  
July 13, 1987

### PURPOSE

Control the utilization of water and sanitary services relative to redevelopment.

### POLICY STATEMENT

In the case of redevelopment, which for the purpose of this policy shall be defined as the construction of a new building, the developer will be required to pay for the installation of new service connections and disconnection of existing services, if the existing sanitary sewer is less than the present standard of 150 mm diameter or if the water service is less than the present standard of 25 mm in diameter, unless otherwise approved by the Director of Engineering Services. (SEE ATTACHED LETTER)

IF CONSIDERATION IS GIVEN FOR THE REUSE OF EXISTING SERVICES, PUBLIC WORKS WILL REQUIRE A SANITARY INSPECTION TO BE DONE AT COST TO THE OWNER.

BDJ.

### Cross Reference

Director of Engineering Services' Report dated December 8, 1986 which appeared on the December 15, 1986 Council agenda.

### Remarks

Date of Approval:  
July 13, 1987

Effective Date:  
July 13, 1987

Date of Revision:  
June 21, 1993

DATE: March 15, 1989  
TO: Whom It May Concern  
FROM: Engineering Services Department  
RE: SERVICES REPLACEMENT POLICY

---

Please be advised that City Council Policy No. 544 of July 13, 1987 states that:

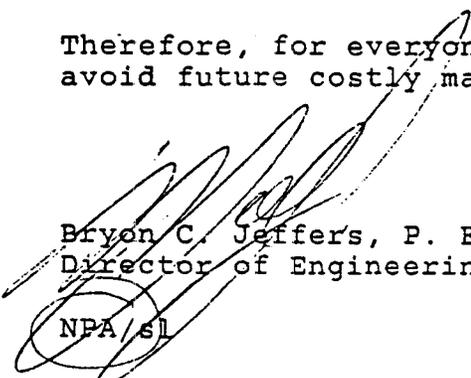
"In the case of redevelopment which, for the purpose of this Policy, shall be defined as the construction of a new building, the developer will be required to pay for the installation of new service connections if the existing sanitary sewer is less than the present standard of 150 mm diameter or if the water service is less than the present standard of 25 mm in diameter, unless otherwise approved by the Director of Engineering Services."

This policy resulted from problems occurring with older services. The smaller size of older water services (less than 25 mm) is inadequate for today's needs. Modern appliances such as automatic washers, etc. use more water.

Older sanitary services are usually smaller size (100 mm) than the 150 mm size that is now required. This pipe is often made of poor quality material (e.g. no corrode) which will deteriorate and collapse, resulting in expensive maintenance and/or replacement costs.

Engineering Services Department service records prior to 1970 are incomplete concerning size of pipe and type of material used in pipe. It is our policy to replace substandard services unless found that they meet required standards.

Therefore, for everyone's benefit, this Policy will be applied to avoid future costly maintenance or replacement of services.

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

NPA/sl

**COMMENTS:**

I acknowledge that the current policy clearly makes it the responsibility of the developer to pay for water and sewer services to the lot. However, there is some merit in the proposal that we cost share in the upgrading of those services to offset some additional potential maintenance cost in the future. For that reason I recommend that Council alter the policy to provide for cost sharing in those cases where there is no increase in the residential density as a result of the development.

**"G.D. SURKAN"**  
Mayor

I recommend that we remain with the current policy.

**"H.M.C. DAY"**  
City Manager

DATE: APRIL 9, 1996

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

X DIRECTOR OF DEVELOPMENT SERVICES

CITY ASSESSOR

E.L. & P. MANAGER

X ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

X INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

X PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Requirement of Developer to pay for the Installation of new Service  
Connections - Water and Sewer - City Council Policy No. 544

---

Please submit comments on the attached to this office by April 15, 1996 for the Council  
Agenda of April 22, 1996.



"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE NO  
**FILE**

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

April 9, 1996

Darla Toliver  
5603 - 58A Avenue  
Red Deer, AB T4N 4V5

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mrs. Toliver:

I acknowledge receipt of your letter dated April 9, 1996 re: Requirement of Developer to pay for the Installation of new Service Connections - Water and Sewer - City Council Policy No. 544.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

JEFF GRAVES  
Assistant City Clerk

JG/fm



*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 FAX (403) 346-6195

April 25, 1996

Ms. Darla Toliver  
5603 - 58 A Avenue  
Red Deer, AB T4N 4B5

Dear Ms. Toliver:

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to your letter dated April 9, 1996, concerning the payment for water and sewer service connections. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Darla Toliver dated April 9, 1996, re: Requirement of Developer to Pay for the Installation of New Service Connections - Water and Sewer - City Council Policy No. 544, hereby agrees to amend Council Policy No. 544, to allow for, in the case of redevelopment, a 50/50 cost sharing between the applicant and The City, of upgrading water and sewer services, where there is no increase in the residential density as a result of the development, and as presented to Council April 22, 1996."

For more information with regard to the details of the service connections or payment requirements, please contact the Public Works Manager, Gord Stewart, at 342-8238.

... / 2



*a delight  
to discover!*

Ms. Darla Toliver  
April 25, 1996  
Page 2

Thank you for attending the Council Meeting and expressing your concerns. Please do not hesitate to contact the undersigned should you have any further questions or concerns with respect to this matter.

Sincerely,

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

Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services  
Director of Corporate Services  
Public Works Manager

**DATE:** April 25, 1996  
**TO:** Public Works Manager  
**FROM:** City Clerk  
**RE:** **INSTALLATION OF NEW SERVICE CONNECTIONS -  
CITY COUNCIL POLICY NO. 544**

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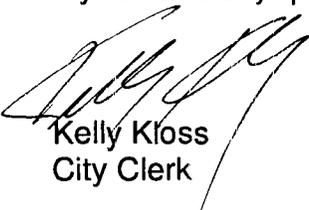
**FILE**

At the Council Meeting of April 22, 1996, consideration was given to correspondence from Darla Toliver, concerning the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Darla Toliver dated April 9, 1996, re: Requirement of Developer to Pay for the Installation of New Service Connections - Water and Sewer - City Council Policy No. 544, hereby agrees to amend Council Policy No. 544, to allow for, in the case of redevelopment, a 50/50 cost sharing between the applicant and The City, of upgrading water and sewer services, where there is no increase in the residential density as a result of the development, and as presented to Council April 22, 1996."

Please provide this office with an updated Council Policy No. 544, reflecting Council's direction in this instance, so that we can include same in the Council Policy Manual.

If you have any questions, please do not hesitate to call.

  
Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services  
C. Rausch

ITEM 1

CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN

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

APR 10 1996

ATTENTION: KEN HASLOP

The following list of patrons of the Central Alberta Professional Centre (5201 - 43 Street) would like the City of Red Deer to acknowledge the danger of crossing 43 Street to the designated parking lot on the north side of the street. The pedestrian entrance to the parking lot is directly across from the main entrance of the Professional Centre and it is extremely dangerous to cross as people have to go between parked vehicles which inhibits vehicular visibility and pedestrian visibility. We ask that a crossing light be placed on both sides of the street by the pedestrian entrance to the parking lot and in front of the north access to the Central Alberta Professional Centre. As well, we ask the parking spaces directly in front of the north access and the pedestrian parking lot access be turned to "NO PARKING" zones.

Paula Randall

PAULA RANDALL

Susan Gustafsson

DR R.E. HICKERTY  
SUSAN GUSTAFSSON

Sandy Knights

LENN ROY  
SANDY KNIGHTS

Elda Meyers

ELDA MEYERS

Shane Carritt

DEV CARROTHERS

Shane Carritt

SHANE CARRITT

Janet Torg

DG RAWLUSYK

Robert Lee

Janet Torg

Joan Faber

ROBERT LEE

Esther Mien

Joan Faber

Millie Watson

ESTHER MIEN

Jason Olson

MILLIE WATSON

Bernice E. Smithman

JASON OLSON

Maxine Puhany

BERNICE E SMITHMAN

MAXINE PUHANY

Representative:

DR. R. E. HICKERTY  
241-5201-43 STREET  
RED DEER, AB T4N 1C7



CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN  
P.O. BOX 5008  
RED DEER, AB T4N 3T4  
ATTN: KEN HASLOP

DATE: April 16, 1996  
TO: City Clerk  
FROM: Engineering Department Manager

**RE: REQUEST FOR CROSSING LIGHTS AT 5201-43 STREET**

We have reviewed the petition for a pedestrian signal on 43 Street, between Taylor Drive and 52 Avenue, to handle the north/south mid-block pedestrian movement. Our comments are as follows:

1. There are marked/signed pedestrian crosswalks provided on the east, west, and south legs of the 43 Street and 52 Avenue intersection. This defines a crossing location for the north/south pedestrian movement to the southeast corner of the parking lot. This location is approximately 50 m from the existing pedestrian opening in the parking lot chain link fence (see attached drawing).
2. The 43 Street and Taylor Drive intersection abuts the southwest corner of the parking lot and is approximately 70 m from the present opening in the chain link fence. This intersection is signalized and adequate pedestrian time is available to cross north/south during the normal green ball phase. Pedestrian heads and push buttons could be installed to help the north/south pedestrian movements, but are not mandatory. The cost of this addition to the existing signal is estimated at \$4,000 (see attached drawing).
3. A pedestrian set of traffic signals normally costs in the order of \$40,000 to \$80,000, depending on the need to install underground electrical ducts in the roadway. Time did not permit an estimate from the E. L. & P. Department.

**RECOMMENDATION**

Based on the relatively short walking distance to either intersection, we would respectfully recommend against the installation of a mid-block pedestrian signal and any on-street parking removal. Parking removal will only encourage mid-block crossings. As an alternative, we believe that the rate payers can be better served by the property owner closing the existing pedestrian opening in the chain link fence and installing two new openings; towards the east and west ends of the parking lot.

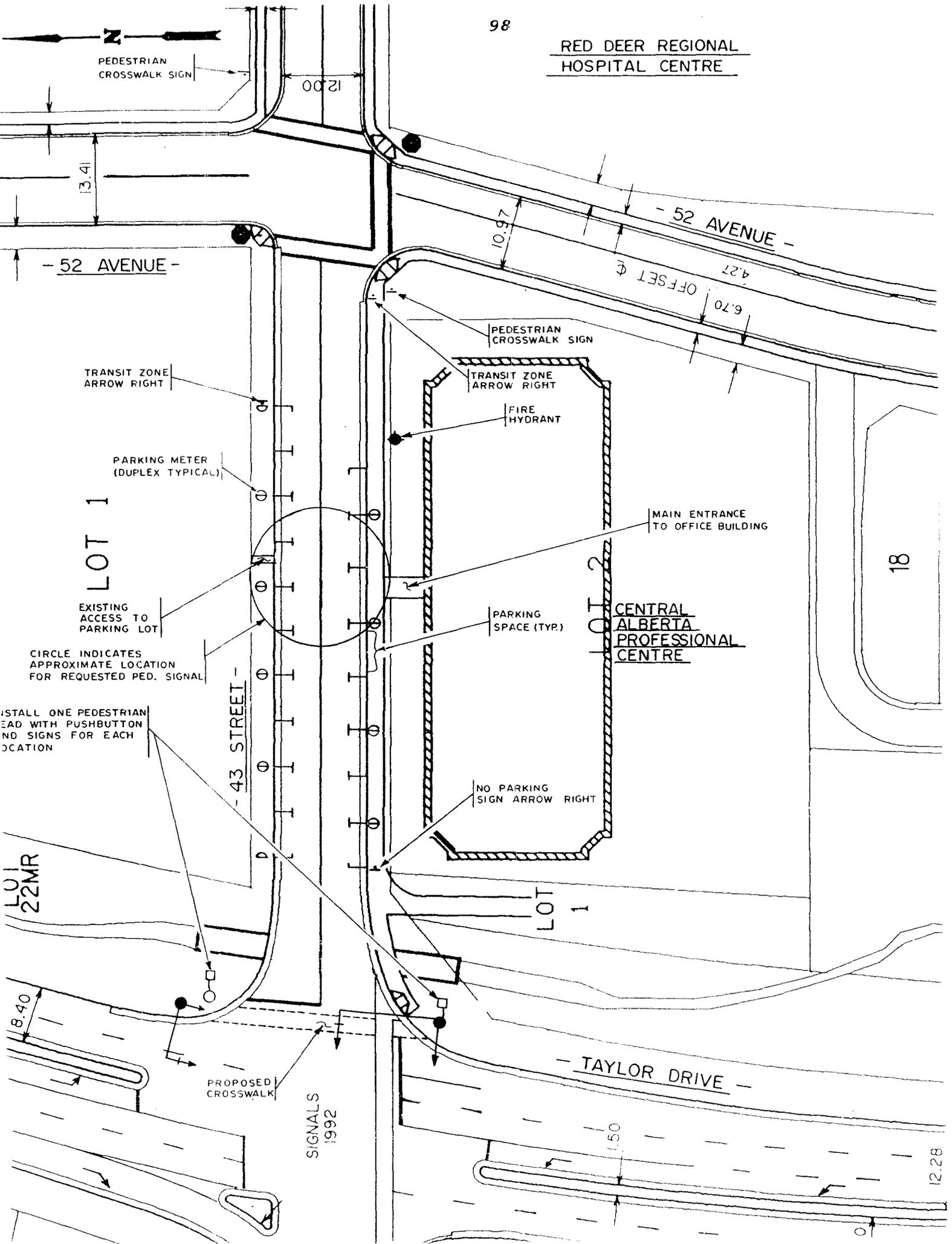


Ken G. Haslop, P. Eng.  
Engineering Department Manager

LM/emg

c. E. L. & P. Manager

RED DEER REGIONAL  
HOSPITAL CENTRE



INSTALL ONE PEDESTRIAN  
HEAD WITH PUSHBUTTON  
AND SIGNS FOR EACH  
LOCATION

CIRCLE INDICATES  
APPROXIMATE LOCATION  
FOR REQUESTED PED. SIGNAL

EXISTING  
ACCESS TO  
PARKING LOT

PARKING METER  
(DUPLEX TYPICAL)

TRANSIT ZONE  
ARROW RIGHT

PEDESTRIAN  
CROSSWALK SIGN

TRANSIT ZONE  
ARROW RIGHT

FIRE  
HYDRANT

MAIN ENTRANCE  
TO OFFICE BUILDING

PARKING  
SPACE (TYP.)

NO PARKING  
SIGN ARROW RIGHT

PROPOSED  
CROSSWALK

SIGNALS  
1992

18

12.28

**COMMENTS:**

We concur with the recommendations of the Engineering Department Manager. Note that only one page of the petition has been placed on the Agenda. The remaining pages are included as an attachment.

"G.D. SURKAN"  
MAYOR

"H.M.C. DAY"  
City Manager

DATE: APRIL 10, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E.L. & P. MANAGER  
X ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
X PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: Request for Crossing Lights at 5201 43 Street

---

Please submit comments on the attached to this office by April 15, 1996 for the Council Agenda of April 22, 1996.

"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.

# FILE

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

April 10, 1996

Dr. R. E. Hickerty  
241-5201-43 Street  
Red Deer, AB T4N 1C7

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mr. Hickerty:

I acknowledge receipt of your letter/petition dated April 10, 1996 re: Request For Crossing Lights at 5201 - 43 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on April 22, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, April 19, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on April 19<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm



*a delight  
to discover!*

DATE: APRIL 11, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E.L. & P. MANAGER  
X ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
X PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

**FILE**

FROM: CITY CLERK  
RE: Request For Crossing Lights at 5201 - 43 Street

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Further to the request for comments dated April 10, 1996, regarding this matter, attached are additional petitions received by this office today. This is provided for your information only.

"Kelly Kloss"  
City Clerk

f:\data\council\meeting\forms\com.tem



# 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 FAX (403) 346-6195

April 25, 1996

Dr. R. Hickerty  
241, 5201 - 43 Street  
Red Deer, AB T4N 1C7

Dear Sir:

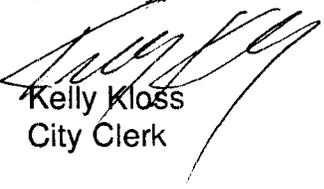
**RE: PATRONS OF CENTRAL ALBERTA PROFESSIONAL CENTRE /  
REQUEST FOR CROSSING LIGHTS AT 5201 - 43 STREET**

At the City of Red Deer's Council Meeting held April 22, 1996, consideration was given to the petition submitted by patrons of the Central Alberta Professional Centre regarding the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered petition from patrons of the Central Alberta Professional Centre (5201 - 43 Street) dated April 10, 1996, re: Request for Installation of a Mid-Block Pedestrian Signal and Various On Street Parking Removal, hereby agrees that said requests be denied and as presented to Council April 22, 1996."

Although Council did not support your request, attached hereto is a report from the City's Engineering Department Manager dated April 16, 1996, outlining some alternatives to discourage mid-block crossings. Please advise the petitioners of Council's decision in this instance. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

  
Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: Director of Development Services  
E. L. & P. Manager



*a delight  
to discover!*

**FILE**

**DATE:** April 25, 1996  
**TO:** Public Works Manager  
**FROM:** City Clerk  
**RE:** PEDESTRIAN CROSSING LANES AT CORNER OF 52 AVENUE AND  
32 STREET, RED DEER, AB

---

At the Council Meeting of April 22, 1996, consideration was given to a request from patrons of the Central Alberta Professional Centre, with respect to a mid-block crossing light at 5201 - 43 Street. Although Council denied this request, a suggestion was made to install or re-paint pedestrian crossing lines at the corner of 52 Avenue and 43 Street.

The Director of Development Services indicated that he felt the lines simply needed to be re-painted as they have worn off over the Winter months.

This is submitted for your information only.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services

ITEM 1

**DATE: March 26, 1996**  
**TO: City Council**  
**FROM: City Clerk**  
**RE: SPORTS CAPITAL OF ALBERTA**

---

The following Notice of Motion was submitted by Councillor Dawson on March 25, 1996:

"WHEREAS the 1995 Idea Bank first place winner had an idea of proclaiming Red Deer as the 'Sports Capital of Alberta', and

WHEREAS Red Deer has been selected as the home city of the 'Alberta Sports Hall of Fame',

THEREFORE BE IT RESOLVED that the City of Red Deer form an Ad Hoc Committee to review the idea of proclaiming Red Deer as the 'Sports Capital of Alberta' and report back to Council with a recommendation to accept this idea or to suggest an alternative proclamation depicting Red Deer's identity.

Council further agrees that the make-up of the Red Deer Identity Ad Hoc Committee be:

Councillor Watkinson-Zimmer,  
Councillor Dawson,  
Dr. Vinay Chafekar, Idea Bank,  
Red Deer Connections Club Representative,  
Red Deer Chamber of Commerce Representative,

and that the said Committee report back to Council by June 1, 1996 with possible unveiling of proclaimed identity on July 1, 1996 during Canada Day Ceremonies at Bower Ponds."

  
Kelly Kloss  
City Clerk

**COUNCIL MEETING OF APRIL 22 1996**

**ATTACHMENT TO REPORT ON  
OPEN AGENDA**

**RE:**

**Pedestrian Crossing Light  
Central Alberta Professional Centre**

**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**  
 P.O. BOX 5008  
 RED DEER, ALBERTA  
 T4N 3T4

THE CITY OF RED DEER  
 CLERK'S DEPARTMENT  
 RECEIVED  
 TIME \_\_\_\_\_  
 DATE April 11/96  
 BY *cm*

ATTENTION: KEN HASLOP

The following list of patrons of the Central Alberta Professional Centre (5201 - 43 Street) would like the City of Red Deer to acknowledge the danger of crossing 43 Street to the designated parking lot on the north side of the street. The pedestrian entrance to the parking lot is directly across from the main entrance of the Professional Centre and it is extremely dangerous to cross as people have to go between parked vehicles which inhibits vehicular visibility and pedestrian visibility. We ask that a crossing light be placed on both sides of the street by the pedestrian entrance to the parking lot and in front of the north access to the Central Alberta Professional Centre. As well, we ask the parking spaces directly in front of the north access and the pedestrian parking lot access be turned to "NO PARKING" zones.

NAME

ADDRESS

CITY

<i>Richard Barker</i>	<i>Box 6, Red Deer</i>	<i>Red Deer</i>
<i>Linda Shaw</i>	<i>6-37152 GE Trail</i>	<i>Red Deer County</i>
<i>Bru Repchuk</i>	<i>Box 853</i>	<i>Penhold AB</i>
<i>J Crossman</i>	<i>47 Denison Cres.</i>	<i>Red Deer</i>
<i>Mylene Robson</i>	<i>Box 365</i>	<i>Bentley</i>
<i>Gene Starr</i>	<i>57 HWY 1</i>	<i>Red Deer ab.</i>
<i>Dennis Scott</i>	<i>Penhold AB</i>	<i>CANADA</i>
<i>John Kaporis</i>	<i>R.K. 1</i>	<i>Oliver AB</i>
<i>Jeanie J. Jacques</i>	<i>1321 45 "A" Ave</i>	<i>Red Deer Alta</i>
<i>Wayne Anderson</i>	<i>108 Tansue Old Springbrook</i>	<i>Springbrook AB</i>
<i>Beeth Nichols</i>	<i>9 Randall St.</i>	<i>Red Deer.</i>
<i>Gay Chackert</i>	<i>Box 995</i>	<i>Blackfalds</i>
<i>Dee John</i>	<i>40 Sheewood Cres.</i>	<i>Red Deer</i>

**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**

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

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NAME	ADDRESS	CITY
Gail Boyko	204 4744 54st.	Red Deer
Jillanna Guern	16c Ottawa Street	Red Deer
Barb McGhee	65 McDougall Cr	Red Deer
Marilyn Prochuk	3933-50 A St	Red Deer
<del>Clayton D. Duff</del>	#106 Westview Cres.	Black Hills
<del>and J. S.</del>	91 Mcbevin Cres	Red Deer
Alvin Case	#2 Mc Connell Close	Red Deer
Alana Hawesed.	55 Nemany St	Red Deer
Camie Deller	39 Dunnett cres	Red Deer
<del>Butt</del> Dallas Monnell	94 Perry Dr.	Sylvan
Klartudg	5608 42st #4	Red Deer
Steph Siddle	93 Niven St	Red Deer
Kay M. Craig	5301-50th Bentley	Bentley
Phillip Brooks	#173, 5140-6255	Red Deer
N. Stushoff	62 Patterson Cres	Red Deer

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T4N 3T4

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<u>W. Espey</u>	<u>74 Campbell</u>	<u>Red Deer</u>
<u>J. Irwin</u>	<u>49 Westview Cres.</u>	<u>Blackfalds</u>
<u>Emily Hansen</u>	<u>40 BAIRD ST</u>	<u>Red Deer</u>
<u>McAish</u>	<u>4601 46 AVE</u>	<u>RED DEER</u>
<u>Neil Sheppard</u>	<u>120 Wilson Cresc</u>	<u>Red Deer T4N 5V9</u>
<u>Lynn Hansen</u>	<u>R.R.1</u>	<u>Chive, Alberta</u>
<u>Judy Radtke</u>	<u>55 Fern Rd</u>	<u>Red Deer</u>
<u>Jenny Sutherland</u>	<u>Box 282</u>	<u>Delia, AB</u>
<u>John Miller</u>	<u>116-27475 - Tur RD 380</u>	<u>Red Deer County, AB</u>
<u>Doris Peterson</u>	<u>180-5201 43 St.</u>	<u>Red Deer, AB.</u>
<u>Deeja Young</u>	<u>5903 61 ave</u>	<u>Red Deer AB</u>
<u>opie Clark</u>	<u>1704-4422 37<sup>th</sup> St</u>	<u>Red Deer, AB</u>
<u>Chm/Pass</u>	<u>5212-47A Ave</u>	<u>Westbank.</u>
<u>Mr. Sloner</u>	<u>5945 West Park Cres.</u>	<u>Red Deer</u>
<u>B. Sawicki</u>	<u>35 Odstone Green</u>	<u>Red Deer</u>

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Jaleen M... Marie R Peibert	38 Nance Ave	Red Deer, AB
B Pennington	20 Nellis Ave.	Red Deer, AB
D. Glavin	5201-43 st	Red Deer AB
Phonda Humphrey	1006 Maple Cres.	Spring brook AB
Cathy McAllister	4. 5211-39 st	Red Deer
Gladys Cork	6222-61 Ave	Red Deer
Ellen Ingolfsson	3932-52	Red Deer, AB
Doreen M. Conlyle	4809-34 st	Red Deer
James Paul	4537. Moore Cres	Red Deer. AB
Jim Kelly	#2208, 3416-52 AVE	Red Deer, alberta.
Val Armstrong	153 Mitcraf Ave.	Red Deer AB.
KANDENE DITTRICH	115 ELLENWOOD DR.	Grassier Co.
E Hansen	RR#1, Wellburne	Ab.
Iris Staller	4340-54th Ave Janisful, T4B. 1K6	A.B.

**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**  
**P.O. BOX 5008**  
**RED DEER, ALBERTA**  
**T4N 3T4**

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Cheryl Nawrocki  
 #11 4250-54 AVE  
 RED DEER, AB.

Patty J. Kenau  
 BOX 812

Alice Bell BLACKFALDS, AB  
 10 STIRLING CL. R.D.

Brenda McMillan  
 6341-58 AVE. R.D.

Gandy Stupe  
 125 TAMARAC AVE, SPRINGBROOK, AB

M. J. Doerle  
 5510-50 QUE WACOMOG, AB

Martlene Zacharias

Bruce  
 47 EVERSOLE CRES  
 RED DEER

R. Hagen  
 3918-56 AVE.  
 RED DEER

K. Lager  
 3918-56 AVE  
 RED DEER

E. Skubik  
 6 SUNNYSIDE CRES.  
 RED DEER.

S. Orvus  
 RED DEER

Randy Stum  
 204, 4744-54 ST  
 RED DEER.

Billy

[Signature]

[Signature]  
 93 BELL ST.  
 RED DEER.

[Signature]  
 23 HILL CRES.  
 RED DEER.

Rachelle Dumas  
 53 DICKINSON CRES.

Leather Little  
 R.D.  
 6 PARKVIEW AVE.

Andrea Ludwig  
 R.D.  
 10 RAMSEY AVE.

Victor Stalder  
 R.D.  
 41 DUNNING CRES.

[Signature]  
 RED DEER

[Signature]  
 106 WESTVIEW ST.  
 BLACKFALDS.

[Signature]  
 R.E.#4

[Signature]  
 RED DEER.

Karen M. Tough  
 5 WARD CRES. RED DEER.

[Signature]  
 43 NYMAN CRES.  
 RED DEER

[Signature]

[Signature]  
 3720-44 ST.  
 RED DEER.

[Signature]

[Signature]  
 9 OXBOW ST.  
 RED DEER

B. Johnson  
 39 Donnelly Cresc.  
 Red Deer.

[Signature]  
 RR#1  
 TEES, AB.

[Signature]  
 4612-49 ST,  
 SYLVAN LAKE.

[Signature]  
 6222 HORN ST. R.D.

[Signature]  
 12 WELLS AVE. R.D.

[Signature]

[Signature]  
 306 WESTVIEW PL.  
 BOWDEN, AB.

[Signature]  
 #2208 3416-52 AVE.  
 Red Deer, AB.

[Signature]  
 63 SELKIRK BLVD.  
 RED DEER.

[Signature]  
 Leslie E. Comeau

\_\_\_\_\_

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**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**

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

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Jim Sarcus

[Signature]

Sina Miller

Stevens

James Symon

Jan Tattak

James Roberts

Camille Dupont

J. Hinger

Roy D. Smith

Loree Smith

S. Markel

Shelley Graham

[Signature]

Janella H. Abbey

Jim Richardson

[Signature]

L. Raybourn

Thomas Sison

W. J. [Signature]

Shelley Shaw

Carole Erveer

**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**  
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T4N 3T4

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*Dawn Hayes*

*Michelle Aronson*

~~*[Signature]*~~

*Wally Morrison*

*Jimmy Luyckx*

*L. Arin*

*D. Archibald*

~~*[Signature]*~~

~~*[Signature]*~~

*M. Garsloch*

*Leah Hest*

*[Signature]*

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**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**  
**P.O. BOX 5008**  
**RED DEER, ALBERTA**  
**T4N 3T4**



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<u>Cathy Burbidge</u>	<u>91-39200 Range Rd 282 Red Deer</u>	<u>CATHY BURBRIDGE</u>
<u>Inga Huchala</u>	<u>RR#1 Sundre AB</u>	<u>Inga Huchala</u>
<u>Dale Huchala</u>	<u>RR# 1 Sundre AB</u>	<u>Dale Huchala</u>
<u>Debra Buffum</u>	<u>Red Deer County</u>	<u>Debra Buffum</u>
<u>Suzanne Patton</u>	<u>Red Deer AB</u>	<u>Suzanne Patton</u>
<u>Gwen Whitmore</u>	<u>31 Woodsworth Close</u>	<u>Gwen Whitmore</u>
<u>Richard</u>	<u>12-2801 Battalieu Blvd.</u>	<u>GWEN WHITMORE</u>
<u>Brooks Johnson</u>	<u>Red Deer</u>	<u>D. RUDYK</u>
<u>P Knapp</u>	<u>134 WASKYSSO E ST</u>	<u>P Knapp</u>
<u>A.G. Nichols</u>	<u>Box 33 SITTLEC</u>	<u>ANTHONY NICHOLS</u>
<u>Ing. Ingolfsson</u>	<u>Red Deer</u>	<u>Ing. Ingolfsson</u>
<u>R.P. Halberch</u>	<u>3932 52 AVE Red Deer</u>	<u>R.P. Halberch</u>
<u>100 Green</u>	<u>3317 41 AVE</u>	<u>#</u>
<u>Edith Silk</u>	<u>4452-39th St</u>	<u>EDITH SILK</u>
<u>Jane &amp; Kahanyskyn</u>	<u>508 Terrace Park</u>	<u>JANE KAHANYSKYN</u>
<u>Margaret Ann Jeffery</u>	<u>134 Donnelly Cres</u>	<u>Margaret Ann Jeffery</u>
	<u>PO</u>	
	<u>5506-58A Avenue</u>	

**CITY OF RED DEER ENGINEERING DEPARTMENT-DESIGN**

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

ATTENTION: KEN HASLOP

The following list of patrons of the Central Alberta Professional Centre (5201 - 43 Street) would like the City of Red Deer to acknowledge the danger of crossing 43 Street to the designated parking lot on the north side of the street. The pedestrian entrance to the parking lot is directly across from the main entrance of the Professional Centre and it is extremely dangerous to cross as people have to go between parked vehicles which inhibits vehicular visibility and pedestrian visibility. We ask that a crossing light be placed on both sides of the street by the pedestrian entrance to the parking lot and in front of the north access to the Central Alberta Professional Centre. As well, we ask the parking spaces directly in front of the north access and the pedestrian parking lot access be turned to "NO PARKING" zones.

NAME	ADDRESS	CITY POSTAL CODE
Denise Miller	72 Marion Cres.	R.D. T4K1N2
Arvid Strand	38-38-44 St	Red Deer T4N1A6
Jackie Johnson	RR#1	Innisfail T4G1T6
Marilyn Feller	RR5 B18	Lacombe T0C1S0
Joanne Schwan	262 Glendale Blvd.	Red Deer T4N3L3
Karl Kasing	Open Cres 43	Red Deer
Maureen Kasing	Open Cres R.D. 43	Red Deer
M. Lavigne	76 Alton St.	Red Deer
Irene G. Wood	8 Openview Pl	Red Deer
BERNIE Pauly	4537 Moore Cres	Red Deer AB T4N2M1
G. Pennington	30 Morris Ave	Red Deer T4N2L3
Lud Harford		Red Deer

**BYLAW 2672/D-96**

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

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

That Bylaw 2672/80 be amended by deleting section 4.13.1(15) and substituting in its place the following:

“4.13.1(15) On those sites, or portions thereof, hereinafter listed, ‘Tea House, Lodging and Boarding House, and gift store in association with a bed and breakfast operation’ is a permitted use; the gift store shall not exceed 19 square metres:

(a) Lots 38-40, Block A, Plan K8.”

READ A FIRST TIME IN OPEN COUNCIL this 25 day of *March* A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3076/A-96**

Being a bylaw to amend Bylaw No. 3076/92, the Taxi Business 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:

Bylaw No. 3076/92 is hereby amended as follows:

- 1 Section 3 is amended by deleting subsection (b) and substituting in its place the following:

“(b) has registered a colour or combination of colours for his or her taxis, distinctive from other brokers or licensees (‘identification colours’).”
- 2 By renumbering “section 11” to “section 11(1)”.
- 3 By adding the following new sections:

“11 (2) The License Inspector shall have the discretion to approve the overall design of taxicabs to ensure that taxicabs associated with different brokers can be distinguished. This discretion shall include approval of the colour of all or any part of the vehicle, the design, size and colour of lettering, logos and insignia, the type of signs or accessories that may be marked upon or affixed to the exteriors of the vehicles that, in the opinion of the License Inspector, may be required to ensure that vehicles associated with different brokers can be distinguished.

26 (2) Each Taxi Driver Licensee shall inform the City in a timely manner of any change in the address and telephone number at which the Licensee may be contacted during normal business hours.

26 (3) An applicant for a Taxi Driver License shall provide with the completed application a fee in the amount set out in Schedule ‘A’.”
- 4 By deleting section 13 in its entirety.
- 5 Section 15(3) is amended by deleting the word “Council” and substituting in its place the words “Taxi Commission”.

6 By deleting section 16(1) and substituting in its place the following:

“16 (1) No Taxi License Plate shall be issued to a Corporate Taxi Licensee where:

- (a) all or any of the shareholders of such applicant are the shareholders of any other Corporate Taxi Licensee; or
- (b) any of the shareholders of such applicant is another applicant; or
- (c) the shareholders of such applicant hold the shares issued to them in trust for another applicant or the shareholders of another applicant.

16 (2) Not more than 7 Taxi License Plates shall be issued to a Broker.”

7 Amend section 16(2) by deleting the words “1 Taxi License Plate” and substituting the words “2 Taxi License Plates”.

8 By deleting sections 1 and 6 in Schedule “B” in their entirety and substituting in their place the following:

“1 The meter rate fares authorized to be charged for the hire of taxis shall be as follows:

- (a) \$2.30 for the first 97 metres or portion thereof;
- (b) \$0.10 for each additional 95 metres or portion thereof;
- (c) waiting time - no charge for the first 3 minutes; thereafter, \$26.60 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 13.53 seconds.

6 Where a person requesting taxi services requests the use of a motor vehicle commonly known as a ‘station wagon’ or a ‘van’, then the fare charged for the first 97 metres shall be \$7.30. This provision shall not apply to a ‘station wagon’ or a ‘van’ when it is being used for the transportation of a physically handicapped passenger.”

9 In all other respects, Bylaw No. 3076/92 is hereby ratified and confirmed.

3

Bylaw 3076/A-96

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this            day of            A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this    day of            A.D. 1996.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3156/C-96**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 3/96, attached hereto and forming part of the Bylaw.

2 Section 55(4) is hereby amended by addign the following subsection:

55(4)(J) Lodging and Boarding House for a bed and breakfast operation on:

(a) Lot 15, Block 21, Plan 902 MC (3313 Spruce Drive)

READ A FIRST TIME IN OPEN COUNCIL this 22 day of April A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**BYLAW NO. 3156/B-96**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

- 1           The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 2/96, attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this           day of           A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this           day of           A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this           day of           A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this           day of           A.D. 1996.

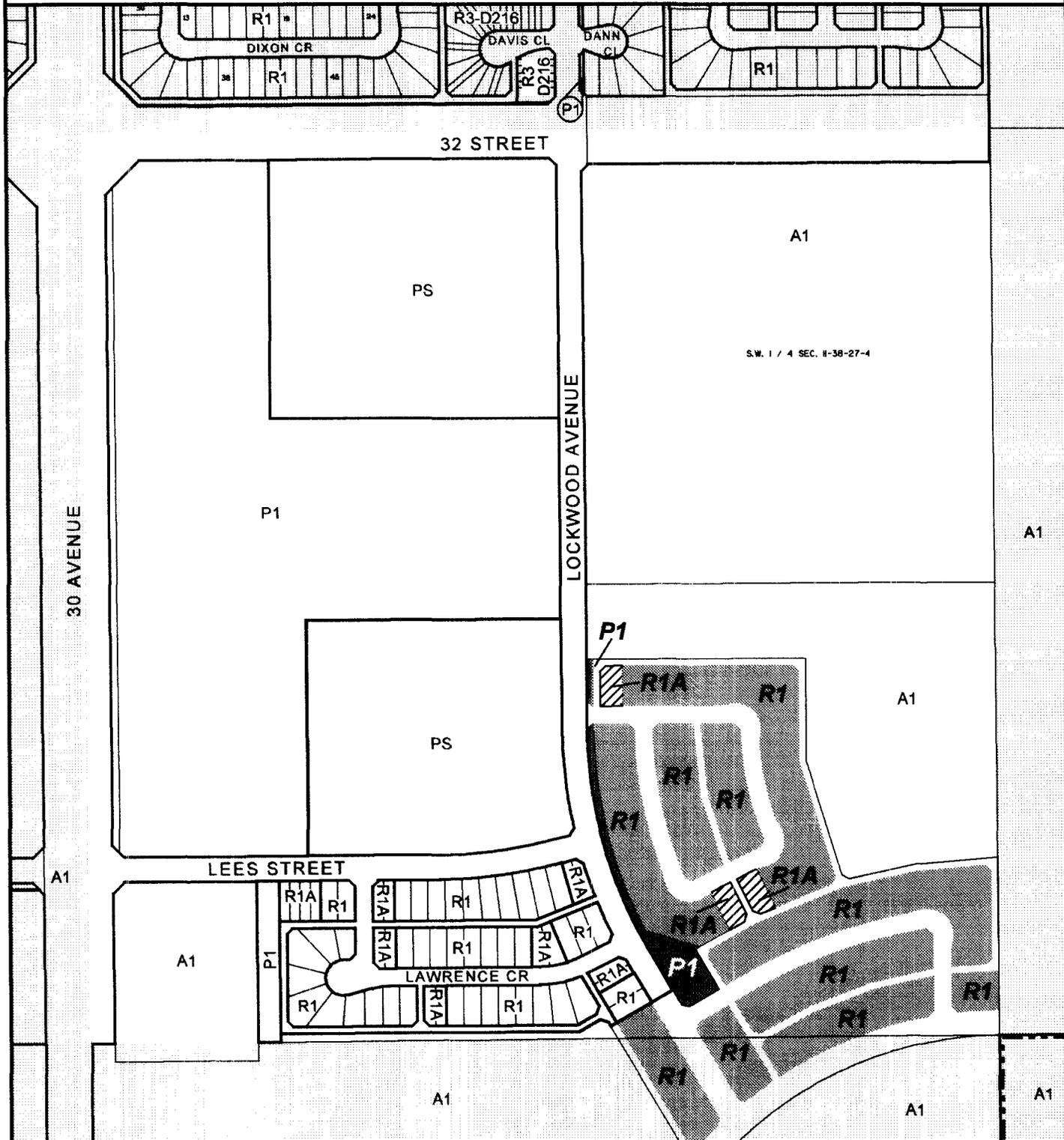
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

K6



BYLAW NUMBER - 3156 / B-96

MAP NO. 2 / 96

Change from: A1 to R1

R1A

P1



SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

J7	K7	L7
J6	K6	L6
J5	K5	L5

S.E. 1 / 4 - 11 - 38 - 27 - 4



SCALE 1:5000  
16 - APR - 1996

**FILE**

**DATE: April 25, 1996**  
**TO: Downtown Planning Committee**  
**FROM: City Clerk**  
**RE: APPOINTMENT OF JOHN HULL TO FILL UNEXPIRED TERM OF  
TIM SNELL**

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At the City of Red Deer's Council Meeting of April 22, 1996, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to appoint John Hull to fill the unexpired term of Tim Snell as one of the Towne Centre Association's representatives on the Downtown Planning Committee, said term to be effective April 1, 1996 and to expire October 31, 1996."

By way of a copy of this memo, I will be asking the Secretary of the Downtown Planning Committee to commence forwarding agendas to Mr. Hull.



Kelly Kloss  
City Clerk

KK/clr

cc: Director of Development Services  
Inspections and Licensing Manager  
Council and Committee Secretary, S. Ladwig  
City Clerk's Office, C. Rausch

Towne Centre Association Manager, J. Ferguson

Mr. John Hull  
Group 2 Architects  
#200, 4706 - 48 Avenue  
Red Deer, Alberta  
T4N 6J4