

**FILE**

**DATE: September 24, 1996**  
**TO: All Departments**  
**FROM: City Clerk**  
**RE: PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES**

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***SUMMARY OF DECISIONS***

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

***MONDAY, SEPTEMBER 23, 1996***

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

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

**DECISION - Confirmed as transcribed**

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re:

- A) Council Policy No. 424 - Release of Accounts Receivable  
and Utility Billing Information

**DECISION - Approved policy as submitted**

- B) Council Policy No. 426 - Use of Visa and Mastercard for  
Payments to The City

**DECISION - Approved policy as submitted**

(3) **PUBLIC HEARINGS**

1. City Clerk - Re:

- A) Land Use Bylaw Amendment 3156/J-96 - Rezoning of the Red Deer Inn from C4 to C1
- B) Land Use Bylaw Amendment 3156/K-96 - Basement Suite to be Considered a Discretionary Use in R3 Districts

(4) **REPORTS**

1. Mayor and City Manager - Re: Request for Funds for the Purpose of Obtaining Community Input to Emergency Services Master Plan

**DECISION - Approved an additional expenditure of \$28,815.00 to obtain citizen input into the Emergency Services Master Plan**

2. Recreation, Parks & Culture Board - Re: Fees and Charges Policy Revision - Request from Student Association that Red Deer College Students Qualify for Student Fees for Public Skating and Swimming

**DECISION - Agreed to amend Fees and Charges Report to change the student definition to include adults with a valid student's card to qualify for student swim and skating rates**

3. Acting Public Works Manager - Re: Wastewater Treatment Phosphorous Removal / Joint Proposal With Nova Chemicals and Alberta Environmental Protection

**DECISION - Agreed to work co-operatively with Nova Chemicals and Alberta Environmental Protection to determine the viability of a co-operative approach to phosphorous removal in the City of Red Deer**

4. Recreation, Parks & Culture Board - Re: Catalina Swim Club / Request for Development of a 50 Metre Indoor Swimming Pool

**DECISION - Agreed that an indoor 50 metre pool be considered as part of the Recreational Needs Study in 1998**

5. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/L-96 / Anders East Phase 5B, Redesignation of the Southeast Corner from A1 Future Urban Development District to R1 Residential Low Density District (see Bylaw Section for readings)

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

6. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/M-96 / Melcor Deer Park Phase 7A, Redesignation of a Parcel of the Central East Portion from A1 Future Urban Development District to R1 Residential Low Density District (see Bylaw Section for readings)

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

(5) **CORRESPONDENCE**

1. City Administration - Re: Request for Approval of Basement Suite / R. Andrew Jeans, 5546 - 37 Street, Red Deer

**DECISION - Approved request as a non-conforming, but not illegal use on this site**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 3156/L-96 - Land Use Bylaw Amendment / Anders East Phase 5B, Redesignation of the Southeast Corner from A1 Future Urban Development District to R1 Residential Low Density District - 1<sup>st</sup> Reading

**DECISION - Bylaw given 1<sup>st</sup> Reading**

2. 3156/M-96 - Land Use Bylaw Amendment / Melcor Deer Park Phase 7A, Redesignation of a Parcel of the Central East Portion from A1 Future Urban Development District to R1 Residential Low Density District - 1<sup>st</sup> Reading

**DECISION - Bylaw given 1<sup>st</sup> Reading**

3. 3156/J-96 - Land Use Bylaw Amendment / Rezone Red Deer Inn Site from C4 to C1 - 2<sup>nd</sup> and 3<sup>rd</sup> Readings

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

4. 3156/K-96 - Land Use Bylaw Amendment / Provide for Basement Suites as a discretionary use in R3 Districts / One per Detached Dwelling in R3 Districts - 2<sup>nd</sup> and 3<sup>rd</sup> Readings

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

**ADDITIONAL AGENDA**

(1) **PUBLIC HEARINGS**

1. City Clerk - Re:

A) Road Closure Bylaw 3177/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. / See Bylaw Section for Readings

B) Road Closure Bylaw 3178/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. / See Bylaw Section for Readings

(2) **BYLAWS**

1. Road Closure Bylaw 3177/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. - 2<sup>nd</sup> and 3<sup>rd</sup> Readings

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

2. Road Closure Bylaw 3178/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. - 2<sup>nd</sup> and 3<sup>rd</sup> Readings

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

**A G E N D A**

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, SEPTEMBER 23, 1996**

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

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(1)

1. Confirmation of the Minutes of the Regular Meeting of September 9, 1996

PAGE #

(2) **UNFINISHED BUSINESS**

1. City Clerk - Re:

- A) Council Policy No. 424 - Release of Accounts Receivable and Utility Billing Information
- B) Council Policy No. 426 - Use of Visa and Mastercard for Payments to The City

..1

(NOTE: No Page 6 or 7)

(3) **PUBLIC HEARINGS**

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- B) Land Use Bylaw Amendment 3156/K-96 - Basement Suite to be Considered a Discretionary Use in R3 Districts

..9

**(4) REPORTS**

1. Mayor and City Manager - Re: Request for Funds for the Purpose of Obtaining Community Input to Emergency Services Master Plan ..11
2. Recreation, Parks & Culture Board - Re: Fees and Charges Policy Revision - Request from Student Association that Red Deer College Students Qualify for Student Fees for Public Skating and Swimming ..14
3. Acting Public Works Manager - Re: Wastewater Treatment Phosphorous Removal / Joint Proposal With Nova Chemicals and Alberta Environmental Protection ..20
4. Recreation, Parks & Culture Board - Re: Catalina Swim Club / Request for Development of a 50 Metre Indoor Swimming Pool ..25
5. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/L-96 / Anders East Phase 5B, Redesignation of the Southeast Corner from A1 Future Urban Development District to R1 Residential Low Density District (see Bylaw Section for readings) ..34
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**(5) CORRESPONDENCE**

1. City Administration - Re: Request for Approval of Basement Suite / R. Andrew Jeans, 5546 - 37 Street, Red Deer ..40

**(6) PETITIONS AND DELEGATIONS**

**(7) NOTICES OF MOTION**

**(8) WRITTEN INQUIRIES**

(9) **BYLAWS**

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1<sup>st</sup> Reading ..46
2. 3156/M-96 - Land Use Bylaw Amendment / Melcor Deer Park Phase 7A, Redesignation of a Parcel of the Central East Portion from A1 Future Urban Development District to R1 Residential Low Density District ..37  
1<sup>st</sup> Reading ..48

ADDITIONAL AGENDA

(1) PUBLIC HEARINGS

- A) Road Closure Bylaw 3177/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. / See Bylaw Section for Readings.
- B) Road Closure Bylaw 3178/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd. / See Bylaw Section for Readings.

(2) BYLAWS

1. Road Closure Bylaw 3177/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd - 2nd + 3rd Readings.  
DECISION - Bylaw given 2nd + 3rd Readings.
2. Road Closure Bylaw 3178/96 / To Facilitate Land Exchange and Consolidation / Vellner Leaseholds Ltd - 2nd + 3rd Readings.  
DECISION - Bylaw given 2nd + 3rd Readings.

ITEM 1

**DATE: September 10, 1996**

**TO: City Council**

**FROM: City Clerk**

**RE: (1) Council Policy No. 424 - Release of Accounts Receivable and Utility Billing Information; and**  
**(2) Council Policy No. 426 - Use of Visa and Mastercard for Payments to The City**

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At the Council Meeting of September 9, 1996, Council approved the revised Council Policy Manual with the exception of the above noted Council Policies.

Council Policy No. 424 - Release of Accounts Receivable and Utility Billing Information, required a section to be added indicating that each utility applicant is given the option as to whether or not their account information is released to the Welcome Wagon. This information has now been included in Council Policy No. 424 and is attached for Council's approval.

With regard to Council Policy No. 426 - Use of Visa and Mastercard for Payments to The City, a question arose as to the use of debit cards. Council Policy No. 410 - Payment Options, attached hereto, specifies the options for payment by our customers. Within this policy, the use of debit cards is provided for. The use of Visa and Mastercard is also provided for in Council Policy No. 410, however, as the areas in which The City will accept payments by Visa and Mastercard are limited, Council Policy No. 426 was drafted to specifically address those circumstances. (Please note that in the final copy of the Council Policy Manual the policy numbers will differ from those in the draft Council Policy Manual.)

As a result, Council Policy No. 426, Use of Visa and Mastercard for payments to The City, does not require alteration to include debit cards as the reference has already been included in Council Policy No. 410 - Payment Options.

***Recommendations***

That Council approve Council Policy No. 424 - Release of Accounts Receivable and Utility Billing Information and Policy No. 426 - Use of Visa and Mastercard for payments to The City, as attached hereto.

Kelly Kloss  
City Clerk

KK/clr  
attchs.





**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

**POLICY NO.**

**424**

**Page 2 of 2**

**TITLE:**

**Release of Accounts Receivable and Utility Billing Information**

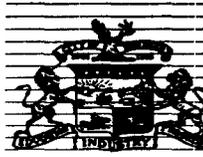
**Date of Approval:**

**SECTION:**

**Corporate Services**

**Dates of Revision:**

- 
- (d) Other creditors in a similar line of business such as other utility companies and landlords,
  - (e) To a collection company but only for those accounts placed by the City with the collection company.
5. Before release of information to the parties authorized in (4), the identity of the party must be confirmed.



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>410</b>	<b>Page 1 of 1</b>
<b>TITLE:</b>	<b>Payment Options</b>	<b>Date of Approval:</b>
<b>SECTION:</b>	<b>Corporate Services (Treasury)</b>	<b>Dates of Revision:</b>

**POLICY STATEMENT**

*The purpose of this policy is to identify the methods of payment authorized for customers.*

**Options for Payment by Customers**

1. The options available for payment by customers are:
  - (a) City offices where collection is provided for
    - (i) cash,
    - (ii) cheque as provided by Policy #415,
    - (iii) by debit card,
    - (iv) by Visa or Mastercard as provided by Policy #426.
  - (b) At financial institutions for:
    - (i) utility payments,
    - (ii) tax payments,
    - (iii) payment to financial institutions is also authorized to be done by telephone.
  - (c) Automatic withdrawal from customer's bank account upon customer authorization for:
    - (i) utility customers on the EPP (Equal Payment Plan),
    - (ii) property tax payments under the equal monthly payment plan.



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

**POLICY NO.**                      **426**                                      **Page 1 of 1**

**TITLE:**                              **Use of Visa and Mastercard  
for Payments to The City**                      **Date of Approval:**

**SECTION:**                              **Corporate Services**                              **Dates of Revision:**

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**POLICY STATEMENT**

*The purpose of this policy is to provide for circumstances when VISA or MASTERCARD can be used by City operations to accept payments.*

***Visa and Mastercard***

Visa and Mastercard will only be used by The City to accept payments when:

- (a) The City is in competition with the private sector and must provide an equivalent service. Examples would be the River Bend Golf Course and the Lions Campground, or
- (b) It could be used as a promotional device such as for the sale of recreation facility passes.

**DATE:** September 24, 1996  
**TO:** Treasury Services Manager  
**FROM:** City Clerk  
**RE:** COUNCIL POLICIES:

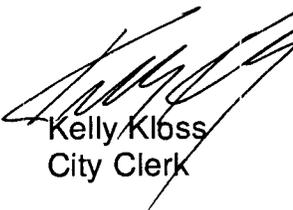
**FILE**

1. **RELEASE OF ACCOUNTS RECEIVABLE AND UTILITY BILLING INFORMATION**
  2. **USE OF VISA AND MASTERCARD FOR PAYMENTS TO THE CITY**
- 

At the City of Red Deer's Council Meeting held September 23, 1996, consideration was given to the above and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated September 10, 1996, re: Council Policy No. 424 - Release of Accounts Receivable and Utility Billing Information, and Council Policy No. 426 - Use of Visa and Mastercard for Payments to The City, hereby approves the above noted policies as submitted to Council September 23, 1996."

This office will now be including the above policies in the Council Policy Manual.

  
Kelly Klöss  
City Clerk

KK/clr  
attchs.

c Charlaine Rausch

**COMMENTS:**

We concur with the recommendation of the City Clerk.

"G.D. SURKAN"

Mayor

"H.M.C. DAY"

City Manager

ITEM 1

**DATE:** September 16, 1996  
**TO:** CITY COUNCIL  
**FROM:** CITY CLERK  
**RE:** 1. LAND USE BYLAW AMENDMENT 3156/J-96  
2. LAND USE BYLAW AMENDMENT 3156/K-96

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Public Hearings have been advertised for the above noted Land Use Bylaw Amendments, to be held in Council Chambers on Monday, September 23, 1996, at 7:00 p.m., or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 3156/J-96 provides for the rezoning of the Red Deer Inn from C4 to C1.

Land Use Bylaw Amendment 3156/K-96 provides for a basement suite to be considered a discretionary use in R3 districts.

RECOMMENDATION:

Following the Public Hearings, Council may proceed with second and third readings of Land Use Bylaw Amendment 3156/J-96 and 3156/K-96.

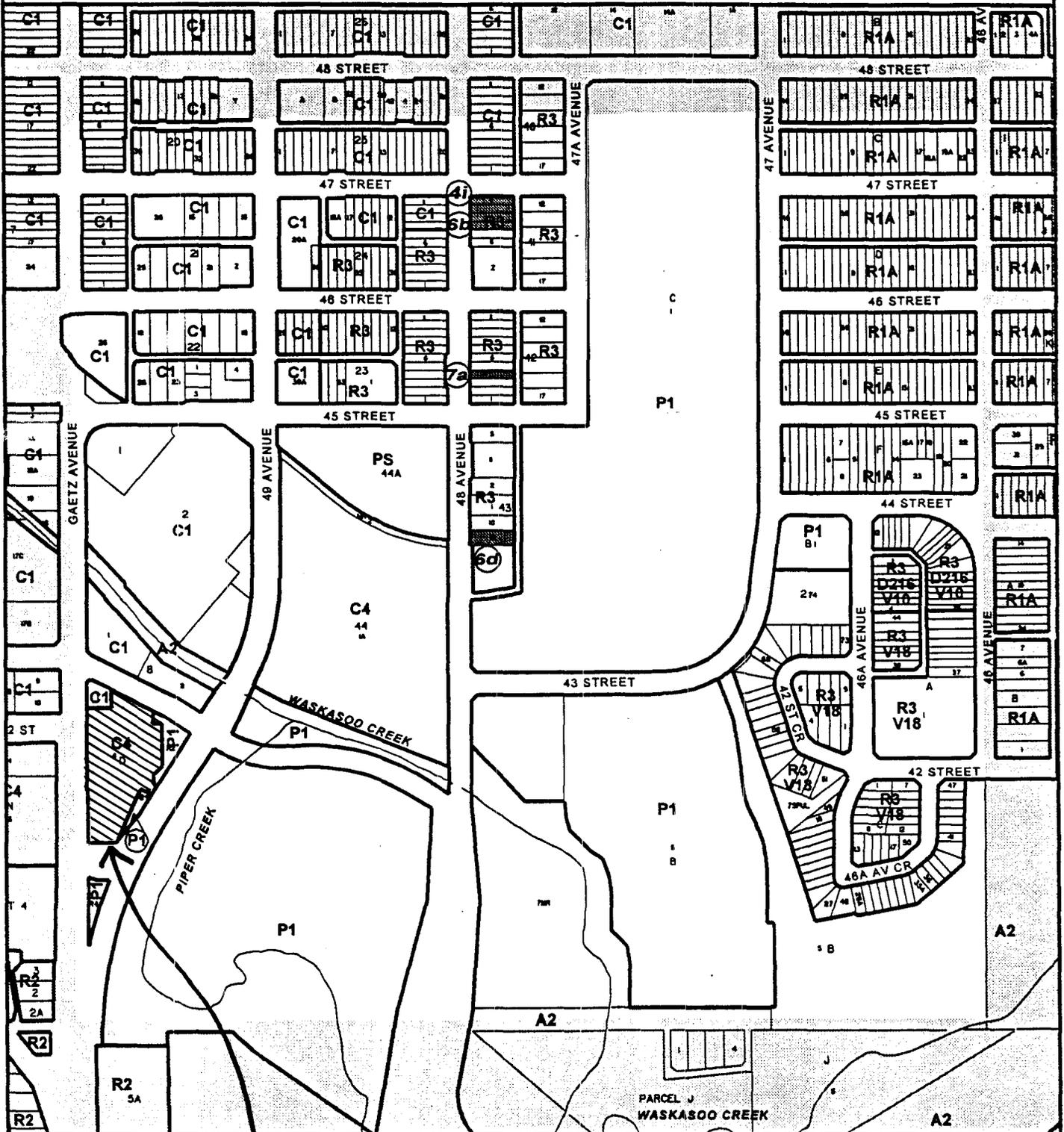


KELLY KLOSS  
City Clerk

KK/lb

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

**G8**



BYLAW NUMBER - 3156/96

AMENDMENTS:

**SUBJECT PROPERTY**  
 Lot 4, Block D, Plan 822-1422  
 (4217 - 50th Ave)

SEE SECTION SIX FOR  
 LANDUSE DISTRICT DEFINITIONS

F9	G9	H9
F8	G8	H8
F7	G7	H7

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

SCALE 1:5000  
 29-APR-1996



# 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

September 24, 1996

Kwang Sin  
4217-50 Avenue  
Red Deer, AB T4N 3Z4

Dear Sir:

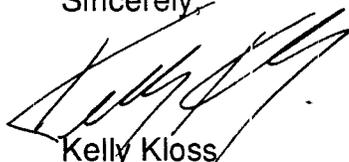
**RE: LAND USE BYLAW AMENDMENT 3156/J-96, REZONING OF RED DEER INN  
FROM C4 TO C1**

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At the City of Red Deer's Council Meeting held September 23, 1996, a Public Hearing was held with respect to the above noted Land Use Bylaw Amendment. Following the Public Hearing, second and third readings were given to this bylaw, a copy of which is attached hereto.

If you now wish to proceed with development of this property it would be appropriate for you to contact the Inspections and Licensing Department to apply for the necessary permits. 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.

c Inspections and Licensing Manager  
C. Rausch



*a delight  
to discover!*

**BYLAW NO. 3156/J-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:

Bylaw No. 3156/96 is hereby amended as follows:

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 8/96 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 26 day of August A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this 23 day of September A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this 23 day of September A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this 23 day of September A.D. 1996.



MAYOR

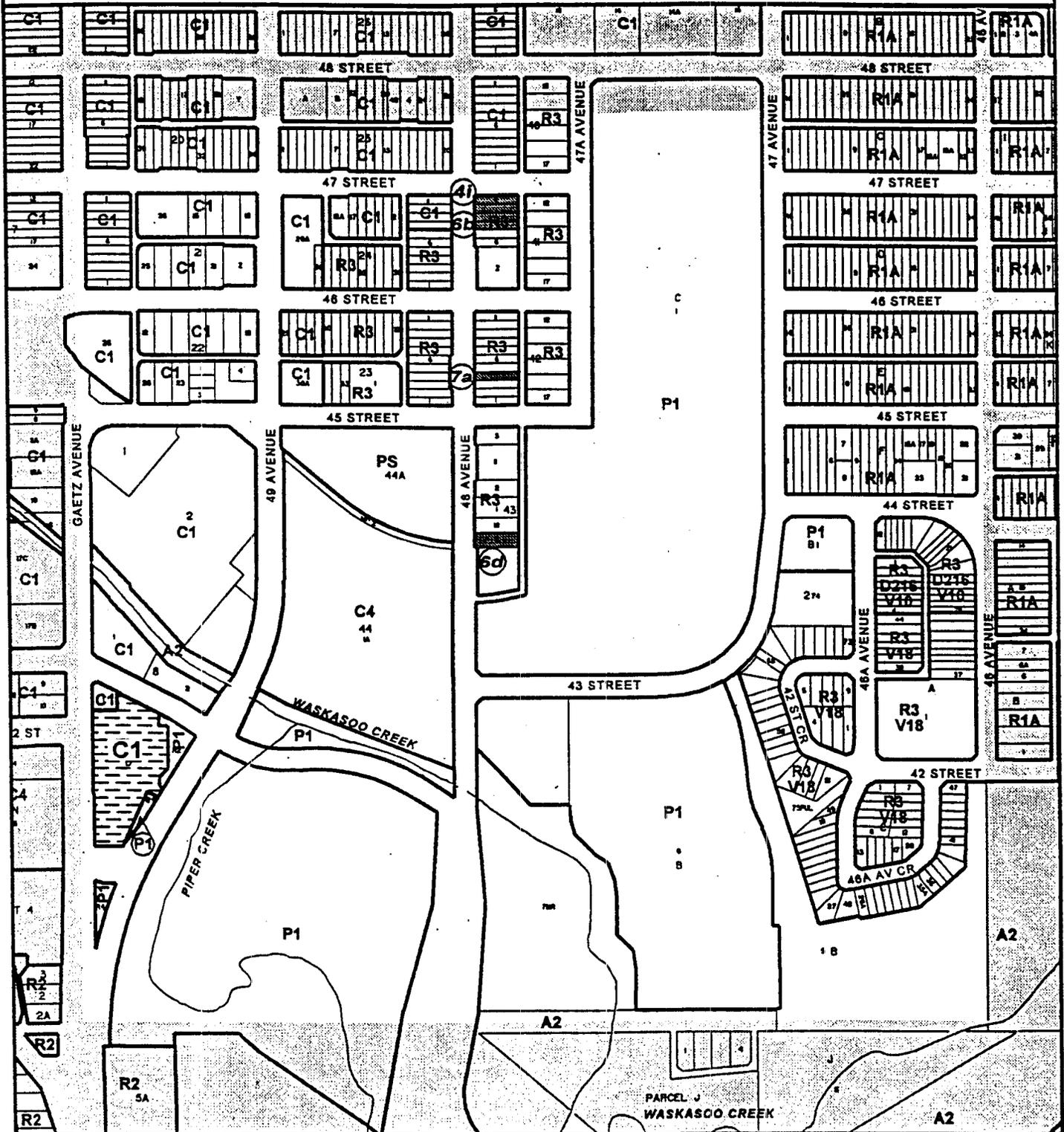


CITY CLERK

# THE CITY OF RED DEER - LAND USE BYLAW

## LAND USE DISTRICTS

# G8



SCALE 1:5000  
29-APR-1996

Map No. 8/96  
Bylaw No. 3156/J-96

Change from C4 to C1



# 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

September 25, 1996

Niels Nielsen  
c/o Peter Nielsen  
R. R. #2  
Clive, AB T0C 1Y0

Dear Mr. Nielsen:

**RE: LAND USE BYLAW AMENDMENT 3156/K-96,  
REZONING TO ALLOW FOR A BASEMENT SUITE IN R3 DISTRICT**

At the City of Red Deer's Council Meeting held September 23, 1996, a Public Hearing was held with respect to the above noted Land Use Bylaw Amendment. Following the Public Hearing, second and third readings were given to this bylaw, a copy of which is attached hereto.

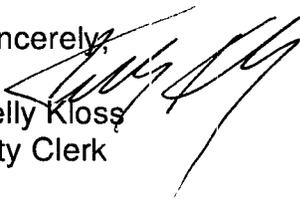
Land Use Bylaw Amendment 3156/K-96, provides for a basement suite to be considered a discretionary use in R3 districts.

Prior to the noted bylaw being passed, basement suites, neither permitted or discretionary, were allowed in R3 zones. By passing the above bylaw, Council changed the rules to allow individuals who wish to continue or develop basement suites in R3 zones, the option to apply to the Municipal Planning Commission for permission to do so.

It would be in order for you to contact the Inspections and Licensing Department to apply for the use of your basement suite in the R3 zone.

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

Sincerely,

  
Kelly Kloss  
City Clerk

attchs.

c Inspections and Licensing Manager



*a delight  
to discover!*

**FILE**

**DATE: September 24, 1996**

**TO: Principal Planner**

**FROM: City Clerk**

**RE: LAND USE BYLAW AMENDMENT 3156/J-96 AND 3156/K-96**

At the Council Meeting of September 23, 1996, Public Hearings were held with respect to the above noted Land Use Bylaw Amendments. Following the Public Hearings, second and third readings were given to each of the noted bylaws, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/J-96 provides for the rezoning of the Red Deer Inn from C4 to C1.

Land Use Bylaw Amendment 3156/K-96 provides for a basement suite to be considered as a discretionary use in an R3 district.

This office will now proceed to update the Land Use Bylaw in accordance with the above changes.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

- c Director of Community Services
- Inspections and Licensing Manager
- City Assessor
- Land and Economic Development Manager
- Council and Committee Secretary, S. Ladwig
- Tony Woods
- C. Rausch

## ITEM 1

DATE: September 13, 1996  
TO: City Council  
FROM: G. Surkan, Mayor  
M. Day, City Manager

**RE: COMMUNITY INPUT TO EMERGENCY SERVICES MASTER PLAN**

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Work is proceeding on the finalization of the terms of reference for the Emergency Services Master Plan, which Council recently approved. Requests for Proposals will be sent to prospective consultants within the next week.

In keeping with the intent of The City's Strategic Plan, a significant amount of public input will be sought on the critical issues identified for inclusion in the study. Focus Groups and public meetings will be held to obtain information from affected groups and, of course, two citizens will be included on the Task Force.

In order to provide guidance to the Task Force, as well as to Council, we need to conduct a focused, predictive survey that will provide accurate information about citizen opinion from a sample of the total community on the issues being considered. We recognized the need for this information when we were expanding the Emergency Services portion of the Strategic Plan and we had planned to gather that information as part of the broadly based community survey. However, that did not come to pass.

The main areas where we need significant public input deal with response time, the use of volunteers and residential sprinklers, all of which will be dealt with in the Emergency Services Master Plan

With respect to response times, we need to obtain feedback from an accurate representation of citizens on how they feel about the current level of service. If it is felt to be inadequate, what percentage tax increase would they be prepared to absorb for higher levels of service or, if a higher level of service was demanded, along with no tax increase, what other City service levels would they would be prepared to have lowered. Another side to this issue is whether or not they would want to accept a lower level of service in exchange for tax savings.

On the subject of volunteers, we need to know what level of acceptance there would be for the use of volunteers in our Emergency Services Department, under what conditions and with what level of service? In addition, what is their view on the use of other City staff to augment the EMS staff on an as-needed basis?

The third major area where we require a good understanding of what the citizens think is the issue of residential sprinklers. Under what conditions would the public be prepared to accept the mandatory use of residential sprinkler systems as an integral part of The City's approach to fire prevention and suppression. Items such as cost to the owners and The City, savings to The City and its tax payers, and whether or not they are

mandated for new areas only or to all areas given their demonstrated savings to life and property in the growing number of municipalities in which they are being used.

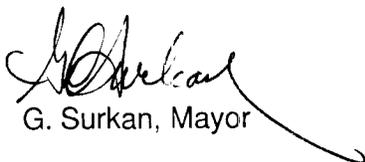
While the survey would be primarily focused on the issues associated with the Emergency Services Master Plan, The City could obtain good, accurate public input on the revision to the Transportation Plan at the same time. This, too, is an important issue that Council will have to deal with over the next year.

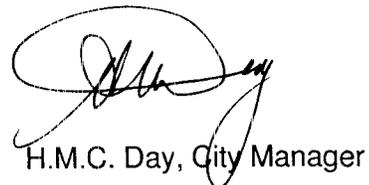
The cost for the development and conducting of this survey, which involves a random sample of 1000 residents, is \$28,815. (See Attachment # 1) A sample of this size provides information that is 95% accurate 19 times out of twenty. It will also allow analysis to be done on different general areas of the city (e.g. North, South, East, West). If the survey size is diminished, analysis for different parts of the city becomes more difficult and the results are not reliable.

The City has an overall annual budget for the Emergency Services Department that exceeds \$6 million. There are potential differences in cost of between \$500K and \$1 million ANNUALLY, depending on which options Council chooses for the delivery of this vital service. It makes a lot of sense to invest \$28,815, or 0.4% of the annual expenditure budget, to obtain reliable information on the opinions of the citizens of our city.

**RECOMMENDATION:**

That Council approve the expenditure of 28,815, to be taken from 1995 surplus funds, for the purpose of obtaining citizen input to the Emergency Services Master Plan.

  
G. Surkan, Mayor

  
H.M.C. Day, City Manager

## PROJECTED COSTS

### Emergency Services Master Plan & Transportation Survey

1.	Consultation with stakeholders, preparation of questionnaire	\$3,000.00
2.	Sampling	1,000.00
3.	Questionnaire software and printing	2,800.00
4.	Pre-test questionnaire	2,500.00
5.	Field work training	240.00
6.	Field work (telephone interviewing)	6,600.00
7.	Field work supervision	2,475.00
8.	Data processing (coding, cleaning, & entry)	2,700.00
9.	Data Analysis and Reporting	6,500.00
10.	Administrative support and College overhead	1,000.00
	<b>Total Cost</b>	<b><u>\$28,815.00</u></b>

**FILE**

**DATE: September 24, 1996**  
**TO: Director of Development Services**  
**FROM: City Clerk**

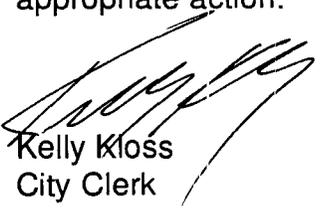
**RE: PUBLIC INPUT INTO COMMUNITY SERVICES MASTER PLAN**

At the Council Meeting of September 23, 1996, consideration was given to the report from the Mayor and City Manager dated September 13, 1996, concerning the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Mayor and City Manager dated September 13, 1996, re: Community Input to Emergency Services Master Plan, hereby approves the additional expenditure of \$28,815 to be taken from the 1995 surplus funds for the purpose of obtaining citizen input to the Emergency Services Master Plan, and as presented to Council September 23, 1996."

Council requested that prior to a survey being conducted, that the questionnaire be presented back to them for their review.

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

  
Kelly Kloss  
City Clerk

KK/clr

c Director of Corporate Services  
Director of Community Services  
Fire Chief  
Emergency Services Master Plan Steering Committee

**DATE:** September 11, 1996

**TO:** KELLY KLOSS  
City Clerk

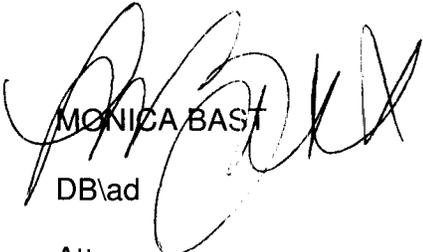
**FROM:** MONICA BAST, Chair  
Recreation, Parks & Culture Board

**RE:** FEES & CHARGES POLICY REVISION:  
STUDENT ADMISSION FEES

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Based on a letter from Mr. Curtis Van Hyfte, President, Red Deer College Student's Association and a report from the Recreation, Parks & Culture Department, the Recreation, Parks & Culture Board passed the following resolution at their September 10<sup>th</sup> meeting. This resolution is in support of instituting a fee for students over the age of 18 and carrying a valid student card to obtain a student rate when using recreational facilities.

"THAT the Recreation, Parks & Culture Board supports and recommends to City Council that they approve an amendment to the definition of student and adult in the 1996 Recreation, Parks & Culture Department Fees and Charges Report as outlined in the August 22, 1996, letter to the Board."

  
MONICA BAST

DB\ad

Att.

- c. Curtis Van Hyfte, President, Students' Association, Red Deer College  
Lloyd Baumgarten, Superintendent, Red Deer Catholic Board of Education  
Len Luders, Superintendent, Red Deer Public School District #104

**DATE:** August 22, 1996

**TO:** RECREATION, PARKS & CULTURE BOARD

**FROM:** HAROLD JESKE - Recreation & Culture Facilities Superintendent  
DON BATCHELOR - Recreation, Parks & Culture Manager

**RE:** FEES AND CHARGES POLICY REVISION - STUDENT ADMISSION FEES/LETTER  
FROM STUDENTS' ASSOCIATION PRESIDENT AT RED DEER COLLEGE

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We would like to propose a revision to our current Fees & Charges that would recognize students 18 years of age and older attending high school or a post-secondary institution. As we continue to explore new revenue generating opportunities, this particular age or market segment is appropriate to target at this time. Including the Red Deer College and the two high schools, there is a large student population in the age category 18 years and older. These citizens have always been categorized as adults, and as such are assessed adult fees for swimming and skating admissions, including pass and punch card purchases. In talking to the cashiers and facility operators, they advise that they receive requests from this group for student rates with regularity. There are approximately 5,500 students in the 18 years and older category comprised of 3,500 full-time and 1,500 part-time at Red Deer College. The high school population in this age category is approximately 500 students.

The prevailing definitions for the student and adult age categories outlined in our existing Fees and Charges Report, Section 3, page 14, are as follows:

- a student/youth is a person 12, 13, 14, 15, 16, and 17 years of age;
- an adult is a person 18 years of age or over.

Red Deer College programs using City facilities for instructional purposes, are considered a school or youth group for the purpose of establishing facility rental fees and charges. The College Kings Hockey Club is also charged the youth rate for practices. Since group bookings for student programs are being assessed the youth rate, and individual students are being assessed the adult rate, there is some inconsistency in our existing pricing structure.

It is therefore recommended the definition of an adult be revised to include a provision permitting adults in possession of a valid student's card admittance to our facilities at the student admission fee. The present definition of an adult could be modified to read:

An adult is a person 18 years of age or over. An adult in possession of a valid student's card from a high school and/or post-secondary institution will be considered a student for the purpose of establishing admission fees for public skating and swimming, including pass and punch card purchases.

**Recreation, Parks & Culture Board**  
**August 22, 1996**  
**Page 2**

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The attached schedule of proposed student admission fees for public swimming and public skating would apply to students with a valid student's card over the age of 18 years.

We feel the total revenues will not decline but will increase as a result of the lower fee. The theory being; by making these activities more affordable, there will be an increase in use.

The Red Deer College Students' Association has indicated they will help promote this initiative by advertising to the students. We would advertise and promote the new fees as well in our facilities and in the Community Services Activity Guide.

Mr. Curtis Van Hyfte, President of the Red Deer College Students' Association, feels there will be a very positive response to this initiative from the student population. The Students' Association would like to enhance the post-secondary experience and realize this recreation opportunity would be a significant step in that direction.

As outlined in Mr. Van Hyfte's letter (attached), this student fee initiative would be another example of how the Red Deer College and the Recreation, Parks & Culture Department have partnered on a number of projects, programs and services.

To take advantage of the 1996/97 School term it is recommended that this amendment in the Fees and Charges Report be implemented immediately.

**RECOMMENDATION**

That the Recreation, Parks & Culture Board supports and recommends to City Council that they approve an amendment to the definition of student and adult in the 1996 Recreation, Parks & Culture Department Fees and Charges Report as outlined in the August 22, 1996, letter to the Board.

  
 \_\_\_\_\_  
 HAROLD JESKE

  
 \_\_\_\_\_  
 DON BATCHELOR

Att. (2)

cc. Lowell Hodgson, Director of Community Services  
 Curtis Van Hyfte, Red Deer College Students Association

#### 5.1.4 POOL ADMISSIONS - includes Whirlpool and Sauna

Child	\$ 1.75
Student	\$ 2.25
Senior	\$ 2.50
Adult	\$ 3.25
Family	\$ 8.25

The family pool admission rate is valid only during "Family Swim Times" and is not valid during public swim times.

#### 5.1.5 SWIM PASS GUIDE

- Annual Passes

Family	\$249.75
Adult	\$113.75
Student	\$ 74.00
Senior	\$ 79.75
Child	\$ 57.00

- Four Month Passes

Family	\$100.00
Adult	\$ 45.50
Student	\$ 29.30
Senior	\$ 31.60
Child	\$ 22.75

Family annual passes may be sold on the instalment plan. The first payment of \$83.25 is made at the time of purchase, the second instalment of \$83.25 thirty days after purchase, and the third instalment of \$83.25 sixty days after date of purchase; the second and third instalments are to be paid by postdated cheques at the time of purchase.

Family passes may be purchased by "Group Homes" and other similar agencies with prior approval of the Facilities Superintendent. The number of persons permitted admission under each family pass will be restricted to five.

- Punch Tickets

Child	10 swims for \$ 14.00
Student	10 swims for \$ 18.00
Senior	10 swims for \$ 20.00
Adult	10 swims for \$ 26.00

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## STUDENTS' ASSOCIATION OF RED DEER COLLEGE

City of Red Deer  
Box 5008  
Red Deer AB T4N 3T4

Dear Mr. Jeske,

On behalf of the students at Red Deer College, I am writing to propose a joint business deal that will be beneficial, in my opinion, for both the Recreation Centre and the students attending Red Deer College.

After looking at some of the preliminary information on accessibility and usage of the swimming facilities here in Red Deer, I feel that it would be mutually beneficial to create a special rate for the college students. Currently, your student rates are offered to persons under the age of eighteen. This is a very small proportion of the student body of Red Deer College, as the average age of students is twenty-six. With a new college student rate in place, a whole new market would be produced and the increased clientele would enhance the Recreation Centre both publicly and financially. Some form of advertizing could be set up to advertize this new promotion to the students early in September.

For the students, they would be receiving another service courtesy of the cooperation between the Recreation Centre and the Students' Association. The S.A. goal is to enhance the post-secondary experience for students during their studies, and this would certainly qualify as enhancement. On a personal note, my goal is to promote the Student's Association both to the students as well as the community. I believe that if something can be worked out, it will target both groups.

I hope that we can create some new student rate for the students of Red Deer College. I would also like to be in attendance at the next Recreation Board meeting in August to discuss this with the Board Members.

Regards,



Curtis Van Hyfte, President  
Students' Association Red Deer College

**COMMENTS:**

We concur with the recommendation of the Recreation, Parks & Culture Board.

"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**

September 24, 1996

Students' Association of  
Red Deer College  
Box 5005  
Red Deer, AB T4N 5H5

Att: Curtis VanHyfte, President

Dear Mr. VanHyfte:

At the City of Red Deer's Council Meeting held September 23, 1996, consideration was given to your letter concerning student admission fees. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks & Culture Board dated September 11, 1996, re: Fees and Charges Policy Revision: Student Admission Fees, hereby agrees that the definition of student and adult in the 1996 Recreation, Parks & Culture Department Fees and Charges Report be amended to provide for an adult in possession of a valid student's card from a high school and/or post secondary institution will be considered a student for the purpose of establishing admission fees for public skating and swimming, including pass and punch card purchases, and as presented to Council September 23, 1996."

On behalf of Council, thank you for your innovative ideas to increase clientele for the Recreation Centre which in turn will assist the student population of Red Deer College.

... / 2



*a delight  
to discover!*

Mr. Curtis VanHyfte  
September 24, 1996  
Page 2

It was a pleasure to meet you. I wish you all the best in your term as President.

Sincerely,



Kelly Kloss  
City Clerk

KK/clr

c Recreation, Parks and Culture Manager

Mr. Lloyd Baumgarten, Superintendent  
Red Deer Catholic Board of Education  
3827-39 Street  
Red Deer, AB T4N 0Y6

Mr. Len Luders, Superintendent  
Red Deer Public School District No. 104  
4747-53 Street  
Red Deer, AB T4N 2E6

**FILE**

**DATE:** September 24, 1996  
**TO:** Recreation, Parks and Culture Board  
**FROM:** City Clerk  
**RE:** ***FEES AND CHARGES POLICY REVISION:  
STUDENT ADMISSION FEES***

---

At the Council Meeting of September 23, 1996, consideration was given to your report dated September 11, 1996, concerning the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks & Culture Board dated September 11, 1996, re: Fees and Charges Policy Revision: Student Admission Fees, hereby agrees that the definition of student and adult in the 1996 Recreation, Parks & Culture Department Fees and Charges Report be amended to provide for an adult in possession of a valid student's card from a high school and/or post secondary institution will be considered a student for the purpose of establishing admission fees for public skating and swimming, including pass and punch card purchases, and as presented to Council September 23, 1996."

This decision of Council is submitted for your information. By way of a copy of this letter I will be asking the Recreation, Parks and Culture Manager to update the 1996 Recreation, Parks and Culture Department Fees and Charges Report in accordance with the above resolution.

  
Kelly Kloss  
City Clerk

KK/clr

c Director of Community Services  
Recreation, Parks and Culture Manager

ITEM 3

PATH: paul/memos  
MASTERFILE: 2355.875

DATE: September 13, 1996  
TO: City Clerk  
FROM: Acting Public Works Manager  
RE: **WASTEWATER TREATMENT PHOSPHOROUS REMOVAL**

---

**BACKGROUND**

**The City of Red Deer**

The City of Red Deer operates our Wastewater Treatment facility under a license issued by Alberta Environmental Protection. This license is due to be renewed in 1997. We were informed earlier this summer that the treatment requirements will become more stringent under our new license. The new license runs for a ten-year period, 1997 to 2007. The increased standards must be met by the end of this period. We are presently working on a Wastewater Treatment Master Plan to address these issues.

There are three main criteria which will be added to our license which presently we are not required to meet. We must meet these criteria before 2007. The criteria are:

Phosphorous: 1.0 mg/l  
Ammonia: 10 mg/l winter and 5 mg/l summer  
Disinfection: total and fecal coliforms

The reasons for these requirements are:

- Phosphorous, above normally occurring levels, increases the nutrient levels in the river and encourages growth of seaweed and algae. Recent studies on the river show that The City of Red Deer is a large contributor of phosphorous. Phosphorous comes from some washing detergents and some industrial processes.
- Ammonia limits are imposed mainly because under certain conditions it can have a toxic affect on fish. The main sources of ammonia are food processing industries.
- Disinfection limits are set to protect people during direct contact and recreational use of the river. It involves "killing" pathogens and coliforms present in the effluent. Wastewater from most sources produces pathogens and coliforms.

### **Alberta Environmental Protection Operating License**

The operating license which we have permits us to discharge to the Red Deer River substances in very specific maximum concentrations. If our effluent exceeds the criteria designated by the license, the City may be subject to fines and, in the extreme case, could have its license revoked

To meet the new criteria significant changes to the treatment process will be required. The cost of this over the next 10 years could be upwards of \$20 million.

### **Nova Chemicals**

As part of the regulatory process for the proposed expansion of the Nova plant at Joffre, Nova has undertaken an Environmental Impact Assessment. Part of this study involved detailed study of the reach of the Red Deer River from upstream of the city of Red Deer to downstream of their plant outfall. The intent was to determine the aquatic impact of their plant expansion.

One of the chemicals that they discharge and are concerned with is phosphorous. They use it in the treatment of water used in their boilers. Their study involved taking samples along the river and testing for phosphorous.

They found that The City of Red Deer was the major contributor of phosphorous in the river. If we did nothing to improve this, the steps they would be taking at Joffre would have a negligible effect on the river water quality.

They contacted us to see what plans the City had regarding phosphorous removal.

### **JOINT APPROACH**

Alberta Environmental Protection has indicated to both the City and Nova that phosphorous removal will be required. We had several meetings with Nova and prior to one of the meetings the question came up, "Does it make sense to do something jointly?". We approached Nova with the idea that, if we removed more phosphorous than we were required to, they could remove less than they were required to. The net effect on the river would be more positive. From Joffre downstream the quality would be as good if not better than if we both removed phosphorous independently. From Red Deer to Joffre, water quality would be better.

Nova seemed quite interested in the idea and thought that it warranted further review. It seemed like one of those ideas where everyone benefits.

Before we got too far in the process we initiated discussions with Alberta Environmental Protection. They agreed that on first review it appeared to be an idea with potential. They have not given any approvals, but they have said they are willing to entertain the concept if it proves out. It seems we may be breaking some new ground in the approval area.

---

In summary, we are very excited about the prospect. This excitement is shared by both Nova and Alberta Environmental Protection

### **THE AGREEMENT**

At this point we can not overemphasize **THERE IS NO AGREEMENT**. All that exists is an idea. It is an idea that has all three parties excited at its potential. At this point it is no more than an idea. If an agreement is reached dealing with the technical, financial and approval criteria, the principles would be something like this:

**CITY:** The City would increase its level of treatment to remove additional phosphorous. This amount would be equal to or greater than the amount that Nova would have to remove to meet their license requirements.

**NOVA:** Nova would contribute dollars to the City to pay for the additional treatment and operation.

### **ALBERTA ENVIRONMENTAL PROTECTION:**

Alberta Environmental Protection would provide the permits under which such an arrangement would operate.

### **BENEFITS**

**CITY:** The City has a source to offset some of the costs of the plant expansion. The initiative is in line with the City's commitment to the environment. It is also in line with the principle of public/private partnerships that the City endorses.

**NOVA:** The advantage to Nova is that they can contribute to the enhancement of the Red Deer River without duplicating facilities with The City of Red Deer. This whole concept aligns strongly with their corporate commitment to the communities in which they operate.

### **ALBERTA ENVIRONMENTAL PROTECTION:**

The major benefit the department would see is the water in the reach of the Red Deer River between the city of Red Deer and Joffre would be of higher quality. It also goes along with the provincial initiative to provide a regulatory framework to do the right things and to encourage partnerships.

September 13, 1996  
City Clerk  
Page 4 of 4

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### **SUMMARY**

At this time there are no agreements and there are no approvals. This seems like a good idea. There are still a number of steps which must be completed. With the approval of Council, further technical study must be undertaken. An agreement must be drafted between the City and Nova, with input from Alberta Environmental Protection.

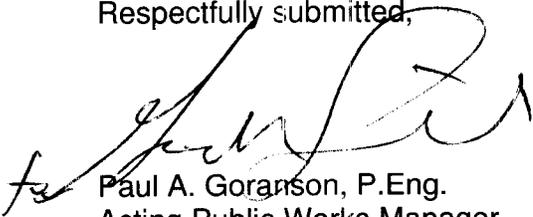
After the study and negotiations have taken place, the project must be reviewed by all three parties to see if it still seems viable technically and financially. It is at that point that we can enter into agreements.

We are asking Council for permission to pursue this initiative to determine if it is viable and in the best interests of The City of Red Deer.

### **RECOMMENDATION**

It is respectfully recommended to Council that the Public Works Department be authorized to continue discussions with Nova Chemicals and Alberta Environmental Protection to determine the viability of a cooperative approach to phosphorous removal in the Red Deer River.

Respectfully submitted,



Paul A. Goranson, P.Eng.  
Acting Public Works Manager

GAS/blm

**COMMENTS:**

We strongly concur with the recommendation of the Acting Public Works Manager. We commend the staff for taking the initiative to work with Nova Chemicals to come up with this innovative solution.

**"G.D. SURKAN"**

**Mayor**

**"H.M.C. DAY"**

**City Manager**

**FILE**

**DATE: September 24, 1996**

**TO: Acting Public Works Manager**

**FROM: City Clerk**

**RE: WASTEWATER TREATMENT PHOSPHOROUS REMOVAL /  
FOLLOW-UP REPORT TO THE ENVIRONMENTAL ADVISORY  
BOARD**

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At the Council Meeting of September 23, 1996, consideration was given to your report dated September 13, 1996, concerning the above. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Acting Public Works Manager dated September 13, 1996, re: Waste Water Treatment Phosphorous Removal, hereby authorizes the Public Works Department to continue discussions with Nova Chemicals and Alberta Environmental Protection to determine the viability of a cooperative approach to phosphorous removal in the City of Red Deer, and as presented to Council September 23, 1996."

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

In addition to the above, Council discussed the possibility of the Environmental Advisory Board reviewing potential education programs to advise the residents of Red Deer of ways to reduce contributions of phosphorous to their wastewater. At the Environmental Advisory Board meeting held September 24, 1996, members requested that you comment to them on this issue. Please forward your report directly to the Environmental Advisory Board.

  
Kelly Kloss  
City Clerk

KK/clr

c Director of Development Services  
Director of Community Services  
Recreation, Parks and Culture Manager

## ITEM 4

RPC - 6.251

**DATE:** September 12, 1996

**TO:** KELLY KLOSS  
City Clerk

**FROM:** MONICA BAST, Chair  
Recreation, Parks & Culture Board

**RE:** CATALINA SWIM CLUB

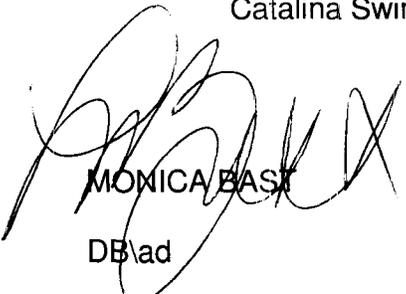
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The Catalina Swim Club made a presentation to the Recreation, Parks & Culture Board at the Board's regular meeting of September 10, 1996. At the same time, the attached report from the Recreation, Parks & Culture Department was considered as background information. The Board and the Recreation, Parks & Culture Department will continue to work with the Catalina Swim Club to work through some of the issues identified by the Club.

Mr. Sean Noble, President and Mr. Terry Welty, Past President, have asked to make a similar presentation to City Council. The Club was also advised to approach Bid Red Deer to further pursue their idea of placing a bid for a future Canada Summer Games. The Catalina Swim Club had hoped that a bid might be placed by Red Deer for the 2001 Canada Summer Games. Sport Canada advised that Alberta will not be eligible to bid for a Canada Summer or Winter Games until the year 2013. All Canada Games prior to that time have been designated to other provinces.

The Board passed the following resolution in regard to the inquiries of the Catalina Swim Club.

- “1. THAT the Recreation, Parks & Culture Board acknowledge the requests of the Catalina Swim Club with respect to an indoor 50 metre pool, and recommend to City Council that it be tabled to be included as part of the Recreational Needs Study in 1998.
2. THAT the Recreation, Parks & Culture Department continue to work with the Catalina Swim Club on issues affecting aquatic programs in Red Deer.”



MONICA BAST

DB/ad

Atts.

c. Catalina Swim Club

**DATE:** September 4, 1996

**TO:** RECREATION, PARKS & CULTURE BOARD

**FROM:** DON BATCHELOR, Recreation, Parks & Culture Manager  
HAROLD JESKE, Recreation Facilities Superintendent

**RE:** CATALINA SWIM CLUB

---

The Catalina Swim Club has written to City Council and the Recreation, Parks & Culture Board with a request to make a presentation on the following four issues:

1. Development of a new 50 metre indoor swimming pool;
2. Catalina Swim Club representation on the Recreation, Parks & Culture Board;
3. Pool rental rates;
4. Fundraising, e.g., Street Festival.

Mr. Terry Welty, of the Catalina Swim Club, will be present to speak to each of these items; however, outlined below are comments relative to each of the issues.

1. Development of a new 50 metre indoor pool:

The suggestion from the Catalina Swim Club to develop a new indoor pool suitable for competitive swimming is quite timely, especially with the two new high schools and outdoor sports facilities at the East Hill District Park Site.

The identification of what kind of recreational facility should next be developed in Red Deer has been questioned recently by a number of different sport organizations. In particular, the Red Deer City Soccer Association has identified a need for an indoor soccer facility, the Red Deer Gymnastic Club has identified a need for an indoor gymnastic facility and the Red Deer Track and Field Club believe that an indoor track facility would be appropriate in the next several years.

The East Hill District Park Site has identified a 10 acre (4 hectare) site between the Hunting Hills and Notre Dame Schools for a future indoor recreation facility. The preliminary 1998 Recreation, Parks & Culture Department's budget has included funds to complete a needs assessment, market feasibility study and a conceptual design for such a facility. The needs assessment will include an extensive review of leisure, sport and culture trends in our community, including opportunities for groups and organizations to outline their facility needs and requirements. This extensive public participation process would include polling the citizens of Red Deer such that general public opinion can be a major factor in determining future recreational facility priorities in Red Deer.

The question of a competitive 50 metre pool should be looked at in the context of similar facilities in the province and the capital/operational costs of such a facility. There are five such facilities in the province now; however, the best comparison might be the Kamloops facility built in 1991. This facility was constructed at a cost of approximately \$4,000,000, and has an annual operation expenditure of \$1,088,000. This facility had to be modified in 1994, to include a family aquatics leisure centre. Prior to the addition of the leisure centre, the facility operated at an 80% deficit because this competitive facility could not accommodate children's programs, swim lessons or family activities. Based on our discussions with other 50 metre indoor pool operators in the province, it appears that these kinds of pools can only be economically viable if it is associated with a major aquatic facility that can accommodate diving, synchronized swimming, lessons, family swimming and a range of aquatic programs, and/or multi-use recreational facility.

Based on Red Deer and other aquatic facilities, including indoor 50 metre facilities, approximately 10% of the use and revenue for facility operation are generated through competitive swim clubs, the balance (approximately 40%) is generated from general public use and programs.

The need for a 50 metre indoor pool, as identified by the Catalina Swim Club, should be acknowledged as a definite need; however, it should be prioritized along with all other recreation facility requirements as may be identified as part of the East Hill Recreation Site Needs Assessment in 1998.

## 2. Representation on the Recreation Parks & Culture Board by Catalina Swim Club

The Board has a total of nine members who are appointed by Council to represent the best interests of the citizens of Red Deer. For that reason, appointments to the Board have not included representatives from the approximately 250 different groups, organizations and agencies providing recreation, parks and/or cultural services in our city.

There are four citizens at large appointments to the Board; two positions are becoming available in October 1996. Applications for appointment to the Recreation, Parks & Culture Board as a citizen at large can be made to the City Clerk's Office, City Hall.

## 3. Pool Rental Rates

Both the Catalina Swim Club and The City of Red Deer have recently completed surveys of fees for pool use in other municipalities in the province. These fees, however, are often not comparable primarily because of the following variances in each of the municipalities:

- Council policies on recovery rates for pool operations vary from approximately 40% recovery through fees to 60% recovery.
- Existing debentures and loans on capital facility development.
- Utility and service costs.
- Union agreements and labour costs for the operations and staffing of pools.
- Funding sources for major repairs and retro-fits.
- The technology of the pool mechanical system.
- Program philosophy of balancing competitive use, general public swimming, lifesaving and learn-to-swim programs.

The proposal by the Catalina Swim Club to establish Red Deer's pool fees on a floating average of pools in Western Canada would not be feasible if City Council is to retain the directive that Red Deer pools are to be 50% cost recoverable through fees. The operation costs of Red Deer's five and six lane pools are very similar to the cost of eight lane pools in other municipalities because lifeguard costs, operational/maintenance costs, mechanical servicing and utilities are very similar regardless of the size of the facility or the number of lanes.

The Michener Centre and Recreation Centre Pool fees are set on the same fair and equitable rate for all groups and the general public. These existing rates are proposed to remain the same through 1997, in an effort to maximize public use and achieve the 50% recovery rate for facility operations. The present youth rates are \$37.40 for indoor pool use. Throughout the province, these fees vary from as low as \$26.30 in Medicine Hat to \$51.20 in Grand Prairie. However, as outlined in the points above, these fee comparisons cannot be accurately made.

#### 4. Fundraiser - Street Festival

The concept of the Catalina Swim Club conducting special fundraising activities should be encouraged and applauded. Working with the Towne Centre Association and partnering with a number of different agencies and the business community may generate additional revenues enabling the Catalina Swim Club to provide new programs and opportunities for its athletes.

A Special Events Permit can be applied for through the Recreation Centre and can be processed along with the many other requests annually received by the City.

#### Summary

The Catalina Swim Club is a successful, vibrant club, with a proven track record. The staff of the Recreation, Parks & Culture Department have met with representatives of the Catalina Swim Club on several occasions over the past year to review fees, pool hours, programs, joint initiatives and management practices. We

Recreation, Parks & Culture Board  
Page 4  
September 4, 1996

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are committed to continue to work together to provide excellence in all aquatic programs in the City. There are a number of initiatives that have been discussed with the Catalina Swim Club that their new executive and coaches can pursue. Only recently has the Club taken the initiative in working with the Public School Board to conduct swim lessons, and City Council has authorized the waiving of the novelty sales commission to The City; both of which are innovations to generate new operating revenue for the Club.

### RECOMMENDATIONS

1. That the Recreation, Parks & Culture Board acknowledge the requests of the Catalina Swim Club with respect to an indoor 50 metre pool and recommend to City Council that it be tabled to be included as part of the Recreational Needs Study in 1998.
2. That the Recreation, Parks & Culture Department continue to work with the Catalina Swim Club on issues affecting aquatic programs in Red Deer.



DON BATCHELOR



HAROLD JESKE

DB\ad

- c. Terry Welty, Catalina Swim Club  
Lowell R. Hodgson, Director of Community Services  
Steve Sogge, Aquatics Programmer

# Pool Cost Analysis

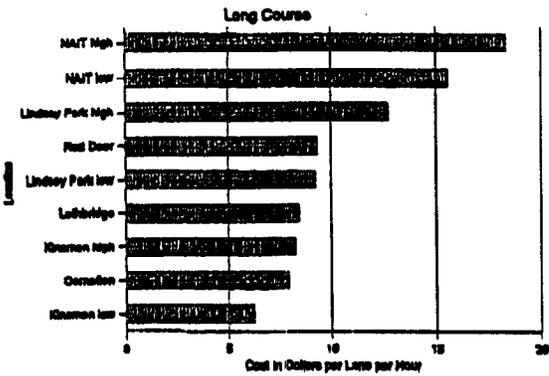
## Long Course

Kinsmen low - 50m	6.25
Coronation - 50m	7.96
Kinsmen high - 50m	8.25
Lethbridge - 50m	8.45
Lindsay Park low - 50m	9.25
Red Deer - 50m	9.33
Lindsay Park high - 50m	12.75
NAIT low - 50m	15.58
NAIT high - 50m	18.34

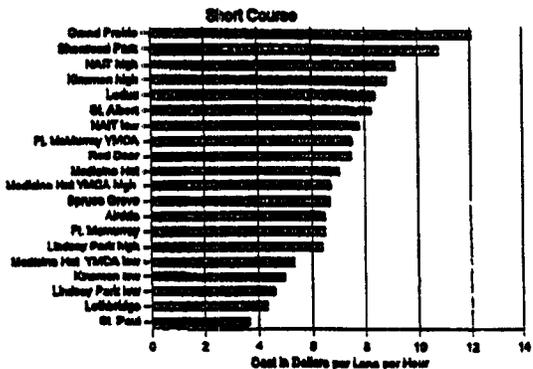
## Short Course

St. Paul - 25m	3.67
Lethbridge - 25m	4.33
Lindsay Park low - 25m	4.63
Kinsmen low - 25m	5.00
Medicine Hat YMCA low - 25m	5.35
Lindsay Park high - 25m	6.38
Ft. McMurray - 25m	6.50
Airdrie	6.50
Spruce Grove	6.67
Medicine Hat YMCA high - 25m	6.69
Medicine Hat	7.04
Red Deer - 25m	7.48
Ft. McMurray YMCA - 25m	7.50
NAIT low - 25m	7.79
St. Albert - 25m	8.25
Leduc - 25m	8.38
Kinsmen high - 25m	8.83
NAIT high - 25m	9.17
Sherwood Park - 25m	10.81
Grand Prairie - 25m	12.08

Pool Cost 1996



Pool Costs 1996



This chart reflects per lane charges however there are many variances in facility operations from different municipalities, as outlined in the report from the staff, that make comparisons difficult.

96/08/16



## CATALINA SWIM CLUB

BOX No. 573  
 RED DEER, ALBERTA  
 T4N 5G1  
 347-SWIM (7946)

July 26, 1996

Mr. Kelly Kloss  
 City Clerk  
 City of Red Deer  
 P.O. Box 5008  
 Red Deer, Alberta  
 T4N 3T2

Dear Mr. Kloss:

RE: Appearance Before Council

We are writing to you to request a time slot during which myself (as past-president effective September 1, 1996) and perhaps another executive to appear before council.

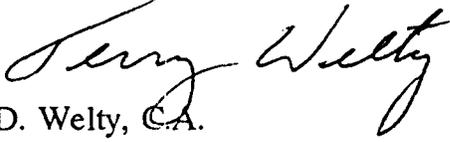
The topics we would wish to discuss in an update and question period would be:

1. Canada Games - an application to host the next Canada Games with a goal to acquire a new 50 metre indoor swimming pool between the Notre Dame and Hunting Hills High Schools.
2. Recreation Board appointment - consideration that one of the positions on the recreation board be considered for a member from the aquatic sports eg. competitive swimming, water polo, diving, synchronized swimming, etc.
3. Pool rental rates - consideration to move the City of Red Deer 50 metre and 25 metre pool rates to a floating average, based on the number of lanes, for cities in western Canada.
4. Street Festival - a major fund-raiser concept where downtown core areas may be used for a major street festival, out-door casino or some other major theme as a continuing fund-raiser for aquatic sports.

If you have any questions with respect to the above, please do not hesitate to contact us.

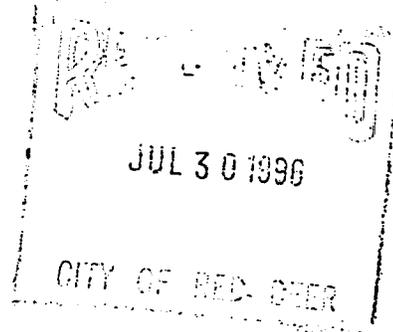
Yours very truly,

CATALINA SWIM CLUB



Terry D. Welty, C.A.  
President

TDW:kjp



**COMMENTS:**

We concur with the recommendation of the Recreation, Parks & Culture Board.

“G.D. SURKAN”

Mayor

“H.M.C. DAY”

City Manager

**FILE**

**DATE: September 24, 1996**  
**TO: Recreation, Parks and Culture Board**  
**FROM: City Clerk**  
**RE: CATALINA SWIM CLUB - INDOOR 50 M POOL**

---

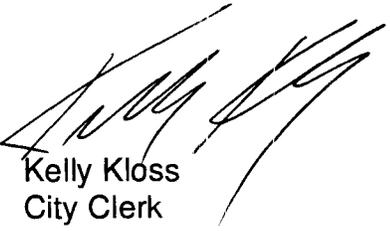
At the Council Meeting of September 23, 1996, consideration was given to your report dated September 12, 1996 concerning the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Recreation, Parks & Culture Board dated September 12, 1996, re: Catalina Swim Club, hereby agrees as follows:

1. That the request of the Catalina Swim Club, with respect to an indoor 50 metre pool, be considered as part of the Recreational Needs Study in 1998.
2. That the Recreation, Parks & Culture Department continue to work with the Catalina Swim Club on issues affecting aquatic programs in Red Deer.

and as presented to Council September 23, 1996."

The above is submitted for your information.



Kelly Kloss  
City Clerk

KK/clr

c Director of Community Services  
Recreation, Parks and Culture Manager  
Recreation Facilities Superintendent



# 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

September 24, 1996

Catalina Swim Club  
Box 573  
Red Deer, AB T4N 5G1

Att: Shaun Noble, President

Dear Mr. Noble:

**RE: REQUEST FOR 50 M INDOOR POOL - CATALINA SWIM CLUB**

At the City of Red Deer's Council Meeting held September 23, 1996, the letter from the Catalina Swim Club dated July 26, 1996 was given consideration. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Recreation, Parks & Culture Board dated September 12, 1996, re: Catalina Swim Club, hereby agrees as follows:

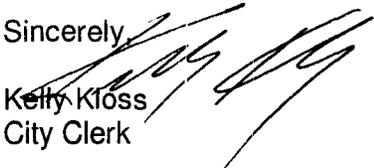
1. That the request of the Catalina Swim Club, with respect to an indoor 50 metre pool, be considered as part of the Recreational Needs Study in 1998.
2. That the Recreation, Parks & Culture Department continue to work with the Catalina Swim Club on issues affecting aquatic programs in Red Deer.

and as presented to Council September 23, 1996."

On behalf of Council, thank you to yourself and Mr. Welty for attending the Council Meeting and for your commitment to the aquatic programs in Red Deer.

If you have any questions or require additional information, please do not hesitate to contact myself or Mr. Don Batchelor, Recreation, Parks and Culture Manager.

Sincerely,

  
Kelly Kloss  
City Clerk

KK/clr

c Director of Community Services  
Recreation, Parks and Culture Manager



*a delight  
to discover!*



CC City Council  
D. Batchelor  
Recreation, Parks and  
Culture Board

### CATALINA SWIM CLUB

BOX No. 573  
RED DEER, ALBERTA  
T4N 5G1  
347-SWIM (7946)

October 1, 1996

City Council  
and Recreation Board  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

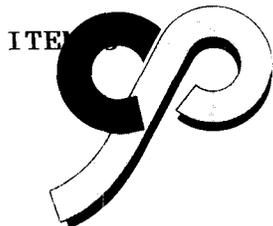
ATTENTION: City Council and Recreation Board

On behalf of Terry Welty and the Catalina Swim Club, I would like to thank you for allowing us the opportunity to address City Council and the Recreation Board on the issue of our clubs' need for a 50 meter indoor pool.

Sincerely,

*D. Albrecht*  
Darlene Albrecht  
Secretary  
Red Deer Catalina Swim Club

RECEIVED  
OCT 9 1996  
CITY OF RED DEER



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

Date: September 16, 1996

To: City Council

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/L-96  
Anders East - Phase 5B (S.E. 1/4 Sec. 10-38-27-4)  
Anders East Developments Ltd.

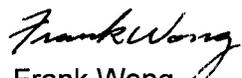
---

Anders East Developments Ltd. is proposing to redesignate a portion of the southeast corner of the Anders East Subdivision from A1 Future Urban Development District to R1 Residential Low Density District. The area of the redesignation equates into 4 single family lots which is to be developed with 6 previously approved but unregistered lots to the north. This redesignation complies with the Outline Plan for the area (attached).

Recommendation

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

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment



**COMMENTS:**

I concur with the recommendation of the Planning Assistant.

"G.D. SURKAN"

Mayor

**BYLAW NO. 3156/L-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. 9/96 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of September 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.

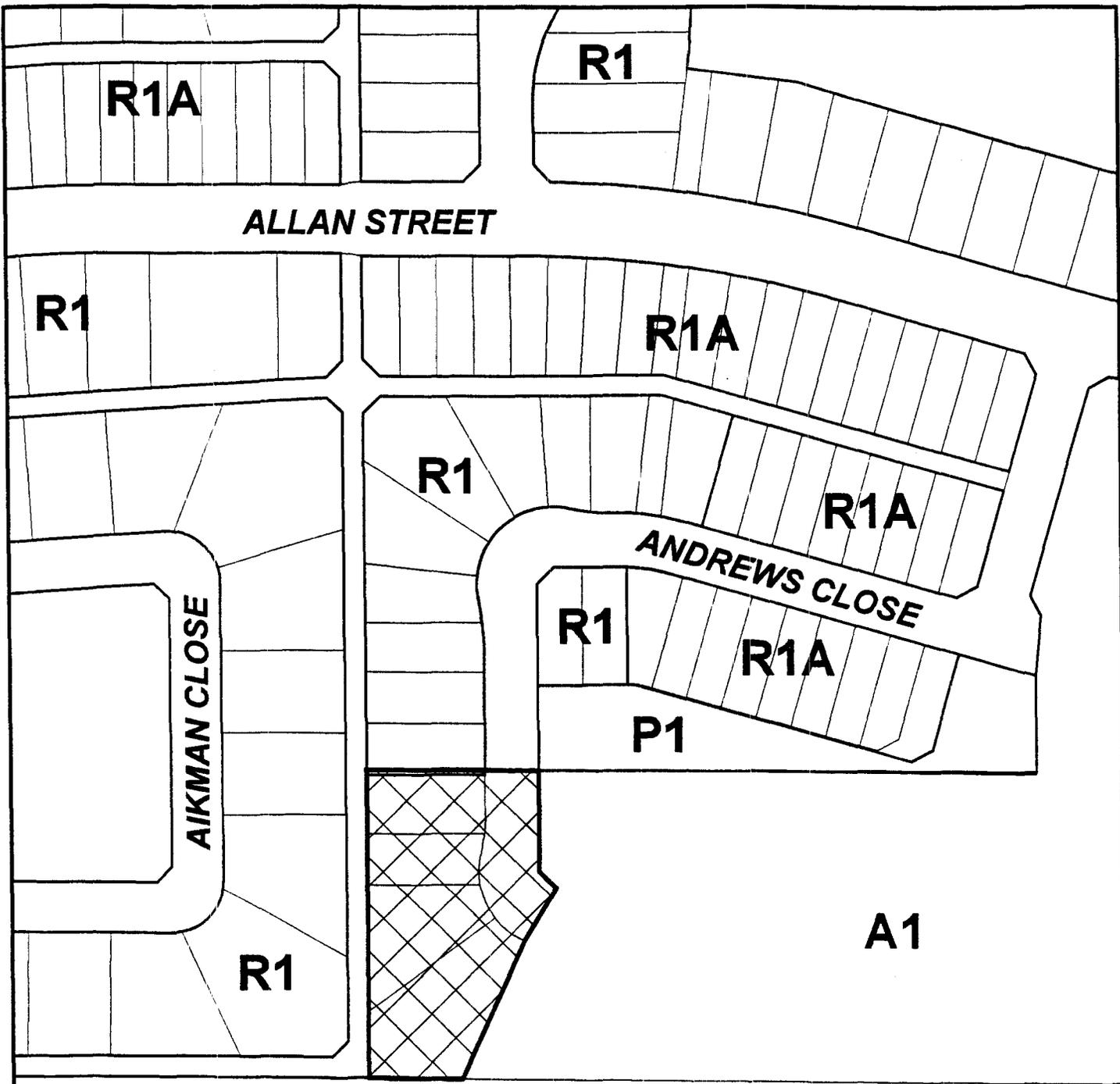
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

---

MAYOR

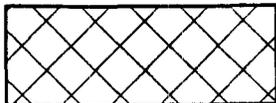
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CITY CLERK



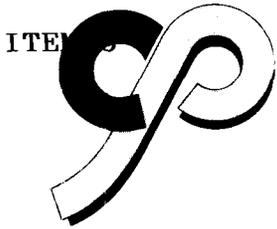
# ANDERS PARK

Change from A1 to R1



*Bylaw No. - 3156 / L-96*  
*Map No. 9 / 96*

*September 17, 1996*



PARKLAND  
**COMMUNITY  
PLANNING  
SERVICES**

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

---

Date: September 16, 1996

To: City Council

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/M-96  
Melcor Deer Park - Phase 7A (S.W. 1/4 Sec. 14-38-27-4)  
Melcor Developments Ltd.

---

Melcor Developments Ltd. is proposing to redesignate a 1.876 ha (4.64 ac) parcel of the central east portion of the above subdivision from A1 Future Urban Development District to R1 Residential Low Density District. The redesignation would accommodate the development of 28 single family dwellings. This proposal complies with the Deer Park Outline Plan (attached).

Recommendation

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

Sincerely,

Frank Wong,  
Planning Assistant

Attachment

DEER PARK (MELCOR)

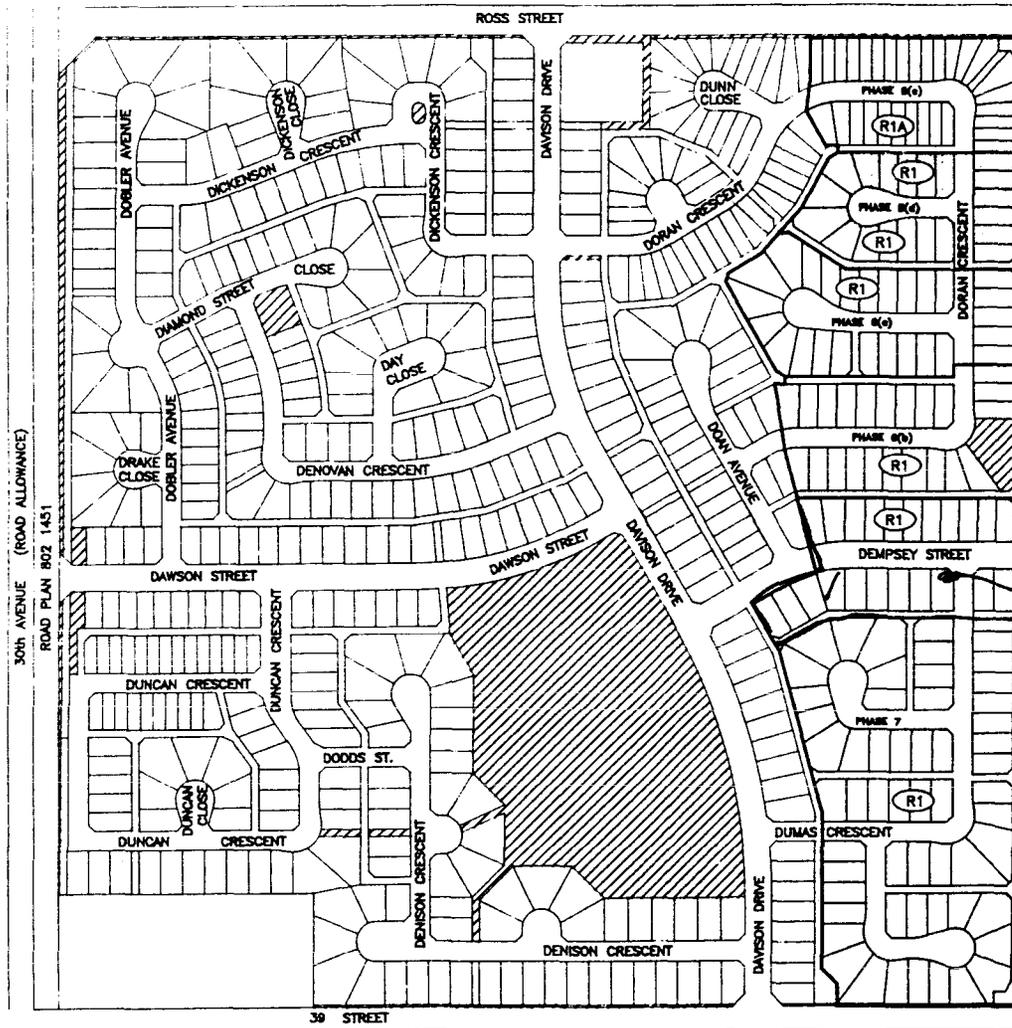
OUTLINE PLAN

ADOPTED BY COUNCIL: SEPT. 28, 1981

AMENDED BY COUNCIL: APRIL 15, 1991

MARCH 30, 1992

JUNE 20, 1994



RED DEER  
Deerpark Subdivision  
Outline Plan  
Showing a  
Subdivision  
of the  
S.W.1/4 SEC.14-38-27-4

LEGEND & NOTES

MUNICIPAL RESERVE  
TOTAL RESERVE = 6.106 ha. 

RESERVE CURRENTLY PLANNED FOR  
PHASE 6 = 0.170 ha. 0.43 Acs.

PHASE LIMITS ARE OUTLINED THUS 

PHASE NUMBERS ARE INDICATED THUS PHASE 6(a) 

ZONING IS INDICATED THUS 

*Phase 7A*

SCALE = 1:4000

BY:

A.L.S.



**COMMENTS:**

I concur with the recommendation of the Planning Assistant.

"G.D. SURKAN"

Mayor

**BYLAW NO. 3156/M-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. 10/96 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of September 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.

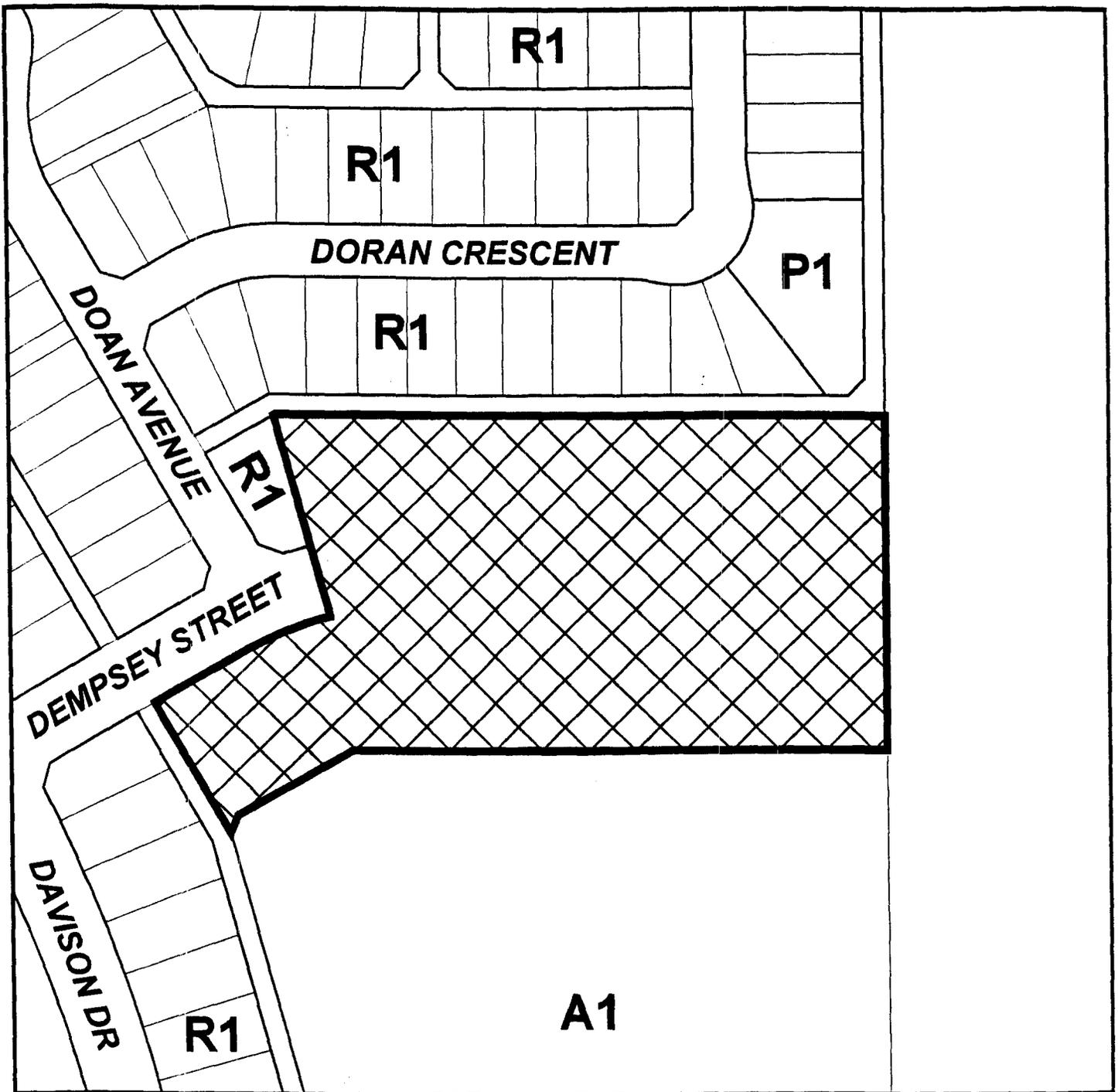
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

---

MAYOR

---

CITY CLERK



# DEER PARK

Change from A1 to R1



Bylaw No. - 3156 / M-96  
Map No. 10 / 96

*September 17, 1996*

# **FILE**

**DATE:** September 24, 1996

**TO:** Planning Assistant

**FROM:** City Clerk

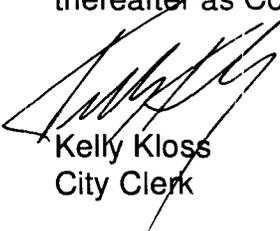
**RE:** LAND USE BYLAW AMENDMENTS 3156/L-96 AND 3156/M-96

At the Council Meeting of September 23, 1996, consideration was given to your reports dated September 16, 1996, concerning the above. At that meeting first reading was given to both Land Use Bylaw Amendments 3156/L-96 and 3156/M-96, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/L-96 provides for the redesignation of a portion of the southeast corner of the Anders East Subdivision Phase 5B ( SE ¼ 10-38-27-4) from A1 (Future Urban Development) District to R1 (Residential Low Density) District. Provided for are four single family lots to be developed with six previously approved but unregistered lots to the north.

Land Use Bylaw Amendment 3156/M-96 provides for the redesignation of a 1.876 ha (4.64 acres) parcel of the central east portion of Melcor Deer Park Phase 7A (SW ¼ 14-38-27-4) from A1 (Future Urban Development) District to R1 (Residential Low Density) District, to accommodate 28 single family dwellings.

This office will now proceed with advertising for Public Hearings for these bylaws to be held on Monday, October 21, 1996 in Council Chambers, at 7:00 p.m. or as soon thereafter as Council may determine.



Kelly Kloss  
City Clerk

KK/cir  
attchs.

c Director of Community Services  
Land and Economic Development Manager  
City Assessor  
S. Ladwig, Council and Committee Secretary



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

September 24, 1996

**FILE**

Melcor Developments Ltd.  
400, 4808 Ross Street  
Red Deer, AB T4N 1X5

Att: Fred Lebedoff

Dear Sir:

**FAX** Recv'd \_\_\_\_\_  
Sent 96 09 25  
Date \_\_\_\_\_ Time @ 4:10 p.m.  
Signature C.L. Rausch - original also mailed

**RE: LAND USE BYLAW AMENDMENTS 3156/L-96 (ANDERS EAST PHASE 5B)  
AND 3156/M-96 (MELCOR DEER PARK PHASE 7A)**

At the City of Red Deer's Council Meeting held September 23, 1996, first reading was given to Land Use Bylaw Amendments 3156/L-96 and 3156/M-96, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/L-96 provides for the redesignation of a portion of the southeast corner of the Anders East Subdivision Phase 5B, SE ¼ 10-38-27-4, A1 (Future Urban Development) District to R1 (Residential Low Density) District. Provided for are four single family lots to be developed with six previously approved but unregistered lots to the north.

Land Use Bylaw Amendment 3156/M-96 provides for the redesignation of a 1.876 ha (4.64 acres) parcel of the central east portion of Melcor Deer Park Phase 7A (SW ¼ 14-38-27-4) from A1 (Future Urban Development) District to R1 (Residential Low Density) District to accommodate 28 single family dwellings.

This office will now proceed with advertising for Public Hearings for these bylaws to be held on Monday, October 21, 1996 in Council Chambers, at 7:00 p.m. or as soon thereafter as Council may determine.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance, for the two bylaws, is \$1000.00. We require this deposit by no later than Wednesday morning, October 2, 1996, in order to proceed with the advertising. Once the actual cost is known, you will either be invoiced for or refunded the difference.

... / 2

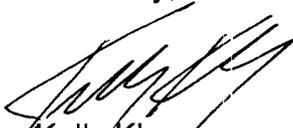


*a delight  
to discover!*

Mr. Fred Lebedoff  
September 24, 1996  
Page 2

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

Sincerely,



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c Planning Assistant  
S. Ladwig, Council and Committee Secretary



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

September 24, 1996

Melcor Developments Ltd.  
400, 4808 Ross Street  
Red Deer, AB T4N 1X5

Att: Fred Lebedoff

Dear Sir:

**RE: LAND USE BYLAW AMENDMENTS 3156/L-96 (ANDERS EAST PHASE 5B)  
AND 3156/M-96 (MELCOR DEER PARK PHASE 7A)**

At the City of Red Deer's Council Meeting held September 23, 1996, first reading was given to Land Use Bylaw Amendments 3156/L-96 and 3156/M-96, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/L-96 provides for the redesignation of a portion of the southeast corner of the Anders East Subdivision Phase 5B, SE ¼ 10-38-27-4, A1 (Future Urban Development) District to R1 (Residential Low Density) District. Provided for are four single family lots to be developed with six previously approved but unregistered lots to the north.

Land Use Bylaw Amendment 3156/M-96 provides for the redesignation of a 1.876 ha (4.64 acres) parcel of the central east portion of Melcor Deer Park Phase 7A (SW ¼ 14-38-27-4) from A1 (Future Urban Development) District to R1 (Residential Low Density) District to accommodate 28 single family dwellings.

This office will now proceed with advertising for Public Hearings for these bylaws to be held on Monday, October 21, 1996 in Council Chambers, at 7:00 p.m. or as soon thereafter as Council may determine.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance, for the two bylaws, is \$1000.00. We require this deposit by no later than Wednesday morning, October 2, 1996, in order to proceed with the advertising. Once the actual cost is known, you will either be invoiced for or refunded the difference. ... / 2



*a delight to discover!*

TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED  
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

\*\* COUNT \*\*

TOTAL PAGES SCANNED : 6  
TOTAL PAGES CONFIRMED : 6

\*\*\* SEND \*\*\*

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1		9-25-96 16:13	3'28"	6/ 6		COMPLETED 9600

TOTAL 0:03'28" 6

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION  
 PD : POLLED BY REMOTE SF : STORE & FORWARD RI : RELAY INITIATE RS : RELAY STATION  
 MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

ITEM 1

September 5, 1996

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

342-1154(R)

RE: 5546 37 St. Lot 15, Block 11, Plan 970 K.S.

To whom it may concern,

I am submitting this request to city council in response to a letter I received yesterday from the Inspections and Licensing Department regarding the above address.

It has been indicated to me that the basement suite in this dwelling is contrary to City Bylaws and that I am to have it removed within thirty days. I would hope that City Council can find a way to reconsider this demand.

When my wife and I bought this home in 1992 the suite was already in existence. Before we made an offer on the house, we had an appraiser conduct a complete inspection of the property and dwelling. When we applied for financing, the bank was cognizant of the existence of the basement suite, as the revenue collected from it was conditional to the approval of the mortgage. CMHC approved and insured the mortgage. Our lawyer handled the entire transaction in a very thorough and explanatory manner. There were several meetings with each of these people, and at no time were we ever informed that the basement suite was in violation of any municipal bylaws.

According to your own records, application was made for a building permit to renovate the basement in the early 1970's. I am quite sure that each previous owner of this property has been renting out this suite without knowledge of any bylaw violations. I feel that we are being singled out for conducting what we thought to be a legal, not to mention common, practice among homeowners throughout the City of Red Deer.

All I ever had intended with the purchase of this property was to have nice home in a nice neighbourhood for my family. After four years here, we feel quite established in the community. Someday we won't need the revenue from the basement suite, but at his time it is the only way for my family to be able to live in this home. I am wishful that the Mayor's Office and City Council can possibly find exception in this situation.

Thank-you for your consideration into this matter.

Sincerely,



R. Andrew Jeans

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:30 P.M.
DATE	96.09.05.
BY	<i>R</i>

# MEMO

---

**DATE:** September 11, 1996 **File No. 6.581**

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** R. ANDREW JEANS, BASEMENT SUITE  
5546 - 37 STREET, RED DEER  
LOT 15, BLOCK 11, PLAN 970 R.S.

---

As a result of a complaint, the City Inspections & Licensing Department became aware that possibly an illegal basement suite was in existence at the above referenced location, and the owners of the subject property were duly notified.

The subject property is presently zoned R1A, to which a basement suite is neither permitted nor discretionary use. The previous Land Use Bylaw dated August 1980, also designated the site R1A, however prior to that date, the property was zoned R2B, to which a basement suite was a permitted use. A review of the City Tax Assessment records reveals the possibility of a basement suite in existence from on/or about 1982.

City records indicates a single family dwelling was constructed on the site on or about 1962, with no evidence of a basement suite approval being applied for or obtained at any given time, with the exception in 1972, a building permit was obtained to construct a bathroom in the basement for the family use only.

In order to make the subject suite conforming but not illegal to the Land Use Bylaw, the suite would have to be legally installed prior to August 1980, and the use continued from that date without a lapse of 6 consecutive months or more.

The City Inspections & Licensing Department receives numerous complaints similar to the application submitted, with 40 letters to date being written to direct owners to remove illegal suites. The primary concerns of the complainants are towards:

- Increase Traffic
- Increase Noise Problems
- Safety of Occupants
- Non-Compliance to City Bylaw

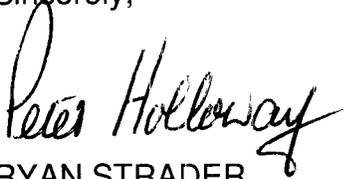
CITY CLERK  
September 11, 1996  
Page 2

---

Mr. Jeans states in his letter to Council, the suite was already existing in the basement when they purchased the home in 1992, and at no time were they informed the basement suite was in violation of The City Bylaws. This is a reoccurring problem where the previous owner, or the Real Estate representative, do not advise the potential purchaser, and the transaction is completed without anyone checking with the City.

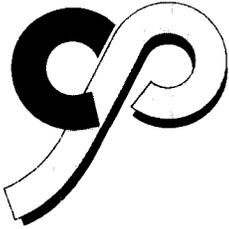
**Recommendation:** The request be denied and the owners being directed to stop the use of a basement suite at the subject property.

Sincerely,



RYAN STRADER  
Inspections and Licensing Department

PH:yd



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

Date: September 10, 1996  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: R. Andrew Jeans - Basement Suite  
5546 37 Street (Lot 15, Block 11, Plan 970 KS)

---

Mr. Jeans is requesting City Council to allow him to retain a basement suite in the single family dwelling located at the above address. In 1992, he had purchased the above dwelling which contained a basement suite and it is claimed that at no time during the real estate transaction was he informed by his appraiser, banker or lawyer that the basement suite was illegal.

Planning staff have reviewed the request and inspected the subject site. The subject property, located at the bulb portion of a cul-de-sac, is designated R1A Residential (Semi-Detached) District under the Land Use Bylaw (see map). The site contains a bungalow with a gravelled parking pad off of the lane which could accommodate two regular sized or three compact vehicles. The site fronts onto the end of the cul-de-sac which is smaller than existing standards relating to turning radii and road widths.

Recommendation

Planning staff do not support the request to allow the basement suite to remain at the above address because it would potentially increase traffic and parking congestion in the area and could set a precedent for other single family dwellings in the area to make similar requests. In view of the foregoing, we recommend that the request be denied.

Sincerely,

Frank Wong,  
Planning Assistant

# MEMO

---

**DATE:** September 9, 1996  
**TO:** Kelly Kloss  
City Clerk  
**FROM:** Fire Marshal  
**RE:** **R. Andrew Jeans - Basement Suite**

---

This department has inspected the suite in question and has no objection to its continued use.

  
Ken Webster  
Fire Marshal

/co

**COMMENTS:**

We concur with the recommendation of the administration. It should be noted that the Inspections and Licensing Department has had approximately 40 such complaints this year and, in the majority of cases, the offending property owners have complied with the bylaw. However, we are investigating alternate methods for handling this problem.

"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

September 24, 1996

Mr. R. Andrew Jeans  
5546 - 37 Street  
Red Deer, AB T4N 0W3

Dear Mr. Jeans:

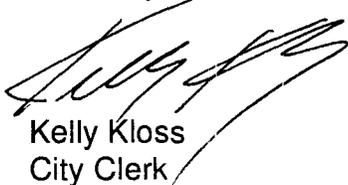
**RE: BASEMENT SUITE AT 5546 - 37 STREET, RED DEER, AB**

At the City of Red Deer's Council Meeting held September 23, 1996, consideration was given to your letter dated September 5, 1996 regarding the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from R. Andrew Jeans dated September 5, 1996, re: Request for Approval of Basement Suite at 5546 - 37 Street, hereby agrees that said request be approved as a non-conforming but not illegal use, and as presented to Council September 23, 1996."

As outlined in the above resolution, you are able to retain your basement suite. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



Kelly Kloss  
City Clerk

KK/clr

c Inspections and Licensing Manager  
Principal Planner



*a delight  
to discover!*

**BYLAW NO. 3156/L-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. 9/96 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.

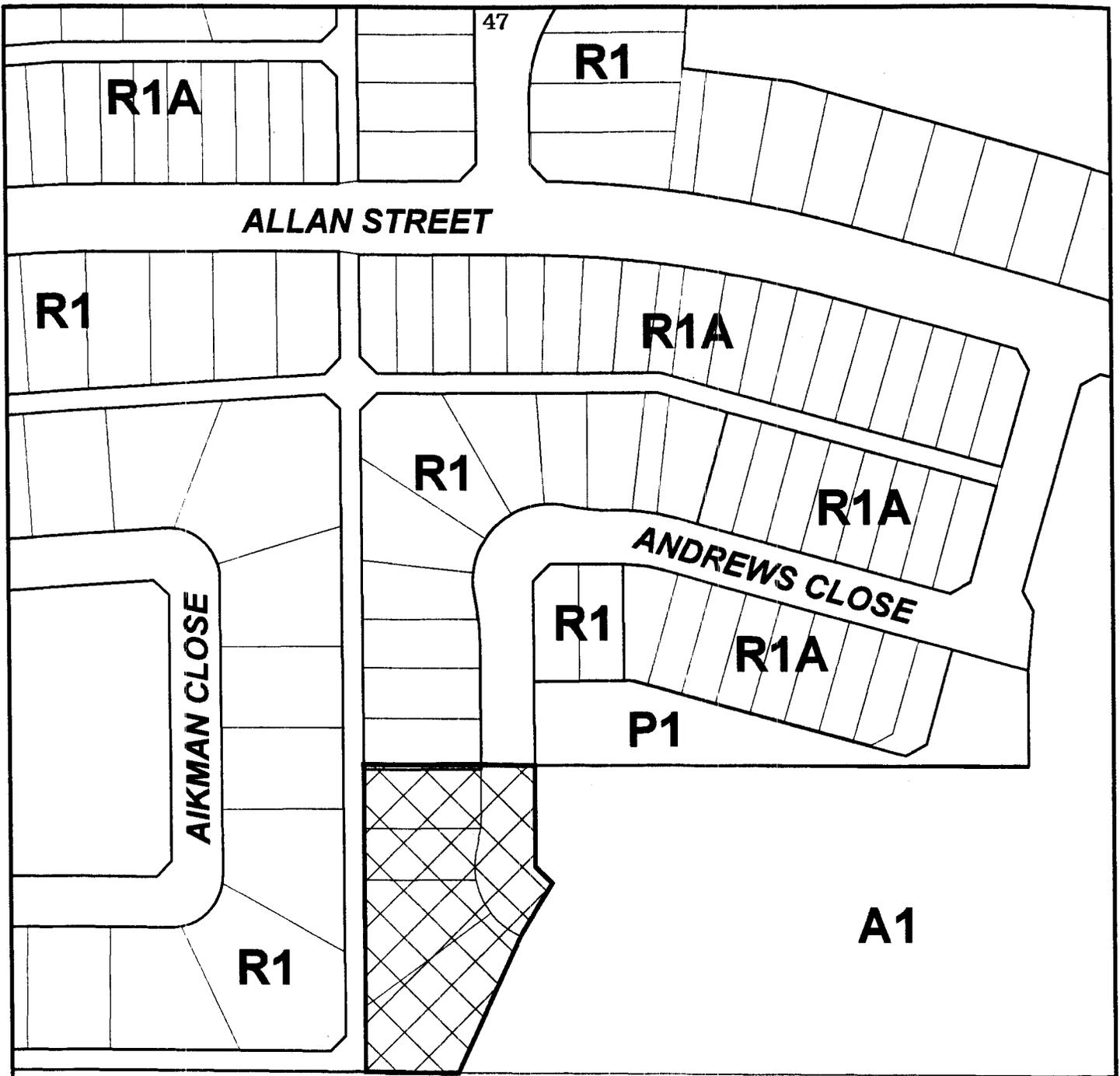
AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            A.D. 1996.

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CITY CLERK



# ANDERS PARK

Change from A1 to R1



**Bylaw No. - 3156 / L-96**  
**Map No. 9 / 96**

**September 17, 1996**

**BYLAW NO. 3156/M-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. 10/96 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.

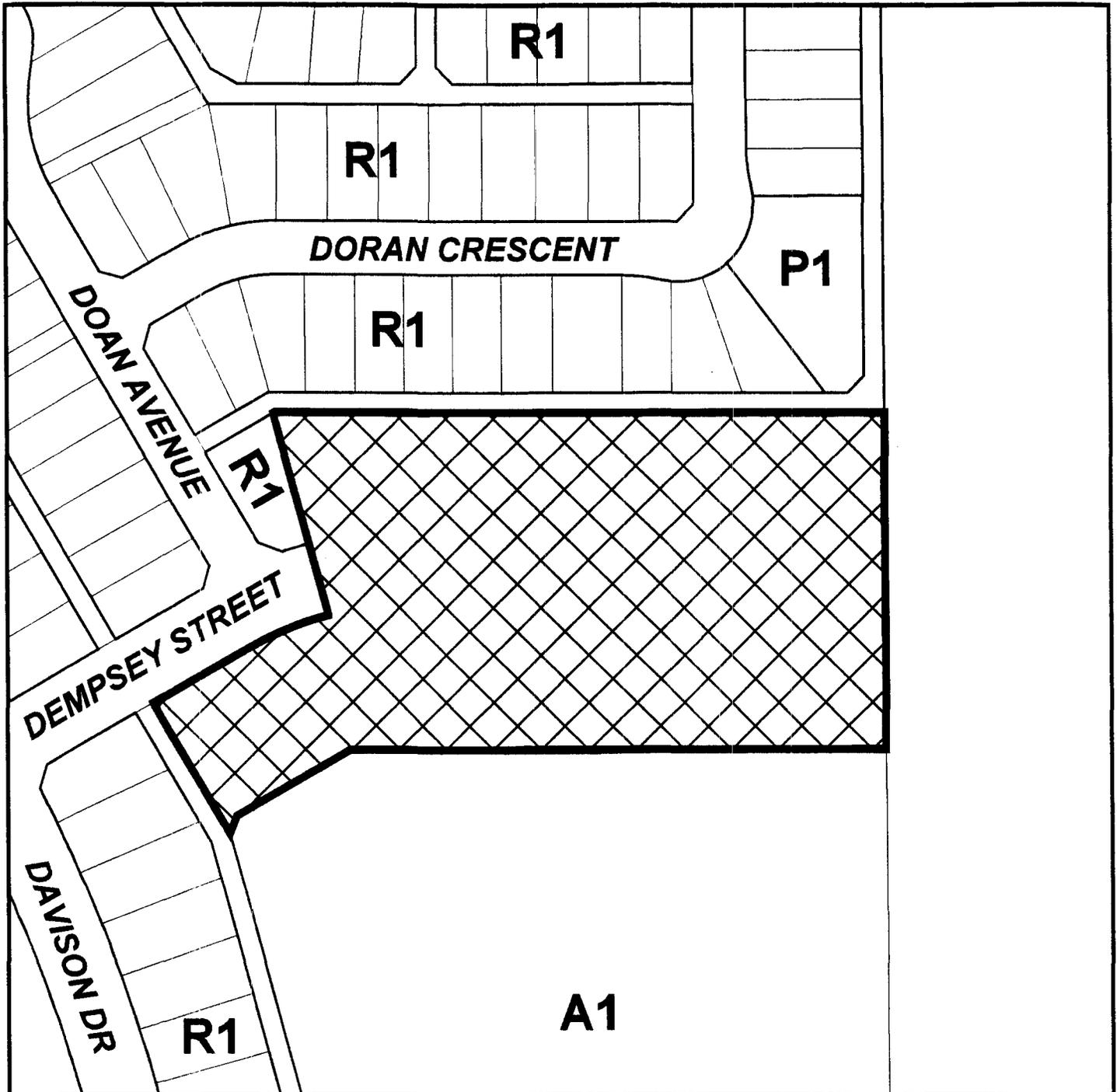
AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            A.D. 1996.

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CITY CLERK



# DEER PARK

Change from A1 to R1



Bylaw No. - 3156 / M-96  
Map No. 10 / 96

*September 17, 1996*

**DATE:** September 16, 1996  
**TO:** CITY COUNCIL  
**FROM:** CITY CLERK  
**RE:** ROAD CLOSURES BYLAW 3177/96 AND 3178/96,  
CORNER OF GAETZ AVENUE SOUTH & DELBURNE ROAD

Submitted To City Council  
Date: Sept 23/96

Public Hearings have been advertised for the above noted Road Closure Bylaws, to be held in Council Chambers on Monday, September 23, 1996, at 7:00 p.m., or as soon thereafter as Council may determine. These bylaws will provide for the closure of two portions of road, one on the corner of Delburne Road and Gaetz Avenue and one parallel to Gaetz Avenue south of Delburne Road, as shown on the attached map, and legally described as:

1. Bylaw 3177/96: All that portion of Road as shown on Plan 832-2581, lying within Plan 962\_\_\_\_\_ containing 0.010 ha. more or less. Excepting thereout all mines and minerals, which will be added to the existing municipal reserve, and
2. Bylaw 3178/96: All that portion of addition to Highway as shown on Plan 4411 HW, lying within Plan 962\_\_\_\_\_ containing 0.232 ha. more or less. Excepting thereout all mines and minerals

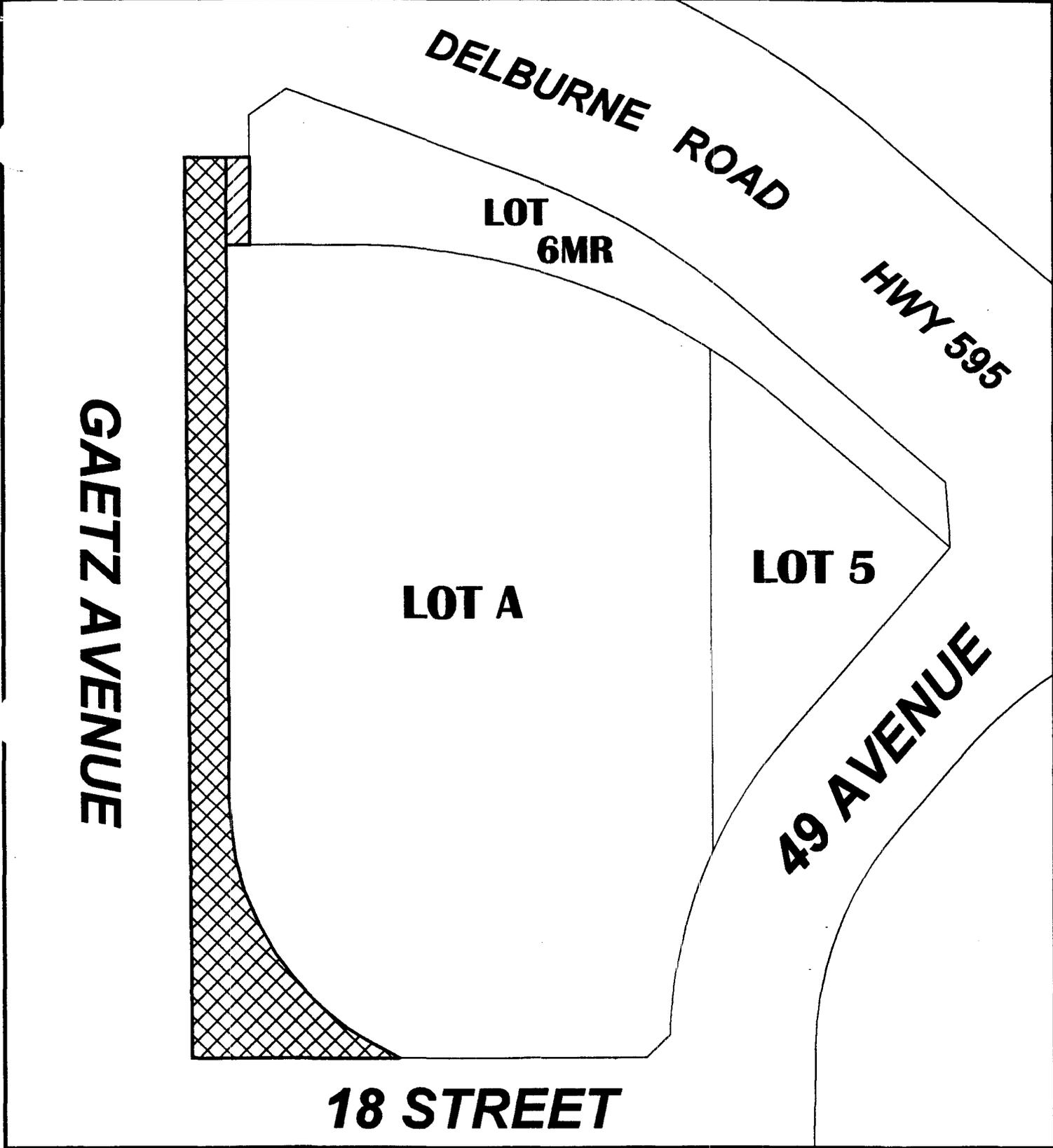
RECOMMENDATION:

Following the Public Hearings, Council may proceed with second and third readings of the above Road Closure Bylaws.

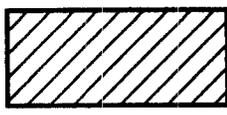


KELLY KLOSS  
City Clerk

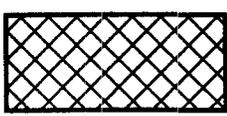
KK/lb



**Proposed Road Closure  
Bylaw 3177 / 96**



**Proposed Road Closure  
Bylaw 3178 / 96**



**NORTH**

**BYLAW NO. 3177/96**

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

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

1 The following portion of roadway in The City of Red Deer is hereby closed:

“All that portion of Road as shown on Plan 832-2581, lying within Plan \_\_\_\_\_ containing 0.01 hectares more or less, excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 26 day of August 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

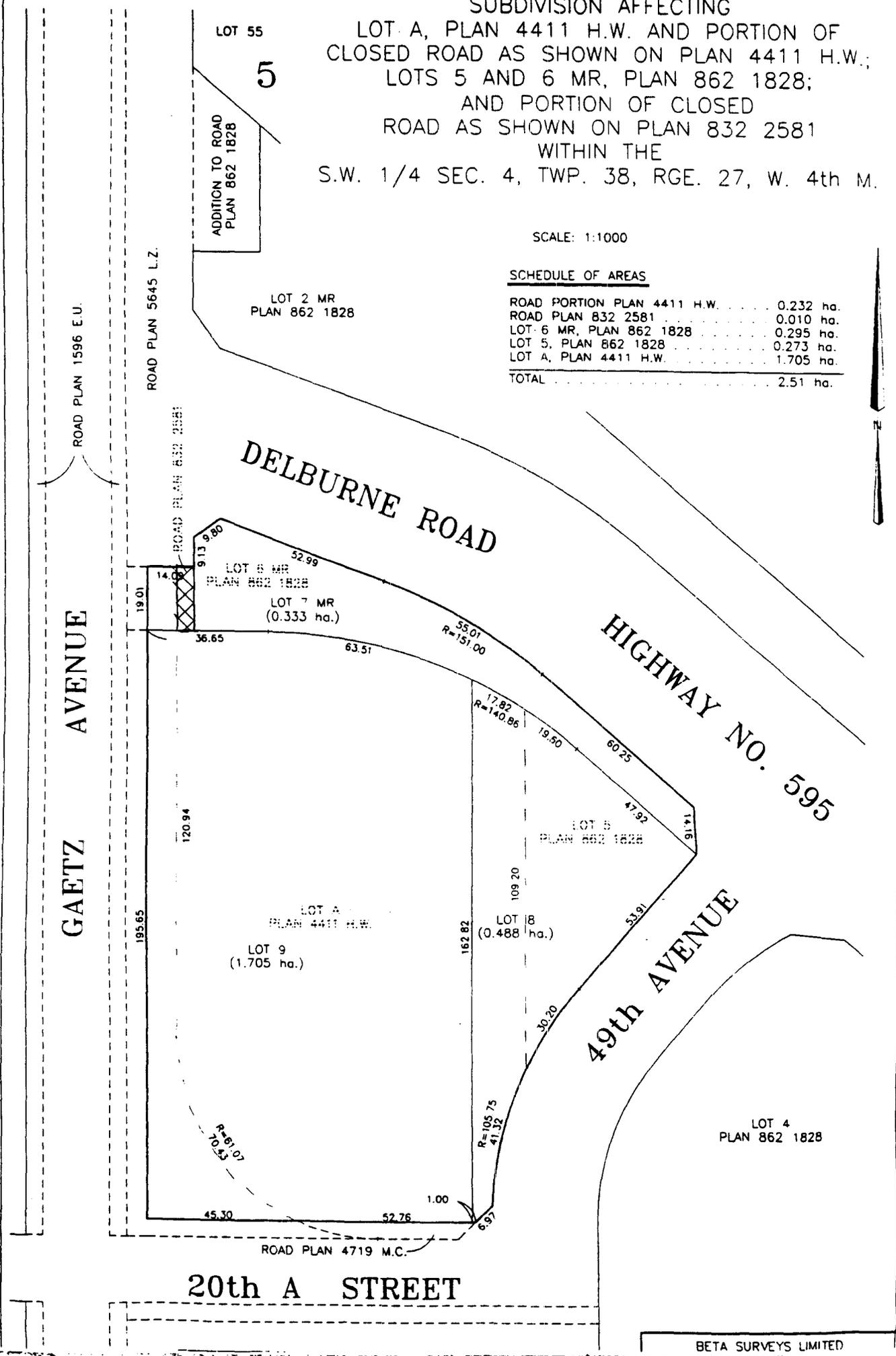
\_\_\_\_\_  
CITY CLERK

SUBDIVISION AFFECTING  
 LOT A, PLAN 4411 H.W. AND PORTION OF  
 CLOSED ROAD AS SHOWN ON PLAN 4411 H.W.;  
 LOTS 5 AND 6 MR, PLAN 862 1828;  
 AND PORTION OF CLOSED  
 ROAD AS SHOWN ON PLAN 832 2581  
 WITHIN THE  
 S.W. 1/4 SEC. 4, TWP. 38, RGE. 27, W. 4th M.

SCALE: 1:1000

SCHEDULE OF AREAS

ROAD PORTION PLAN 4411 H.W.	0.232 ha.
ROAD PLAN 832 2581	0.010 ha.
LOT 6 MR, PLAN 862 1828	0.295 ha.
LOT 5, PLAN 862 1828	0.273 ha.
LOT A, PLAN 4411 H.W.	1.705 ha.
<b>TOTAL</b>	<b>2.51 ha.</b>



GAETZ AVENUE

DELBURNE ROAD

HIGHWAY NO. 595

49th AVENUE

20th A STREET

**BYLAW NO. 3178/96**

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

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

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\_\_\_\_\_  
MAYOR

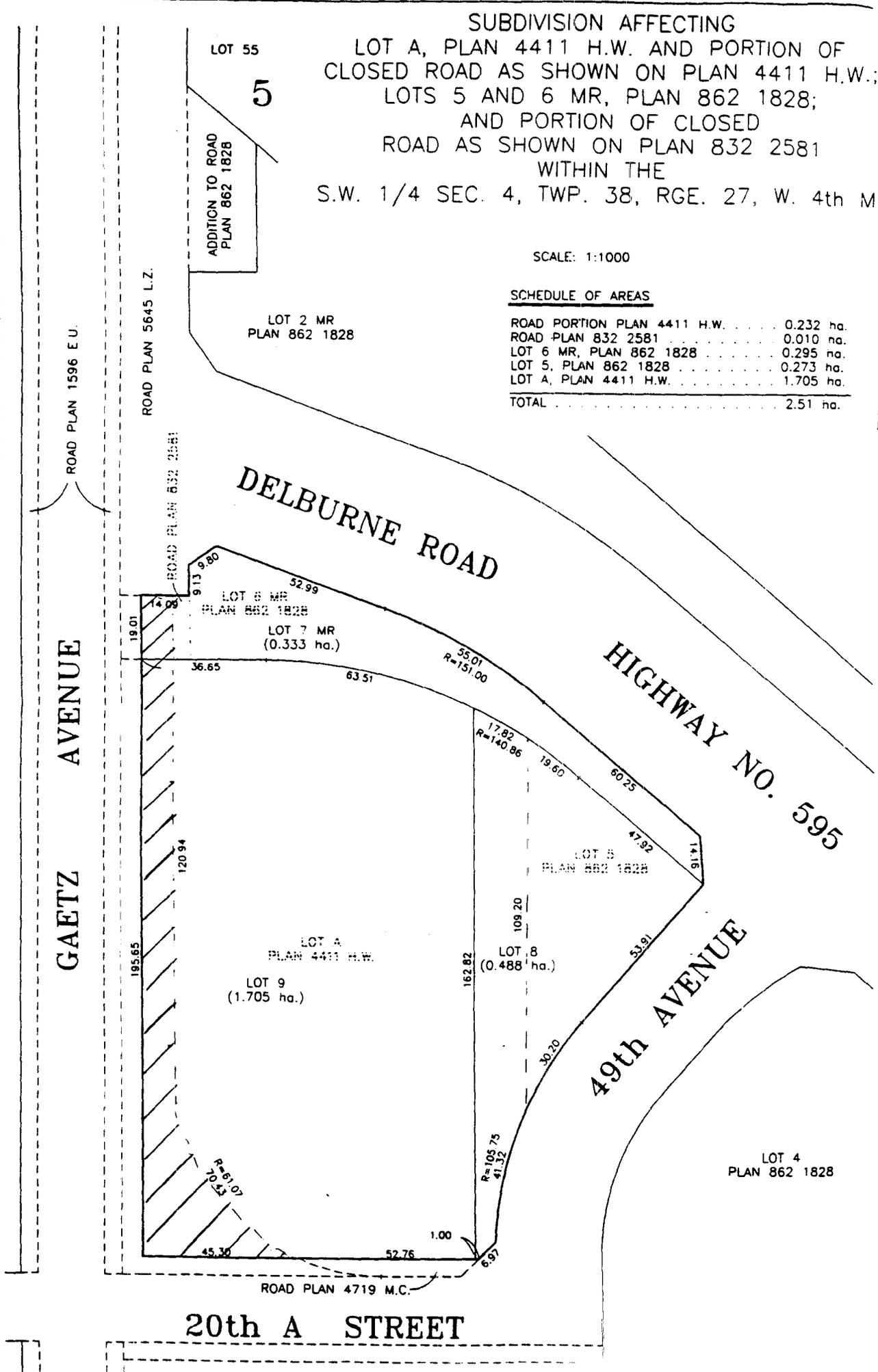
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<b>TOTAL . . . . .</b>	<b>2.51 ha.</b>



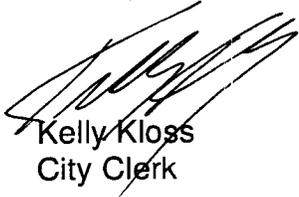
**FILE**

**DATE:** September 25, 1996  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** ROAD CLOSURE BYLAWS 3177/96 AND 3178/96,  
CORNER OF GAETZ AVENUE SOUTH AND DELBURNE ROAD  
VELLNER LEASEHOLDS LTD.

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At the Council Meeting of September 23, 1996, Public Hearings were held for the above noted road closure bylaws, following which, second and third readings were given to same. I have attached hereto certified copies of both bylaws.

I trust you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c Director of Engineering Services  
City Assessor  
Principal Planner

**BYLAW NO. 3177/96**

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

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

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READ A THIRD TIME IN OPEN COUNCIL this 23 day of ~~September~~ A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this 23 day of ~~September~~ A.D. 1996.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

  
\_\_\_\_\_

**BYLAW NO. 3178/96**

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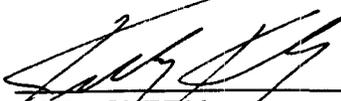
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\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

