FILE

DATE: July 20, 1993

TO: All Departments

FROM: City Clerk

RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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, JULY 19, 1993,

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

(1) Confirmation of the Minutes of the Regular Meeting of July 5, 1993.

Minutes confirmed.

PAGE

(2) **UNFINISHED BUSINESS**

1) Mayor/City Commissioner - Re: Sisson, Warren & Sinclair/City of Red Deer Taxi Bylaw and City Cabs Ltd./Associated Cabs/Alberta Gold Cabs . . 1

Tabled to Council meeting of August 3, 1993.

2) Assistant City Clerk - Re: 1993 Transit Review Report . . 9

Approved purchase of 2 buses, service to schools and route extensions.

3) Assistant City Clerk - Re: Land Use Bylaw Amendment 2672/HH-92/Lot 4, Block A, Plan 977 R.S./Penreal Advisors/Bower Business Centre/I1 to C4 . . 15

Approved Third Reading.

(3) PUBLIC HEARINGS

1) Assistant City Clerk - Re: Land Use Bylaw Amendments:
   A) 2672/K-93 - Redesignation of 1.30 ha of land/Kentwood/Laebon Developments/Single Family Dwellings
   B) 2672/L-93 - Redesignation of Lot 1, Blk. 5, Plan 902-0499/Edgar Industrial Park/C3 to I1/Industrial Development/Swab-Tech Inc.
   C) 2672/M-93 - Redesignation of Bower Plaza from C4 to C2 . . 20

2) Assistant City Clerk - Re: Road Closure Bylaw 3094/93/Closure of a Portion of 45A Avenue/Sun-N-Fun Pools . . 24

(4) REPORTS

1) Land & Economic Development Manager - Re: Offer to Purchase/Part of Lot 22, Block 7, Plan 892-2959/M.D.S. Investments Ltd. /Sinclair Supply

Approved Offer to Purchase.

. . 26

2) Fire Chief - Re: City of Red Deer Emergency Plan/The Disaster Services Agency Bylaw 3090/93 . . 31

Approved Plan and Bylaw.

3) E.L. & P. Manager - Re: Power Smart "Old Fridge Round Up" Program . . 33

Received as information.

4) Assistant City Clerk - Re: Disposal of Municipal Reserve/Portion of Lot R-5, Plan 5365 N.Y. (Sun-N-Fun Pools, Peter Unrau) .. 35

Received as information.

5) R.D.R.P.C. - Re: Proposed Development Plan/Kennedy Drive & Kemp Avenue/Laebon Developments Ltd. .. 37

Received as information.

6) Recreation & Culture Manager - Re: Lease Agreement with the Kinsmen Club of Red Deer for the South Hill Community Hall .. 41

Approved lease.

7) Bylaws & Inspections Manager - Re: Sign Bylaw 2996/B-93/Review Process/Free-Standing Signs .. 43

Approved 2nd & 3rd Readings of Sign Bylaw Amendment.

8) Land and Economic Development Manager - Re: Term Extension of Existing Lease/Utility Lot U-4, Block 4, Plan 752-1574/Crest Leasing Co. Ltd. .. 44

Approved extension.

9) Bylaws & Inspections Manager - Re: Unsightly Premises/3334 - 49 Avenue/ .. 47

Agreed to order clean-up of site.

10) Director of Financial Services - Re: Tender for Banking Services .. 49

Awarded tender to Bank of Montreal.

11) Computer Resource Committee - Re: Employee Information System. 53

Approved system.

12) Parks Manager - Re: Lower Heritage Ranch Washroom/Warming Hut: Fire Damage .. 59

Approved repair of damage.

13) Engineering Department Manager - Re: Local Improvement/Gravel Lane/North Red Deer/East of 58A Avenue/Bylaw 3096/93 .. 62

Agreed not to proceed with local improvement.

14) Land & Economic Development Manager - Re: Alberta Agriculture - "Creating Tomorrow" Conference .. 71

Agreed to forward comments of Land & Economic Development Manager to Alberta Agriculture.

15) Public Works Manager - Re: Program Cost Summary/Pilot Yard Waste Collection and Composting Program .. 82

Program Cost Summery - Request for additional funds Decision was to deny request, with the exception of $2,500 to evaluate the program.

(5) CORRESPONDENCE

1) Sheila Lee - Re: Multi-Purpose Pad/Hockey Rink/Eastview Estates.. 88

Approved multi-purpose pad.

2) Waskasoo Museum Foundation - Re: "Ghosts" A Major Attraction for Red Deer .. 93

Not approved.

3) Ron Just - Re: Application for Refund of Towing and Storage Charges . .113

Denied application.

4) CMHC - Re: Termination of RRAP Funding/RRAP Agency Agreement . .121

Received as information.

5) Village of Coalhurst - Re: Collection of Mobile Home License Fees . .128

Agreed to support Village of Coalhurst's position.

6) Dan Gilliland - Re: Method of Notification of MPC Decisions/Complaint against MPC Approval - 59 Densmore Crescent . .132

Agreed to modify advertising of MPC decisions in Advocate.

7) J. Paul Stewart - Re: Maximum Height of Houses - Definition of Grade/Development of Land . .144

Agreed that Engineering Department and Regional Planning would review concerns of Mr. Stewart.

8) Tim and Sharon MacNeill - Re: Paved Alleyway/Spruce Drive/Speeding Problem / Request to Install Speed Bumps and to Post Speed Limit. . .162

Requests denied.

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

1) 2672/HH-92 - Re: Land Use Bylaw Amendment/Lot 4, Block A, Plan 977 R.S./Penreal Advisors/Bower Business Centre/I1 to C4 - 3rd reading . 15

3rd Reading given.

2) 2672/K-93 - Re: Land Use Bylaw Amendment/Redesignation of 1.30 ha of Land/Kentwood/Laebon Developments/Single Family Dwelling - 2nd & 3rd readings .. 20

2nd & 3rd Readings given.

3) 2672/L-93 - Re: Land Use Bylaw Amendment/Redesignation of Lot 1, Block 5, Plan 902-0499/Edgar Industrial Park/C3 to I1/Industrial Development/Swab-Tech Inc. - 2nd & 3rd readings .. 20

2nd & 3rd Readings given.

4) 2672/M-93 - Re: Land Use Bylaw Amendment/Redesignation of Bower Plaza from C4 to C2 - 2nd & 3rd readings .. 20

2nd & 3rd Readings given.

5) 2996/B-93 - Re: Sign Bylaw Amendment/Review Process/Free-Standing Signs - 3 readings .. 43

1st & 2nd Readings given.

6) 3090/93 - Re: The Disaster Services Agency Bylaw 3090/93 - 3 readings .. 31

Three readings given.

7) 3094/93 - Re: Road Closure Bylaw/Closure of a Portion of 45A Avenue/Sun-N-Fun Pools - 2nd & 3rd readings .. 24

2nd & 3rd Readings given.

8) 3096/93 - Re: Local Improvement Bylaw/Gravel Lane/North Red Deer, East of 58A Avenue - 3 readings .. 62

Three readings given.

ADDITIONAL AGENDA

1) Mayor Surkan/Commissioner Day - Re: Update on Strategic Planning Process

The three Committees set up, and Aldermen who volunteered were:

1.	Community Development	-	Alderman Hull
		-	Alderman Volk
2.	Economic Development	-	Alderman Lawrence
		-	Alderman Schnell
3.	Social Infrastructure	-	Alderman Statnyk

2) Appointment to Environmental Advisory Committee to complete the term of Mr. John Retallack.

Dr. Sandra Koop appointed.

ADDITIONAL AGENDA

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FOR THE REGULAR MEETING OF RED DEER

CITY COUNCIL TO BE HELD ON **MONDAY, JULY 19, 1993,**

IN THE COUNCIL CHAMBERS OF CITY HALL,

RED DEER, COMMENCING AT 4:30 P.M.

****

1) Mayor Surkan/Commissioner Day - Re: Update on Strategic Planning Process . . 1

NO. 1

DATE: **July 14, 1993**

TO: **CITY COUNCIL**

FROM: **MAYOR GAIL SURKAN**
COMMISSIONER MICHAEL DAY

RE: **UPDATE ON STRATEGIC PLANNING PROCESS**

Things are moving along nicely.

Since our last report, we have held three "awareness/training" sessions for staff, centered around the purpose and process of strategic planning. The objective of the sessions was to provide some background on what strategic planning means and looks like, and to give employees feedback on where Council and the Administration are in the process. Some ninety (90) members of staff, including managers, supervisors, union executives and other employees each spent three hours with us in three groups of thirty.

In each session, the participants were asked to respond to three questions:

1) What are the positives for us in having a strategic plan for The City of Red Deer?

2) What are some concerns for you in the development of the strategic plan?

3) If you could make three suggestions to City Council about strategic planning, what would they be?

The discussions were positive and frank. The attached report from the Personnel Manager outlines some of the themes which emerged from the responses, and presents the unedited feedback generated by the groups. A follow-up evaluation indicated that staff really appreciated the sessions and the involvement.

The Strategic Planning Steering Committee has met on three or four separate occasions to put in place the necessary mandates and general guidelines to manage the process. Attached are the following:

1) The **structure** of the Strategic Planning Committees - Steering Committee, Task Forces and Integration Task Force.

2) The **mandate** for each of the Strategic Planning Committees.

3) The **guidelines** for the Task Forces.

We anticipate that membership on the five Task Forces will be confirmed by the end of July and that work on the Organization and Finance Task Forces can then begin as soon as an initial meeting can be called, hopefully, before the end of August. The remaining three Task Forces will likely not begin their work until the new year; however, we need to identify two Council representatives for each of these now. We will ask for your preference at the July 19 meeting.

We are very encouraged by the response of our organization to date, and look forward to moving to the next stage. We will continue to update Council as a whole, as things progress.

GAIL D. SURKAN,
Mayor

H. MICHAEL C. DAY,
City Commissioner

pms
Att.
c.c. Directors and Department Heads
Steering Committee Members

STRATEGIC PLANNING COMMITTEES

STEERING COMMITTEE

Mayor Gail Surkan
City Commissioner, Mike Day
Executive Assistant, Pat Shaw
Personnel Manager, Grant Howell
Social Planning Manager, Colleen Jensen

TASK FORCE (5)

2 Council Members - appointed by Council
4 (max.) - 2 (min.) Union Representatives - appointed by Unions. Unions to be invited to participate
4-8 Staff - appointed by Steering Committee (2--Director/Manager; 1 Supervisor and 3 below the supervisory level) - to encompass a "diagonal slice" of the organization
1 (or more) Steering Committee Members - ex officio members of each Task Force - with at least one attending each Task Force meeting

INTEGRATION TASK FORCE

Mayor Gail Surkan
City Commissioner, Mike Day
5 Task Force Representatives - one from each Task Force, selected by the Task Force
Steering Committee Members

STEERING COMMITTEE MANDATE

Manage the process by which the **five subject areas** identified by Council are researched, discussed and reported on to City Council.

TASK FORCE MANDATE (5)

A) Conduct research in your subject area, including (but not restricted to) the gathering of technical and public input as appropriate, and

B) Reach consensus on what the **issues** are in your **subject area** and what the recommended **actions** are to address them, and

C) Prepare a report that includes **recommendations**, with realistic **time frames** and **resource requirements**, for consideration of City Council.

INTEGRATION TASK FORCE MANDATE

Develop an **integrated** set of **goals and action plans** from the **Five Task Forces**, for consideration of City Council.

TASK FORCE GUIDELINES

1) Prepare your Strategic Plan with an approximate five (5) year time frame.

2) Develop a Terms of Reference and Schedule for the completion of your project. The Steering Committee would like to review this with you before you commence the work. The target for completion of your report is approximately five (5) months.

3) Your Task Force is encouraged to seek a broad input, including public and staff focus groups, as appropriate.

4) Once you have identified the issues in detail, you need to check with City Council to ensure you are on the right track (interim report).

5) Your final report should contain:

   a) What the issues are.
   b) Goals/Objectives for resolving those issues or for attaining a desired outcome, including standards by which they will be measured.
   c) Action Plans for each goal/objective.

6) You are helping to shape our future. Please treat your involvement with that in mind. Respect yourself and those you are involved with on this Task Force. You are all here to contribute.

MEMORANDUM

DATE: 29 June 1993

TO: Mayor G. Surkan
Commissioner M. Day

FROM: Personnel Manager Grant Howell

RE: Strategic Planning Information Sessions for Staff

Attached please find the combined input from all three sessions of our information meetings for staff. You will recall that some 90 members of staff, including managers, supervisors, union executives and other selected individuals each spent 3 hours with us in three groups of thirty. In their sessions they were asked to respond to three questions:

- What are the positives for us in having a strategic plan for The City?
- What are some concerns for you in the development of a strategic plan?
- If you could make three suggestions to City Council about strategic planning, what would they be?

The discussions were positive and frank. The attached lists are not edited and therefore reflect the actual feedback generated by the groups.

There are some themes that emerge from responses to each of the questions:

1. **POSITIVES**

- Sense of Direction
  People feel good about knowing what the organization's goals and expectations are and want to be able to meet them.
- Working Together
  "Everyone in the organization working toward a common direction." Staff want to find ways to work together with others in The City to become more effective.
- Communication
  This process will help us to better communicate what we are doing and where we are going to the community and to employees.

2. CONCERNS

- Job Security

  How will this affect my job - not just employment, but the stability of my work? There is concern about how much different the organization will be and what effect the changes will have on employees' work.

- Commitment

  Is Council committed to this process and its results? Will this last beyond the next election? Will the organization commit the resources to ensure the plans succeed?

- Direction

  We "need a mission statement from Council or Council/Staff..." There is a sense of being willing to carry out the wishes of Council but not being too sure of what they are.

3. SUGGESTIONS

- Commitment

  Staff are looking for Council's commitment to both lead and be involved in the strategic planning process.

- Deal with all 5 areas (Organization, Financial, Economic, Social and Community) before making specific commitments to one or two)

  Concern was expressed that the above five areas are overlapping and inter-related, so that firm decisions shouldn't be taken in one or two areas before the other areas are dealt with.

- Broad Involvement

  The importance of having broad involvement - from Council, from the community, from the staff - was stressed.

- Communication

  Staff felt very good about being involved in this process. They reinforced the need to communicate on an ongoing basis to all those affected by the planning being undertaken.

In summary, these sessions were highly successful. Staff felt very good about being included and being asked for their opinions. Most contributed effectively and you now have their input.

/rg

STRATEGIC PLANNING

POSITIVES

- Sense of direction
- Establishes goals
- Better public relations
- Show/measure achievements
- Better prepared to deal with change
- Understand what is going to happen and how it will affect each of us
- Plan would guide budget process, not budget being the strategic plan
- Would define accountability and responsibility
- Better use of financial and personnel resources in organization
- The importance of giving us some kind of long-range plan
- Long-term strategies vs short-term action
- Proactive rather than (over) reactive
- Schedule, coordinate, priorize all long-range projects and resources

  Master Plans - Solid Waste combined with Community Services

  Tearing up roads two or three times

  SCOOT System vs Green Ware

  COMMUNICATION
- Corporate stability, staff commitment, direction, and accountability
- That we are finally planning together
- Council will be able to **guide** the group rather than push the people (ie. two-year budget process makes for longer term planning)
- Budget for objectives and goals
- Each department will know where other departments going
- Overall communications improved between departments and every level of the organization
- Planning will involve everyone at all levels
- Gives the community an understanding of where we are going
- Ensure continuity when changes in Council

- Clear direction
- Proactive, not reactive
- Shared goals lead to better efficiency (Synergy)
- Improved communication between departments, etc
- Improved public image
- Manage change

- Ownership and involvement by participation
- Creates a climate/process for dealing with change
- Everyone in organization working toward common direction
- Opportunity for better communication with all employees - the workforce
- Better productivity, efficiency
- Forces people to talk collectively about values, goals, etc
- Better morale, self esteem, pride, confidence from teamwork
- Identifies peoples' individual strengths, allows for sharing

Goals for organization and business, efficiency, team visions, interlinking of departments, productivity, common goals

Security

- Morale
- Productivity
- Commitment (by staff)

- Public Perception
  - Accountable to
  - Staff awareness
  - Level of service
  - Quality of service
  - Cohesive
- Everyone working in same direction or goal
- Employees participating in the process
- Process being visible to public
- We will all be going in the same and right direction
- Left hand will know what the right is doing (improved communication)
- Identifying service priorities
- We can manage change instead of it managing us (proactive rather than reactive)

- Greater commitment by employees to the Plan through participation
- Allows all departments to be aware of how they fit in to the overall City Plan
- Allows the public greater awareness of the City's goals - positive public image
- Improved morale = greater productivity
- Allows improved decision making by administration

CONCERNS

- We must meet expectations of community
- Is it feasible? doable? affordable?
- How it will affect each individual and his/her job
- Who establishes priorities? Council? Community? Department?
- Keep the Plan flexible
- Credibility - how is it tested?
- Communication - liaison between Council, staff, public. Input from all in development and implementation
- Must be based on factual, accurate information
- Commitment by **all** to the Plan over the long term
- Long-term commitment
- Lack of flexibility
- Freedom to creatively problem solve
- Lack of resources to implement
- Perceived job security issue
- Maintain social concern
- Will have to get a buy-in so we can have commitment from everyone
- Hard to keep momentum
- Must look at all facets of planning to make decision (ie. Economic, Quality of Life, Social, Financial, and Organizational)
- Job stability may be threatened (by changes in structure)
- Staff time commitment
- Changes take time and we still have to manage in the short term

- Be prepared to address the negative feedback from the community
- Often difficult to get community input that is not just from Special Interest Groups
- Lack of long-term commitment
- Job impact
- Impact on budgets
- Raise false expectations
- Review process?
- Lack of internal communication
- Resources
  - o training
  - o time
  - o manpower
- Perceptions
  - o internal
  - o peer groups
  - o public
- Outsourcing
- Time intensive
- Will Plan become too rigid?
- Will compassion still be a part of the services?

  Will finances drive the Plan?
- Need a mission statement from Council **or** Council/Staff **or** Staff to Council
- Plan is not as important as the planning process (flexibility)

  However, we need results too
- How will Plan be communicated to the general public? staff?
- Will individuals resist change?
- Will positions, work be eliminated? (threat to morale)

  Therefore, resistance to entire Plan
- Will Plan be customer driven?
- How will it fit with the private sector's changes?
- Everyone will not buy into Plan
- What motivates this planning?

  Downsizing? Cutbacks?

Scarcity of money?

Suspicions?

Hidden agendas?

- Impact of senior levels of government (forge better links)

  Downloading
- Budget -- Strategic Plan
- Job loss
- Public pressure
- 1995 election
- Economic?
- Province long-term plans

  Would there be a long-term commitment by the organization (council and staff)?
- Cost in time
- Are there pre-conceived answers out there that we do not know about?
- Job security
- Is consensus of Council and staff possible?
- Some parts of the organization may not fit into the Plan
- Changing Councils - changing commitment
- That Plan will remain static or rigid
- How will the public be involved in the development of the Plan?
- Are we prepared to commit political, financial, and human resources to development and implementation of Plan?
- That all employees have a basic understanding of all the "businesses" the City is in
- Staff concerns regarding job security
- Lack of flexibility in the future
- Continuity of the Plan beyond elections, etc
- If the Plan is not politically correct, will it be used?
- Who will chair the groups, remember time constraints of City staff?
- Lines of communication must remain open and flowing in both directions

SUGGESTIONS

- Council must make the decision, adopt, communicate, implement, and promote ownership in the Plan by all
- Ensure Plan is followed through
- Ongoing evaluation, auditing, modifying by all concerned parties
  - Council
  - Organization
  - Community
- No final decision on two items (Organizational and Financial) before other issues are addressed.

  Flexibility remain in all five plans and must be interactive
- Political commitment to the Plan rather than knee-jerk reaction
- Taxpayer Education to overall Plan

  Public commitment to Plan
- Commitment from **all** of Council to carry through on Strategic Plan (may not be just a three-year plan)
- Do not lose the communication to **all** City employees and public

  KEEP OBJECTIVES VISIBLE AND REINFORCED
- Do the whole picture (Economic, Quality of Life, Social, Financial, Organizational) **NOW**
- o Concurrently

  Get community input
- Commit
- Communicate
- Cooperate
- Lead process with qualified facilitator from outside who is objective (not associated with other players in community)
- Results must become part of our everyday work life--be realistic and achievable
- Meets needs of community--not finance driven
- Staff must be equal partners (all staff, all levels) - executive of unions as well

- Focus on long periods of time
- Decisions global, budgets
- Council to administration

  Communicate their wants and needs
- Reduced funding

  Increased size of City brings increased demand for services

  Balancing Service and Funding
- Alleviate staff concerns
- Ensure the change will be beneficial - "don't change - just to change"
- More public (specific) input
- Strong commitment from Council to the development and implementation of the full Plan (all five areas)
- Attempt to involve all levels of the organization/public
- Ongoing education of staff and public about the issues and process
- Council must be committed to the Plan
- Don't just table, shelve, or set the Plan on the back burner

  IMPLEMENT IT
- Set out a time frame for development and implementation of the Plan.

DATE: **July 22, 1993**

TO: **PAT SHAW**
EXECUTIVE ASSISTANT

FROM: **ASSISTANT CITY CLERK**

RE: **STRATEGIC PLANNING PROCESS**

At the Council Meeting of July 19, 1993, consideration was given to a report from the Mayor and City Commissioner dated July 14, 1993, concerning the above topic, and at which meeting the following appointments were made.

Strategic Planning Process Task Force - Community (Quality of Life)

Alderman Hull
Alderman Volk

Strategic Planning Process Task Force - Social

Alderman Statnyk

Strategic Planning Process Task Force - Economic

Alderman Lawrence
Alderman Schnell

The decision of Council in this instance is submitted for your information. Once you have established the full membership of each of the above task force's, please advise this office so as we may update our Committee Directory.

Thank you for providing the update on the Strategic Planning Process to Council. Trust you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Personnel Manager
Social Planning Manager

AGENDA

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Committee of the Whole

1) Appointment
2) Legal Opinion

UNFINISHED BUSINESS

NO. 1

DATE: JULY 14, 1993

TO: CITY COUNCIL

FROM: MAYOR
CITY COMMISSIONER

RE: CITY OF RED DEER TAXI BYLAW

At the Council Meeting of July 5, 1993, consideration was given to correspondence from Sisson Warren Sinclair Barristers and Solicitors dated June 22, 1993, concerning the licensing of cabs #6, 10, 15 and 24 for City Cabs Ltd.

At the above noted meeting, Council agreed that this matter be tabled to the July 19, 1993 Council Meeting in order to allow new information from Alberta Gold Cabs to be submitted to Council for review.

Attached is a letter from Sisson Warren advising that they would like to defer consideration of this matter to a subsequent meeting of Council. In addition, attached are the affidavits from Alberta Gold Cabs which were verbally commented on at the July 5, 1993 Council meeting.

As a result of the letter from Sisson Warren, we recommend that this matter be tabled to the Tuesday August 3, 1993 Council Meeting. Council should note that we have not placed all the background information on this agenda however will do so for the agenda of August 3, 1993.

"G. Surkan"
Mayor

"M.C. Day"
City Commissioner

SISSON WARREN SINCLAIR

BARRISTERS, SOLICITORS, NOTARIES PUBLIC

Robert H. Scammell Q.C.
*Barry M. Wilson
Donald J. Sinclair
*Kirk L. Sisson
*Christopher R. Warren
*Larry K. Phillippe
*John D. Holmes
G. Gay Light
°Rhonda M. Elder
°Paul H. Morigeau

*denotes professional corporation
°denotes Student at Law

Your File:
Our File: 17409/DJS

July 9th, 1993.

VIA FAX 346-6195

City of Red Deer
City Hall
Red Deer, Alberta

Attention: City Clerk - Kelly Klaus

Dear Sir:

Re: Associated Cab (Alta) Ltd.

Further to our telephone conversation, please be advised that I will be on vacation from July 8th, 1993 to July 18th, 1993. Because of this factor, I will not have time to prepare for the council meeting of July 19th. Because of this faction, we will be asking City Council to consider an application for an adjournment at the July 19th council meeting.

Yours truly,

SISSON WARREN SINCLAIR

Donald J. Sinclair
DJS/cw

First Red Deer Place
600, 4911 - 51 Street
Red Deer, Alberta, Canada T4N 6V4
Telephone (403) 343-3320
Fax (403) 343-6069
(Delburne: 749-3650)

(1)

I, Paul Brown, of the City of Red Deer, in the Province of Alberta, TAXI DRIVER, make oath and say as follows:

1. On the day that City Cab Unit #10, a Ford Crown Victoria was due to go through Spring (1992) ~~meter~~ meter inspection I was asked to take it through. Paul Richard, manager of Associated told me that the rear brakes had been disconnected because they were howling and locking up. Mr. Richard told me that ~~they~~ the way they achieved that was to block off the brake lines after disconnecting the lines. Mr. Richard told me to drive slow throughout the trip as the front brakes would lock up if they were pressed to hard because they were the only workable brakes on the car.

I also noticed that the two way radio that is crucial to the operation of a taxi was mounted but not connected. I believe that the radio was in the car for appearance sake only.

This car was in very bad condition, it stalled at the beginning of meter check and needed a boost to get going.

I wondered how this vehicle could get through inspection in the condition it was in. The attending by-law officer gave me the impression that this car would not be hauling passengers.

2. It was common knowledge throughout the company that the city had told Associated that these cars ~~would~~ must be painted.

3. To the very best of my recollection none of the old City Cabs, Units 6, 10, 15, 24 ever hauled a trip as a taxi after leaving the old City Cab fleet. They sat behind Associateds Office for ~~the length of time~~ about 6 months

Paul Brown

at which time because parts off these cars were being stolen, the cars were moved to a quonset outside of Red Deer. In December 1992 Dennis Da Plante purchased three of these units and took them to Athabasca, Alberta.

That I make this Affadavit disputing the appeal of Paul Richard to have the CBC licenses for these vehicles renewed.

Paul Brown

Sworn Before
Me
July 5 1993

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 1:50
DATE July 12/93
BY

BRENT M. RATHGEBER
Notary Public,
Commissioner for Oaths in
and for the Provi[illegible]

(2)

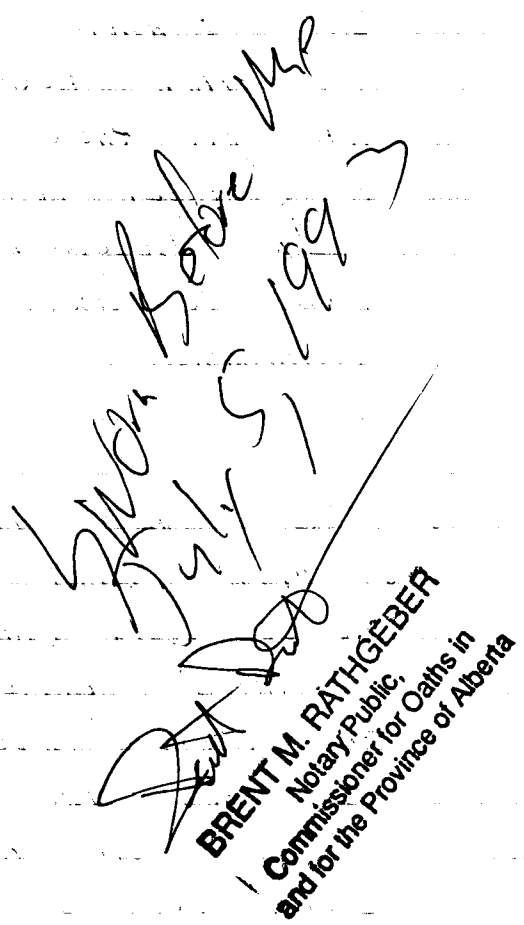
I, JORGE DANYAU, OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, TAXI DRIVER OWNER, MAKE OATH AND SAY AS FOLLOWS:

1. TO THE BEST OF MY RECOLLECTION NONE OF THE OLD CITY CABS, UNITS 6, 10, 15, 24 EVER HAULED A TRIP AS A TAXI AFTER LEAVING THE OLD CITY CAB FLEET. THESE UNITS SAT BEHIND ASSOCIATED'S OFFICE FOR MONTHS AND THEN BECAUSE OF ALL THE PARTS THAT WERE TAKEN OFF THESE VEHICLES THEY WERE MOVED TO A QUONSET OUTSIDE OF RED DEER.
IN DECEMBER THREE OF THESE UNITS WERE SOLD TO DENNIS LAPLANT AND TAKEN TO ATHABASCA.

2. I ASKED PAUL RICHARD SOMETIME IN MAY OF 1992 WHAT HE WAS GOING TO DO WITH ALL THE OLD CITY CABS THAT WERE SITTING BEHIND ASSOCIATED'S OFFICE. HE TOLD ME THAT THEY ARE WORKING EVERYDAY, THEY BOOK ON EVERY DAY AND THEY CODE 6 (BOOK OFF) EVERY NIGHT. HE ALSO STATED THAT THEY PAY STAND RENT OF SOME KIND EVERY DAY.
I SAID TO PAUL RICHARD; BUT I NEVER SEE THESE CARS ON THE ROAD AND HE TOLD ME THAT HE LOOKS AFTER THAT.
I JUST SMILED AND LEFT.

That I make this AFFADIVIT disputing the appeal of PAUL RICHARD to have the Cab Licenses of these units reissued.

JORGE DANYAU


BRENT M. RATHGEBER
Notary Public,
Commissioner for Oaths in
and for the Province of Alberta

(3)

~~Re:~~

I, Beatrice Moore, of the City of Red Deer, in the Province of Alberta taxi driver owner, make OATH and say as follows

that on Friday July 2, 1993 I talked to a man by the name Ken who stated that he was a partner in a taxi company by the name of Diamond Taxi in Athabasca, ALBERTA. He stated to me that they purchased these vehicles from Paul RICHARD and took possession of three units City Cabs 6, 10, 15 described as two fords an LTD and a Crown Victoria as well as an 81 Buick. On Monday, July 5, 1992 another call was placed to this company and Ken stated that Dennis has said they will say no more about these vehicles. I firmly believe that the information provided by this Ken in the first phone call agrees with my own opinion of when these vehicles left town. I also swear to the fact that I do not ever recollect City Cabs #6, 10, 15 being on the road as passenger carrying taxi's in the City of Red Deer.

That I make this Affadivit disputing the appeal of Paul Richard to have the cab licenses for the vehicle, renewed.

Beatrice Anne Moore

Sworn before me
July 5, 1993

BRENT M. RATHGEBER
Notary Public,
Commissioner for Oaths in
and for the Province of Alberta

(4)

The following people, of the City of Red Deer, in the Province of Alberta, Taxi Driver owners, MAKE OATH ~~AND SAY~~ AS FOLLOWS:

1. To the very best of my recollection none of the old City Cabs' Units 6, 10, 15 and 24 ever hauled a ~~fare~~ paying passenger as a Taxi after leaving the old City Cabs fleet. These units sat for a considerable period of time behind the Associated office. After this period of time they were moved into a quonset outside of Red Deer because parts ~~there~~ of these vehicles kept disappearing.

These units were never painted another color and were not witnessed as being on the road as taxi's by any of the drivers making oath here.

In December of 1992 Units 6, 10, 15 were sold to a Dennis LaPlante and moved to Athabasca.

That I make this Affadavit disputing the appeal of Paul Richard to have the Cab Licenses for the vehicles renewed.

John Wasylkowsky.
Fred A. Lowe
Don Scott
J.D. Thompson
Paul Thorn
Beatrice Anne Moore
George Dangyan

Sworn Before Me
July 5, 1993

BRENT M. RATHGEBER
Notary Public,
Commissioner for Oaths in
and for the Province of Alberta

FILE No.

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

July 21, 1993

Sisson Warren Sinclair Barristers, Solicitors
First Red Deer Place
600, 4911 - 51 Street
Red Deer, Alberta
T4N 6V4

ATTENTION: DONALD J. SINCLAIR

Dear Sir,

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated July 9, 1993, requesting Council to table your application relative to the Taxi Bylaw and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees that the matter Sisson Warren Sinclair Barristers and Solicitors, licensing of cabs #6, 10, 15 and 24 for City Cabs Ltd. be tabled to the August 3, 1993, Council Meeting."

As indicated in the above motion, this matter will again be presented to the Tuesday, August 3, 1993, Council Meeting.

Also, at the July 19, 1993, Council Meeting, Council directed that you be advised that there have been affidavits submitted which contradict each other, Council may not be in a position to consider the application further. At the August 3, 1993, meeting, Council will determine if this matter should first be heard before a court which would rule on the affidavits and issue an order for The City's attention.

Please telephone our office on July 30, and we will advise you of the approximate time that Council will be discussing this item.

Sisson Warren Sinclair Barrister, Solicitors

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

Sincerely,

Kelly Kloss
Assistant City

KK/cjd
cc: City Solicitor
Ryan Strader

FILE No.

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

July 21, 1993

Alberta Gold Cabs
6874 - 52 Avenue
Red Deer, Alberta
T4N 4L1

ATTENTION: JOHN MERKOWSKY

Dear Sir,

At The City of Red Deer Council Meeting held on July 19., 1993, the following motion was passed relative to the licensing of City Cabs Limited cars #6, 10,15 and 24:

> "RESOLVED that Council of The City of Red Deer hereby agrees that the matter Sisson Warren Sinclair Barristers and Solicitors, licensing of cabs #6, 10, 15 and 24 for City Cabs Ltd. be tabled to the August 3, 1993, Council Meeting."

As indicated in the above motion, this matter will be presented to the Tuesday, August 3, 1993, Council Meeting. In the event you wish to be present at the Council Meeting, please telephone our office on July 30, and we will advise you of the appropriate time that Council will be discussing this item.

Also, at the July 19, 1993, Council Meeting, Council wished to advise the parities involved in this matter, that as we have now received affidavits which contradict each other, Council may be in a position that they are unable to further consider this matter. Council will be debating if it is more appropriate that the application should be heard before a court, which would rule on the affidavits and issue an order for Council's attention.

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

Sincerely,

Kelly Kloss
Assistant City

KK/cjd
cc: Bylaws and Inspections Manager
City Solicitor

NO. 2

DATE: **JULY 6, 1993**

TO: **CITY COUNCIL**

FROM: **ASSISTANT CITY CLERK**

RE: **1993 TRANSIT REVIEW REPORT**

At the Council Meeting of July 5, 1993, it was agreed that the 1993 Transit Review Report be tabled to the July 19, 1993, Council Meeting.

I would remind Council to bring their copies of the above noted report to the July 19 Council Meeting.

This item is again presented to Council for consideration.

KELLY KLOSS
Assistant City Clerk
KK/cjd

DATE: July 9, 1993

TO: City Clerk

FROM: Director of Engineering Services
Transit Manager

RE: TRANSIT DEPARTMENT SERVICE REVIEW

The 1993 Transit Review Report has been completed and submitted to Council for their consideration at the July 19, 1993 regular meeting.
The following is a brief outline of the major points of the report.

1) **Service Levels**

The report does not recommend any extensions to the current hours of operation, days of operation, or service headways. A route restructuring is being recommended that will enable the department to make some minor route extensions into several areas of the community that have been developed over the past several years.

2) **Community Bus**

The implementation of a Community Bus route is being recommended for 1996. This route would be primarily designed for use by seniors and the ambulatory disabled. By utilizing smaller low floor buses the route would be designed to operate on roadways that are not conducive to full size bus traffic. This type of service is intended for those individuals currently using the more costly Citizen's Action Bus solely because the current transit services are not readily accessible. This service is a more cost effective method of transportation. The cost per passenger on the Citizen's Action Bus is approximately $11.70 while Community Bus per passenger cost is estimated to be approximately $3.00. The cost per passenger for regular transit is approximately $1.50.

The report recommends that the Community Bus service be provided five days per week and operate on a 60 minute headway. It is also the intention of the Transit Department to replace a fixed route with the Community Bus route which should result in no additional operating cost. This should also result in little impact to the department's revenue/cost ratio. From a operating perspective, some cost savings might be realized within the Action Bus budget as the demand for services by seniors and the ambulatory disabled would decrease.

3) **Fleet Recommendations**

The report recommends the purchasing of low-floor fully accessible buses when replacing or enhancing the current transit fleet. The recommendation is consistent with the Provincial Government's position on barrier free transportation for person's with disabilities.

Some concerns regarding these buses have been brought forward such as the cost, reduction in seating capacity, and boarding factors. The additional cost of a low floor full size bus is approximately $15,000 more than a conventional bus. The Provincial Government has provided a special grant to cover the incremental costs to Edmonton, Calgary, and St. Albert. It would be reasonable to assume that the special grant would be available to Red Deer.

Alberta Transportation and Utilities has indicated that they would not likely fund bus purchases unless the buses are a low-floor accessible design.

The second issue is the loss of seating capacity in a low-floor bus due to the front wheel well housing. Depending on the seating configuration up to 13 seats or 25% of the seating capacity could be lost. This concern, however, would only be an issue during peak hours when more people would be required to stand. Having standees during peak hours is, however, a common occurrence in most communities.

The major benefit to this type of bus is that loading and unloading of passengers, particularly the elderly, is much quicker. Research in St. Albert, where a pilot project is underway with a low-floor bus, shows that loading times for seniors is reduced by approximately 50%. The second benefit is that if the overall Transit System becomes fully accessible many people will use transit that are currently using Action Bus service.

The report recommends the purchase of two full size low-floor buses in 1994. Due to delivery times of approximately 8 to 10 months, it will be necessary to receive approval for the purchase prior to September of 1993. This prior budget approval is necessary in order to meet a September 1994 implementation date.

4) **Financial Implications**

The report contains a financial analysis of the costs of the proposed service changes. The costs associated with school services for Hunting Hills High School, previously approved by Council, are included. The 1994 cost figures are based on a July 1, 1994 implementation date with the 1995 figures being for a complete operating year.

The Transit Department is aware of the concerns surrounding the proposed increase to the tax levy. The tax levy, however, is dependent upon the total amount of revenue received. If, for example, ridership increases as it has over the past two years then revenues will increase resulting in a decrease to the proposed tax levy. The revenues indicated in the report are conservative and take into consideration only marginal ridership increases of 2% It is, however, unlikely that we will improve upon a 50% cost recovery and the tax levies shown are probably reasonably accurate.

If it was desirable to maintain the current tax levy yet implement the proposed changes, then several factors would become evident. The revenues would have to increase substantially in order to offset the cost. This means major increases to the fare structure which would most likely cause a decline in ridership. The net result would be higher revenue per passenger but fewer passengers, therefore, probably resulting in a higher overall deficit.

The following is very speculative but illustrates what percentage of fare increase would be necessary to absorb the additional cost. Hypothetic decreases in ridership of 0%, 5%, and 10% are also shown to illustrate the impact on fares. The fare increases shown do not include normal inflationary increases.

0% ridership decrease = 12% increase in fares
5% ridership decrease = 16% increase in fares
10% ridership decrease = 20% increase in fares

The financial analysis shown in the report indicates a tax levy increase of $118,867 in 1994 and an additional increase of $153,111 in 1995 for a total of $271,978 over 18 months of operation. This figure includes the previously approved funds for the provision of services to Hunting Hills School.

CONCLUSION:

The Transit Department recognizes that this service proposal has a significant effect on the departmental tax levy. It is, however, imperative that the current scheduling difficulties being experienced, primarily due to ridership increases and City growth, be addressed.

The current system as it stands at this moment has no flexibility to make schedule or routing adjustments and although ridership continues to increase eventually the system will not have the reliability to be effective and efficient. Once passengers become dissatisfied, ridership will decrease, revenue will decrease, and the tax levy will increase.

The Transit Department has, over the past several years, researched and implemented alternative service delivery methods such as the evening Dial-A-Bus that have been extremely successful. The report continues to recommend such alternative service methods such as route deviation and Community Bus. We are and will continue to search out innovative, economical methods to deliver transit service to the citizens of Red Deer.

It is our opinion, however, that the best method to supply basic public transportation services is through a fixed route, fixed schedule system. It is imperative to the transit user that the system is user friendly, easy to understand, convenient and reliable.

RECOMMENDATION:

It is respectfully recommended that the 1993 Transit Review report be approved and that the Transit Department be authorized to proceed with the implementation phase of the report.

Director of Engineering Services

Transit Manager

/slm

Commissioners' Comments

This is a fundamental policy decision. Council has expressed its desire to fund basic levels of service as a priority. It has been Council's policy that bus service is a basic service and as such should be extended to all neighbourhoods and schools. As Council can see, the impact of that policy is a very substantial increase in the tax levee for the Transit Department and if this is not to impact on overall taxes, equivalent savings must be achieved elsewhere in the budget. The $270,000 additional expenditures for the extension of the transit system represents 1.4% of the 2% tax increase Council has targetted for the next 2 years. Council's direction is requested.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE: **JULY 6, 1993**

TO: **TRANSIT MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **1993 TRANSIT REVIEW REPORT**

At the Council Meeting of July 5, 1993, consideration was given to your report dated June 22, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Transit Manager dated June 22, 1993, re: 1993 Transit Review Report, hereby agrees that same be tabled to the July 19, 1993 Council Meeting."

As indicated above, said report was tabled and will again be presented at the Council Meeting of July 19, 1993.

I would also bring to your attention that at the July 5, 1993, meeting, Alderman Lawrence requested some additional information as to page 27, item #10, of the 1993 Transit Review Report, relative to:

1. what is the difference in the cost per person per seat to purchase the mini buses,

2. are there any other alternative proposals to purchasing the mini buses.

I believe this generally captures Alderman Lawrence's questions, however, you may wish to contact him directly for further clarification. In regard to this additional information I trust you will be forwarding a further report to this office by July 12, 1993, for inclusion on the July 19, 1993, Council Agenda.

Trusting you will find this satisfactory.

KELLY KLOSS
Assistant City Clerk

KK/cjd
CC: Director of Engineering Services

DATE: **FEBRUARY 19, 1993**

TO: **TRANSIT MANAGER**

FROM: **CITY CLERK**

RE: **NOTICE OF MOTION - ALDERMAN GUILBAULT - TRANSIT SERVICES TO THE WESTERNER**

At the Council Meeting of February 16, 1993, the following motion submitted by Alderman Guilbault, received consideration:

> "WHEREAS many Red Deer citizens who rely on City Transit services are not able to attend events at the Westerner;
>
> BE IT RESOLVED that the Transit Department offer, (on a trial basis to evaluate the interest) a bus originating in the downtown to provide transportation at the regular fare, to and from the Centrium for the remaining home games of the Red Deer Rebels Hockey team for the 1992/93 season."

Following considerable discussion on the above matter the aforesaid resolution was eventually **WITHDRAWN** by the Mover and Seconder.

It is my understanding that you are currently undertaking a complete transit review and that you anticipate submitting a report to Council in May or June of this year. While the above noted motion was withdrawn, it was with the understanding that "Special Services" will be included as part of the complete transit review.

The decision of Council in this instance is submitted for your information and that you will take the above under advisement.

C. SEVCIK
City Clerk

CS/cd
cc: City Commissioners
Director of Engineering Services
Alderman Guilbault

CITY OF RED DEER
TRANSIT SYSTEM
P.O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
(403) 342-8225

THE CITY OF RED DEER
TRANSIT DEPARTMENT
1993 TRANSIT REVIEW

Prepared by:
Grant Beattie
Transit Manager

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Transit Department 342-8225

June 21, 1993

The Mayor and Council
The City of Red Deer
P.O. Bow 5008
RED DEER, Alberta
T4N 3T4

Mayor Surkan/Members of Council:

RE: 1993 TRANSIT REVIEW

I am pleased to submit the 1993 Transit Review final report for your consideration.

As Council may recall, during budget deliberations in January 1993, I reported that several factors affecting public transit were evident and that I intended to bring forward a service plan that would address these factors.

The report outlines the transit service alterations that are required to relieve the current scheduling difficulties, addresses the need for minor service extensions to various areas within the community and outlines the services required for the opening of Hunting Hills High School.

The cooperation and participation of all the members of the Steering Committee and the Route Design Committee is appreciated.

Thank you for the opportunity to present this report to you.

Yours truly,

Grant Beattie
Transit Manager

RED·DEER a delight to discover!

ACKNOWLEDGEMENTS

The City of Red Deer Transit Department wishes to acknowledge the following individuals for their assistance in the preparation of this report:

STEERING COMMITTEE

Bill Statynk	Alderman
Tim Guilbault	Alderman
Jason Volk	Alderman
Ray Congdon	Red Deer Public School District
Dick Dornstauder	Red Deer Catholic Board of Education

ROUTE DESIGN COMMITTEE

Roger Bouchard	Senior Transit Inspector
Dwayne Mayer	Bus Operator
Murray Larson	Bus Operator
Gary Anderson	Bus Operator

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1993 TRANSIT REVIEW

BACKGROUND

The 1993 Transit Review was conducted by the Transit Administration with the assistance of the Transit Study Policy Committee. This review of existing Transit services was undertaken in order to address several major issues as outlined in the Terms of Reference. The issues include a restructuring of the current fixed route services, a restructuring of the school services being provided and the investigation of special services. A financial impact analysis is also included in the review.

REVIEW PURPOSE

The purpose of this review is to design and recommend alternatives to the current system with the emphasis being placed on resolving current scheduling difficulties in the most efficient and cost effective manner possible. The review also addresses the issue of service expansion into areas of the community not presently being serviced in an effective manner.

The review will also recommend alterations to the school services being provided in order to accommodate both the Hunting Hills High School and the changes in school structures being implemented by the Red Deer Public School Board.

Investigation and recommendations into the feasibility of providing special services for events held at the Westerner are also examined. These events include hockey games, concerts, circuses, etc. along with major events such the 1994 Labatt's Brier and major conventions.

TERMS OF REFERENCE

The review was conducted under the following Terms of Reference:

1) Redesign the current fixed route system with emphasis being placed on system scheduling and reliability while maintaining an efficient and cost effective service.

2) Redesign the current school services to adequately address the changing needs associated with supplying services to all City middle schools and high schools.

3) Investigate and develop a system of innovative service delivery methods such as route deviation to accommodate lower usage areas.

4) Develop service level and system design criteria for the immediate future (1994), the interim future (5 years), and the foreseeable future (10 years).

5) Develop a criteria for special transit services for events held at the Westerner or for other major events.

6) Investigate the feasibility, of and develop a service criteria for Sunday and Holiday services.

7) Investigate the feasibility of and develop a service criteria for a Community Bus program as recommended in the Accessible Transportation Review and adopted, in principle, by Council.

8) Develop a bus replacement/fleet enhancement program that would result in the replacement of the current rolling stock with fully accessible low-floor buses as the current equipment becomes eligible for replacement.

9) Provide a financial analysis of the recommended service proposals.

EXISTING SYSTEM AND SERVICE LEVEL CRITERIA

The current fixed route system operates six days per week between 6:25 a.m. and 6:45 p.m., except Saturdays when service commences at 7:55 a.m. The system consists of six routes with the major focal and timed transfer point being located in the downtown at 49 Street and 48 Avenue. The service is provided by utilizing ten regular type urban transit buses.

Evening service is provided by a Dial-A-Bus system utilizing five buses between 6:45 p.m. and 11:00 p.m. In July and August the service is provided by utilizing four buses. The Dial-A-Bus service was implemented in March of 1991, and has been extremely successful, partly due to this method of service delivery being more personalized. As an alternative method of service delivery, Dial-A-Bus fills the need for public transit services during the evening hours when overall system usage is significantly lower than the daytime operating hours. As a demand responsive service the program is extremely cost effective when compared to regular fixed route services.

School services are currently provided by utilizing twelve additional transit buses and operates on school days only. The service is provided under a direct destinational criteria and supplies services to most Junior High Schools and both High Schools.

The concept behind a direct destinational method of service delivery is to provide services directly from the majority of the city's subdivisions to the appropriate schools, and from the appropriate schools to various subdivisions. The benefits of this service delivery method includes the fact that students can travel to and from school without transferring buses in the Downtown area. The second benefit is that many students are not riding the regular fixed route system, which results in more adults using the conventional system without the conflict of severe overloading of student riders.

Up to this point in time the Transit Administration has not supplied services to the Westerner for events being held primarily in the Centrium. Over 100 events, such as hockey games, concerts, and special attractions are held on an annual basis in the Centrium. Service to the Westerner during the annual exhibition was provided prior to 1992. In 1992, the service was eliminated due a lack of ridership and budget constraints. Although the funding for this service was deleted in the 1992 budget, the service was provided by the transit operator staff who volunteered their time. The 1993 budget does not contain a provision for the service.

The Transit Administration does supply services for special events by chartering buses to individual groups and organizations. Examples of this type of service was the recent Alberta Urban Municipalities Association Convention, and the upcoming 1994 Labatt Brier.

All charter services are provided on a cost plus basis, and include various customer services such as planning, routing, and scheduling of the services.

CURRENT DIFFICULTIES

The current public transit system in Red Deer, although fundamentally sound, has not grown in relation to the growing population and area of the City. Several areas within the community do not currently have adequate public transit service. Several areas that are served have walking distances too great for many potential transit users.

Increased use of public transit combined with increased traffic flows has resulted in severe schedule difficulties. The dependability of the system schedules have eroded to an serious level. This results in customer dissatisfaction which further results in non-captive riders opting for alternate transportation modes. Most commonly, the private automobile. This only compounds the traffic flow increases and affects other issues such as parking availability.

Although these schedule adherence difficulties are primarily confined to the afternoons where buses routinely operate 10 to 15 minutes late and on occasion up to 30 minutes late, research has indicated that the schedule adherence difficulties occassionally occur throughout the entire operating day.

The regular service operators, those who work full 7.5 hour shifts, rarely have the opportunity to leave the driver's seat for anymore than one or two minutes. This leads to high levels of stress and frustration which could result in operators "cutting corners", and taking unnecessary chances while driving.

The lack of dependability within the system schedules and the increasing levels of stress and frustration being placed on the department's operating staff was the prime factor in establishing the need for this review.

The current school services being provided function very well. The need for restructuring is not based on schedule or design difficulties, but it is directly related to the opening of Hunting Hills High School in the east-end of the City, and the restructuring of the grades being implemented by the Public School Board. This restructuring will see grade nine students now attending high school and grade six students attending middle school. In the past grade nine students attended middle school with grade six students attending elementary school. As elementary children are usually bused to school by yellow school bus services, the change of the grade six students to middle school will place a higher demand on Transit services. The Transit Department supplies services for both middle and high school students.

Special services for events held at the Westerner are currently non-existent. There is no service being provided for hockey games, concerts, and other events which creates some difficulties for those individuals that are dependent upon public transit as their sole means of transportation. As a result, these people become dependent upon ride sharing with friends and neighbours or are forced to use a much more expensive means of transportation such as a taxi in order to attend such events.

SERVICE GUIDELINES AND STANDARDS

A series of service standards was developed during the 1989 Transit Study conducted by Delcan Western Ltd. of Calgary. Adoption of these standards was vital to both the short and long term planning of the public transit system.

Since Council's adoption of the Delcan Study, as a working document, the Transit Administration has attempted to operate the system under the service standards identified. Unfortunately, not all of the service standards have been entirely implemented due to a number of factors. The primary factor affecting these standards is the current financial situation, and the budget guidelines being given to the administration. The following lists the original service standards and the actual form of implementation that these standards have evolved to. In addition a recommended alteration of the standard is presented.

COVERAGE AND WALKING DISTANCE

Original Standard: : 95% of all residences should be within 400 m walking distance of a bus stop.
75% of industrial site users should be within 750 m walking distance, provided that the industrial route meets minimum standards for cost recovery and use.

Current Situation	:	Approximately 85% of residential areas are within 400 m walking distances. Many industrial areas are beyond 1,000 m walking distances.
Recommended Standard	:	The original standards be used as the appropriate service standard.

HOURS OF SERVICE

Original Standard	:	The "base" period of service should be from 6:20 a.m. to 6:00 p.m. Monday to Saturday "Extended" service will be provided at other times, earlier or later, only when one of the following conditions is met:
	:	The Revenue/Cost Ratio for the additional period of service must be at least 30%
	:	An alternative funding source, such as local business will be provided to achieve a 30% Revenue/Cost ratio during the additional period of service.
Current Situation	:	Basic service is provided five days per week from 6:20 a.m to 6:45 p.m. Basic Saturday service is provided from 7:50 a.m. to 6:45 p.m. Extended evening services are provided through a Dial-A-Bus system from 6:45 p.m. to 11:00 p.m.
Recommended Standard	:	That current standards be maintained.

FREQUENCY OF SERVICE

Original Standard	:	Minimum frequencies of service are:
	:	15 minute frequencies in peak periods (6:20 to 9:20 a.m. to 3:20 to 6:00 p.m. Monday to Friday)
	:	The demand for transit in peak periods should be reviewed annually to determine whether the duration of the peak periods can be reduced.
		30 minute frequency in off-peak periods.
Current Situation	:	30 minute frequencies are provided during both peak and off-peak periods.
	:	15 minute peak frequencies are not provided
	:	School overload buses are utilized on a direct destinational criteria
Recommended Standard	:	That current frequency standards be maintained.
	:	That annual reviews of peak loading factors be continued to determine the need for increased peak period frequencies.

DAYS OF SERVICE

Original Standard	:	Base days of service are Monday to Saturday, except holidays. Service would be provided on Sundays and holidays if one of the following conditions are met:
	:	The Revenue/Cost ratio for the additional days of service must be at least 30%

: An alternate funding source will provide sufficient funding to achieve a 30% Revenue/Cost ratio during the additional days of service.

Current Situation : The current situation is the same as the original standard described above.

Recommended Standard : That the days of service standard be maintained.

DIRECTNESS OF TRAVEL

Original Standard : Maximum travel around a one-way loop should not exceed 8 minutes.

Current Standard : Some one-way loops exceed the original standard.

Recommended Standard : That the original standard of a maximum 8 minutes travel for a one-way loop be implemented and maintained.

TRAVEL TIME

Original Standard : A trip by transit to City Centre should not require more than 2 times the peak period travel time by automobile. A trip by transit between any two points in the City should not require more than 3 times the peak-period travel time by automobile.

Current Situation : Meets the original standard except during afternoon peak period where increased traffic and passenger loads cause travel time delays.

Recommended Standard : That the original standard be maintained.

TRANSFER REQUIREMENTS

Original Standard : No transfer is required to reach City Centre from any part of the City. A maximum of one transfer is required to reach any destination outside of City Centre.

Current Situation : Meets the requirements of the original standard.

Standard Recommendation : Original standard to be maintained.

LOADING

Original Standard : The maximum load on any bus should not exceed 125% of the seated capacity of the bus. Over-capacity loads must be recorded on at least four consecutive weekdays.

Current Situation : Meets the original standards.

Recommended Standard : That the original standards be maintained.

SCHEDULE ADHERENCE

Original Standard : Achieve a 95% on-schedule performance, which is defined as not departing earlier than one minute before the published time or three minutes later than the published time under normal operating conditions.

Current Situations : Does not meet the original standard of schedule performance.

Recommended Standard : That the original standards be achieved and maintained.

SPACING AND LOCATION OF BUS STOPS

Original Standard : Along any route, the average bus stop spacing should be no more than 500 m, and no less than 300 m apart, except where there are a significant number of major ridership generators.

Current Situation : Current bus stop spacing throughout the system varies from a high of 600 m to a low of 200 m on certain routes.

Recommended Standard : That the original standard be achieved and maintained.

LOCATION OF BUS SHELTERS

Original Standard : A shelter should be provided at 40% of all bus stops.

Current Situation : A shelter is provided at 22% of all bus stops.

Recommended
Standard : That the current system of 22% of all bus stops having a shelter be increased to 25% of all bus stops having a shelter.

SUBDIVISION APPROVALS

Original
Standard : All subdivision approvals and major roadwork proposals should be referred to the Transit Administration for review and input prior to approval or adoption.

Current
Situation : Requirements of the original standard are being met.

Recommended
Situation : That the current process remain unchanged.

INTRODUCTION OF NEW SERVICES

Original
Standard : Transit services will be introduced into new areas when one of the following conditions are met:

: Forecast ridership must be sufficient such that the service will achieve a Revenue/Cost ratio of 30% within six months, excluding July & August, and will achieve the system average ratio within 18 months.

Current
Situation : Current system scheduling does not allow for service introduction into new areas.

Recommended
Standard : That the original standard be adopted as outlined.

SERVICE WITHDRAWALS

Original Standard :

Service may be withdrawn only after the following have occurred:

: The Revenue/Cost ratio for the service has dropped to less than 30% for 3 consecutive months, excluding July and August. Attempts have been made to identify alternative sources of funding, which will provide sufficient funding to maintain a 30% revenue/cost ratio.

: Affected passengers, residents, and employees have been notified of the impending withdrawal of service and a public meeting has been held to obtain input on possible changes to the service which might improve the Revenue/Cost ratio.

: Potential changes to the service have been examined to identify changes which would increase the Revenue/Cost ratio to at least 30%

Current Situation: : Service withdrawal standards have not been implemented.

Recommended Standard : That the original standard be implemented.

FREQUENCY OF FARE ADJUSTMENTS

Original Standard : Fare should be increased annually in March at the current rate of inflation. All cash fares should be rounded up to the nearest 5 cents.

Current Situation : Fares are increased at the rate of inflation in September in order to accommodate the School Board fiscal budget year.

Recommended Standard : That the current situation for fare adjustments remain unchanged.

TARGET REVENUE/COST RATIO

Original Standard : Annual system average Revenue/Cost ratio should be 50%

Current Situation : Target Revenue/Cost ratio is 48%

Recommended Standard : Target Revenue/Cost ratio should remain unchanged at 50%

REDUCED AND CONCESSION FARES

Original Standard :
- Cash fares should not be discounted for any fare category.
- Single ride tickets should be sold in quantities of 12, priced at 10 times the cash fare.
- Seniors passes should be monthly passes to be consistent with all other fare categories.
- Pass prices should be based on a multiplier which is 90% of the average number of trips per month and should be rounded up to the nearest 50 cents.
- For seniors and students pass prices should be priced at 75% of the adult pass price.

Current Situation

: Student cash fares are discounted by 20% of the adult cash fare.

: Single ride ticket books are priced at slightly more than 10 times the cash fare.

: Seniors passes are monthly passes as are adult and students.

: Pass prices are discounted by 20% of the applicable cash fare.

: Senior monthly passes are discounted by 72% of the adult monthly pass.

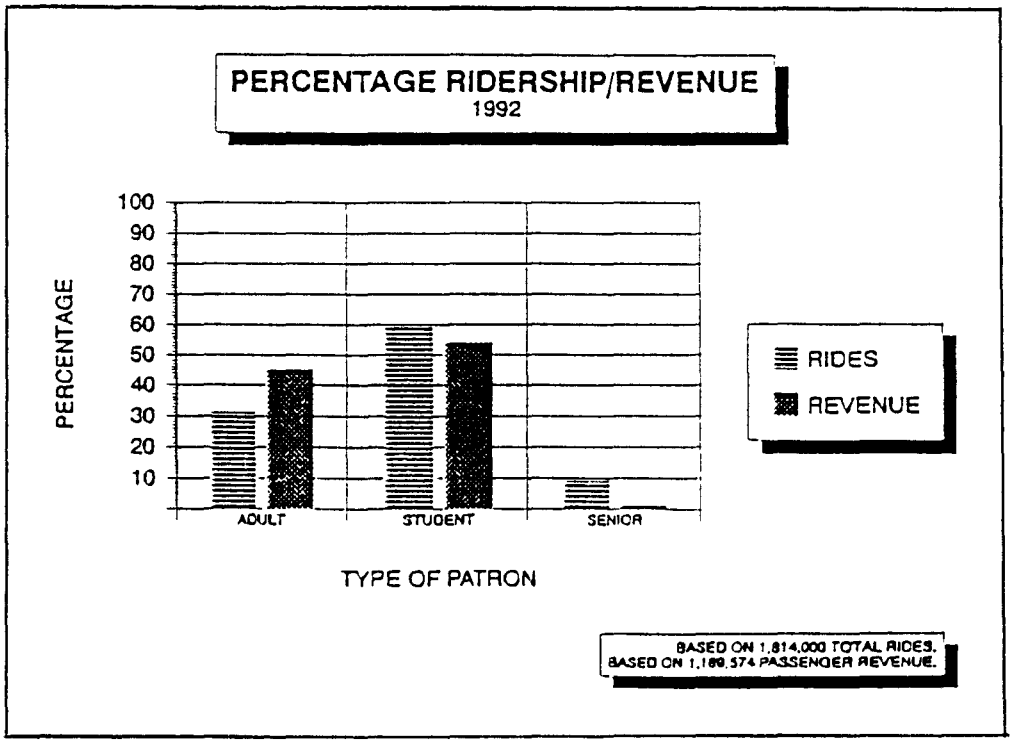
Recommended Standard

: Cash fares should not be discounted for any fare category.

: Single ride ticket books should be sold in quantities of 12 at 12 times the cash fare less 10%

: Adult monthly passes should be priced at 15% less than the applicable cash fare.
Student monthly passes should be priced at 10% less than the adult monthly pass.

: Senior passes should be priced at the same level as a student monthly pass.



PROPOSED SERVICE PLAN (1994)

The following route and service plan is proposed for implementation on July 1, 1994. Proposed school services would be implemented on September 1, 1994.

Regular Service:

The proposed service plan does not increase service levels in the context of the hours of operation, the days of operation or headways, which is illustrated in Figure One.

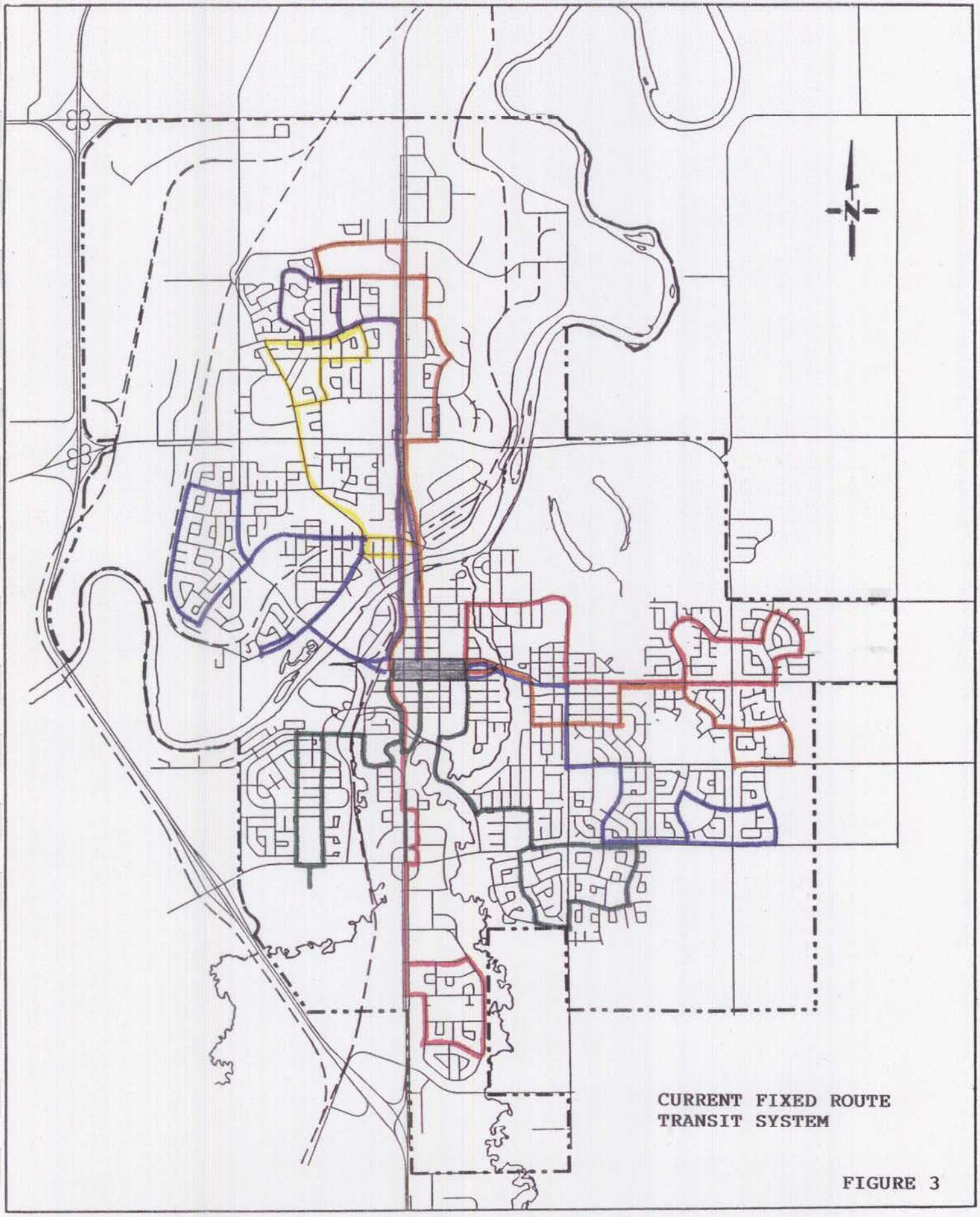
COMPARATIVE SERVICE LEVELS
1993-1994
FIGURE 1

	1993	1994
Hours of Operation Fixed Route	6:20 AM to 6:45 PM Weekdays. 7:50 AM to 6:45 PM Saturdays.	6:20 AM to 6:45 PM Weekdays. 7:50 AM to 6:45 PM Saturdays.
Hours of Operation Dial-A-Bus	6:45 PM to 11:00 PM Weekdays. 6:45 PM to 11:00 PM Saturdays.	6:45 PM to 11:00 PM Weekdays. 6:45 PM to 11:00 PM Saturdays.
Days of Service	Monday to Saturday.	Monday to Saturday.

There is, however, an increase of approximately 7,400 service hours that is directly contributed to the fact that more buses will be required to provide the service as shown in Figure Two.

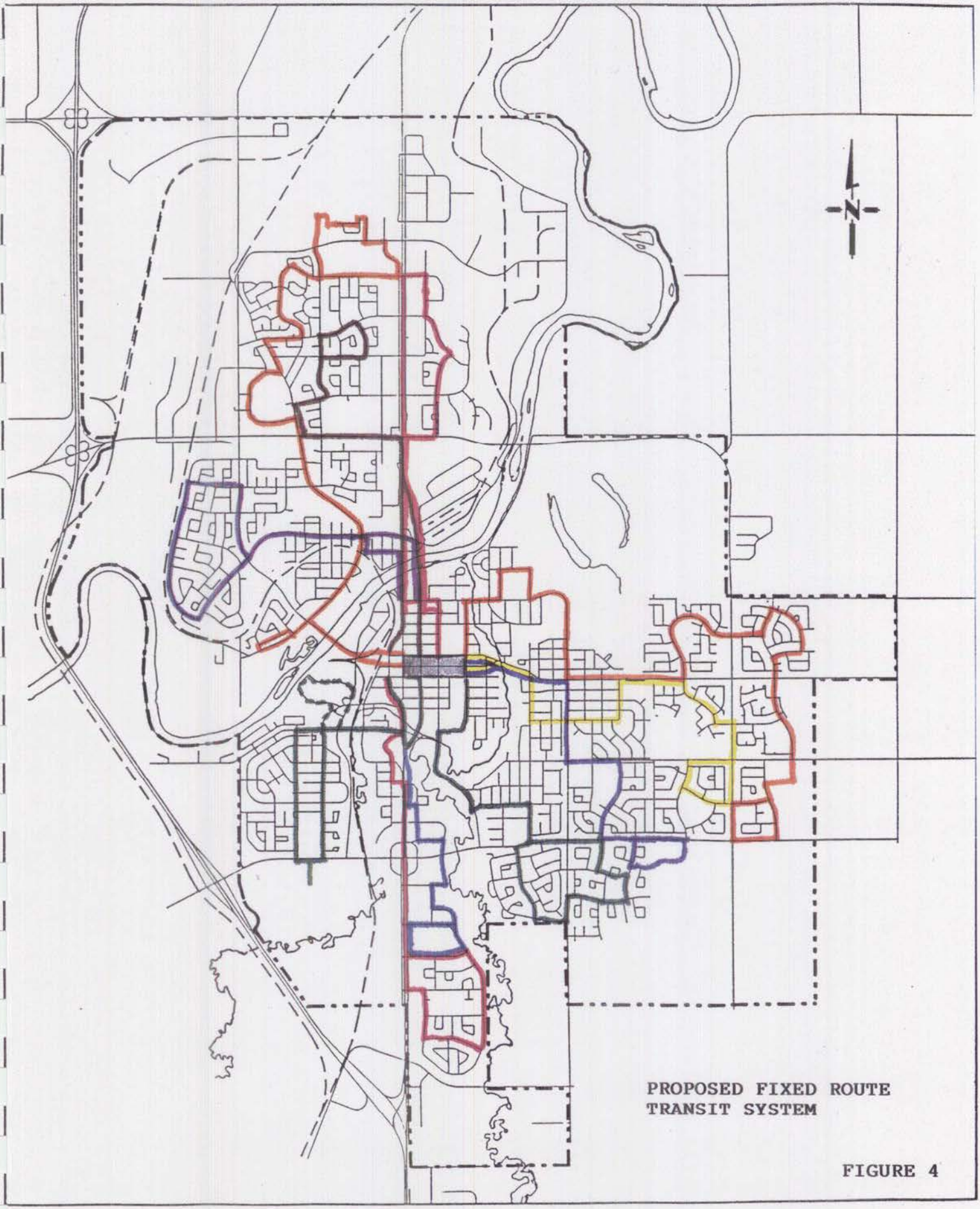
COMPARATIVE SYSTEM INFORMATION
1993-1994
FIGURE 2

	1993	1994
Fixed Route Service Hours	42,007	48,280
School Route Service Hours	9,900	11,060
Fleet Utilization - Fixed Route	10 buses	13 buses
Fleet Utilization - School Route	12 buses	13 buses
Fleet Utilization - Dial-A-Bus	5 buses	5 buses
Number of Fixed Routes	10 interlined	11 non interlined
Number of School Routes	7	9
Staffing - Administration	3	3
- Clerical	1	1
- Operators	28 F.T./12 P.T.	31 F.T./9 P.T.
- Maintenance	2	2



CURRENT FIXED ROUTE
TRANSIT SYSTEM

FIGURE 3



PROPOSED FIXED ROUTE
TRANSIT SYSTEM

FIGURE 4

The proposal maintains thirty minute frequency levels under a radial design system with the downtown remaining the main focal point. The interlining of routes would be eliminated which reduces passenger confusion when transferring between routes. In other words the downtown will effectively be the end of the routes and not the middle of the routes as is currently the case. Transferring passengers would then be able to easily identify which route is which and would not be confused as to which Route One, for example, goes where.

Figure Three shows the current system routing and illustrates the interlining system currently being operated.

The proposed changes to the current route structure is illustrated in Figure Four. As can be seen, the majority of the routes will maintain a thirty minute trip time. Two routes, however, have been increased to a sixty minute trip time but continue to offer thirty minute service frequencies by utilizing two buses on each route. As a result the number of buses in regular service will increase from the current ten to thirteen.

The major benefit to this design is that service schedules will be able to be maintained on a consistent basis. Even if one route runs into some difficulties along his route the schedules will permit the driver to make up time during a subsequent trip resulting in the elimination of the current "snowball" effect being experienced on a daily basis. Another major benefit is that our passengers will retain confidence in the system schedules, an area that is at risk at this point. By adjusting the system to allow for more dependable schedule maintenance, passenger frustration, and confusion will be greatly reduced.

This route proposal will also reduce the amount of stress and frustration currently being experienced by the transit operating staff. Current schedules and routings do not contain sufficient running times to efficiently stop the "snowball" effect resulting in down-time of ten minutes or more being experienced on a regular basis.

Figure Five illustrates the down-time being experienced under the current system schedules.

DOWN TIME HISTORY
FIGURE 5

DATE		TIME PERIOD	MINUTES LATE
September	14 - 18	From 2:45 PM	Plus 10 to 15
October	2	From 2:45 PM	Plus 20 to 30
November	9 - 13	From 1:45 PM	Plus 15
November	18	From 1:15 PM	Plus 20
December	14 - 18	From 1:45 PM	Plus 15
January	18 - 22	From 2:15 PM	Plus 10
January	29	From 12:45 PM	Plus 20 to 30
February	15 - 19	From 1:15 PM	Plus 15
February	26	From 12:45 PM	Plus 20 to 30
March	8 - 12	From 1:15 PM	Plus 10
March	19	From 12:45 PM	Plus 20
April	19 - 22	From 2:15 PM	Plus 10

In order to boost customer confidence and ultimately increase ridership, the system needs to be designed in such a manner that schedule adherence is not an issue. The system also needs to maintain service level frequencies that are easy to understand such as the current 30 minute frequency level.

School Services:

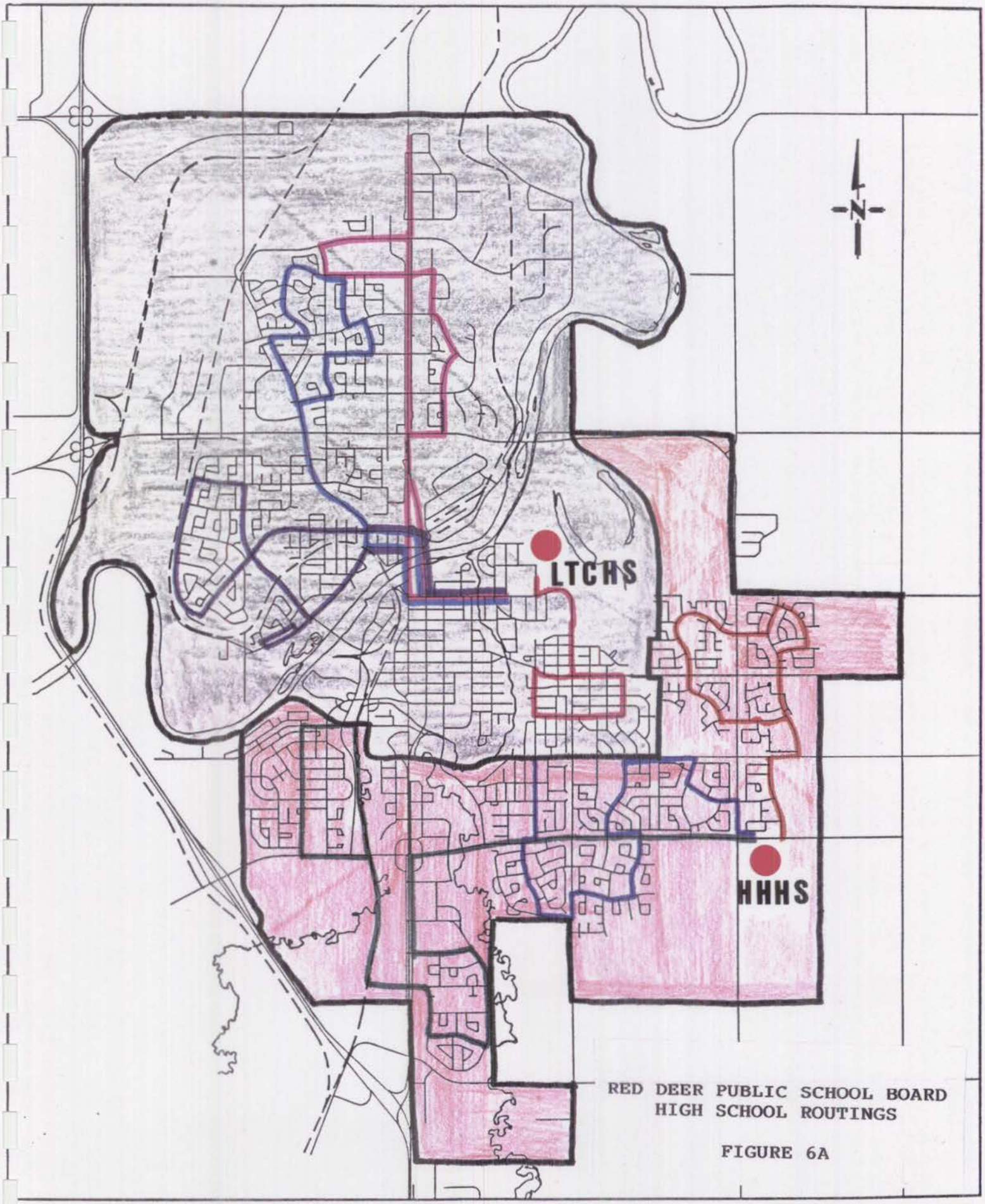
With the opening of Hunting Hills High School student ridership patterns will change significantly. Currently, school services are provided by using a direct destinational criteria. In other words, service is provided directly to the schools from various subdivisions in the morning and from the schools to the various subdivisions in the afternoon.

The Transit Administration is proposing that the services continue to be offered under the same criteria from Lindsay Thurber High School, Hunting Hills High School, and Camille J. LeRouge High School. School Services for the Junior High Schools would remain as is. Based on information received from the Red Deer Public School Board and the approved attendance boundaries as shown in Figure Six a total of five buses would be required at each High School. Currently services are provided by using a total of four buses at each school. The additional two buses would be necessary to accommodate the increased grade nine enrolment in High School. Direct services from various subdivisions to Camille J. LeRouge High School would remain as currently provided.

In order to be efficient in providing the service, it is vital that start and finish times of the various schools, both Junior High and Senior High must remain staggered. In order to ensure that the utilization of equipment is done in the most effective manner possible, class times should be set after consultation with the Transit Department. These consultation meetings will ultimately result in a partnership between the School Boards and the Transit Department that would benefit all those involved with student transportation.

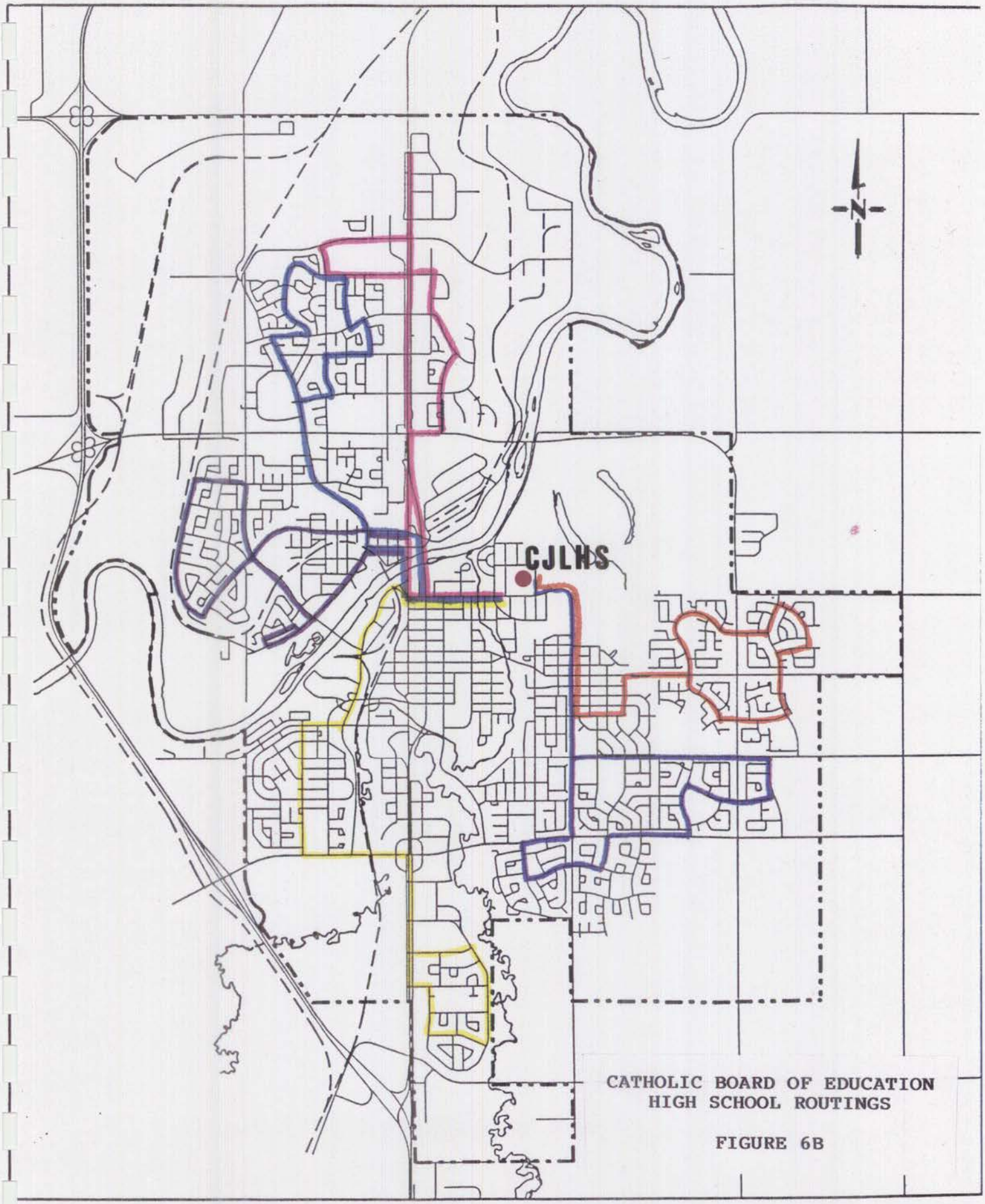
The staggered class times are necessary in order to allow each bus assigned to school services to provide service to more than one school. By utilizing each bus to cover service requirements for various schools, the overall operating cost is kept to a minimum by ensuring each operator is providing revenue service for the duration of his minimum call-out pay as required under our union agreement.

The current direct destinational criteria system for school services works very well, and results in the regular fixed route services being more accessible for the adult rider. In addition the direct destinational services eliminates the need for peak hour services on the regular fixed route system.



RED DEER PUBLIC SCHOOL BOARD
HIGH SCHOOL ROUTINGS

FIGURE 6A



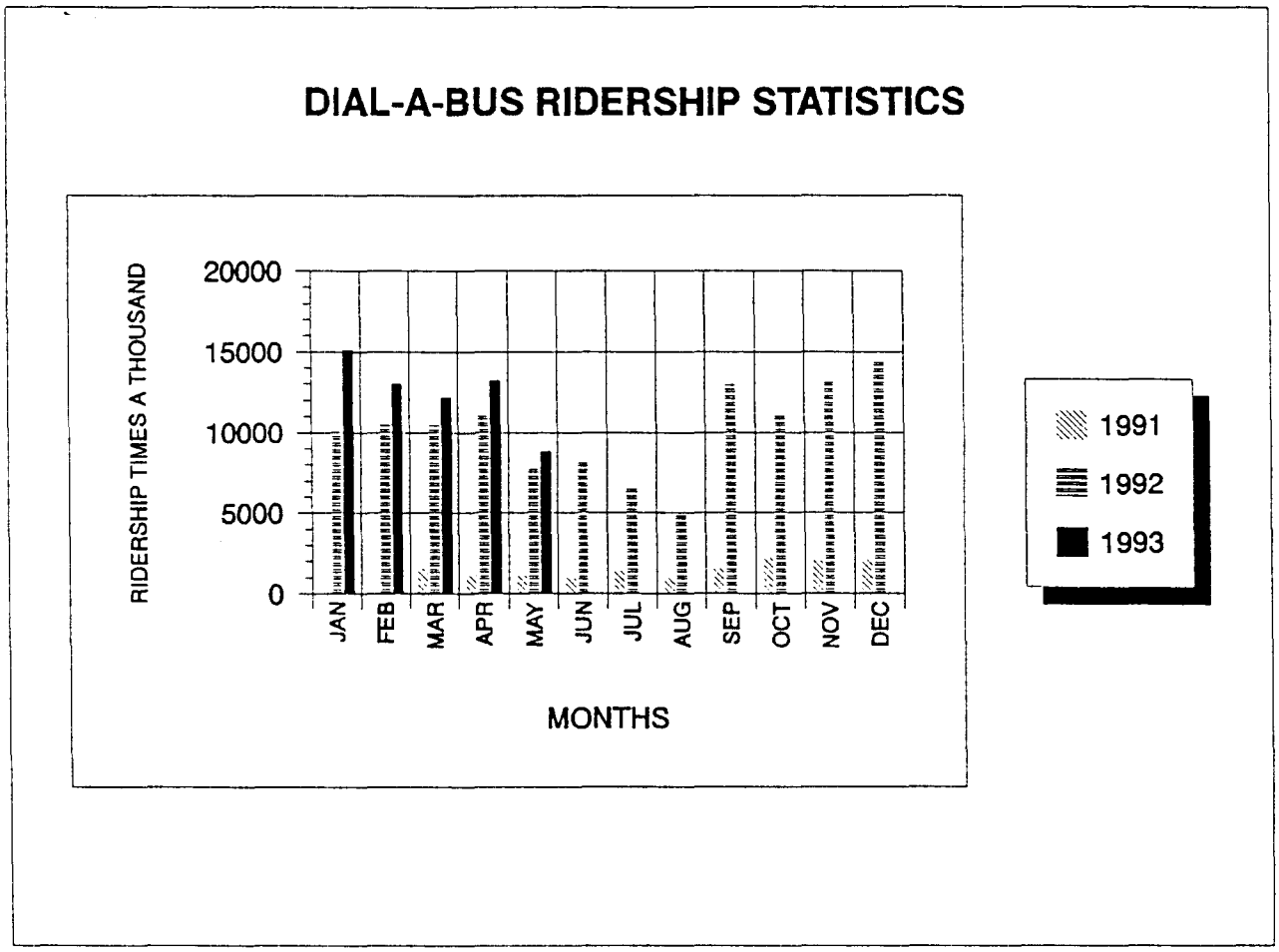
CATHOLIC BOARD OF EDUCATION
HIGH SCHOOL ROUTINGS

FIGURE 6B

Evening Services:

The current Dial-A-Bus service being offered during the evening hours has been extremely successful as shown in Figure Seven. This proposal does not suggest any alterations to the evening service methods.

FIGURE 7



Route Deviation:

Route Deviation is an experimental form of service that is a combination of both fixed route service and Dial-A-Bus service. The Transit Administration is suggesting that this concept be tested for a one year trial in the Cronquist Business Park area. The area would generally have sporadic demand during off-peak times with increased demand for services during peak times. Generally speaking, this route does not experience schedule difficulties and would be ideal to test the impact on schedules.

The route deviation concept would result in services only being provided upon request. In other words, when a passenger would like to go to Cronquist Business Park he would simply request that the bus operator go into the area. To be picked up in Cronquist Business Park, passengers would be required to call the Transit office to request the service. Each bus stop in the Cronquist Business Park service area would be appropriately signed giving passengers the information they would need in order to request the service.

By testing this concept in an area that is easily accessible and that would generate some demand; it will allow the Transit Administration the opportunity to fully evaluate the concept with the possibility of implementing route deviation service in other areas of the City.

Figure Eight outlines the route deviation proposal for the Cronquist Business Park area.

Special Services:

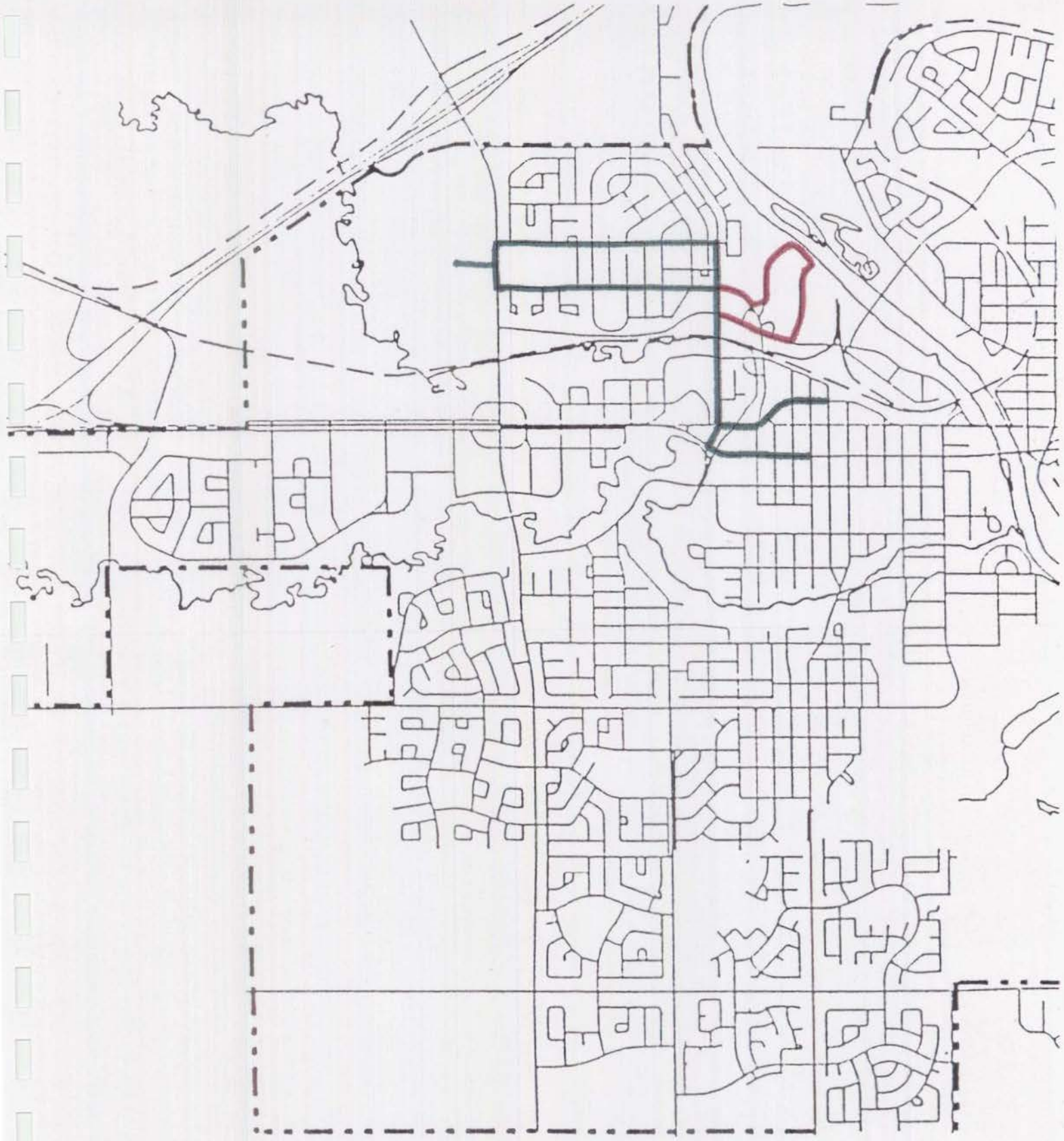
During the course of a year approximately 100 public events are held at the Red Deer Centrium and the Westerner Altaplex. At present, public transportation services are not provided for these events. This results in some citizens of the community not attending these events because of a lack of affordable transportation.

The Transit Administration is proposing that service be provided for these events under the following conditions. A shuttle service from the downtown that connects with other transit routings should be provided at least 1½ hours prior to the start of the event. At the end of the event buses would be parked at the Westerner area to transport passengers back to their respective areas. The service would not operate on a fixed route basis, but would be similar to the evening Dial-A-Bus service. The exception would be that passengers would not be required to request the service as buses would be available at the Westerner.

As this service is beyond basic public transit services the Transit Administration would propose that any special service being provided not be a burden to the municipal taxpayers. The service should be completely self-supporting.

In order to effectively generate enough revenue to totally off-set the operating cost it would be necessary to charge one cash fare per passenger and to declare passes and tickets invalid on the special service. In other words, a passenger on the special service would be required to pay a determined cash fare for the service. There is a high potential for this service to be successful and self-supporting.

A one-way fare of $1.25 per passenger is proposed as a starting point to measure the revenue generation. As this service would be dependent upon it being self-supporting, it is proposed that the service be implemented on a one year trial basis. At the completion of the trial period the service would be evaluated and future of the services be determined.



- Regular Route

- Route Deviation

PROPOSED ROUTE DEVIATION
CRONQUIST BUSINESS PARK

FIGURE 8

Sunday and Holiday Services:

As the community continues to grow the demand for public transit services on Sundays and Holidays will most likely increase. The Transit Administration believes that this demand for service will increase over the next five years and that such service should be considered for implementation by the year 1998.

There is no question the transit services on Sundays and Holidays would be a financial liability as most people using the services would be captive or non-choice users. As a result little revenue would be generated. That is not to say that such services could not be justified when the time comes as more people become dependent on transit for their transportation needs.

The Transit Administration would not propose a full fixed route type of service but would propose service be provided under a Dial-A-Bus type of service similar to the current evening service. It would also be suggested that the service be provided during the daytime only, operating between 9:00 a.m. and 5:00 p.m.

Similar to the special services being proposed, Sunday and Holiday services should be provided for a one year trial basis. Upon completion of the trial period, the services would be analyzed to determine the overall success of the service.

Off-Street Terminal:

The current on-street terminal located at 48 Avenue and 49 Street has a limited lifespan that will not exceed five years. Under the regular services proposal a total of eleven buses will be at the downtown transfer terminal every thirty minutes. The eleven buses will put the current on-street terminal at capacity and no other service extensions that require additional buses would be possible.

In addition, the current on-street terminal is not conducive to quick passenger transferring movements between bus routes. In some cases passengers are taking in excess of seven minutes to transfer between buses. This results in a severe strain being placed upon the schedules and will result in increasing difficulties in schedule maintenance. As schedules deteriorate, the requirement for more buses increases which results in higher operating costs.

The construction of an off-street terminal would eliminate the lengthy transfer times currently being experienced, and would result in a smooth interchange of transferring passengers.

The Transit Administration recognizes the difficulties in funding the construction of an off-street terminal. The costs associated with the project would, however, be one-time debenture costs that would in the long run reduce the ongoing operating costs associated with the current route designs. An off-street terminal would allow for more route flexibility in the downtown core which would ultimately result in fewer service difficulties.

Equipment Requirements:

The Transit Administration's proposal for regular fixed route and school services will require an enhancement to the Transit fleet. In order to accommodate the proposed fixed route structure a total of thirteen buses will be required. School services will also require thirteen buses for a total fleet requirement for services being provided at 26 buses.

In order to accommodate vehicle maintenance requirements a spare bus ratio of 10% of the total fleet requirements is necessary. This will result in a transit fleet expansion from 27 buses to 29 buses which will require the purchasing of two buses prior to the proposal implementation. As current delivery schedules from the bus manufacturers are approximately 8 to 10 months, approval of this bus purchase would be required by August 1993 in order to ensure delivery by July of 1994.

Fleet Replacement/Enhancement:

The Transit Administration and the Public Works Civic Garage embarked upon a bus refurbishment program that saw sixteen of our older buses rebuilt in the sub-structure area. The program commenced in 1989 and was completed in 1992, and was intended to increase the lifespan of these buses by six to eight years.

It will, be necessary, however, to replace that the majority of current transit bus fleet over the next ten years. Figure Nine outlines the proposed replacement program.

EQUIPMENT REPLACEMENT/ENHANCEMENT
FIGURE 9

DESCRIP.	YEAR	REP./ENH.	GROSS	GRANT *	NET COST
2 Buses	1994	Enhance	420,000	315,000	105,000
2 Buses	1995	Replace	450,000	337,500	112,500
2 Buses	1996	Replace	460,000	345,000	115,000
3 Mini Buses	1996	Enhance	315,000	236,250	78,750
2 Buses	1997	Replace	470,000	352,500	117,500
2 Buses	1998	Replace	480,000	360,000	120,000
2 Buses	1998	Enhance	480,000	360,000	120,000
2 Buses	1999	Replace	490,000	367,500	122,620
2 Buses	2000	Replace	500,000	375,000	125,000
2 Buses	2001	Replace	510,000	382,500	127,500
2 Buses	2002	Replace	520,000	390,000	130,000
2 Buses	2003	Replace	525,000	393,750	131,250
3 Buses	2004	Replace	787,500	590,625	196,875
3 Buses	2005	Replace	793,000	594,750	198,250
3 Buses	2006	Replace	800,000	600,000	200,000

* Assumes Provincial Grant for purchasing of Transit buses remains unchanged.

It should be pointed out that the buses that are indicated as a fleet enhancement is somewhat speculative and is totally dependent upon any system expansions that may occur.

It is also proposed that the buses being purchased be the fully accessible low-floor buses that are now being developed. This proposal is due to the position of Alberta Transportation and Utilities who are the driving force behind the Provincial Government's program of barrier free transportation.

Currently the Provincial Government, through the Alberta Cities Partnership Program, funds 75% of the cost of new buses. Although not legislated at this time, it is clear that funding will be dependent upon the purchasing of low-floor buses.

Community Bus Services:

Community Bus is a specialty service that utilizes smaller fully accessible buses on a specialty route that is designed for use by seniors and persons with mobility impairments.

The routing, as shown in Figure Ten, would service areas primarily used by seniors; such as seniors housing areas, the Hospital, both Malls, the downtown, major medical clinics, etc. The service would be provided five days per week and would operate from 9:00 a.m. to 5:00 p.m. with a service frequency level of 60 minutes.

The Transit Administration feels that a Community Bus service is a cost effective alternative to the Citizen's Action Bus for the transportation of seniors. Currently any senior not able to use regular transit because of accessibility problems can use the Citizen's Action Bus or Senior's Taxi. Both of these transportation methods are costly to either the user as in the Senior's Taxi service or the service provider as in the Citizen's Action Bus. Presently, the user on the Senior's Taxi service is required to pay a $3.00 fare. The cost of operating the Citizen's Action Bus is in excess of $11.00 per trip. The Community Bus service has the potential of decreasing the service providers gross costs to approximately $1.50 per passenger trip.

The implementation of a Community Bus service will require the acquisition of fully accessible low-floor 20 passenger mini-buses. In order to fully implement the service a total of three such vehicles will be required. The total cost of these vehicles would be approximately $315,000. Funding assistance through the Albert Cities Partnership Program is currently available at a level of 75% Provincial share and 25% City share.

Financial Implications:

The financial implications to the transit operating accounts and to the capital budget are significant. Programs such as Administration, Training, and Advertising would only change marginally.

It should be noted that the increases to the operating budget would be gross increases with the severity of these increases on the municipal tax levy being dependent upon off-setting revenues.

The amount of revenue received by the department is directly related to two major factors; system ridership and the established fare structures. Both of these factors have a significant effect on the amount of revenue being received and subsequently on the departmental tax levy.

(A) Ridership

Increased ridership results in increased revenue which ultimately results in decreased tax levies. It would, therefore, only be reasonable to make every attempt to increase transit ridership. Transit ridership is, however, very volatile and is dependent upon the quantity and more importantly, the quality of the services being provided. As stated earlier in this proposal, the quality of the services presently being provided is eroding very quickly.

As schedules become more difficult to maintain and service areas are not expanded to meet the City's growth, customer dissatisfaction will become more evident. This dissatisfaction will be displayed by a loss of system ridership which will result in a loss of revenues which, in turn, will drive the deficit up.

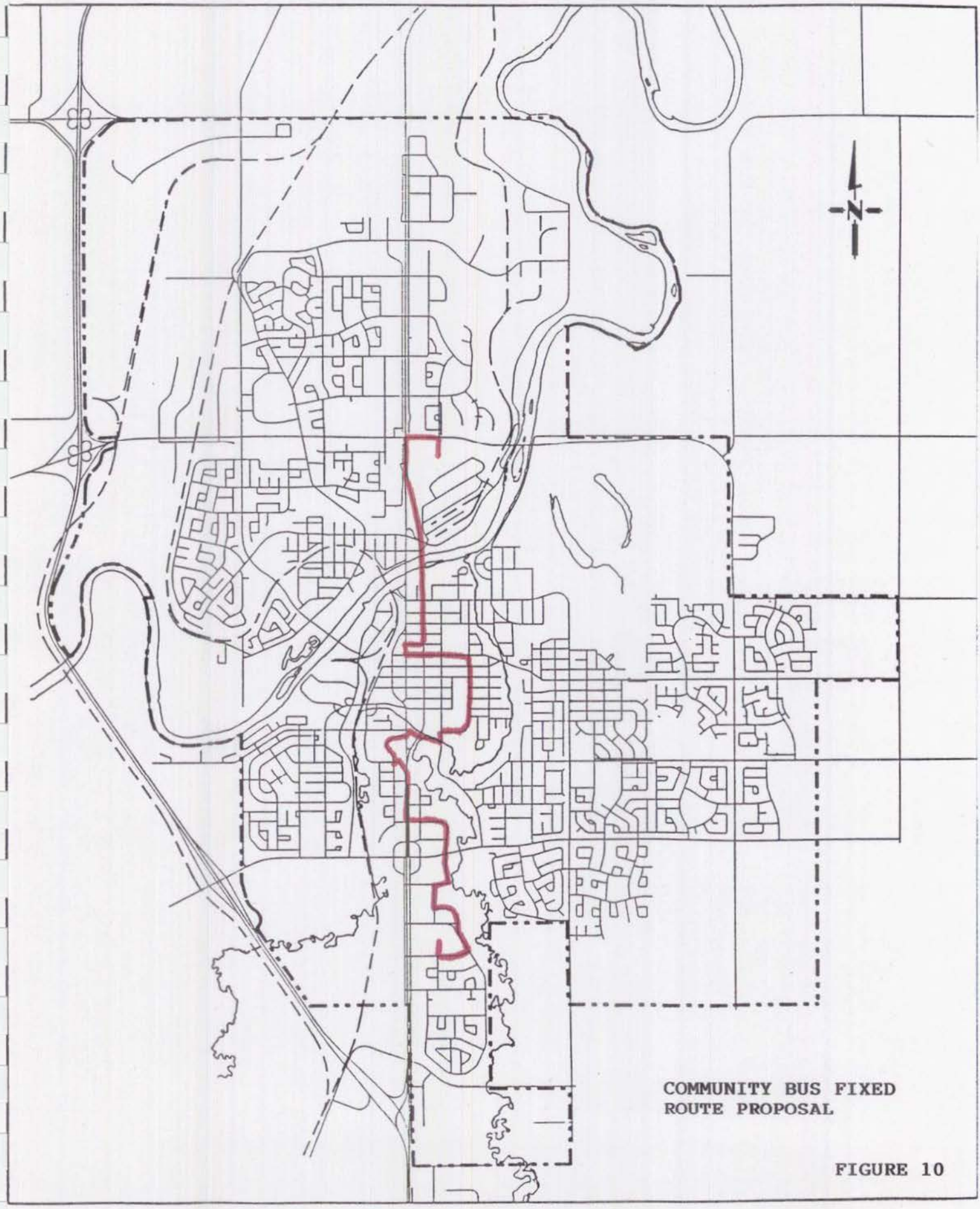
Although the system is experiencing a significant ridership increase in 1993, the Transit Administration feels that the current system difficulties will eventually result in customer dissatisfaction. There is no question that a certain segment of the population will continue to use transit under any circumstances because they have no other means of transportation. These captive riders will continue to use transit but the non-captive or choice rider may not.

The loss of the choice rider has a spin-off affect in that these individuals will find other methods of transportation; most likely the private automobile. The result will be increased traffic volumes on our roadways, increased demand for parking, increased traffic congestion which results in increased demands for improved or additional traffic control.

The Transit Administration believes that an efficient, effective public transportation system that meets the general requirements for an easy to use system is of significant benefit to the community at large.

(B) Fare Structures and Criteria

Traditionally, transit systems operate a tiered type of fare structure. In Red Deer, as in most other communities, the fare structure is established by fare category. Those being Adult, Student, and Senior Citizens.



COMMUNITY BUS FIXED ROUTE PROPOSAL

FIGURE 10

The criteria used in establishing the fare is designed in such a manner that the adult cash fare is considered the benchmark. Student and Senior Citizen fares are established by discounting the adult fare. By using the adult cash fare as a benchmark, prices for monthly passes in all fare categories can be established.

Figure Eleven illustrates the fare structures approved by City Council for implementation on September 1, 1993 including the subsidization percentage for the applicable fare categories.

FARE STRUCTURE - SEPTEMBER 1993
FIGURE 11

CATEGORY	CASH FARE	MONTHLY PASS	TICKETS	DISCOUNT
ADULT	$1.30	$43.25	$13.25	0%
STUDENT	$1.05	$34.00	$10.75	21%
SENIOR	$1.30	$12.00	$13.25	72%

Note: Discounts referred to are the amount of discounts for students and seniors as compared to the Adult Monthly Pass.

As can be seen, the most significant discount is afforded to senior citizens, an area that will require some attention over the next several years. As the general population ages and the percentage of seniors within the community increases the issue of appropriate senior fares will become a major concern.

As senior citizen ridership increases the demand for services will also increase. Unfortunately, revenues will not increase under the current fare structure that sees extremely high discounts for seniors. With the increases in costs and no corresponding increase in revenues the burden to the municipal taxpayer will increase. Therefore, serious consideration must be given to senior fares.

The Transit Administration is proposing that senior fares be increased to a level that is the same as the applicable student rate. It is, however, recognized that some seniors will find this rate to be a significant hardship to their financial status. It is, therefore, further proposed that any senior receiving the Guaranteed Income Supplement be sold a monthly transit pass that is subsidized by 50% of the student rate.

Certain questions, however, need to be addressed in regards to the fare structure for Red Deer Transit. If the mandate of a 50% revenue cost/ratio is to be maintained then certain steps must be taken in order to ensure that sufficient revenue is generated. An option is to abandon the current tiered fare structure in favour of a one fare system. In other words, a reasonable cash fare per one-way trip is established and payable by every passenger regardless of which current fare category they fall into. Monthly passes would be replaced with single ride tickets sold in lots of ten at ten times the established cash fare.

Depending on what the established fare was there is no question that the cost of transit to some users would increase. It would, however, eliminate a fare structure that is solely based on a passenger's age. In the opinion of the Transit Administration such a fare system would establish a strong foothold into the user pay concept being adopted by City Council.

A word of caution, however, should be issued. The total revenue received under a one-fare system would be completely dependent upon the system ridership. If ridership increases then revenues increase. Revenues will decrease as ridership decreases.

If the current tiered fare structure is maintained then it will be necessary to reconsider the amount of subsidization being given to certain user groups. Without reconsidering the amount of subsidizes being given it will not be possible to achieve or maintain a 50% revenue cost ratio.

Financial Analysis:

The total operating and capital costs associated with the service proposal is shown in Figure Twelve.

FINANCIAL ANALYSIS
1993-1994
FIGURE 12

PROGRAM	1993 BUDGET	1994 PROPOSAL	1995 PROJECTED
Administration	346,831	346,831	351,810
Training	3,450	3,500	3,500
Promotions	20,000	24,000	20,000
Operations	2,333,859	2,517,676	2,809,120
Premises	53,370	53,730	53,760
Debt Charges	12,450	12,450	12,450
Total Expenditures	2,770,320	2,958,187	3,250,640
Revenues	1,313,428	1,383,428	1,521,770
Tax Levy	1,456,892	1,575,759	1,728,870

CAPITAL BUDGET

YEAR	DESCRIPTION	GROSS COST	GRANT	NET COST
1994	Bus Purchase	420,000	315,000	105,000
1995	Bus Purchase	420,000	337,500	112,500
	Fare Box Rep.	700,000	525,000	175,000
1996	Bus Purchase	775,000	581,250	193,750
1997	Bus Purchase	470,000	352,500	117,500
1998	Bus Purchase	480,000	360,000	120,000
	Off Street Ter.	1,000,000	750,000	250,000

Costs are based on 1993 dollars and revenue is based on current ridership levels plus the projected increase in student ridership with the addition of the grade six students attending middle school. Revenues could also increase depending upon whether or not fares for seniors are adjusted and to what level these adjustments are made. Figures for 1994 reflect an implementation date of July 1, 1994 for the proposed fixed route services and September 1, 1994 for the proposed school services the 1995 figures reflect a full operating year.

Five Year Plan:

The Transit Administration is confident that the proposed fixed route services will have a lifespan that exceeds the next five years. This proposal contains a fixed route system that has sufficient flexibility to maintain schedules and provide expanded services into newly developed areas. There is no question that minor route and schedule alterations will be required over the next three to five years as the City continues to grow and expand.

The only foreseeable difficulties could be with the supplying of school services. With the opening of the proposed Catholic Board of Education High School near Hunting Hills High School in 1996 significant alterations to the school services could be necessary. The Transit Administration feels that the direct destinational service criteria would remain the best method of service delivery for the new Catholic High School. As enrolment would not be as high as in Hunting Hills the service should be able to be provided without additional buses being required. This is provided that an agreement on starting and dismissal times between the two school boards can be arranged. If this arrangement can be made with a fifteen minute difference between school times then the fleet and manpower would be better utilized by allowing for each bus to do more trips.

It should be pointed out that the provision of school services in a direct destinational method reduces the need for peak hour services during the morning and afternoon rush hour periods. This results in a major cost saving to the department of approximately $450,000 per year. It is, therefore, proposed that the direct destinational method be maintained for as long as possible.

Although the Transit Administration feels that the proposed system changes will exceed a five year life expectancy, a significant change to service delivery methods for senior and the ambulatory disabled should be considered for implementation in 1996. This Community Bus service as described earlier would be a cost saving alternative to the current disabled transit services now being used by this user group.

Ten Year Plan:

By the year 2004 the overall design and method of transit service delivery will have to change significantly. As the City continues to grow the demand and need for public transit services will also grow.

Although somewhat visionary, the Transit Administration feels that the current radial design system will not adequately address the changes in passengers travel patterns. It is, therefore, proposed that in the year 2002 an in-depth study into transit operations be conducted with emphasis being placed on the concept of main line cross-town routes with subdivisions being served by local feeder routes.

Recommendations:

The Transit Administration makes the following recommendations:

1) That the recommended Service Guidelines and Standards be approved as the service policies for The City of Red Deer Transit System. That the fare structure guidelines for students and seniors be phased in over a five year period commencing in September 1994.

2) That the proposed fixed route system be approved for implementation on July 1, 1994.

3) That the current Dial-A-Bus system for evening services be maintained.

4) That the proposed route deviation system for Cronquist Business Park be approved for a one year trial period.

5) That the current direct destinational service criteria for school services be retained and that expanded services for Hunting Hills High School be approved.

6) That special services to the Westerner be provided for special events on a full cost recovery basis for a one year trial period commencing in September 1993.

7) That Sunday and Holiday services be considered for implementation during the 1998 operating year for a one year trial period under a Dial-A-Bus method of service delivery.

8) That the Off-Street Transit Terminal be placed into the 1999 capital works program.

9) That approval be given for the purchase of two urban transit buses in 1994. Due to lengthy delivery times (8 to 10 months) it will be necessary to order these buses by August, 1993. In keeping with the Provincial Government's position on Barrier Free Transportation, low floor buses are recommended.

10) That the Community Bus services be implemented in 1996 and that approval be given to purchase three fully accessible low-floor mini-buses that will be required to provide the service.

Implementation Strategy:

The following strategy is recommended for the implementation of the service proposals.

1993:
- Submit report to City Council for approval.
- Place order for two transit buses.
- Implement special services to Westerner.

1994:
- Receive final 1994 budget approval.
- Design and order public information materials.
- Distribute public information materials.
- Implement fixed route services.
- Receive buses ordered in September, 1993.
- Implement school services for Hunting Hills

1995:
- Review special services and route deviation system and report to City Council.
- Order three mini-buses for Community Bus Services.

1996:
- Receive bus order for Community Bus services.
- Implement Community Bus services.
- Complete final school services requirements for Catholic High School opening in September 1996.
- Implement direct destination school services for Catholic High School.

1998:
- Implement Sunday and Holiday Services under a Dial-A-Bus service methodology for a one year trial period.

1999:
- Design, construct and implement an off-street transfer terminal.

2002:
- Conduct in-depth study into transit operations with emphasis on service methodology (i.e.) Subdivision feeder routes and main line cross town routes.

DATE: **July 21, 1993**

TO: **TRANSIT MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **1993 TRANSIT REVIEW REPORT**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 19, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered the 1993 Transit Review Report as presented to Council July 19, 1993, hereby approves:
>
> 1. the purchase of two transit buses
>
> 2. implementation of additional required service to the schools
>
> 3. implementation of required fixed route system."

As outlined in the above motion, Council did not approve the entire report but portions thereof. The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services
Director of Financial Services
Grants Manager

NO. 3

DATE: July 12, 1993

TO: City Council

FROM: Assistant City Clerk

RE: LAND USE BYLAW AMENDMENT 2672/HH-92
LOT 4, BLOCK A, PLAN 977 R.S.

As a result of an application from Penreal Advisors Limited, Council at its meeting of December 21, 1992, gave first reading to Land Use Bylaw Amendment 2672/HH-92 to redesignate the west half of Lot 4, Block A, Plan 977 RS from I1 to C4.

In addition, at the aforesaid Council Meeting, the following motion was passed approving the application in principle, subject to certain conditions:

> "RESOLVED that Council of The City of Red Deer having considered request from Penreal Advisors to rezone Lot 4, Block A, Plan 977 R.S. from I1 to C4, hereby supports the application in principle, subject to the following:
>
> 1. Direct access to the Major Continuous Corridor will not be available.
>
> 2. The Applicant submitting to The City, landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads.
>
> 3. The applicant agreeing to negotiate with the new owner of the Peavey Mart Site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke.
>
> 4. The dangerous goods which are currently stored in the industrial area to be phased out within two years following the introductions of the commercial zoning."

At the January 18, 1993, Council Meeting, following the Public Hearing for Bylaw 2672/HH-92, second reading was given to the bylaw. Third reading was deferred with the following motion being passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees that third reading of Bylaw 2672/HH-92 be deferred pending a response back from the Province and until the applicant has met the conditions as outlined in the Council resolution of December 21, 1992."

At the July 5, 1993 Council Meeting, Council gave consideration to a letter from M.A. Charleton & Associates Inc. requesting Council to proceed with the third reading of the Bylaw. Third reading, however, was again deferred with the following motion being passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees to table third reading of Bylaw 2672/HH-92 (Land Use Bylaw Amendment/Lot 4, Block A, Plan 977 R.S./Penreal Advisors Limited/Bower Business Centre) until such time as the following conditions have been met:
>
> - That the applicant submit to The City detailed landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads within the City of Red Deer as well as an assurance that these landscaping plans will be completed.
>
> - That the applicant undertake to negotiate with the new owner of the Peavey Mart site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke."

Attached for Council's further consideration is a letter from Bower Centre Investments Ltd. addressing the two conditions as outlined in Council's resolution of July 5, 1993, and requesting Council to proceed with third reading of Land Use Bylaw Amendment 2672/HH-92.

Kelly Kloss
Assistant City Clerk

KK/ds

BOWER CENTRE INVESTMENTS LTD.

July 9, 1993

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

Attention: Mr. C. Sevcik, City Clerk

Dear Mr. Sevcik:

Re: Lot 4, Block 8, Plan 977RS, City of Red Deer
Land Use Bylaw Amendment 2672/HH-92

We are writing in response to your letter dated July 7, 1993, which outlines Red Deer City Council's reply to our request for third reading of the above noted bylaw on July 5.

The landscaping issue has been further discussed with Mr. Paul Meyette and Mr. Don Batchelor and it is our hope that the potential solution, as discussed with these parties, will meet the approval of City Council. We propose to address the landscaping requirement by offering to place an irrevocable Letter of Credit in the amount of $10,000.00 in favour of the City of Red Deer expiring on May 31, 1994 to secure the City's position in this regard.

In my discussion with Mr. Batchelor, the amount of $10,000.00 and the date of May 31, 1994 were agreed to be reasonable, particularly in light of the fact that the drawings as proposed by Penreal Advisors remain conceptual at this time. We have requested that copies of the plans be sent to ourselves, a local landscaping contractor, as well as Mr. Batchelor, so that they can be agreed upon in final form. While we have not yet reviewed the drawings or concluded our site improvements, we retain our commitment to undertake the landscaping as previously proposed by Penreal Advisors, or an equivalent amount to our mutual agreement.

With regard to Council's request that a cross agreement be negotiated with the owner of the Peavy Mart site, we have again approached Mr. Mah and have also requested that his realtors assist with this matter. Mr. Mah has restated that we are premature in our request and that we should contact him when his plans to develop the remainder of his property are more definite. We remain interested in pursuing this matter and would be agreeable to working with the City of Red Deer if the result would be more effective.

We trust that the foregoing provides adequate insurance that the City's conditions for our requested rezoning will be met, and, hereby request that the third reading of the Land Use Bylaw Amendment be presented for Council's reconsideration on July 19.

Yours truly,

BOWER CENTRE INVESTMENTS LTD.

Michelle Charlton

Michelle Charlton

/pec

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 12:31 PM
DATE 93/07/12
BY KK

P.O. Box 117, 480 - 580 Hornby St., Vancouver, B.C. V6C 3B6
Telephone: (604) 681-7106 Fax: (604) 681-1759

July 9, 1993

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

FAX NUMBER: 346-6195

ATTENTION: MR. C. SEVCIK
City Clerk

Dear Mr. Sevcik:

RE: Cross Agreement between
South Hill Centre and Bower Business Centre

I am writing to you at the request of Bower Centre Investments Ltd. regarding Land Use Bylaw Amendment 2672/HH-92.

I have recently been approached by two representatives of Bower Centre Investments Ltd. regarding a cross agreement between our properties. However, I would prefer to discuss this matter once the timing and final building siting of the next phase of our project is more certain.

Yours truly,

Mr. Mah

:bms

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:15 pm
DATE	93/07/12
BY	KL

Commissioners' Comments

Our understanding of Council's intent was that we have some guarantee that the developer would landscape to our standards and endeavour to reach a cross agreement with the adjacent owner. As can be seen from the attached material, the assurance regarding landscaping has been made and Bower Investments has been advised to proceed with an irrevocable letter of credit. Bower Investments is currently not in a position to force the adjacent landowner to enter into a cross agreement though it is our understanding that it will be to the long term advantage of the adjacent landowner to reach a cross agreement in the future. In the meantime we are not anticipating that traffic problems would undermine the effectiveness of this development and we recommend Council proceed with third reading of the bylaw.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE: **August 11, 1993**

TO: **Parks Manager**

FROM: **City Clerk**

RE: **BOWER CENTRE INVESTMENT'S LETTER OF CREDIT No. 038-093-9512 LANDSCAPING BOND 2310 50th AVENUE, RED DEER**

As discussed this date (August 11, 1993) I am enclosing, herewith, a photocopy of the above noted Letter of Credit issued by the Toronto Dominion Bank which was required by virtue of Council's resolution passed July 19, 1993, and in regard to third reading of Land Use Bylaw Amendment 2672/HH-92. You will recall that the resolution of Council agreed to give the aforementioned Bylaw third reading subject to two conditions; one of which stated that Bower Centre Investment's Limited was to provide The City an irrevocable letter of credit in the amount of $10,000 in favour of The City, expiring on May 31, 1994, to secure The City's position with regard to landscaping requirements on Lot 4 Block 8 Plan 977 R.S.

This office will retain the original copy and same will be filed in the July 19, 1993, Council file with the relevant item.

Trusting you will find this satisfactory.

C. SEVCIK
City Clerk

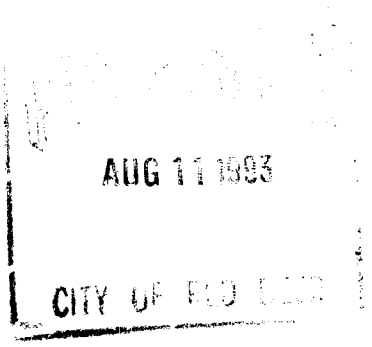
CS/sw

cc: Bylaws & Inspections Manager
Director of Finance

654-3508

July 30, 1993

The City of Red Deer
P.O. Box 5003
Red Deer, Alberta
T4N 3T4



Dear Sirs,

RE: LETTER OF CREDIT #038-093-9512
LANDSCAPING BOND
2310-50 Avenue, Red Deer, Alberta

Pursuant to the request of our customer, **BOWER CENTRE INVESTMENTS LTD.** (the "Customer") we the undersigned **THE TORONTO-DOMINION BANK,** 499 Granville Street, Vancouver, B. C. ("this branch") hereby establish an Irrevocable Letter of Credit in your favour in the total amount of ********** **TEN THOUSAND** ********** **XX/100 DOLLARS ($10,000.00)**

We authorize you to draw on this branch under this Letter of Credit in the form of a written demand for payment, which demand we shall honour without enquiring whether you have a right as between you and the Customer to make such demand and without acknowledging any claim of the Customer.

Provide, however, that you are to deliver to us at the above address at such time as a written demand for payment is made by you upon us, a certificate signed by you confirming that the monies drawn by you are due and payable to you in accordance with an agreement between you and the Customer.

Partial drawings are permitted.

THIS LETTER OF CREDIT IS ISSUED SUBJECT TO UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, 1983 REVISION ICC PUBLICATION NO. 400.

Drawings hereunder must be presented at this branch on or before the end of banking business on the **31st day of May, 1994** at which time this Letter of Credit will expire.

Yours truly,

Kevin French,
Account Manager

J. M. Babiuk,
Manager-Commercial Services

KF/mc

(403) 346-6195

BOWER CENTRE INVESTMENTS LTD.

P.O. Box 117
490 - 580 Hornby Street
Vancouver, B.C.
V6C 3G8

Telephone: (604) 681-7106
Facsimile: (604) 681-1759

FACSIMILE MESSAGE

Date JULY / 30 / 93

Number of Pages 2

TO:
CITY OF RED DEER
ATTN: KELLY KLOSS
ASSISTANT CITY CLERK

FROM:
ROY ROOTES

COMMENTS

PURSUANT TO YOUR LETTER DATED JULY 20, 1993 AND RECEIVED BY US JULY 28, 1993, ENCLOSED PLEASE FIND A COPY OF THE REQUIRED IRREVOCABLE LETTER OF CREDIT.

THE ORIGINAL IS BEING SENT TO YOU UNDER SEPARATE COVER DIRECTLY BY THE BANK.

WE TRUST YOU WILL FIND THIS TO BE IN ORDER.

If you do not receive all the pages, please call back as soon as possible.

654-3508

July 30, 1993

The City of Red Deer
P.O. Box 5003
Red Deer, Alberta
T4N 3T4

Dear Sirs,

RE: LETTER OF CREDIT #038-093-9512
LANDSCAPING BOND
2310-50 Avenue, Red Deer, Alberta

Pursuant to the request of our customer, **BOWER CENTRE INVESTMENTS LTD.** (the "Customer") we the undersigned **THE TORONTO-DOMINION BANK**, 499 Granville Street, Vancouver, B. C. ("this branch") hereby establish an Irrevocable Letter of Credit in your favour in the total amount of ********** **TEN THOUSAND** ********** **XX/100 DOLLARS ($10,000.00)**

We authorize you to draw on this branch under this Letter of Credit in the form of a written demand for payment, which demand we shall honour without enquiring whether you have a right as between you and the Customer to make such demand and without acknowledging any claim of the Customer.

Provide, however, that you are to deliver to us at the above address at such time as a written demand for payment is made by you upon us, a certificate signed by you confirming that the monies drawn by you are due and payable to you in accordance with an agreement between you and the Customer.

Partial drawings are permitted.

THIS LETTER OF CREDIT IS ISSUED SUBJECT TO UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, 1983 REVISION ICC PUBLICATION NO. 400.

Drawings hereunder must be presented at this branch on or before the end of banking business on the 31st day of May, 1994 at which time this Letter of Credit will expire.

Yours truly,

Kevin French,
Account Manager

J. M. Babiuk,
Manager-Commercial Services

KF/mc

FILE No.

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

by faxed
604-681-1759
93/07/29
KK

July 20, 1993

Bower Centre Investments Limited
P. O. Box 117
490 - 580 Hornby Street
Vancouver, B. C.
V6C 3B6

ATTENTION: MICHELLE CARLTON

Dear Ms. Carlton,

RE: LOT 4, BLOCK 8, PLAN 977RS, LAND USE BYLAW AMENDMENT 2672/HH-92

I would advise that at The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated July 9, 1993, concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from Bower Centre Investments Limited dated July 9, 1993, re: Land Use Bylaw Amendment 2672/HH-92, Lot 4, Block 8, Plan 977RS, hereby agrees that third reading of Bylaw 2672/HH-92 be given subject to the following conditions:

1. that Bower Centre Investments Limited provide to The City of Red Deer an irrevocable letter of credit in the amount of $10,000 in favour of The City of Red Deer expiring on May 31, 1994, to secure the City's position with regard to landscaping requirements on the above noted property,

2. that Bower Centre Investments continue to undertake negotiations with the new owner of the Peavey Mart site in terms of a mutual access agreement on parking similar to that which exists between Canadian Tire and Revelstoke,

and as presented to Council July 19, 1993."

Following the passage of the above resolution, third and final reading was given to Land Use Bylaw Amendment 2672/HH-92 which redesignates the west half of Lot 4, Block 8, Plan 977RS from I1 to C4. A copy of this bylaw is attached for your record.

As indicated in the above resolution, you are now required to submit to The City of Red Deer an irrevocable letter of credit in the amount of $10,000 in favour of The City of Red Deer expiring on May 31, 1994. As you had indicated to this office, you will be providing this letter of credit to The City within seven days of Council's approval of said bylaw.

If you have any questions or require additional information, please do not hesitate to contact the undersigned. I wish you every success in the development of these lands in Red Deer.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Director of Community Services
Parks Planner
Principal Planner
Land and Economic Development Manager
Bylaws and Inspections Manager
Director of Engineering Services
City Assessor
Fire Chief

NO. 3

DATE: July 12, 1993

TO: City Council

FROM: Assistant City Clerk

RE: LAND USE BYLAW AMENDMENT 2672/HH-92
LOT 4, BLOCK A, PLAN 977 R.S.

As a result of an application from Penreal Advisors Limited, Council at its meeting of December 21, 1992, gave first reading to Land Use Bylaw Amendment 2672/HH-92 to redesignate the west half of Lot 4, Block A, Plan 977 RS from I1 to C4.

In addition, at the aforesaid Council Meeting, the following motion was passed approving the application in principle, subject to certain conditions:

> "RESOLVED that Council of The City of Red Deer having considered request from Penreal Advisors to rezone Lot 4, Block A, Plan 977 R.S. from I1 to C4, hereby supports the application in principle, subject to the following:
>
> 1. Direct access to the Major Continuous Corridor will not be available.
>
> 2. The Applicant submitting to The City, landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads.
>
> 3. The applicant agreeing to negotiate with the new owner of the Peavey Mart Site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke.
>
> 4. The dangerous goods which are currently stored in the industrial area to be phased out within two years following the introductions of the commercial zoning."

At the January 18, 1993, Council Meeting, following the Public Hearing for Bylaw 2672/HH-92, second reading was given to the bylaw. Third reading was deferred with the following motion being passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees that third reading of Bylaw 2672/HH-92 be deferred pending a response back from the Province and until the applicant has met the conditions as outlined in the Council resolution of December 21, 1992."

At the July 5, 1993 Council Meeting, Council gave consideration to a letter from M.A. Charleton & Associates Inc. requesting Council to proceed with the third reading of the Bylaw. Third reading, however, was again deferred with the following motion being passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees to table third reading of Bylaw 2672/HH-92 (Land Use Bylaw Amendment/Lot 4, Block A, Plan 977 R.S./Penreal Advisors Limited/Bower Business Centre) until such time as the following conditions have been met:
>
> - That the applicant submit to The City detailed landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads within the City of Red Deer as well as an assurance that these landscaping plans will be completed.
>
> - That the applicant undertake to negotiate with the new owner of the Peavey Mart site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke."

Attached for Council's further consideration is a letter from Bower Centre Investments Ltd. addressing the two conditions as outlined in Council's resolution of July 5, 1993, and requesting Council to proceed with third reading of Land Use Bylaw Amendment 2672/HH-92.

Kelly Kloss
Assistant City Clerk

KK/ds

BOWER CENTRE INVESTMENTS LTD.

July 9, 1993

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

Attention: Mr. C. Sevcik, City Clerk

Dear Mr. Sevcik:

Re: Lot 4, Block 8, Plan 977RS, City of Red Deer
Land Use Bylaw Amendment 2672/HH-92

We are writing in response to your letter dated July 7, 1993, which outlines Red Deer City Council's reply to our request for third reading of the above noted bylaw on July 5.

The landscaping issue has been further discussed with Mr. Paul Meyette and Mr. Don Batchelor and it is our hope that the potential solution, as discussed with these parties, will meet the approval of City Council. We propose to address the landscaping requirement by offering to place an irrevocable Letter of Credit in the amount of $10,000.00 in favour of the City of Red Deer expiring on May 31, 1994 to secure the City's position in this regard.

In my discussion with Mr. Batchelor, the amount of $10,000.00 and the date of May 31, 1994 were agreed to be reasonable, particularly in light of the fact that the drawings as proposed by Penreal Advisors remain conceptual at this time. We have requested that copies of the plans be sent to ourselves, a local landscaping contractor, as well as Mr. Batchelor, so that they can be agreed upon in final form. While we have not yet reviewed the drawings or concluded our site improvements, we retain our commitment to undertake the landscaping as previously proposed by Penreal Advisors, or an equivalent amount to our mutual agreement.

With regard to Council's request that a cross agreement be negotiated with the owner of the Peavy Mart site, we have again approached Mr. Mah and have also requested that his realtors assist with this matter. Mr. Mah has restated that we are premature in our request and that we should contact him when his plans to develop the remainder of his property are more definite. We remain interested in pursuing this matter and would be agreeable to working with the City of Red Deer if the result would be more effective.

We trust that the foregoing provides adequate insurance that the City's conditions for our requested rezoning will be met, and, hereby request that the third reading of the Land Use Bylaw Amendment be presented for Council's reconsideration on July 19.

Yours truly,

BOWER CENTRE INVESTMENTS LTD.

Michelle Charlton

Michelle Charlton

/pec

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 12:31 PM
DATE 93/07/12
BY EK

P.O. Box 117, 480 - 580 Hornby St., Vancouver, B.C. V6C 3B6
Telephone: (604) 681-7106 Fax: (604) 681-1759

July 9, 1993

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

FAX NUMBER: 346-6195

ATTENTION: MR. C. SEVCIK
City Clerk

Dear Mr. Sevcik:

RE: Cross Agreement between
South Hill Centre and Bower Business Centre

I am writing to you at the request of Bower Centre Investments Ltd. regarding Land Use Bylaw Amendment 2672/HH-92.

I have recently been approached by two representatives of Bower Centre Investments Ltd. regarding a cross agreement between our properties. However, I would prefer to discuss this matter once the timing and final building siting of the next phase of our project is more certain.

Yours truly,

Mr. Mah

:bms

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:15 pm
DATE	93/07/12
BY	KL

Commissioners' Comments

Our understanding of Council's intent was that we have some guarantee that the developer would landscape to our standards and endeavour to reach a cross agreement with the adjacent owner. As can be seen from the attached material, the assurance regarding landscaping has been made and Bower Investments has been advised to proceed with an irrevocable letter of credit. Bower Investments is currently not in a position to force the adjacent landowner to enter into a cross agreement though it is our understanding that it will be to the long term advantage of the adjacent landowner to reach a cross agreement in the future. In the meantime we are not anticipating that traffic problems would undermine the effectiveness of this development and we recommend Council proceed with third reading of the bylaw.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

CS-P-4.419

DATE: July 14, 1993

TO: KELLY KLOSS
Assistant City Clerk

FROM: PETE WASYLYSHYN
Parks Planner

RE: BOWER INVESTMENTS LTD.
SITE PLAN 2310 GAETZ AVENUE

The attached plan meets the landscaping requirements for Major Continuous Corridor needs.

The Parks Department approves the plan for construction.

P. Wasylyshyn.

PETE WASYLYSHYN

:ad
Att.

filed in Dec 21/92 Agenda.

BOWER CENTRE INVESTMENTS LTD.

July 9, 1993

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

Attention: Mr. C. Sevcik, City Clerk

Dear Mr. Sevcik:

Re: Lot 4, Block 8, Plan 977RS, City of Red Deer
Land Use Bylaw Amendment 2672/HH-92

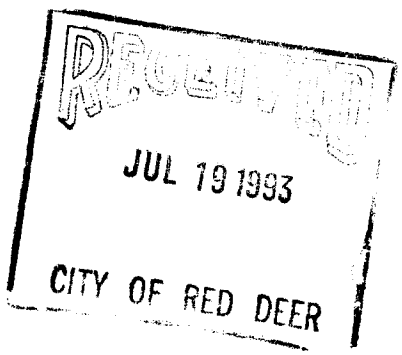
We are writing in response to your letter dated July 7, 1993, which outlines Red Deer City Council's reply to our request for third reading of the above noted bylaw on July 5.

The landscaping issue has been further discussed with Mr. Paul Meyette and Mr. Don Batchelor and it is our hope that the potential solution, as discussed with these parties, will meet the approval of City Council. We propose to address the landscaping requirement by offering to place an irrevocable Letter of Credit in the amount of $10,000.00 in favour of the City of Red Deer expiring on May 31, 1994 to secure the City's position in this regard.

In my discussion with Mr. Batchelor, the amount of $10,000.00 and the date of May 31, 1994 were agreed to be reasonable, particularly in light of the fact that the drawings as proposed by Penreal Advisors remain conceptual at this time. We have requested that copies of the plans be sent to ourselves, a local landscaping contractor, as well as Mr. Batchelor, so that they can be agreed upon in final form. While we have not yet reviewed the drawings or concluded our site improvements, we retain our commitment to undertake the landscaping as previously proposed by Penreal Advisors, or an equivalent amount to our mutual agreement.

With regard to Council's request that a cross agreement be negotiated with the owner of the Peavy Mart site, we have again approached Mr. Mah and have also requested that his realtors assist with this matter. Mr. Mah has restated that we are premature in our request and that we should contact him when his plans to develop the remainder of his property are more definite. We remain interested in pursuing this matter and would be agreeable to working with the City of Red Deer if the result would be more effective.

We trust that the foregoing provides adequate insurance that the City's conditions for our requested rezoning will be met, and, hereby request that the third reading of the Land Use Bylaw Amendment be presented for Council's reconsideration on July 19.



Yours truly,

BOWER CENTRE INVESTMENTS LTD.

Michelle Charlton

Michelle Charlton

/pec

P.O. Box 117, 490 - 580 Hornby St., Vancouver, B.C. V6C 3B6
Telephone: (604) 681-7106 Fax: (604) 681-1759

FILE No.

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

July 7, 1993

Bower Centre Investments Limited
P. O. Box 117
490 - 580 Hornby Street
Vancouver, B. C.
V6C 3B6

ATTENTION: MICHELLE CARLTON

Dear Ms. Carlton,

RE: LOT 4, BLOCK 8, PLAN 977RS, CITY OF RED DEER LAND USE BYLAW AMENDMENT 2672/HH-92

I would advise that at the Meeting of Red Deer City Council on July 5, 1993, consideration was given to your letter dated June 4, 1993, requesting that third reading of the above noted bylaw be given.

As I had indicated to you verbally, the Administration had recommended that Council proceed with third reading, however, Council did not agree and tabled consideration of third reading until two conditions have been met:

1. that the applicant submit to The City, detailed landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads within The City of Red Deer as well as an assurance that these landscaping plans will be completed,

2. that the applicant undertake to negotiate with the new owner of the Peavy Mart site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke.

For your information, Council expressed its greatest concern with regard to condition #1, whereas, if The City proceeded with third reading of Land Use Bylaw Amendment 2672/HH-92, The City would have little recourse to enforce that the landscaping plans were followed through on. One avenue that could be followed to ensure the landscaping takes place is providing an irrevocable letter of credit in the amount equal to the cost of said landscaping. You may wish to give this more consideration, however, I would ask that once you have your landscaping plans in place, same should be submitted to Don Bachelor, City Parks Manager, (342-8165).

With regard to the second condition, Council's preference was that a cross agreement be in place prior to third reading of said bylaw, however, recognizes that there may be limitations in getting agreement from the other party. It is my understanding that if the landscaping plan was in place, and you had endeavoured to obtain a cross agreement but at such date were still not successful, Council may deem that this would have complied enough with the condition to allow third reading of the bylaw to go through.

If you have any questions or require additional information, please do not hesitate to contact the undersigned. Once we have received the required information from your Company we will again present this matter to City Council.

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/cjd
cc: Director of Community Services
Parks Manager
Principal Planner
Land and Economic Development Manager
Bylaws and Inspections Manager
Director of Engineering Services
City Assessor

NO. 5

DATE: **JUNE 11, 1993**

TO: **CITY COUNCIL**

FROM: **CITY CLERK**

RE: **LOT 4, BLOCK A, PLAN 977R.S. - LAND USE BYLAW AMENDMENT 2672/HH-92**

As a result of an application from Penreal Advisors Limited, Council at its meeting of December 21, 1992, gave first reading to Land Use Bylaw Amendment 2672/HH-92 to redesignate the west half of Lot 4, Block A, Plan 977RS from I1 to C4.

In addition, at the aforesaid Council Meeting, the following motion was passed approving the application in principle, subject to certain conditions:

> "RESOLVED that Council of The City of Red Deer having considered request from Penreal Advisors to rezone Lot 4, Block A, Plan 977 R.S. from I1 to C4, hereby supports the application in principle, subject to the following:
>
> 1. Direct access to the Major Continuous Corridor will not be available.
>
> 2. The Applicant submitting to The City, landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads.
>
> 3. The applicant agreeing to negotiate with the new owner of the Peavey Mart Site in terms of a cross agreement on parking similar to that which exits between Canadian Tire and Revelstoke.
>
> 4. The dangerous goods which are currently stored in the industrial area to be phased out within two years following the introductions of the commercial zoning."

At January 18, 1993, Council Meeting, following the Public Hearing for Bylaw 2672/HH-92, second was given to the bylaw. Third reading was deferred with the following motion being passed:

> "RESOLVED that Council of The City of Red Deer hereby agrees that third reading of Bylaw 2672/HH-92, be deferred pending a response back from the Province and until the applicant has met the conditions as outlined in the Council resolution of December 21, 1992."

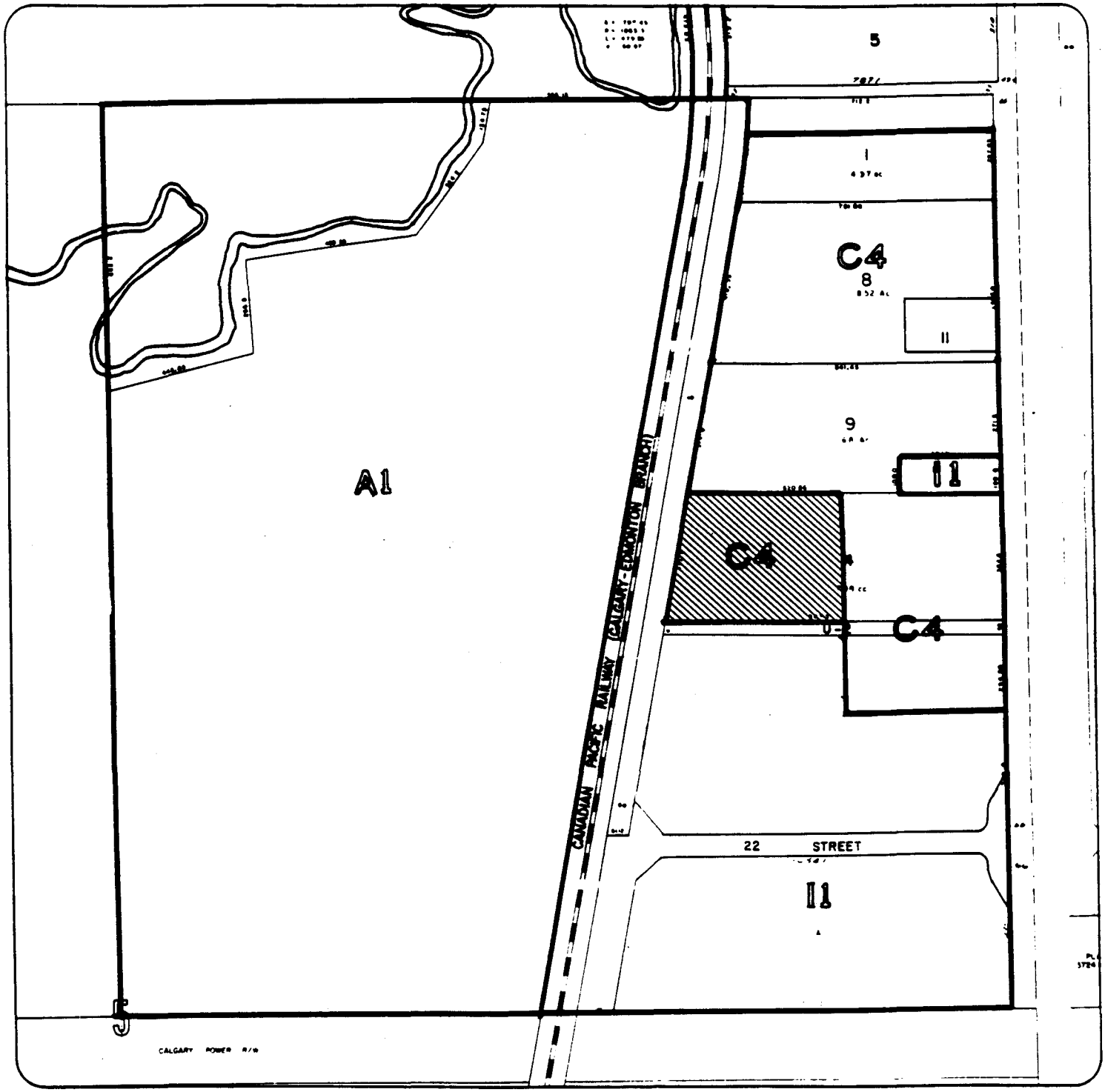
Enclosed hereafter, is correspondence from M. A. Charleton and Associates Inc., requesting Council to proceed with the third reading of the bylaw. The Engineering Department received a verbal response back from the Province indicating that the Province had no problems with the passage of this bylaw amendment.

C. SEVCIK
City Clerk

CS/cjd

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

F5



0 50 100 200 300

scale in metres

Revisions :

MAP NO. 20/92
BYLAW NO. 2672 / HH-92

Change from II to C4

MA Charlton & ASSOCIATES INC
P.O. Box 117, 490 - 580 Hornby St.
Vancouver, B.C. V6C 3B6
Phone: (604) 683-5584 Fax: (604) 681-1759

June 4, 1993

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

Attention: Mr. C. Sevcik, City Clerk

Dear Mr. Sevcik;

RE: Lot 4 Block A Plan 977 R.S.
By Law Amendment 2672/HH - 92

Further to our telephone conversation of June 3, this letter confirms our request to proceed with the Third Reading of the Bylaw to rezone the west portion of Bower Business Centre from the I1 zone to C4.

Michelle Charlton

Michelle Charlton
Bower Centre Investments Ltd.

BOWER CENTRE INVESTMENTS LTD.

P.O. Box 117
490 - 580 Hornby Street
Vancouver, B.C. V6C 3B6

June 23, 1993

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

Attention: Mr. C. Sevcik, City Clerk

Dear Mr. Sevcik:

Re: Lot 4 Block A, Plan 977 R.S., Land Use Bylaw Amendment 2672/HH-92

Further to our telephone conversation of yesterday's date, this letter confirms our request to proceed with the Third Reading of the Bylaw to re-zone the west portion of the Bower Business Centre from the I1 zone to C4. As discussed on the telephone, we have recently purchased the property from Penreal Advisors and are still learning the issues affecting the property. Prior to our purchase on June 2, 1993, we were under the impression that the requirements of the re-zoning application had been met and, in addition, a Karate School is most anxious to open for business and has been waiting on the finalization of the re-zoning in order to meet the requirements of the bylaw.

We acknowledge the conditions of the Council resolution of December 21st, 1992, and will endeavor to fulfill the requirements of the application as quickly as possible. While the requirements of the Karate School are described as urgent by Weddell Mehling Pender & Associates Realty Ltd. they are consistent with our plans to market the vacant units to the types of tenants which are permitted within the C4 zone.

For your information, we have initiated contact with the owner of the Peavey Mart who indicates a willingness to speak with us, however, has asked that we approach him again when he has the time available to discuss the requested cross agreement. In addition, we have been in contact with Drummond Brewery and expect to work with them in the future.

The landscaping plans have recently been located and we will be addressing this requirement once we have the opportunity to review the plans which have been submitted by Penreal. We are planning to make several improvements to the property which will reflect the change in the project's focus from industrial to commercial and prefer to integrate the landscaping plans with our overall plans for the centre. As you can imagine, we have a number of issues to deal with and it will take us a few months to become completely familiar with both the project and the City of Red Deer bylaws.

Contracts have already been let for the replacement of one roof, the upgrading of the pavement throughout the project as well as the completion of the changes effected by the realignment of the service road off Gaetz Avenue, and we are finalizing a contract for the tenant improvements required of a new regional distribution centre for Domino's Pizza.

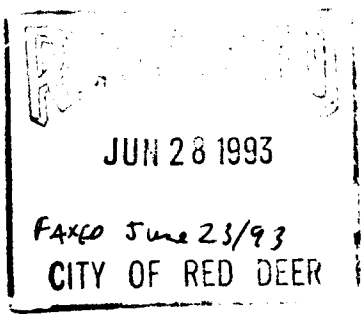
We look forward to working in the City of Red Deer and thank you for your expeditious treatment of this matter.

Yours truly,

BOWER CENTRE INVESTMENTS LTD.

Michelle Charlton

Michelle Charlton



RED DEER
REGIONAL PLANNING COMMISSION

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

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

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

MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** June 28, 1993

FROM: Paul Meyette, Principal Planner

RE: Lot 4, Block A, Plan 977 RS
Redesignation from I1 to C4

This property consists of four warehouses located south of the Peavey Mart site. The two warehouses located on the eastern side of the site are already designated C4 (Arterial Commercial); the remaining two warehouses are designated I1 (Industrial). The redesignation of the site will allow the landowner to take full advantage of the visibility offered through the recent construction of Taylor Drive on the west side of the site.

On December 21, 1992 Council gave first reading to the proposed redesignation of this site subject to the following:

1. Direct Access to the Major Continuous Corridor(Taylor Drive) will not be available.

2. The applicant submitting to the City landscaping plans meeting the guidelines outlined in the landscaping specifications for major entry arterial roads.

3. The applicant agreeing to negotiate with the new owner of the Peavey Mart Site in terms of a cross agreement on parking similar to that which exists between Canadian Tire and Revelstoke.

4. The dangerous goods which are currently stored in the industrial area to be phased out within two years following the introduction of the commercial zoning.

In their letter of June 23, 1993, Bower Centre Investments Limited indicated that they are aware of the conditions contained in the December 21 Council resolution and indicate that they have initiated contact with the adjacent property owners and will pursue an agreement related to a cross agreement. The letter was not clear in terms of the company's commitment to provide landscaping on the site. Conditions one and four were not addressed in the June 23 letter.

Following receipt of the letter, I spoke with Ms. Charlton, representing Bower Centre Investments Limited. She has indicated that the storage of dangerous goods related to the Alberta Wheat Pool site will be phased out over the next few months. She has also indicated an awareness of the City's condition that no access be provided from Taylor Drive. In terms of Condition #2 (Landscaping), Bower Centre Investments Limited have provided a letter indicating that they are prepared to undertake the same landscaping as proposed by Penreal Advisors or the equivalent as mutually agreed upon by the City and Bower Centre Investments Limited (letter is attached).

RECOMMENDATION

Based upon the commitments by Bower Centre Investments Limited related to the four City Council conditions, Planning staff are prepared to support the redesignation of the property from I1 to C4.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

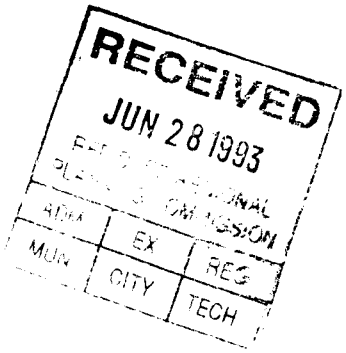
PM/pm

cc Don Batchelor
Bryon Jeffers
Ryan Strader

BOWER CENTRE INVESTMENTS LTD.

June 25, 1993

Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9



Attention: Paul Meyette, Principal Planner

Dear Mr. Meyette

RE: Lot 4, Block A, Plan 977 R.S. (City of Red Deer)
Redesignation from I1 to C4

Further to our discussion of June 25, 1993 and our letter to the City of Red Deer dated June 23, 1993 we hereby agree that we are willing to undertake the landscaping as previously proposed by Penreal Advisors, or an equivalent amount of landscaping to our mutual agreement.

As discussed on the telephone we are not entirely familiar with the landscaping plans submitted by Penreal and, furthermore, intend to make additional improvements to the western portion of the property. We would sincerely appreciate the opportunity to consider the landscaping commitments as they relate to our plans for the property.

Yours truly,

BOWER CENTRE INVESTMENTS LTD.

Michelle Charlton

Michelle Charlton

P.O. Box 117, 490 - 580 Hornby St., Vancouver, B.C. V6C 3B6
Telephone: (604) 681-7106 Fax: (604) 681-1759

DATE: **June 25, 1993** **FILE NO. R-40490**

TO: **Charlie Sevcik**
City Clerk

FROM: **Lowell R. Hodgson**
Acting Community Services Director

RE: **BOWER CENTRE INVESTMENTS LTD/BYLAW 2672/HH-92**

This memo is in response to yours dated June 24, asking for a comment on the proposal of Bower Centre Investments Ltd.

Bower Centre Investments Ltd. acknowledges the conditions of the City Council Resolution December 21, 1992, and they indicate they will endeavour to fulfil the requirements of the application as quickly as possible. Subject to Bower Centre Investments Ltd.'s adhering to the landscaping plan that was prepared for Penreal Advisers Ltd. and which was earlier reviewed and approved by the Parks Department and Community Services, then we recommend support for the third reading of this bylaw. This condition commits Bower Centre Investments Ltd. to adhere to Bylaw 2672/W-92--the Landscaping Specifications for Major Entry Arterial Roads.

RECOMMENDATION

That City Council proceed with the third reading of Bylaw 2672/HH-92 on the condition that Bower Centre Investments Ltd. adhere to the Landscaping Plan earlier presented and approved for Penreal Advisers Ltd, and in compliance with the Landscaping Specifications for Major Entry Arterial Roads.

LOWELL R. HODGSON

/mm

c Don Batchelor, Parks Manager

DATE: June 25, 1993

TO: Charlie Sevcik, City Clerk

FROM: Alan Scott, Manager Land and Economic Development

RE: **APPLICATION BY BOWER CENTRE INVESTMENTS LTD. FOR REZONING**

The Land and Economic Development Department has no objection to the granting of a Third Reading of the Bylaw to rezone the west portion of the Bower Business Centre from I-4 zoning to C-4 zoning. The conditions under which the Third Reading would be given are outlined in the Council resolution of December 21, 1992.

Alan V. Scott

AVS/mm

DATE: June 28, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: BOWER CENTRE INVESTMENTS
LOT 4, BLOCK A, PLAN 977 R.S.

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

We have no objections to the rezoning receiving third reading; however, the applicant should be required to have the landscaping installed by a specific date, perhaps the end of July.

Yours truly,

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

250-084

DATE: June 25, 1993

TO: City Clerk

FROM: Engineering Department Manager

RE: LOT 4, BLOCK A, PLAN 977 R.S.
BOWER CENTRE INVESTMENTS LTD.

Please be advised that the Engineering Department has no further comments to those previously submitted on December 15, 1993, with respect to the above noted.

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

/emg

250-084

DATE: December 15, 1992

TO: City Clerk

FROM: Director of Engineering Services

RE: PENREAL ADVISORS LTD. - REZONING
2310 GAETZ AVENUE

Engineering Services has reviewed the request from Penreal Advisors Ltd. for rezoning. Our observation, with respect to the third point in this correspondence which states

> "With the new major arterial roadway completed, rezoning this parcel would e consistent to the intent of the C4 district, specifically as to exposure and location adjacent to a major roadway."

is that while the development may have "exposure and location adjacent to a major roadway", direct access to the Major Continuous Corridor would not be available.

With respect to the fourth point raised, is it the intent to upgrade the landscaping both on Gaetz Avenue and on the Major Continuous Corridor?

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

BCJ/emg
c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Economic Development Manager
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Public Works Manager
c.c. Urban Planning Section Manager

Commissioners' Comments

We would recommend that Council proceed with third reading of Bylaw 2672/HH-92.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

FILE No.

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

July 20, 1993

Bower Centre Investments Limited
P. O. Box 117
490 - 580 Hornby Street
Vancouver, B. C.
V6C 3B6

ATTENTION: MICHELLE CARLTON

Dear Ms. Carlton,

RE: LOT 4, BLOCK 8, PLAN 977RS, LAND USE BYLAW AMENDMENT 2672/HH-92

I would advise that at The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated July 9, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from Bower Centre Investments Limited dated July 9, 1993, re: Land Use Bylaw Amendment 2672/HH-92, Lot 4, Block 8, Plan 977RS, hereby agrees that third reading of Bylaw 2672/HH-92 be given subject to the following conditions:
>
> 1. that Bower Centre Investments Limited provide to The City of Red Deer an irrevocable letter of credit in the amount of $10,000 in favour of The City of Red Deer expiring on May 31, 1994, to secure the City's position with regard to landscaping requirements on the above noted property,
>
> 2. that Bower Centre Investments continue to undertake negotiations with the new owner of the Peavey Mart site in terms of a mutual access agreement on parking similar to that which exists between Canadian Tire and Revelstoke,
>
> and as presented to Council July 19, 1993."

Following the passage of the above resolution, third and final reading was given to Land Use Bylaw Amendment 2672/HH-92 which redesignates the west half of Lot 4, Block 8, Plan 977RS from I1 to C4. A copy of this bylaw is attached for your record.

As indicated in the above resolution, you are now required to submit to The City of Red Deer an irrevocable letter of credit in the amount of $10,000 in favour of The City of Red Deer expiring on May 31, 1994. As you had indicated to this office, you will be providing this letter of credit to The City within seven days of Council's approval of said bylaw.

If you have any questions or require additional information, please do not hesitate to contact the undersigned. I wish you every success in the development of these lands in Red Deer.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Director of Community Services
Parks Planner
Principal Planner
Land and Economic Development Manager
Bylaws and Inspections Manager
Director of Engineering Services
City Assessor
Fire Chief

FILE No.

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

July 21, 1993

North American Property Group
#1, 10407 - 51 Avenue
Edmonton, Alberta
T6H 0K4

ATTENTION: MR. HENRY BEREZNICKI - EXECUTIVE VICE-PRESIDENT WESTERN CANADA

Dear Sir:

RE: APPLICATION TO REDESIGNATE BOWER PLAZA FROM C4 -TO C2
LAND USE BYLAW AMENDMENT 2672/M-93

At The City of Red Deer Council Meeting of July 19, 1993, Land Use Bylaw Amendment 2672/M-93, was given second and third reading by Council following Public Hearing. Bylaw 2672/M-93 provides for the redesignation of Bower Plaza from C4 to C2. Enclosed herewith, is a copy of the aforementioned bylaw finally approved by Council.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Council and Committee Secretary - Sandra
Bylaws and Inspections Manager
Principal Planner

RED·DEER a delight to discover!

DATE: **July 20, 1993**

TO: **RED DEER REGIONAL PLANNING COMMISSION**

FROM: **ASSISTANT CITY CLERK**

RE: **LAND USE BYLAW AMENDMENT 2672/HH-92**
LOT 4, BLOCK 8, PLAN 977RS

At The City of Red Deer Council Meeting held on July 19, 1993, third and final reading was given to Land Use Bylaw 2672/HH-92,

Bylaw 2672/HH-92 pertains to the resignation of the west half of Lot 4, Block 8, Plan 977RS from I1 - C4.

A copy of the above noted bylaw is attached for your information and I trust that you will now proceed with updating the Land Use Bylaw and forward to our office the amending page for inclusion in our Office Consolidation copy.

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.

PUBLIC HEARINGS

NO. 1

DATE: July 12, 1993

TO: City Council

FROM: Assistant City Clerk

RE: PUBLIC HEARINGS - LAND USE BYLAW AMENDMENTS 2672/K-93, 2672/L-93, 2672/M-93

Public Hearings have been advertised with regard to the above noted Land Use Bylaw Amendments to be held in the Council Chambers of City Hall on Monday, July 19, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/K-93 provides for the redesignation of 1.30 ha of land located in Kentwood, east of Kennedy Drive, which was sold by the City to Laebon Developments for the development of a total of 47 small, single family dwellings.

Bylaw 2672/L-93 provides for the redesignation of Lot 1, Block 5, Plan 902-0499 in the Edgar Industrial Park from C3 to I1 in order to accommodate a proposed industrial development by Swab-Tech Inc.

Bylaw 2672/M-93 provides for the redesignation of the Bower Plaza from C4 to C2.

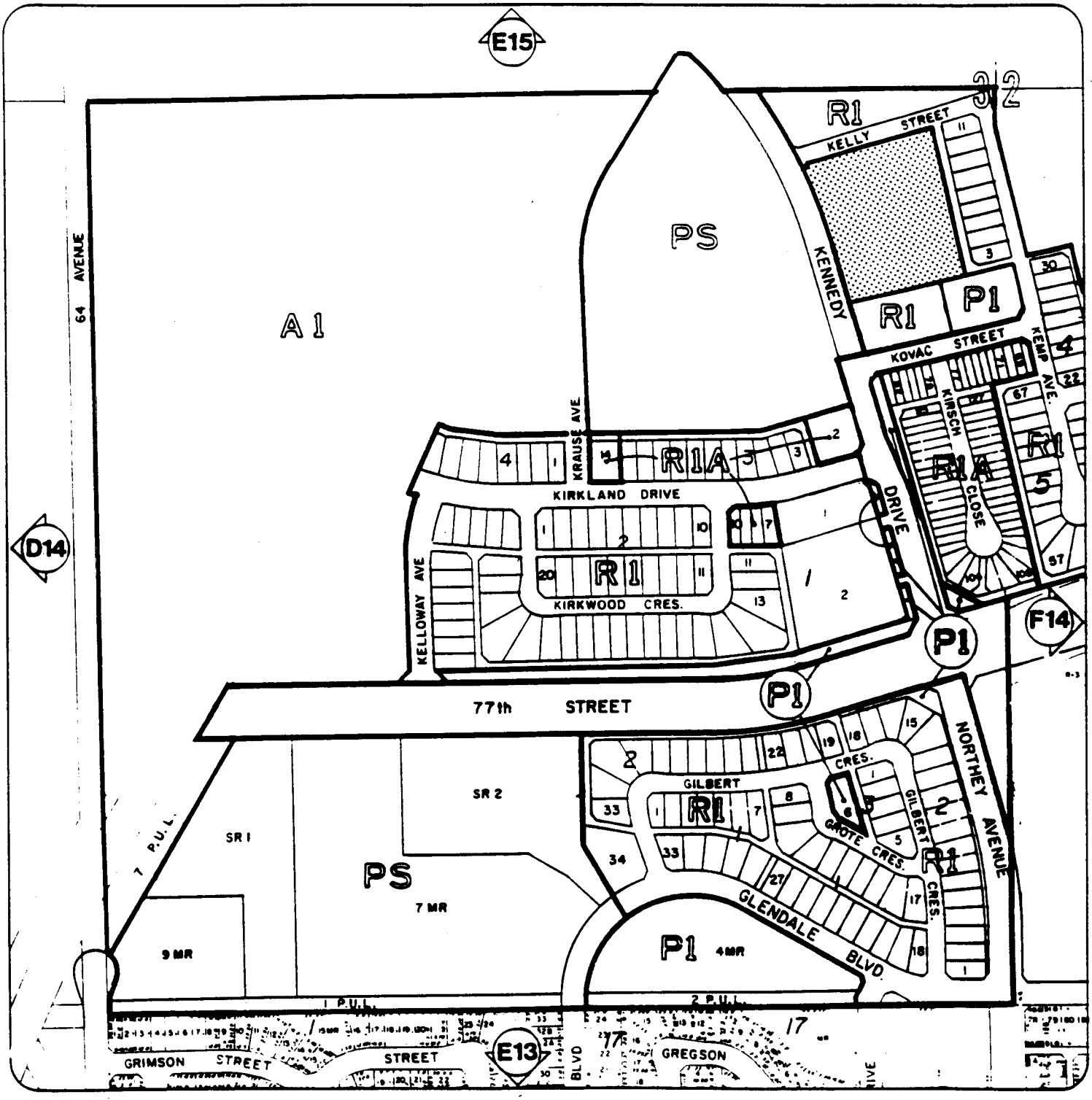
The preceding bylaws may be given second and third readings following the Public Hearings.

Kelly Kloss
Assistant City Clerk

KK/ds

Land Use Districts

E 14



0 50 100 200 300

scale in metres

FROM R2 TO R1
BYLAW 2672/K-93
MAP 6/93

LAEBON DEVELOPMENT - CITY OF RED DEER

Submitted to City Council
Date: July 19/93

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: Bob & Linda Bollinger

Address: 16 Kirby St.

Phone No.: 347-2027

Please provide your comments below:

We would be in favor of Laebon Developments proposal if Alternative #1 is built. That is, the access to Kennsington Close should be from Kennedy Drive not from Kemp Ave. Kovac St. is already a heavy traffic area.

Lots should be at least 40' lots with 5' sideyards.

Laebon has agreed to lobby the city with us to get parking eliminated from the North side of Kovac St.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: Jeanette & Randy Diemert

Address: 117 Kennings Crescent

Phone No.: 342-1775

Please provide your comments below:

We are in favour of the proposed development of single family housing on the condition that an access road be placed from Kensington Close directly to Kennedy Drive to avoid further traffic congestion on Kovac Street. And place a "NO PARKING SIGNS" on the NORTH SIDE OF KOVAC STREET

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: RANDY WEINS

Address: 49 - KIRSCH CLOSE

Phone No.: 342 - 7727

Please provide your comments below:

Alternative #2 is acceptable.
Good elevations on renderings.
Close is a good idea, when
compared to street concept.
Temporary access is needed until
Kelly St is opened.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: Marlene Robertson

Address: 57 Kennings Cr.

Phone No.: 346-1487

Please provide your comments below:

In general, I am in agreement with Laebon's proposal plan for Kensington Grove. However, I do have a few reservations.

First - Kovac street is already over congested with traffic. The street cannot handle the parking and traffic currently - with the new subdivision's Kensington close opening to Kemp + then Kovac, the situation will become a major hazard area. I would agree to it if Kensington Close opened onto Kennedy Drive rather than Kemp. (see alternative #1).

also, the lots are very narrow (if relaxation to 4' sideyards is passed). Otherwise, the plan looks good.

If alternative #1 is not feasible - then I would insist that the city impose a no parking ban on the northside of Kovac (permanently) + Laebon put in a temporary access to Kensington from Kennedy.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: CATHY DAVIS

Address: 9 KEE CLOSE

Phone No.: 343-9408

Please provide your comments below:

LAEBON's proposal of single family homes is very good But because of our problem of parking on both sides of Kovac St. there is no room for extra traffic there. If city planners will make no parking on north side of Kovac (there is no houses here there is a church & a playground only) this plan should be able to be approved with out delay. There should be a playground zone installed as well.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

6

JULY 7, 1993

Name: Robert Davis

Address: 7 Kavac St.

Phone No.: 341-3253

Please provide your comments below:

The proposal as presented is fine with me. It is important that Kemp Ave be completed with Kelly Street a.s.a.p. to alleviate traffic problems on Kavac Street.

I support the single family homes experiment. Good idea!

Temporary lane access to Kennedy Drive from the Kensington Close development should be provided to alleviate traffic on Kavac Street.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: Linda Linklater

Address: 21 Kee Close R.D. T4P3M4

Phone No.: 347-6860

Please provide your comments below:

I am pleased to see these lots being changed to single family. I see no problem with the project as long as they have off street parking. There needs to be an alternate route till the streets are paved other than Kovac as it is for too congested already. We need no parking signs on the north side of Kovac St. as well as a playground zone installed.

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

Name: DAVID WOOD

Address: 3321 - 44A AVE

Phone No.: 341-4644

Please provide your comments below:

AS A RESIDENT OF RED DEER, BUT NOT A RESIDENT OF KENTWOOD, I LOOKED AT THIS PRESENTATION WITH THE "WOULD I WANT TO BUY INTO THIS NEW DEVELOPMENT?" MINDSET. I WOULD BE MORE LIKELY TO BUY INTO THE CUL-DE-SAC WITH THE ACCESS OFF OF KEMP STREET, NOT FROM KENNEDY AS SUGGESTED BY SOME OF THE KENTWOOD RESIDENTS PRESENT. I CAN BELIEVE THAT KOVAC ST IS A CONCERN, BUT IT'S INADEQUACY IS NOT LAEBON'S RESPONSIBILITY, AND I THINK IT WOULD BE UNREASONABLE TO COMPROMISE THE LAEBON PROPOSAL BECAUSE OF SHORT SIGHTEDNESS ON KOVAC ST BY THE CITY OR AUKLON OR WHOEVER. WHILE I PREFER TO LIVE ON A LOW VEHICLE VOLUME ROAD, I REALIZE THAT SOME PEOPLE EITHER WANT TO OR HAVE TO LIVE ON BUSIER ROADS. AND THERE IN IS ONE OF THE BENEFITS OF LIVING IN A FREE COUNTRY - THAT IS THE RIGHT TO OWN REAL ESTATE (AND TO BUY AND SELL SAME)

FILE No.

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

July 21, 1993

Laebon Developments Limited
11, 7711 - 50 Avenue
Red Deer, Alberta
T4P 1M7

ATTENTION: MR. GORD BONTJE

Dear Sir,

RE: LAND USE BYLAW AMENDMENT 2672/K-93 - REDESIGNATION OF LANDS EAST OF KENNEDY DRIVE

At the Council Meeting of July 19, 1993, Land Use Bylaw Amendment 2672/K-93 was given second and third reading by Council following the Public Hearing.

Bylaw 2672/K-93 provides for the redesignation of 1.30 ha of land located in Kentwood, east of Kennedy Drive, which was sold by The City to Laebon Developments for the development of a total of 47 small, single family dwellings. Enclosed herewith, is a copy of the aforementioned bylaws finally approved by Council.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

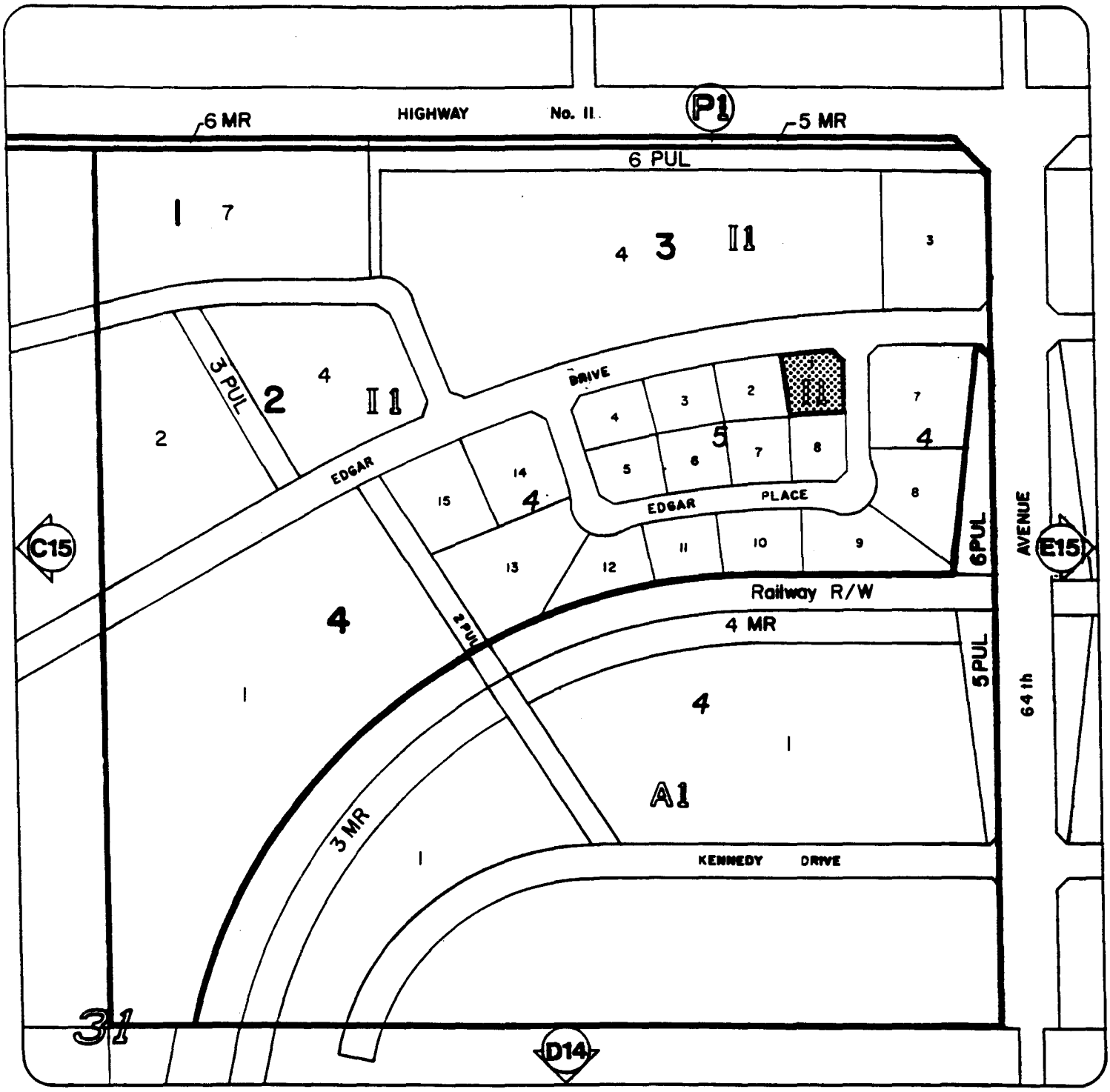
Kelly Kloss
Assistant City Clerk
KK/cjd
Encl.
cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Public Works Manager
Council and Committee Secretary - Sandra

RED·DEER a delight to discover!

City of Red Deer --- Land Use Bylaw 22

Land Use Districts

D.15



scale in metres

Revisions :

MAP NO. 7/93
(BYLAW No. 2672/L-93)

Change from C3 to I1 ▨.

FILE No.

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

July 21, 1993

Swab-Tech Inc.
#3, 7644 - 49 Avenue
Red Deer, Alberta
T4P 1M4

ATTENTION: MR. BARRY ANDERSON

Dear Sir,

RE: SWAB-TECH INC. - LAND USE BYLAW AMENDMENT 2672/L-93

At the Council Meeting of July 19, 1993, Land Use Bylaw Amendment 2672/L-93, was given second and third reading by Council following the Public Hearing.

Bylaw 2672/L-93 provides for the redesignation of Lot 1, Block 5, Plan 902-0499 (Edgar Industrial Park) from C3 to I1 to accommodate a proposed industrial development of Swab-Tech Inc. Enclosed herewith, is a copy of the aforementioned bylaw finally approved by Council.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

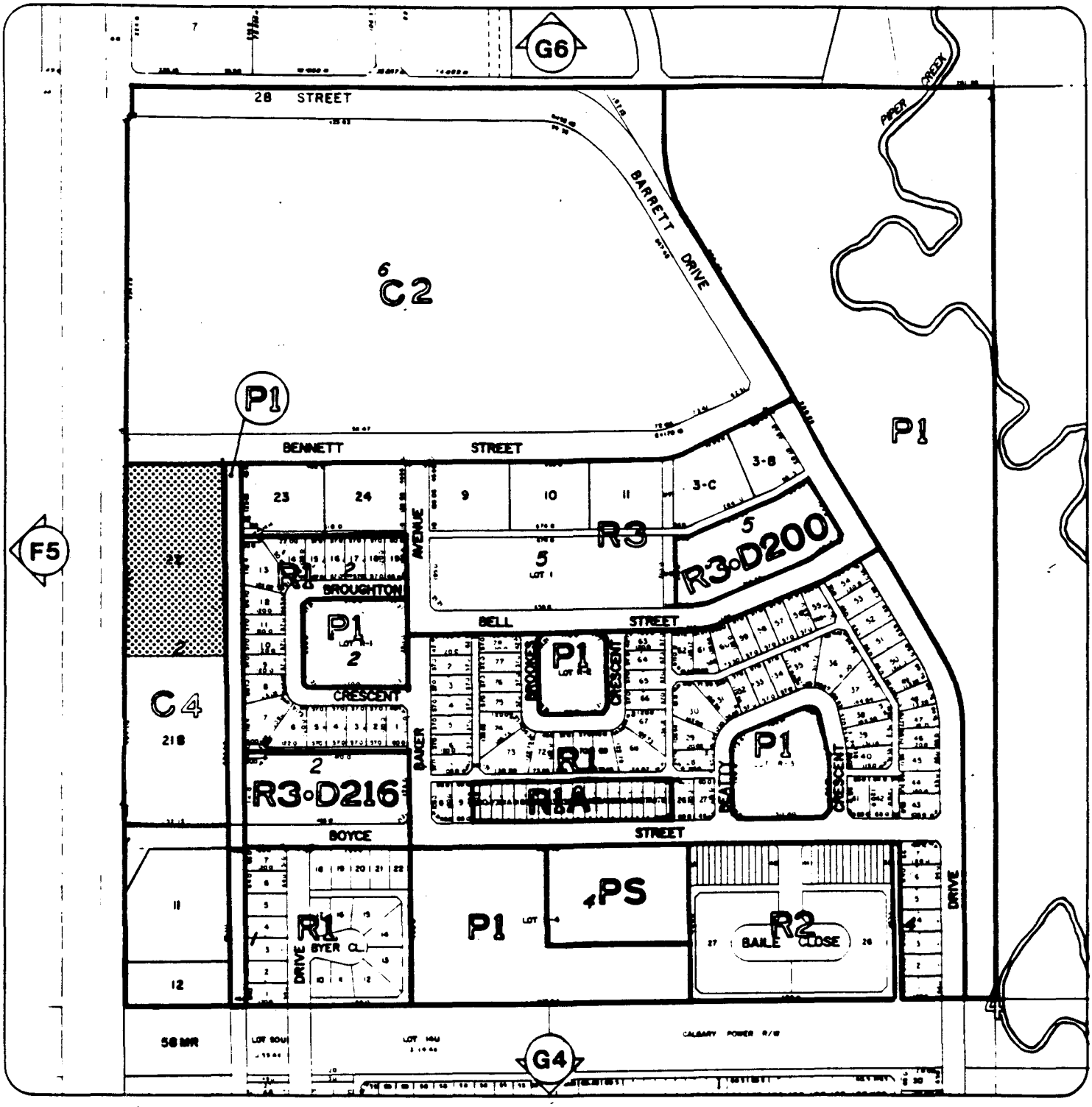
KK/cjd
Encl.
cc: Land and Economic Development Manager
Council and Committee Secretary - Sandra
Weddell Pander Mehling and Associates
ATTENTION: Murray Mehling
#202, 4708 - 50 Avenue
Red Deer, Alberta T4P 1M7

RED DEER a delight to discover!

City of Red Deer --- Land Use Bylaw 23

Land Use Districts

G5



0 50 100 200 300

scale in metres

Revisions :

MAP NO. 8/93

(BYLAW No. 2672/M-93)

Change from C4 to C2 ▨.

DATE: **JUNE 8, 1993**

TO: **LAND AND ECONOMIC DEVELOPMENT MANAGER**

FROM: **CITY CLERK**

RE: **CITY LAND SALE TO PETER D. UNRAU (SUN-N-FUN POOLS)**
MUNICIPAL RESERVE DISPOSAL AND ROAD CLOSURE
BYLAW 3094/93

Your report regarding the above matter was considered at the Council Meeting of June 7, 1993, and at which meeting Council passed the following motion agreeing to dispose of a portion of Lot R-5:

> "RESOLVED that Council of The City of Red Deer hereby agrees to the disposal of Municipal Reserve described as follows:
>
> "All that portion of Lot R-5, Plan 5365NY lying within Plan 932-_____containing 0.009 ha. more or less."
>
> And as recommended to Council June 7, 1993."

In addition, Council gave first reading to Road Closure Bylaw 3094/93 agreeing to the closure of a portion of 45a Avenue. Enclosed herewith, is a copy of the said bylaw, which was given first reading.

This office will now proceed with notification, posting and advertising in accordance with the requirements of the Planning Act and the Municipal Government Act. The hearing will be scheduled for the Council Meeting to be held on Monday, July, 19.

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

C. SEVCIK
City Clerk

CS/cjd
Encl.
cc; Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Parks Manager
Principal Planner
Council and Committee Secretary - Sandra

NO. 4

DATE: May 19, 1993

TO: City Clerk

FROM: Land and Economic Development Manager

RE: **CITY LAND SALE TO PETER D. UNRAU (SUN-N-FUN POOLS)**
CITY LANDS ADJACENT TO LOT 8, BLOCK 8, PLAN 2976 M.C.
IN EXCESS OF MAJOR CONTINUOUS CORRIDOR PROJECT
(See attached map)

City Council approved the sale of those City-owned lands cross-hatched on the attached map to Mr. P. Unrau for consolidation with his Lot 8. To proceed with the registration of the proposed legal survey plan, City Council approval of the following is required:

1. Removal of the Reserve designation from that portion of Lot R-5, Plan 5365 N.Y. that is being purchased by Mr. Unrau.

2. Closure of that portion of 45A Avenue that is being purchased by Mr. Unrau.

Mr. Unrau has signed a land sale agreement and paid in full for the land being purchased from The City of Red Deer.

Recommendation

In accordance with the Municipal Government Act and the Planning Act, City Council approve the disposal of Reserve and closure of 45A Avenue as per the following description:

1. Disposal of Reserve in accordance with Sec. 115 of the Planning Act

   "All that portion of Lot R-5, Plan 5365 N.Y. lying within Plan 932-_____ containing 0.009 ha more or less."

2. Closure of 45A Avenue in accordance with Sec. 180 of the Municipal Government Act

   "All that portion of 45A Avenue as shown on Plan 5365 N.Y. lying within Plan 932-_____ containing 0.082 ha more or less."

Alan V. Scott

WFL/mm

Enc.

Commissioners' Comments

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

ROAD CLOSURE

Pursuant to the provisions of Section 180 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Bylaw No. 3094/93 which, if finally passed, will provide for the closure of road in the City of Red Deer as described below:

"All that portion of 45A Avenue as shown on Plan 5365 N.Y. lying within Plan 932———containing 0.082 ha more or less. EXCEPTING THEREOUT ALL MINES AND MINERALS."

Any person who claims that he or she will be affected prejudicially by the passing of the above mentioned bylaw shall be afforded an opportunity to be heard by Council either by himself/herself or by his or her agent.

The Council proposes to pass the aforementioned bylaw at its regular meeting, Council Chambers, 2nd Floor of City Hall, Red Deer, Alberta, scheduled to commence at 7:00 p.m., or as soon thereafter as Council may determine, on Monday, July 19, 1993, at which time all persons claiming to be prejudiced shall be heard.

DATE OF THE FIRST PUBLICATION OF THIS NOTICE: June 25, 1993
DATE OF THE LAST PUBLICATION OF THIS NOTICE: July 2, 1993.

C. SEVCIK, City Clerk

DATE: July 21, 1993

TO: PRINCIPAL PLANNER

FROM: ASSISTANT CITY CLERK

RE: LAND USE BYLAW AMENDMENTS 2672/K-93, 2672/L-93, 2672/M-93

Council of The City of Red Deer on Monday, July 19, 1993, gave second and third readings to the above noted Land Use Bylaw Amendments, copies of which are enclosed herewith.

Bylaw 2672/K-93 provides for the redesignation of 1.30 ha of land located in Kentwood, east of Kennedy Drive, which was sold by The City to Laebon Developments for the development of a total of 47 small, single family dwellings.

Bylaw 2672/L-93 provides for the redesignation of Lot 1, Block 5, Plan 902-0499 in the Edgar Industrial Park from C3 to I1, in order to accommodate a proposed industrial development by Swab-Tech Inc.

Bylaw 2672/M-93 provides for the redesignation of the Bower Plaza from C4 to C2.

Trusting you will find this satisfactory and that you will be sending us revised pages for inclusion in the Office Consolidation copy of the Land Use Bylaw at your earliest convenience.

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Parks Manager
Recreation and Culture Manager
Land and Economic Development Manager

DATE: **JUNE 23, 1993**

TO: **RED DEER REGIONAL PLANNING COMMISSION**

FROM: **CITY CLERK**

RE: **LAND USE BYLAW AMENDMENT 2672/M-93**

Council of The City of Red Deer gave first reading to the above noted Land Use Bylaw Amendment at its meeting of June 21, 1993.

Bylaw 2672/M-93 provides for the redesignation of the Bower Plaza from C-4 to C-2. Enclosed herewith, is a copy of the bylaw referred to above.

This office will now proceed with advertising for a Public Hearing to be held on July 19, 1993.

Trusting you will find this satisfactory.

C. SEVCIK
City Clerk

CS/cjd
Encl.
cc: Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
Fire Chief

FILE No.

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

June 22, 1993

North American Property Group
#1, 10407 - 51 Avenue
Edmonton, Alberta
T6H 0K4

ATTENTION: MR. HENRY BEREZNICKI - EXECUTIVE VICE-PRESIDENT
WESTERN CANADA

Dear Sir,

RE: APPLICATION TO REDESIGNATE BOWER PLAZA FROM C-4 TO C-2
LAND USE BYLAW AMENDMENT 2672/M-93

Your application to redesignate the Bower Plaza from C-4 to C-2 was considered at the Council Meeting of June 21, 1993.

At the aforesaid meeting Council passed the following motion in regard to your request:

"RESOLVED that Council of The City of Red Deer hereby agrees to the redesignation of the Bower Plaza from C-4 to C-2 designation subject to the following:

1. the applicant being prepared to maintain the boulevard;

2. Council approval of the policy re: conversion of C-4 (Major arterial) district to C-2 (regional district and shopping centre) district;

3. Council approval of a Land Use Bylaw Amendment in accordance with the provisions of the Planning Act."

In addition Council gave first reading to Land Use Bylaw Amendment 2672/M-93, a copy of which in enclosed herewith. Council also passed a motion approving the policy for conversion of C-4 district to C-2 district which is referred in the aforementioned resolution. In this regard, I am enclosing herewith, the policy which was approved and as outlined in the report from the Principal Planner dated June 8, 1993, (pages 78 and 79).

This office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, July 19, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, July 2 and 9. 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 said advertising, which in this instance is $500.00. We will require this deposit by no later than Tuesday, June 29, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will either invoiced for or refunded the balance.

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

Sincerely,

C. SEVCIK
City Clerk

CS/cjd
Encl.
cc: Principal Planner
Council and Committee Secretary - Sandra

DATE: **JUNE 22, 1993**

TO: **RED DEER PLANNING COMMISSION**

FROM: **CITY CLERK**

RE: **LAND USE BYLAW AMENDMENT 2672/L-93 - LOT 1, BLOCK 5, PLAN 902-0499 EDGAR INDUSTRIAL PARK**

Council of The City of Red Deer at its meeting held on June 21, 1993, gave first reading to the above bylaw amendment, a copy of which is enclosed herewith.

Bylaw 2672/L-93 provides for the redesignation of Lot 1, Block 5, Plan 902-0499 in the Edgar Industrial Park from C-3 to I-1 in order to accommodate proposed industrial development by Swab-Tech Inc.

This office will not proceed with advertising for a Public Hearing to be held on Monday, July 19, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

C. SEVCIK
City Clerk

CS/cjd
Encl.
cc: Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager
E. L. & P. Manager
Fire Chief
Public Works Manager

FILE No.

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

June 22, 1993

Swab-Tech Inc.
#3, 7644 - 49 Avenue
Red Deer, Alberta
T4P 1M4

ATTENTION: MR. BARRY ANDERSON

Dear Sir,

RE: SWAB-TECH INC.- LAND USE BYLAW AMENDMENT 2672/L-93

I would advise that Council of The City of Red Deer at its meeting held on June 21, 1993, gave first reading to the above noted Land Use Bylaw Amendment 2672/L-93, a copy of which is enclosed herewith.

Bylaw 2672/L-93 provides for the redesignation of Lot 1, Block 5, Plan 902-0499 (Edgar Industrial Park), from C-3 to I-1 to accommodate a proposed industrial development by Swab-Tech Inc.

This office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, July 19, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

The advertising is scheduled to appear in the Advocate on Friday, July 2 and 9. In accordance with the Land Use Bylaw the applicant is required to deposit with the City Clerk, prior to Public advertising, an amount equal to the estimated cost, which in this instance is $500.00. We will require this deposit by no later than June 29 in order to proceed with the advertising as scheduled above. Once the actual costs are known, the applicant will be either invoiced for or refunded the balance.

I trust you will find this satisfactory and ensure that we are in receipt of the deposit as noted above. If you have any questions, please do not hesitate to contact the undersigned.

C. SEVCIK
City Clerk

CS/cjd
Encl.
cc: Land and Ecnonmic Development Manager
Council and Committee Secretary - Sandra
Weddell Mehling Pander & Associates
#202, 4708 - 50 Avenue
Red Deer, Alberta
T4P 1M7
ATTENTION: Mr. Murray Mehling

NO. 2

DATE: July 12, 1993

TO: City Council

FROM: Assistant City Clerk

RE: PUBLIC HEARING - ROAD CLOSURE BYLAW 3094/93

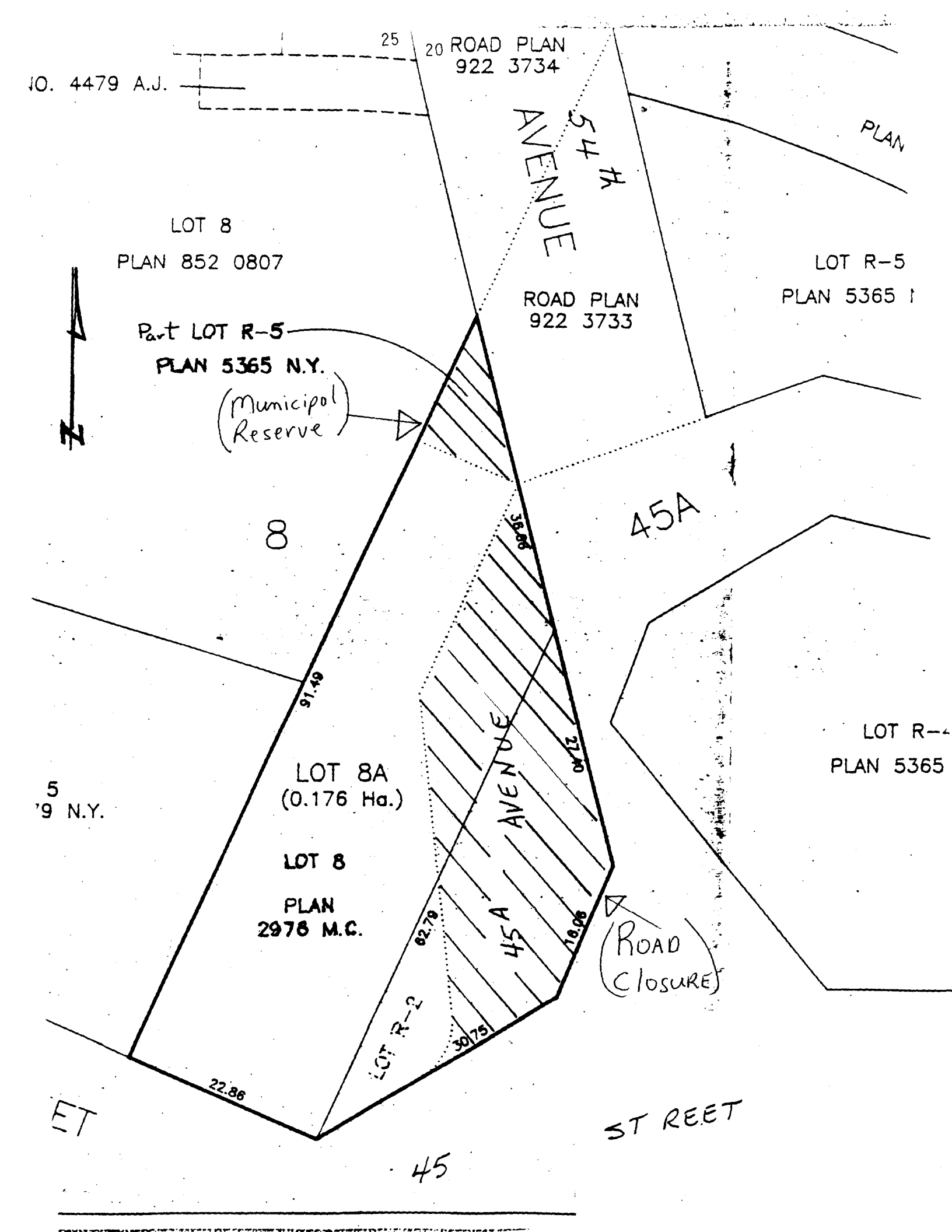
A Public Hearing has been advertised in regard to Road Closure Bylaw 3094/93, to be held in the Council Chambers of City Hall on Monday, July 19, 1993, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Road Closure Bylaw 3094/93 provides for the closure of a portion of 45A Avenue as indicated on the attached plan.

The preceding bylaw may be given second and third readings following the Public Hearing.

Kelly Kloss
Assistant City Clerk

KK/ds


25
20 ROAD PLAN
922 3734
10. 4479 A.J.
54 th AVENUE
PLAN
LOT 8
PLAN 852 0807
LOT R-5
PLAN 5365 I
ROAD PLAN
922 3733
Part LOT R-5
PLAN 5365 N.Y.
(Municipal Reserve)
8
45A
38.88
91.49
LOT 8A
(0.176 Ha.)
LOT 8
PLAN
2978 M.C.
45A AVENUE
22.80
62.79
16.98
LOT R-2
30.75
22.86
(ROAD CLOSURE)
LOT R-4
PLAN 5365
ET
ST REET
45

NO. 1

DATE: July 12, 1993

TO: Mayor and Members of Council

FROM: Alan Scott, Land and Economic Development Manager

RE: **OFFER TO PURCHASE**
PART OF LOT 22, BLOCK 7, PLAN 892-2959

At the June 21, 1993 meeting of Red Deer City Council, the following resolution received Council approval:

> "RESOLVED that Council of The City of Red Deer hereby agrees to the sale of Lot 22, Block 7, Plan 892-2959 (Riverside Industrial Park), consisting of approximately 1.102 ha. (2.72 acres) to MDS Investments Ltd. for the development of a 10,000 sq. ft. steel building to house the wholesale air conditioning and heating supplies business of Sinclair Supply, subject to the following conditions:
>
> 1. The purchase price to be $137,025;
>
> 2. The purchase price to be paid in full prior to release of land transfer in title;
>
> 3. Terms of the sale be as outlined in the Purchasing and Development Guidelines for Industrial and Commercial Lands, as approved by City Council;
>
> 4. The City undertake to construct that portion of 62 Street adjacent to the site, consisting of approximately 80 metres;
>
> 5. Indemnity agreements to be entered into by the purchaser prior to the use of the utility rights-of-way covered by The City of Red Deer easement agreements;
>
> 6. Calgary Power (TransAlta Utilities) approval to be obtained by the purchaser prior to the purchaser developing on the rights-of-way covered by Calgary Power easements;
>
> 7. Purchaser to pay for all service connection charges in accordance with Purchasing and Development Guidelines as approved by City Council;
>
> 8. An agreement being entered into satisfactory to the City Solicitor."

.../2

Subsequent to the June 21 meeting of Council, Ralph Salomons Realty Inc., on behalf of the client M.D.S. Investment Ltd., has asked that Council give consideration to a modified proposal for a portion of the above parcel of land. The reason for the change is the difficulty encountered in developing around the easements which cover a large portion of the property, and interfere with potential development, particularly on the rear of the parcel. As a result, the modified proposal is to acquire the most westerly portion of the property consisting of approximately 1.57 acres. The intention is to proceed with the development as originally proposed, of approximately 10,000 sq. ft., to house the wholesale air conditioning and heating supplies business of Sinclair Supply.

The offer for the 1.57 acre parcel of land is for $79,975. The offer reflects full value for that portion of the site which is not encumbered by easements and 25% of the value of the remainder of the site which has an overhead TransAlta line running across it. The offer is consistent with that price which was agreed to by Council on June 21 as it applies to that portion of the property which the client now wishes to purchase.

While the remainder of the site will pose some difficulties insofar as a future sale is concerned, we believe it could be consolidated with the adjoining property to the north-east and perhaps used as storage yard on some future sale. Presently, a large portion of land in this area is utilized by the Public Works Department as a winter snow dump. The opportunity may exist for this to become a permanent snow dump site.

Recommendation

We would recommend that Council approve the sale of a portion of Lot 22, Block 7, Plan 892-2959, consisting of not less than 1.57 acres to M.D.S. Investments Ltd. for the construction of a 10,000 sq. ft. building to be occupied by Sinclair Supply, with the following conditions to apply:

1. The purchase price be $79,975 based on 1.57 acres. Final price to be determined by a legal plan of survey.

2. The purchaser to be responsible for all costs associated with a legal survey and plan of subdivision.

3. The standard terms of payments and conditions of the agreement to apply, namely the purchaser enter into 90 option agreement with the City for an option fee of 5%. The balance of the purchase price of the land is due and payable in three equal instalments, with the first instalment due at the time the option is exercised and the remaining two-thirds due in two equal payments 120 and 240 days later.

.../3

4. Construction of an approved building must commence within three years of exercising the option and be completed with four years.

5. An agreement satisfactory to the City Solicitor.

Respectfully submitted,

Alan V. Scott

AVS/mm

Enc.

Commissioners' Comments

We would concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

Ralph Salomons
REALTY INC.

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

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

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COMMERCIAL

July 9, 1993

Mr. Alan Scott
Economic Development Department
City of Red Deer
Red Deer, Alberta

Dear Mr. Scott:

RE: LOT 22, BLOCK 7, PLAN 892-2959

Further to my letter dated July 5, 1993 and our telephone conversation of today's date, and as a result of further discussions with my client, MDS Investments Ltd., MDS Investments Ltd. has agreed to amend its offer by eliminating the 10% discount for shape of parcel.

MDS Investments Ltd. therefore wishes to amend their Offer to Purchase as follows:

1) parcel shall be the south portion of the above noted property and shall contain not less than 1.57 acres (identified in red on the attached plan);

2) price to be calculated as follows:

Area of lands that can be developed fully- (1.0 acres at $70,000/acre)	$70,000.00
Area of lands restricted by utility RW's and undevelopable- (0.57 acres at $17,500/acre)	$9,975.00
Total Purchase Price	**$79,975.00**

The method of calculating the above price is similar to the one used in establishing the price for the entire parcel and passed by resolution by City Council on June 21, 1993.

Would you please review this Offer, verify the area calculations, and make whatever arrangements that are necessary to have this Offer presented favorably to Council.

If you have any questions, please do not hesitate to give me a call.

Yours truly,

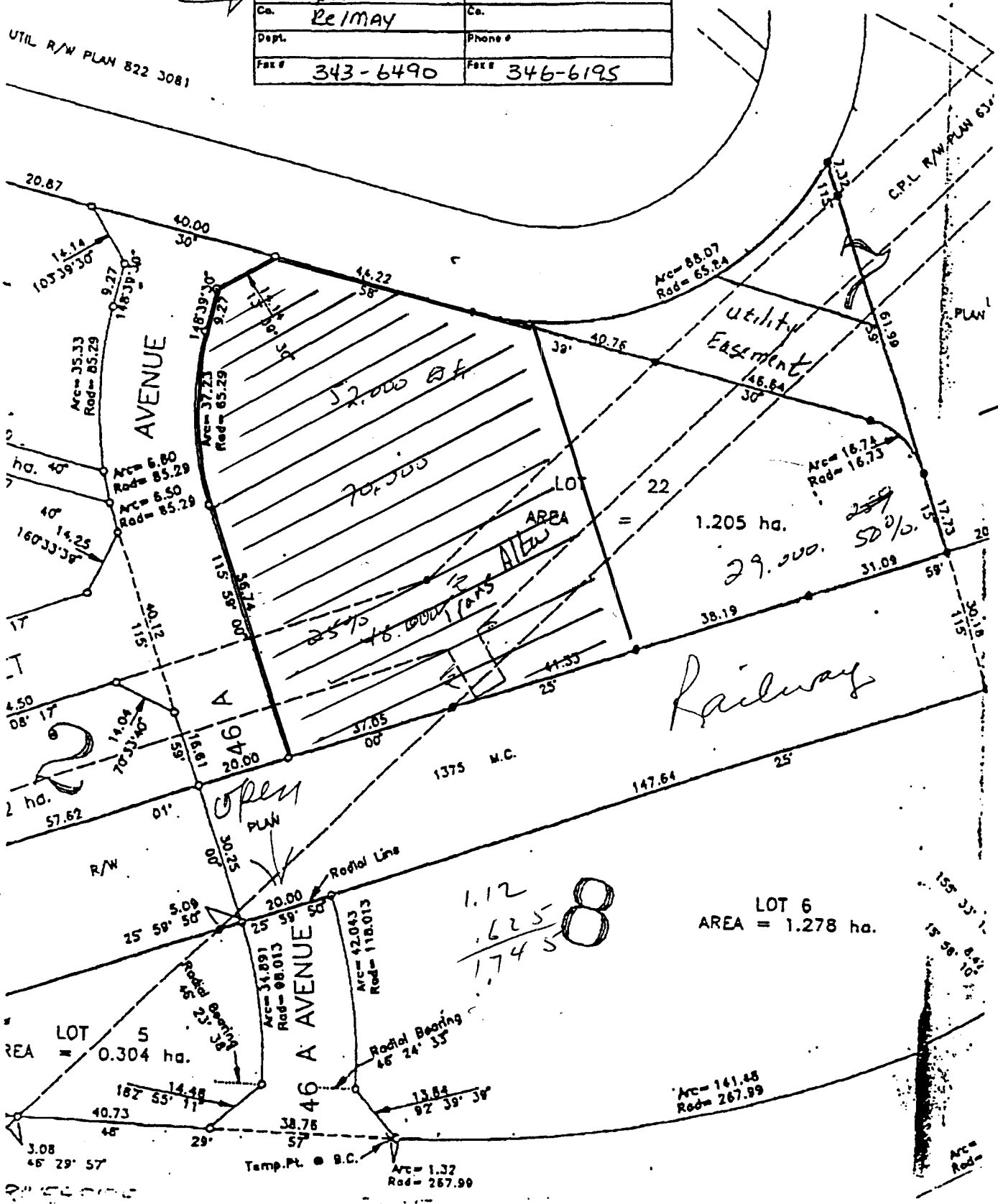
Ralph Salomons
Commercial Sales Associate

The City Of Red Deer
Date: July 9
Time: 10:50 am
Rec'd By:

30

Post-it™ brand fax transmittal memo 7671 | # of pages ▸

To Ralph Salomons	From Alan Scott
Co. RelMAY	Co.
Dept.	Phone #
Fax # 343-6490	Fax # 346-6195



1.12
.625
1.745

272
70
190,400

2.7 acres

70
48
29
118
29
147 = 5W 044. acre.

DATE: July 21, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

RE: OFFER TO PURCHASE PART OF LOT 22, BLOCK 7, PLAN 892-2959- MDS INVESTMENTS LIMITED

At The City of Red Deer Council Meeting of July 19, 1993, consideration was given to your report dated July 12, 1993, concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Land and Economic Development Manager, dated July 12, 1993, re: offer to purchase part of Lot 22, Block 6, Plan 892-2959, M. D. S. Investments Limited/Sinclair Supply, hereby approves the sale of a portion of Lot 22, Block 6, Plan 892-2959, consisting of not less than 1.57 acres to M. D. S. Investments Limited for the construction of a 10,000 square foot building to be occupied by Sinclair Supply, with the following condition to apply:

1. The purchase price be $79,975 based on 1.57 acres. Final price to be determined by a legal plan of survey.

2. The purchaser to be responsible for all costs associated with a legal survey and plan of subdivision.

3. The standard terms of payments and conditions of the agreement of apply, namely the purchaser enter into 90 day option agreement with The City for an option fee of 5%. The balance of the purchase price of the land is due and payable in three equal instalments, with the first instalment due at the time the option is exercised and the remaining two-thirds due in two equal payments 120 and 240 days later.

4. Constructions of an approved building must commence within three years of exercising the option and be completed with four years.

5. An agreement satisfactory to the City Solicitor,

and as recommended to Council July 19, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you contact the company involved to advise them of Council's decision in this instance.

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Community Services
Director of Engineering Services
E. L. & P. Manager
City Assessor
Principal Planner

NO. 2

DATE: July 8, 1993

TO: City Clerk

FROM: Fire Chief

RE: CITY OF RED DEER EMERGENCY PLAN

The City of Red Deer Emergency Plan and Disaster Services Agency Bylaw is submitted for the consideration of City Council.

The previous plan and bylaw was approved by Council in 1975, and amended from time to time, however, because of amendments to the Alberta Public Safety Services Act and the greater emphasis on municipalities for disaster preparedness, the plan has been modified considerably to spell out the responsibilities of civic officials in times of emergency.

Each civic department having a role in the plan are also preparing specific action plans which will be incorporated as part of the Emergency Plan.

A major change to the Bylaw is that the Mayor is no longer an ex-officio member of the Disaster Services Committee, but serves as a sitting member of the Committee.

The Mayor and two members of Council are the members of the Disaster Services Committee, with all members of Council appointed as alternates for the purposes of declaring a state of local emergency.

To assist members of the Disaster Services Committee, this plan contains suggested formats for declaring a state of local emergency, for notification to the Minster of a declaration of local emergency, and for public announcements of a declaration.

In order for civic officials to respond accordingly, the plan recognizes three levels of emergency; level 1 being the least severe, and level 3 being the most severe.

Recommendations:

1. That Council adopt Bylaw No. 3090/93 as the Disaster Services Agency Bylaw

2. By resolution, the Mayor and two members of Council be appointed as members of the Disaster Services Committee

3. By resolution, all members of Council be appointed alternate members of the Disaster Services Committee

4. By resolution, Council approve the City of Red Deer Emergency Plan.

Respectfully submitted.

R. Oscroft

Robert Oscroft
Fire Chief

RO/dd

DATE: June 21, 1993

TO: City Council

FROM: Disaster Services Committee

RE: REVISED CITY OF RED DEER EMERGENCY PLAN

The Disaster Services Committee met on June 9, 1993 to give consideration to the revised City of Red Deer Emergency Plan. The following motion was passed by the Committee recommending the adoption of the proposed new Bylaw No. 3090/93. This Bylaw establishes the Disaster Services Committee and Municipal Disaster Services Agency.

> "That the Disaster Services Committee hereby recommend to Council of the City of Red Deer that Bylaw 2589/78 be repealed and in its place the new Bylaw No. 3090/93 be adopted."

The above is submitted to Council for your consideration and approval.

DISASTER SERVICES COMMITTEE

Commissioners' Comments

We concur with the recommendation of the Fire Chief.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 3090/93

Being a Bylaw to provide for the establishment of a Disaster Services Committee and Municipal Disaster Services Agency:

WHEREAS the Alberta Public Safety Services Act, (herein "the Act"), by Section 8(b) provides that the local authority of each municipality shall appoint a committee consisting of a member or members of the local authority to advise on the development of emergency plans and programs;

AND WHEREAS the Public Safety Services Act by Section 8(d) provides that the local authority of each municipality shall establish and maintain a Municipal Disaster Services Agency to act as the agent of the local authority to carry out the local authority's statutory powers and obligations under this Act.;

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

1. This Bylaw shall be called "the Disaster Services Agency Bylaw".

2. (1) There is hereby established a Disaster Services Committee (herein referred to as "the Committee") which shall consist of the Mayor and two members of Council, or their alternates, as appointed by resolution of Council.

   (2) The Committee shall advise Council of The City of Red Deer (herein referred to as "the Council") on the development of emergency plans and programs.

(3) The Committee shall be an Executive Committee of Council for the purposes of this Bylaw.

3. The Committee shall have the power to declare a state of local emergency (herein called "the emergency").

4. (1) There is hereby established a Municipal Disaster Services Agency (herein referred to as "the Agency"), the membership of which shall be as follows:

City:

City Commissioner
Fire Chief
Deputy Fire Chiefs
Officer i/c RCMP City Detachment
Director of Engineering Services
Electric Light and Power Manager
Public Works Manager
Director of Financial Services
Transit Manager
Social Planning Manager
City Clerk
Bylaws and Inspections Manager

Other:

Medical Health Officer, Red Deer Regional Health Unit

(2) Upon the declaration of a state of local emergency, the Agency is authorized to do all acts and take all necessary proceedings as agent of the City to carry out the City's statutory powers and obligations under the Act.

(3) Public and private organizations operating in the municipality and surrounding region may be invited to nominate representatives to serve as advisory members of the Agency.

5. (1) The Council hereby appoints the City Commissioner as the Director of Disaster Services and Chairman of the Disaster Services Agency.

(2) The Director shall be responsible to Council, through the Committee, for the preparation and co-ordination of emergency plans and programs and for the submission of an Annual Report on the status of emergency preparedness in the municipality.

(3) The Director may appoint a Deputy Director and Assistant Deputy Directors from amongst the members of the Agency, and may delegate to any such person responsibilities to assist in the preparation and co-ordination of emergency plans and programs as he may deem necessary.

(4) The Director shall co-ordinate all emergency services and all other resources used in and during an emergency and shall perform such other duties as may be prescribed by the Council.

6. The Council may from time to time, by Bylaw, borrow, levy, appropriate and expend monies required to meet the ordinary operating expenses of the Agency and the Committee.

7. The Council may enter into agreements with and make payments to organizations for the provision of services in the development and implementation of emergency plans or programs.

8. Bylaw No. 2457/74, being a Bylaw for the establishment of a Disaster Services Agency, is hereby repealed.

9. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993

MAYOR

CITY CLERK

DATE: **July 20, 1993**

TO: **FIRE CHIEF**

FROM: **ASSISTANT CITY CLERK**

RE: **CITY OF RED DEER EMERGENCY PLAN**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 8, 1993, concerning the above topic, and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to appoint the following members of Council to the Disaster Services Committee:

Members:

Mayor Surkan
Alderman Lawrence
Alderman Volk

Alternate Members:

Alderman Campbell-Cardwell
Alderman Statnyk
Alderman Schnell
Alderman Hull
Alderman Pimm
Alderman Guilbault

"RESOLVED that Council of The City of Red Deer having considered report from the Fire Chief, dated July 8, 1993, re: City of Red Deer Emergency Plan, hereby approves The City of Red Deer Emergency Plan as submitted to Council July 19, 1993."

In addition to the above resolutions, Bylaw 3090/93, the Disaster Services Agency Bylaw, was given three readings, a copy of which is attached.

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now proceed to update the Emergency Plan with a copy of the originally passed bylaw.

Kelly Kloss
Assistant City

KK/cjd
Encl.
cc: Aldermen
Roy Beaton
Director of Engineering Services
E. L. & P. Manager
Public Works Manager
Director of Financial Services
Transit Manger
Social Planning Manager
Bylaws and Inspections Manager
Director of Community Services

NO. 3

DATE: July 9, 1993

TO: City Clerk

FROM: E. L. & P. Manager

RE: Power Smart "Old Fridge Round Up" Program

The following report is submitted to introduce Council to the Power Smart "Old Fridge Round Up" program which the E. L. & P. Department, in partnership with TransAlta Utilities (TAU), is proposing to conduct this fall in Red Deer and the surrounding area. The cost of the program, with the exception of some advertising costs, is being paid by TAU. The 1993 E. L. & P. Department budget does make provision for this program.

The "Old Fridge Round Up" program is a 3 month program scheduled to commence September 1, 1993. It is a free pick-up and disposal service for unwanted but working fridges and freezers. The program was developed by Power Smart which is a joint initiative of a large number of Canadian utilities to assist their customers in the wise and efficient use of electricity.

The "Round Up" program will be used as a means to educate customers about the monetary and environmental cost of running extra fridges and freezers, and the benefits of having them recycled in a responsible manner. Older refrigerators and freezers are often underutilized and typically use 2 to 3 times the energy of a similar size unit manufactured today. This can add $100 per year to an electricity bill and each fridge or freezer causes approximately 50 kilograms of extra emissions from coal fired generating plants each month.

Residential customers can have up to 2 working units picked up free during a 3 month program period. All the CFCs (chlorofluorocarbons) will be properly removed and reclaimed, reducing the need for manufacturing new CFCs. Polyurethane foam insulation, which has 2 to 3 times the CFC content as the compressor system, will also be removed from those units that contain it and disposed of properly. Capacitors will be removed and properly destroyed due to possible PCB (polychlorinated biphenyls) contamination. Some parts, such as racks or crispers, will be reused and the remainder will be sent for recycling. All the metals are separated and used to manufacture new products and the left over material is disposed of in a landfill site. All parts of these appliances can be effectively reused or recycled and unnecessary emissions and high electric bills can be reduced.

The primary goal is to present the facts to customers and have them make a conscious and informed decision about using extra refrigerators and freezers. If that decision is to give up the use of an extra one, we will provide an environmentally friendly disposal method. In the pilot region surrounding and including Lethbridge, 568 refrigerators and freezers were picked up.

Previous Power Smart programs which the E. L. & P. Department has been jointly involved in with TAU included the energy efficient refrigerators, energy efficient fluorescent lamps, high efficiency motors, occupancy sensors and automobile power saver cords.

The goal of these programs is to assist our customers in the wise and efficient use of electricity. Joint initiatives with TAU, who is a member of Power Smart, provide a large benefit to the E. L. & P. Department both through program availability and economy. To the extent that these programs can be economically implemented within the constraints of budget funds, I would recommend that the E. L. & P. Department continue its activities in these areas.

A. Roth,
Manager

AR/jjd

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

DATE: July 12, 1993

TO: City Council

FROM: Assistant City Clerk

RE: DISPOSAL OF MUNICIPAL RESERVE - PORTION OF LOT R-5, PLAN 5365 N.Y. LYING WITHIN PLAN 932-_____ (SUN-N-FUN POOLS, PETER UNRAU)

At the Council meeting of June 7, 1993, a resolution was passed by Council indicating its intention to dispose of the municipal reserve as outlined on the attached plan and described as follows:

> "All that portion of Lot R-5, Plan 5365 N.Y., lying within Plan 932-_____ ___ containing 0.009 ha more or less."

In accordance with the requirements of the Planning Act, we have advertised and posted a notice on the site indicating Council's intention to dispose of the municipal reserve. No objection to the proposed disposal has been received within the deadline specified (Monday, July 12, 1993).

As no objection has been received, a Public Hearing is not necessary and the City will now proceed without further notice.

Kelly Kloss
Assistant City Clerk

KK/ds

DATE: **July 21, 1993**

TO: **E. L. & P. MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **POWER SMART "OLD FRIDGE ROUNDUP" PROGRAM**

At the Council Meeting of July 19, 1993, your report dated July 9, 1993, was presented to Council for information and it was agreed that same be filed.

I would like to thank you for bringing this matter to the attention of Council.

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd

DISPOSAL OF MUNICIPAL RESERVE

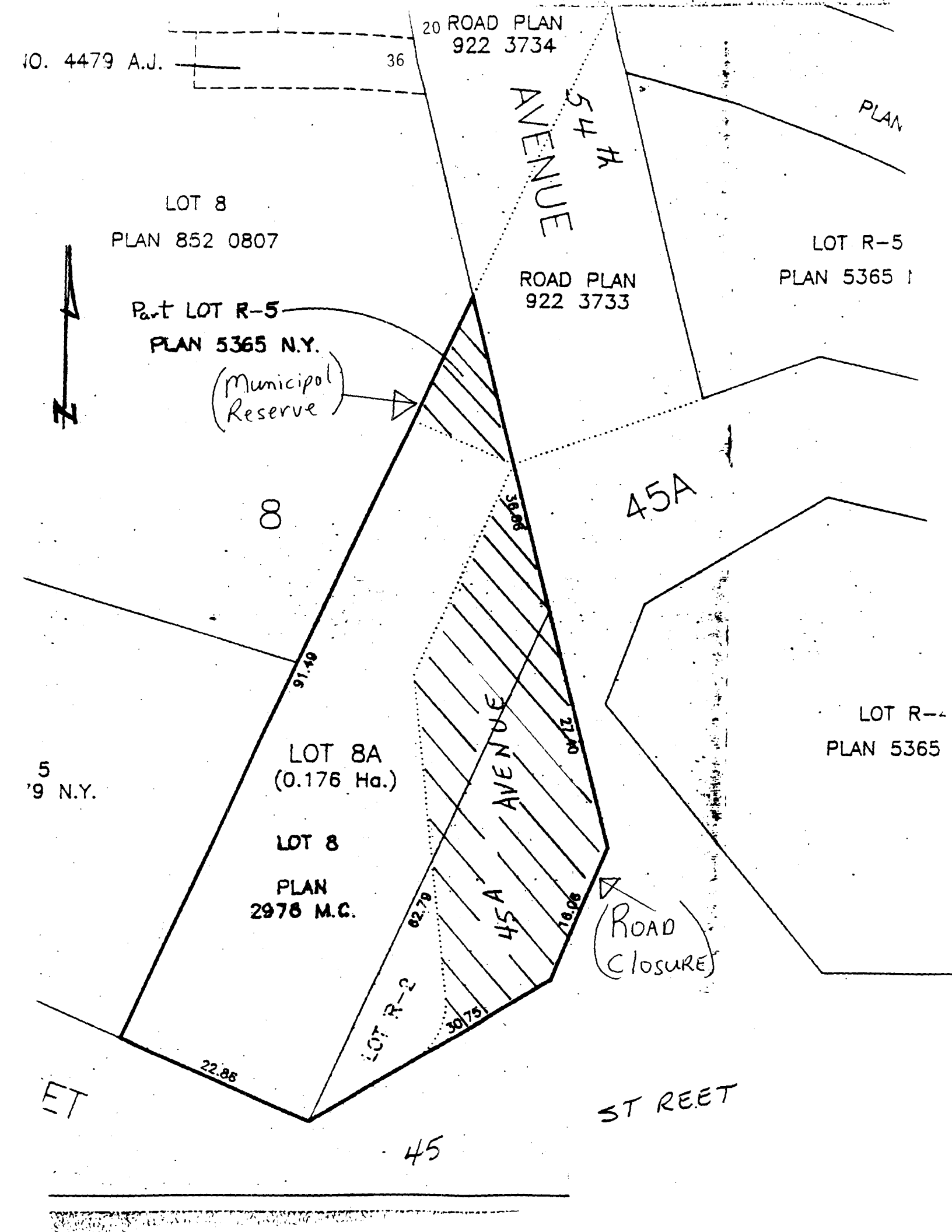
Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of June 7, 1993, passed a resolution indicating its intention to dispose of the Municipal Reserve as outlined in the above-noted plan and described as follows:

"All that portion of Lot R-5, Plan 5365 N.Y. lying within Plan 932- containing 0.009 ha more or less.
EXCEPTING THEREOUT ALL MINES AND MINERALS."
(Abutting 54 Avenue adjacent to 45A Street)

If no objection to the proposed disposal of Municipal Reserve, as noted above, is received by Monday, July 12, 1993, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed disposal of Municipal Reserve, as noted above, is received by the City Clerk no later than Monday, July 12, 1993, a Public Hearing will be held in the Council Chambers, City Hall, 4914-48 Avenue, Red Deer, on **MONDAY, JULY 19, 1993** commencing at 7:00 p.m. or as soon thereafter as Council may determine.

C. SEVCIK, City Clerk


NO. 4479 A.J.
36
20 ROAD PLAN
922 3734
54th AVENUE
PLAN
LOT 8
PLAN 852 0807
LOT R-5
PLAN 5365
ROAD PLAN
922 3733
Part LOT R-5
PLAN 5365 N.Y.
(Municipal Reserve)
8
45A
38.08
91.49
LOT 8A
(0.176 Ha.)
LOT 8
PLAN
2976 M.C.
21.40
45A AVENUE
62.79
18.06
ROAD CLOSURE
LOT R-2
30.75
22.86
LOT R-4
PLAN 5365
ET
STREET
45

DATE: July 21, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

RE: CITY LAND SALE TO PETER D. UNRAU (SUN AND FUN POOLS) CITY LANDS ADJACENT TO LOT 8, BLOCK 8, PLAN 2976MC IN EXCESS OF MAJOR CONTINUOUS CORRIDOR PROJECT - MUNICIPAL RESERVE DISPOSAL AND ROAD CLOSURE BYLAW 3094/93

At the Council Meeting of July 19, 1993, second and third reading was given to Bylaw 3094/93, following the Public Hearing. Attached herewith, is a certified copy of Road Closure Bylaw 3094/93.

Road Closure Bylaw 3094/93 provides for the closure of a portion of 45 Avenue.

With regard to the municipal reserve disposal, this is to advise that no objections to the proposed disposal of municipal reserve referred to above, were received by Monday, July 12, 1993. Accordingly, we have submitted a report to Council at its meeting of July 19, 1993, for information purposes only, advising Council of this fact.

Enclosed herewith, please find a declaration indicating that The City has complied with the provisions of section 115 and 116 of the Planning Act 1980.

The decision of Council in these instances are submitted for your information and appropriate action.

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Principal Planner
Council and Committee Secretary - Sandra

RED DEER
REGIONAL PLANNING COMMISSION

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

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

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

NO. 5

MEMORANDUM

DATE: July 8, 1993

TO: City Council

FROM: Frank Wong, Planning Assistant

SUBJECT: **PROPOSED DEVELOPMENT PLAN**
KENNEDY DRIVE & KEMP AVENUE
LAEBON DEVELOPMENTS LTD.

A public meeting was held on July 7, 1993 at the Kentwood Alliance Church to provide an opportunity for any interested residents to view the proposed subdivision plan and proposed development plan by Laebon Development for the above noted area.

The meeting was attended by 14 people of which 9 were local residents in the vicinity. Eight comment sheets were submitted following the meeting (see attachments).

Mr. Gord Bontje, President of Laebon Developments Ltd. presented his proposed development as to the various floor plans available, materials to be used, landscaping to be undertaken, as well as providing two off street parking stalls in all rear yards of the development.

During the meeting, I explained that this proposed development is experimental in nature wherein the minimum Land Use Bylaw requirement for lot widths is relaxed from 12.0 m to 10.4 m and the sideyard relaxed from 1.5 m to 1.2 m. A planning concern is the possible traffic conflict created by a cross intersection when this proposed subdivision and the proposed outline immediately to the east are approved (plan attached). Traffic from approximately 30 units of the two closes would meet at Kemp Avenue. A solution would be to turn the proposed cul-de-sac around and access from Kennedy Drive, the collector street for the area.

Some of the people assembled shared this concern, but Mr. Bontje said that he has checked with the Engineering Department and they are not concerned with the cross intersection.

The major concern of the residents was that Kennedy Drive and Kelly Street are not included in this initial phase of the development, thus resulting in an increase in traffic on the already congested Kovac Street (a concern of the area residents for many years). They are concerned with the

construction traffic as well as future residential traffic generated by this development. To alleviate this concern, Mr. Bontje agreed to gravel a temporary road through one of the lots at the end of the close to connect to Kennedy Drive for construction and local traffic until Kelly Street is constructed. Another alternative, supported at the meeting, was to relieve congestion on Kovac Street by removing parking on the north side of the street.

Other concerns included the relaxation of the Bylaw in relationship to minimum sideyards and minimum lot widths.

Other than the foregoing concerns, the people in attendance were satisfied with the down zoning from an R2 District to an R1 (Single Family) District. They were also impressed with the type and style of development as proposed.

This report is prepared for Council's information.

Frank Wong
Frank Wong, Planning Assistant

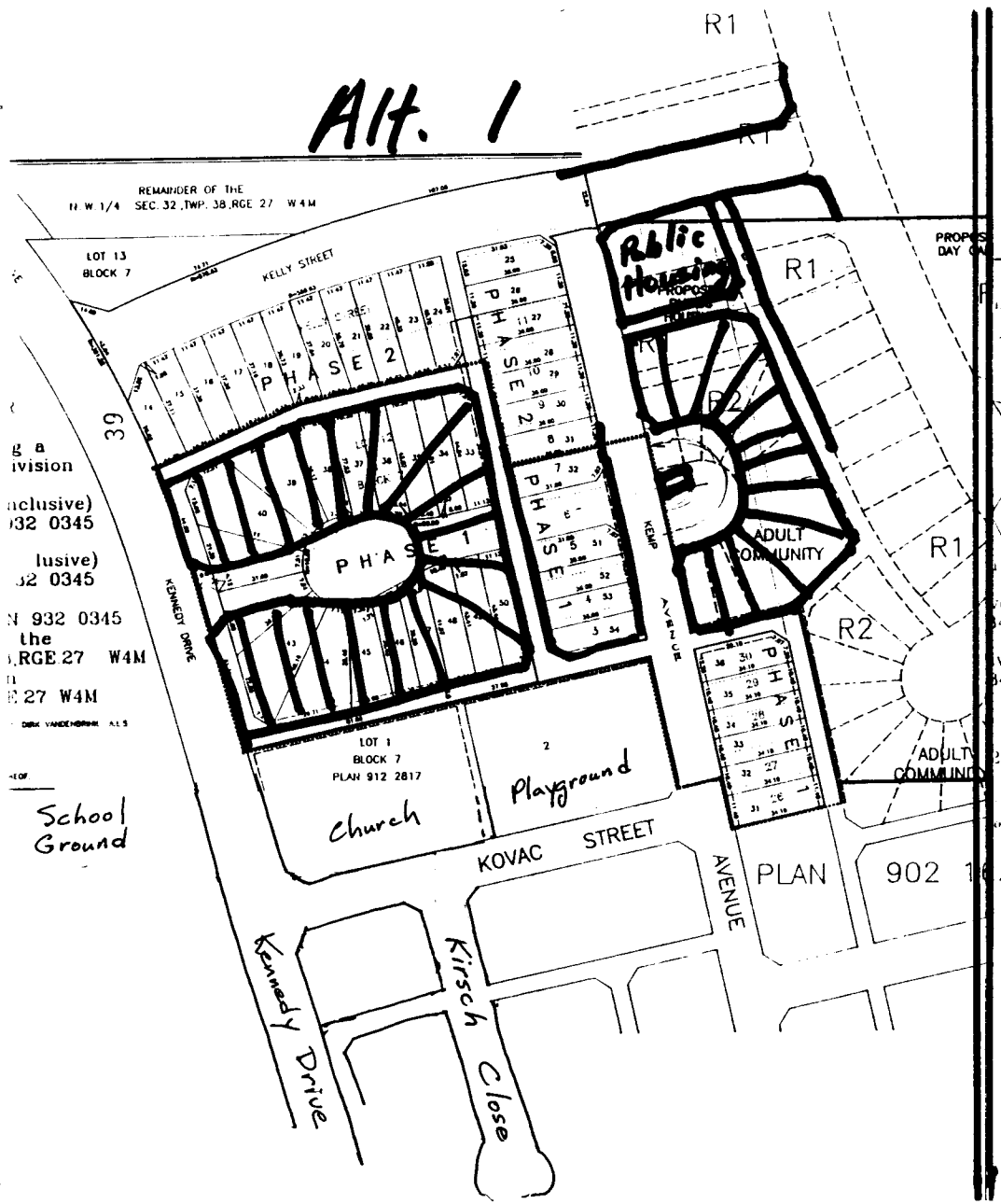
Attachments

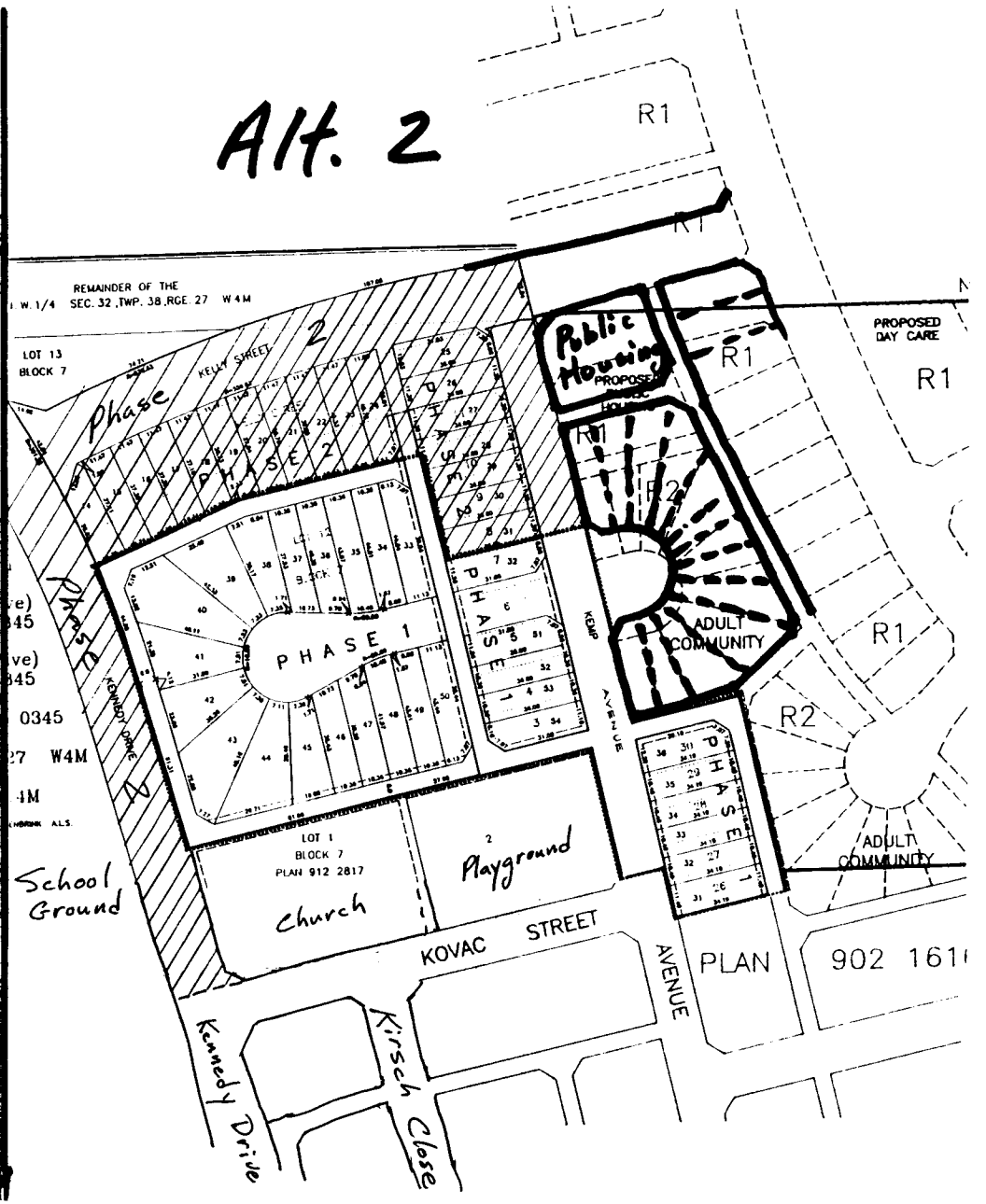
Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner


Alt. 1
REMAINDER OF THE
N W 1/4 SEC. 32 ,TWP. 38 ,RGE 27 W 4 M
LOT 13
BLOCK 7
KELLY STREET
PHASE 2
PHASE 1
PHASE
Public Housing
PROPOSED
R1
R2
ADULT COMMUNITY
KEMP AVENUE
KENNEDY DRIVE
LOT 1
BLOCK 7
PLAN 912 2817
Church
2
Playground
KOVAC STREET
PLAN
902
Kennedy Drive
Kirsch Close
School Ground


Alt. 2
REMAINDER OF THE
W 1/4 SEC. 32 ,TWP. 38 ,RGE 27 W 4 M
LOT 13
BLOCK 7
KELLY STREET
Phase 2
PHASE 1
PHASE
Public Housing
PROPOSED
PROPOSED DAY CARE
R1
R2
ADULT COMMUNITY
KEMP AVENUE
KENNEDY DRIVE
LOT 1
BLOCK 7
PLAN 912 2817
Church
2
Playground
KOVAC STREET
PLAN
902 161
Kennedy Drive
Kirsch Close
School Ground

LAEBON DEVELOPMENT - CITY OF RED DEER

PART OF THE KENTWOOD SUBDIVISION
PROPOSED DEVELOPMENT PLAN

KENTWOOD ALLIANCE CHURCH - PUBLIC MEETING

JULY 7, 1993

REGISTRATION (PLEASE PRINT)

Name	Address	Phone No.
CATHY DAVIS	9 KEE CLOSE	343-9408
Linda LinKlater	21 Kee Close	347-6860
Marlene Robertson	57 Kennings Cr.	346-1487
P & R DENBURY	16 ASMUNDSEN AVE	347-2469
RANDY WEINS	FOR 49-KIRSCH CLOSE	342-7727
Robert Davis	7 Kovac Street	341-3253
RANDY DIEMERT	117 KENNINGS CRES	342-1775
JI DIEMERT	11	11
Linda + Bob Bollinger	16 Kirby St.	347-2027
DAVID WOOD	3321-44A AVE	341-4644
GAYLE WOOD	3321-44A AVE	341-4644
JIM THOMSON	R.R.#2 INNISFAIL	224-3884

14

DATE: July 21, 1993

TO: FRANK WONG, PLANNING ASSISTANT

FROM: ASSISTANT CITY CLERK

RE: PROPOSED DEVELOPMENT PLAN, KENNEDY DRIVE AND KEMPT AVENUE - LAEBON DEVELOPMENTS LIMITED

At The City of Red Deer Council Meeting held on July 19, 1993, your report dated July 8, 1993, concerning the above topic, was presented to Council and agreed that same be filed.

Thank you for providing this information to Council.

Kelly Kloss
Assistant City Clerk

KK/cjd

DATE: July 22, 1993

TO: DIRECTOR OF ENGINEERING SERVICES

FROM: ASSISTANT CITY CLERK

RE: PROPOSED DEVELOPMENT PLAN/KENNEDY AND KEMPT AVENUE/LAEBON DEVELOPMENT LIMITED

At the Council Meeting of July 19, 1993, consideration was given to the report of the Red Deer Regional Planning Commission concerning the above topic, and at which meeting concern was expressed with regard to construction traffic as well as future residential traffic generated by this development.

Within the letter from the Red Deer Regional Planning Commission, it suggests that a temporary road through one of the lots of Mr. Bontje's development could be constructed for construction and local traffic until Kelly Street is completed. Another alternative to relieve congestion on Kovac Street was to remove parking on the north side of the street. Council asked that you review this matter in order that the residents of this area are inconvenienced as little as possible during the development of this project.

This is submitted for your information and appropriate action. Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Principal Planner
Bylaws and Inspections Manager

NO. 6

DATE: **July 6, 1993** **FILE NO. R-40370**

TO: **Charlie Sevcik**
City Clerk

FROM: **Lowell R. Hodgson, Manager**
Recreation & Culture Department

RE: **LEASE AGREEMENT WITH THE KINSMEN CLUB OF RED DEER FOR THE SOUTH HILL COMMUNITY HALL**

In January, 1993, the South Hill Community Association announced its intention to dissolve, as interest in the Association had waned over the last few years to the point that only two or three carried the responsibility for the Association, more specifically the operation of the South Hill Community Hall. With the dissolution of the Association, the hall reverted to the City of Red Deer.

Knowing that the hall met a community need, the Recreation & Culture Department began a search for a suitable tenant. We wrote letters to non-profit organizations in the city, and we advertised for proposals in the newspaper.

The only proposal received was from the Kinsmen Club of Red Deer. Since receiving that proposal, we have been negotiating terms and conditions for a long-term lease with the Kinsmen. This lease would have the Kinsmen make capital improvements to the hall, having it as their "home" for their club, and having them operate it as a community resource, thus available for public use. We consider this to be a win/win situation, as the hall gets upgrading, our department is relieved of the cost of operating this facility, and the community continues to have access to this resource. The Kinsmen Club benefit from having a base of operation for their club, and an opportunity to generate revenue from the operation of the hall. This revenue comes back to the City through the various projects they sponsor.

Attached to this memo is an agreement prepared by the City Solicitor, endorsed by the Recreation, Parks & Culture Board, and now ready for approval by City Council. A representative of the Kinsmen Club and I will be in attendance at the Council meeting to answer any questions about this matter.

RECOMMENDATION

That the Council of The City of Red Deer approve the agreement between the City and the Kinsmen Club of Red Deer for the lease of the South Hill Community Hall, as prepared by the City Solicitor.

LOWELL R. HODGSON

/mm

Attachment

c Craig Curtis, Director of Community Services
c Ed Morris, Recreation Programs Superintendent

CS-4.060

DATE: **July 12, 1993**

TO: **CHARLIE SEVCIK**
City Clerk

FROM: **COLLEEN JENSEN**
Acting Community Services Director

RE: **LEASE AGREEMENT WITH THE KINSMEN CLUB OF RED DEER FOR THE SOUTH HILL COMMUNITY HALL**

I have reviewed the proposal put forward by Mr. Lowell Hodgson, Recreation & Culture Manager, with regard to the Kinsmen Club lease of the South Hill Community Association. This project is definitely an example of a cooperative effort that benefits the whole community in the following ways:

- the facility is upgraded at no cost to the City allowing better use;
- the City is relieved of any operating costs for the facility;
- the Kinsmen will now have permanent access to a facility as a base of operation and thus can use it to potentially generate revenue which in turn reverts back to the community;
- the general community still has access to the facility.

RECOMMENDATION:

That the Council of The City of Red Deer support the recommendation of the Recreation & Culture Manager to approve the agreement between the City and the Kinsmen Club of Red Deer for the lease of the South Hill Community Hall, as prepared by the City Solicitor.

COLLEEN JENSEN
Acting Community Services Director

CJ/kb

cc - Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

We concur with the recommendation of the Recreation & Culture Manager. Council should note that the lease is for a term of 20 years at $1.00 per year.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

THIS LEASE made this ____ day of _____, 1993.

BETWEEN:

THE CITY OF RED DEER
(the "City")

-and-

KINSMEN CLUB OF RED DEER
(the "Kinsmen")

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME
DATE
BY

Submitted to City Council
Date: July 19/93

BACKGROUND:

A. The City is the registered owner of Plan 1621 NY, Lot R (Park Reserve) containing 9.48 acres, more or less, excepting thereout all mines and minerals, upon which is situate a building known as South Hill Community Hall (the "Hall").

B. The City has received a proposal from the Kinsmen to lease the Hall and to maintain the ongoing use, operation and management thereof and the Municipal Council of the City of Red Deer at its meeting of _____, 1993 passed a Resolution authorizing the lease, a copy of which resolution is attached as Schedule "A".

NOW THEREFORE the parties agree as follows:

TERM AND RENT

1. The City leases the Hall to the Kinsmen for a term of 20 years from the date of this agreement at and for an annual fee of $1.00 per year, payable in advance and without notice on the anniversary date of this agreement, the lease to be upon the terms contained herein.

2. This lease shall include the building, the grounds within 10 feet of the building, the grounds in front of the building extending to the street and all chattels currently in the building, a list of which is attached as Schedule "B" and which is referred to as the "demised lands".

INTENT OF LEASE

3. It is the intent of this lease that all costs, expenses, rates, taxes or charges in any way related to the demised lands will be borne by the Kinsmen without any variation, set off or deduction whatsoever.

KINSMEN'S COVENANTS

4. The Kinsmen covenant with the City as follows:

(a) to pay the rent on the days and in the amount provided for herein;

(b) to pay all maintenance, operational costs and upkeep of the demised lands;

(c) to pay all utility charges imposed in respect of the demised lands. "Utility charges" includes charges for telephone, water, sewer, electricity, heating and garbage collection provided to the demised lands.

(d) to pay all taxes and fees levied in respect of the business and operations of the Kinsmen conducted on the demised lands;

(e) to repair, maintain and keep the Hall in good and substantial repair, excepting only reasonable wear and tear and structural repairs, which shall be the responsibility of the City; and

(f) to comply with all municipal bylaws and regulations, all health regulations and all statutory provisions and regulations made by any duly constituted authority or provisions contained in any policy of insurance related to the demised lands.

5. The Kinsmen shall be entitled to use the Hall for their own purposes but they recognize the public nature of the building and shall continue to make the upper level of the Hall and the skate change area available for general community use and private rental in the reasonable discretion of the Kinsmen. The Kinsmen shall be entitled to charge reasonable fees for the use of the Hall and shall provide a schedule of fees and charges to the City from time to time. The Kinsmen shall employ the services of a Hall Manager to coordinate the use of the facility and to be available at such times as the Kinsmen

determine.

6. The Kinsmen shall be entitled to use the baseball diamond and the skating rink without charge at any time when such facility is not reserved for use by the public or by private groups.

7. In particular the Kinsmen agree to make the skate change area of the Hall available for community use and for the use of the Piper Creek School, at reasonable times to be negotiated directly with the groups involved. The Kinsmen may charge such groups a reasonable fee in accordance with the City Fees and Charges policy in force from time to time. The Kinsmen also acknowledge that a storage area in the building is currently occupied by the Red Deer City Soccer Association under license from the City and they agree to allow them to continue to use that storage area for the unexpired portion of their present license.

8. If the Kinsmen fail to do anything they are required to do under this lease, then the City may perform such obligation on behalf of the Kinsmen and recover the cost of so doing from them on demand as additional rent, together with interest at the rate set out in the City of Red Deer Interest Bylaw from time to time, calculated from the date of payment by the City.

CITY'S COVENANTS

9. The City covenants with the Kinsmen that the City will liaise closely with the Kinsmen and maintain effective communication with them in respect to the use of the demised lands. The City further covenants with the Kinsmen that upon payment of the rent and performance of their obligations hereunder, the Kinsmen shall peaceably possess, occupy and enjoy the demised lands.

10. The City acknowledges the intention of the Kinsmen to build a larger or replacement building in future and agrees in principle to negotiate the lease to the Kinsmen of additional space adjacent to the Hall for such construction.

11. The City covenants to maintain the baseball diamonds and skating rink in good and useable condition for as long as City policy determines that they should be kept in operation and further agrees that prior to terminating the maintenance of the baseball

diamond and the rink, the City will give the Kinsmen reasonable notice of its intentions.

12. The City agrees that the Kinsmen shall not be responsible to pay any property tax and that if property tax is assessed, the City agrees to make a grant to the Kinsmen equal to the amount of such taxes.

13. The Red Deer Fire Department has inspected and approved the Hall for use as a public assembly facility, with the exception of two minor deficiencies as outline in the Fire Marshall's report dated June 30, 1993, a copy of which has been provided to both parties.

PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

14. The Kinsmen shall maintain in force a policy of insurance in respect of the demised lands which policy shall:

(a) contain coverage against claims for damages for personal injury or death of any person, or property damage occurring upon the demised lands, such insurance to afford protection to a limit of not less than One Million ($1,000,000.00) Dollars with respect to injury or death to a single person and to a limit of not less than One Million ($1,000,000.00) Dollars with respect to any one accident and to a limit of not less than One Million ($1,000,000.00) Dollars with respect to property damage. The minimum insurance coverage limits shall be increased to an amount satisfactory to the City, upon notice to do so by the City, provided always that such increase shall be reasonable.

(b) contain coverage against loss or damage by fire, wind, storm, hail, lightning, explosion, riot, earthquake, impact by aircraft or vehicles, smoke, collapse and against such other risks or perils including boiler explosion, as the City may from time to time require, with the extended coverage and replacement costs endorsements to the full and insurable value of the building and all improvements made on the demised lands;

(c) show the City as an additional named insured; and

(d) contain a clause that the insurer will not cancel or change the insurance without a

minimum of thirty (30) days prior written notice to the City.

15. The Kinsmen shall provide a copy of the insurance policy to the City each year.

LEASEHOLD IMPROVEMENTS

16. The City acknowledges that the Kinsmen have cause a structural engineering report on the Hall to be prepared by Bearden Engineering, dated April 3, 1993 (the "Report"). The parties hereto acknowledge that the Report details significant deficiencies. It is the intention of the Parties that the Kinsmen will rectify these deficiencies over time. However, financial and practical considerations dictate that not all of the deficiencies may be rectified in the manner recommended or at all. The City agrees to cooperate with the Kinsmen in this process but shall not be obliged to pay any costs in connection with such alterations.

17. The City agrees in principle with the intention of the Kinsmen to make substantial renovations and additions to the building and to construct and pave a parking lot. The Kinsmen shall be entitled at their sole expense to make such changes, alterations or improvements to the Hall and grounds as may be approved by the City from time to time in writing, provided that:

(a) such changes, alterations, or improvements shall not be made without the prior written consent of the City, such consent not to be unreasonably withheld;

(b) the Kinsmen shall, if required by the City, obtain course of construction insurance and a provide a copy of Engineering or other plans;

(c) all changes, alterations and improvements shall comply with all statutes, regulations, bylaws, specifications or requirements of any municipal, provincial, federal or other authority.

18. The Kinsmen shall not under any circumstances permit any builder's lien to be filed against the demised lands and shall forthwith discharge any builder's lien which may be filed.

19. If the Kinsmen are not in default in the performance of any of their obligations under this lease, they shall have the right at the expiry of this lease to remove any fixtures or

improvements installed by them on the demised lands provided that they shall make good any damage or injury caused to the Hall by reason of such removal.

DEFAULT AND TERMINATION

20. A default under this lease shall include the following:

(a) if the Kinsmen fail to make any payment due under this lease;

(b) if the Kinsmen fail to perform any of their obligations under this lease

(c) if the term hereby granted or any of the goods or chattels of the City in the Hall are seized or taken by execution or attachment by any creditor of the Kinsmen;

(d) if the Kinsmen makes any assignment for the benefit of creditors or any bulk sale or, becoming bankrupt or insolvent, takes the benefit of any statute now or hereafter in force for bankrupt or insolvent debtors;

(e) if a receiving order is made against the Kinsmen, or a Receiver/Manager is appointed by Court Order or pursuant to any instrument, or if any order be made for the winding-up of the Kinsmen; or

(f) if the demised lands, without the written consent of the City, are left vacant for a period of thirty (30) days or more, or be used by any persons other than those entitled to use them under the terms of this lease;

(g) if the demised lands are used for any purpose other than herein provided;

(h) if the Kinsmen, without the written consent of the City, abandon or attempt to abandon the demised lands;

(i) if the Kinsmen sell or attempt to sell or dispose of goods or chattels of the City or remove any of them from the demised lands so that there would not, in the event of such abandonment, sale or disposal, be sufficient goods on the demised lands subject to distress to satisfy the rent above due or accruing due, including additional rental.

21. If the Kinsmen default under this lease, the City may give the Kinsmen 30 days notice to rectify such default and if they fail to do so, then the City may, at its option, forthwith terminate this lease and may re-enter and take possession of the demised lands.

RIGHT TO LEVY DISTRESS

22. The City may distrain for any money owing by the Kinsmen to the City under this lease, by distress upon the goods and chattels of the Kinsmen wheresoever situate and upon any other premises to which the same may have been removed, and wherever the same may be found within the Province of Alberta.

FIRE

23. If during the term of this lease, or any renewal thereof, the Hall or any part thereof shall be damaged by fire, explosion, lightning, tempest or other casualty whatsoever to an extent that it cannot be used by the Kinsmen for its intended purposes, then upon written notice from the Kinsmen or the City, the term hereby granted shall cease and be at an end for all intents and purposes from the date of such damage or destruction, and the Kinsmen shall immediately surrender the same and yield up possession of the demised premises to the City and no rental shall be payable from the time of such surrender.

RIGHT TO RENEW

24. At the expiry of the term of this lease, the Kinsmen shall have the right to renew this lease for a further term of 20 years.

ASSIGNMENT

25. The Kinsmen will not assign this agreement nor sub-lease any part of the Hall to any person without the prior written consent of the City, which consent shall not be unreasonably withheld.

INDEMNIFICATION

26. The Kinsmen shall indemnify and save harmless the City from, of and against all liability, claims, actions, suits, proceedings, damages or expenses due to or arising out of their use of the demised lands, or any act of neglect by the Kinsmen, their servants, employees, agents, invitees or licensees in and about the demised lands, or due to or arising out of any breach by the Kinsmen of any provision of this agreement, including liability for damages for injury to or death of any person, or damage to any property.

27. The City agrees to indemnify the Kinsmen in respect of any loss or damage arising out of the negligence of the City or its officers, agents or employees in connection with the obligations of the City hereunder.

NOTICES

28. Any notice or request to be given by either party to the other shall be in writing personally delivered or sent by prepaid registered mail addressed to such party at the following address:

As to the City:

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

ATTENTION: Recreation and Culture Department

As to the Kinsmen:

Kinsmen Club of Red Deer
P.O. Box 82
RED DEER, Alberta
T4N 5E7

ATTENTION: President

or at such other address as either of the parties may from time to time advise the other by notice in writing. Any such notice, communication or request if mailed shall be deemed to have been received on the 7th business day next following the date it is so mailed.

CAVEAT

29. It is distinctly understood and agreed that the demised lands are not the subject of a separate Certificate of Title and the Kinsmen shall not file or attempt to file or maintain any caveat or any other encumbrance against the same.

TERMINATION

30. This lease may be terminated by the Kinsmen on six (6) months' prior written notice to the City.

SUCCESSORS AND ASSIGNS

31. This agreement shall enure to the benefit of and be binding upon and enforceable by the parties and their successors.

TIME

32. Time is of the essence of this agreement.

IN WITNESS WHEREOF the parties hereto have affixed their corporate seals attested to by the signatures of their authorized officers in that behalf the day and year first above written.

THE CITY OF RED DEER

Per: _____
MAYOR

Per: _____
CITY CLERK

KINSMEN CLUB OF RED DEER

Per: _____

Per: _____

DATE: **JULY 20, 1993**

TO: **RECREATION AND CULTURE MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **LEASE AGREEMENT - KINSMEN CLUB OF RED DEER - SOUTH HILL COMMUNITY HALL**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 6, 1993, concerning the above topic and at which meeting was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Recreation and Culture Manager, dated July 6, 1993, re: Lease Agreement with the Kinsmen Club of Red Deer for the South Hill Community Hall, hereby approves the agreement between The City and the Kinsmen Club of Red Deer for the lease of the South Hill Community Hall and hereby authorizes the Mayor and City Clerk to sign the above noted agreement on behalf of The City, and as recommended to Council July 19, 1993."

The decision of Council in this instance is submitted for your information. Attached are three duly signed copies of the above noted agreement. Please note that we have retained one in this office for our file.

Trusting you will find this satisfactory

Kelly Kloss
Assistant City Clerk.

KK/cjd
Encl.
cc: Director of Community Services
Recreation Programs Superintendant

NO. 7

DATE: June 29, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: SIGN BYLAW

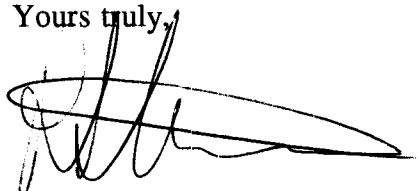
Could you place the following matter before City Council for their consideration?

Currently, the Sign Bylaw requires free-standing signs to maintain 3.6 metres (11.81 feet) between grade and the bottom of the sign face. This requirement is intended to provide sight distance for vehicle traffic and can be relaxed by the Municipal Planning Commission. A Municipal Planning Commission decision must be advertised for two weeks to satisfy the requirements of the Provincial Planning Act. During this time, an appeal requesting review of the Municipal Planning Commission's decision by the Development Appeal Board can be filed. Therefore, depending on when a sign permit application is received and if a relaxation is required, up to four (4) weeks are needed before a permit can be issued.

As we have never received an appeal against a relaxation of this requirement, it seemed appropriate to change the procedure for relaxation of this part of the Sign Bylaw, to eliminate the advertising requirement. The sight distance is a concern of the Engineering Department; therefore, we are proposing a bylaw amendment (attached) that would make the review process subject to the City Engineer's approval.

Recommendation: That the Sign Bylaw be amended.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We recommend Council approve the proposed bylaw amendment.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

Reports

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403)346-6603
TELECOPIER (403)340-1280

Your file:
Our file: Gen 06/93 THC

June 28, 1993

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

ATTENTION: Mr. Ryan Strader
By-laws & Inspections Manager

Dear Sir:

RE: Sign Bylaw

Further to your memorandum of June 28, 1993, I would suggest the following wording:

"5.5.8. Except in C3 Districts as defined by the City Land Use Bylaw, the bottom of free standing signs shall be a minimum of 3.6 metres above grade, unless a lesser distance is approved by the City Engineer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require.

5.5.9. In C3 Districts as defined by the City Land Use Bylaw, the bottom of free standing signs shall be a minimum of 2.6 metres above grade, unless a lesser distance is approved by the City Engineer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require."

Yours truly,

THOMAS H. CHAPMAN, Q.C.
THC/vjh

NO. 8

DATE: June 29, 1993

TO: C. Sevcik, City Clerk

FROM: A. Scott, Land and Economic Development Manager

RE: **TERM EXTENSION OF EXISTING LEASE**
UTILITY LOT U-4, BLOCK 4, PLAN 752-1574
(see attached plan)

The City of Red Deer currently has a lease with Crest Leasing Co. Ltd, dated September 28, 1977 for a 25 year term that will expire in the year 2002.

By way of the attached letter, the agent for the owners are requesting the existing lease be extended for an additional 20 years, with expiry being the year 2022. This request has been circulated to the various City departments for comments. All are in agreement with the requested lease extension under the same terms and conditions, subject to the following amendments:

1. Northwestern Utilities Limited will not be held responsible for any damage to the asphalt on account of our operation.

2. 90 day cancellation clause by either party.

We recommend Council of The City of Red Deer approve the extension as requested, together with the amendments.

Alan V. Scott

PAR/mm

Att.

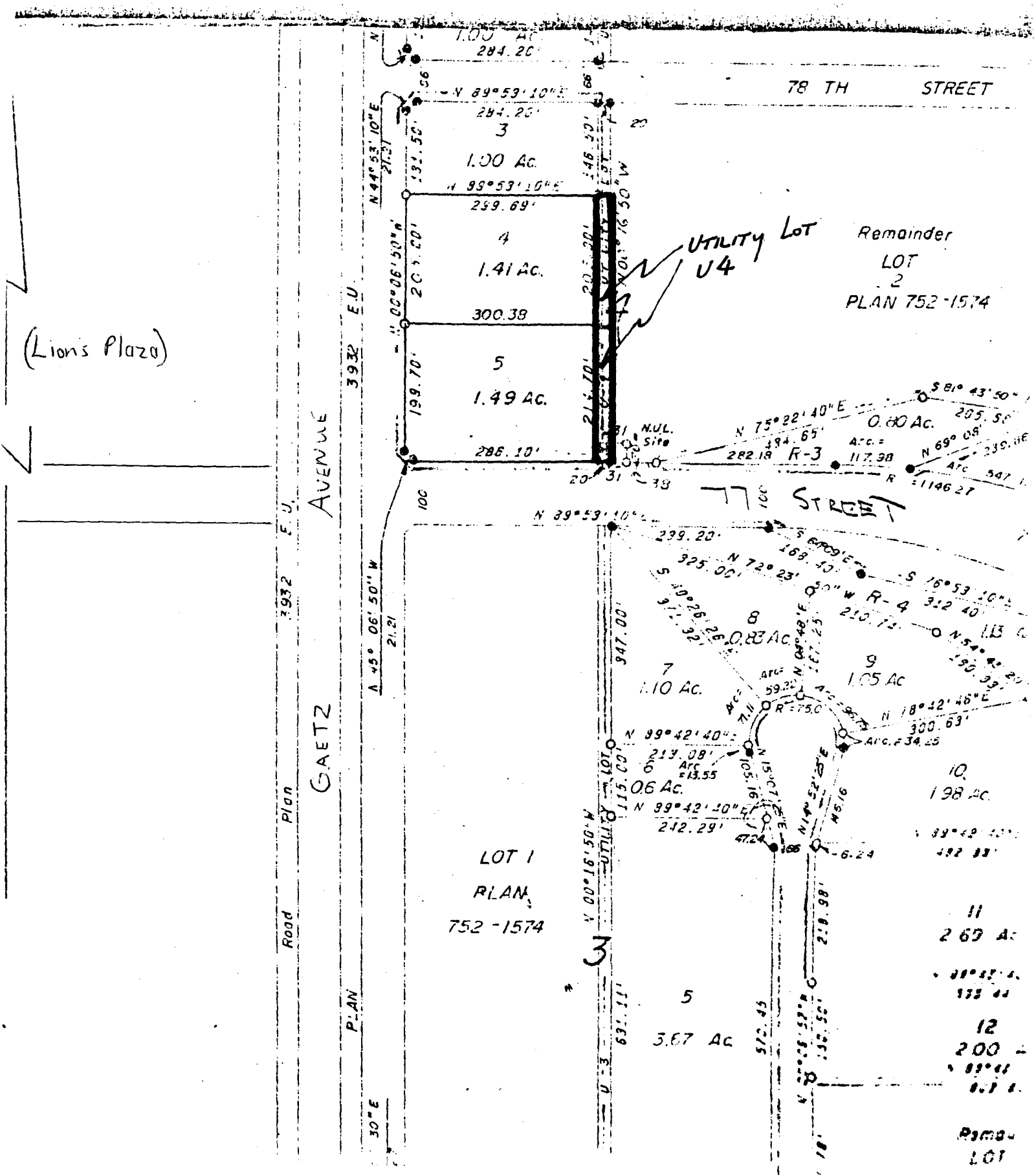
c: Land Supervisor

Commissioners' Comments

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner


78 TH STREET
(Lions Plaza)
3932 E.U. AVENUE
Plan GAETZ Road
PLAN
3
1.00 Ac.
4
1.41 Ac.
5
1.49 Ac.
UTILITY LOT U4
Remainder LOT 2 PLAN 752-1574
0.80 Ac.
R-3
R-4
8
0.83 Ac.
7
1.10 Ac.
9
1.05 Ac.
6
0.06 Ac.
10
1.98 Ac.
11
2.69 Ac.
12
2.00
5
3.67 Ac.
LOT 1 PLAN 752-1574
UTILITY LOT U3
N 89°53'10"E
284.20'
N 44°53'10"E
31.21'
N 00°06'50"W
299.69'
300.38
199.70'
286.10'
N 00°16'50"W
947.00'
N 89°53'10"E
299.20'
N 72°23'
325.00'
S 16°53'10"W
312.40
N 18°42'40"E
300.63'
N 99°42'40"E
213.08'
N 99°42'30"E
242.29'
N 00°16'50"W
115.00'
63.11'
512.46'
219.98'
135.50'
Arc = 59.22
R = 75.0
Arc = 34.25
Arc = 13.55
47.24'
6.24
N 75°22'40"E
282.18
194.65'
Arc = 117.38
R = 1146.27
S 81°43'50"
205.50
N 69°08'
239.16
Arc 547.1
N 89°53'10"E
299.20'
S 64°09'E
168.40
N 00°26'26"E
210.12'
N 15°52'E
45.16
N 00°16'50"W
21.21
30°E

A MEMBER OF THE SEARS FINANCIAL NETWORK

COLDWELL BANKER
RESIDENTIAL REAL ESTATE

MIDCO REAL ESTATE

#101 4826 47TH STREET
RED DEER, AB, CANADA T4N 1R2
BUS (403) 341-7886
FAX (403) 346-4191

March 23, 1993

City of Red Deer
City Hall
P. O. Box 5008
RED DEER, Alberta

ATTENTION: Mr. W. Lees

Dear Mr. Lees:

Re: Utility Lot on East Side
of Lots 4 & 5, Block 4, Plan 762 0820
7711 - 7729 50th Avenue
Red Deer, Alberta

Lot W4 - Block 4 Plan 752-1574
Between 77 - 79 Streets

Further to our recent telephone conversation regarding the Agreement dated September 28, 1977, for the leasing of the above 20 foot utility lot by Crest Leasing Co. Ltd. from the City of Red Deer, we would like to renew the Lease Agreement for an additional period of twenty (20) years.

We would like to renew the Agreement on the same terms and conditions as the original Agreement.

Yours truly

COLDWELL BANKER
Midco Real Estate

Jack Engel

Jack Engel
Agent

JE/dw

The City Of Red Deer
Date: Mar 23/93
Time:
Rec'd By:

Legend.

DATE: March 26, 1993

TO: K. Haslop,Engineering Manager
D. Rouhi, Senior Planner
OK A. Roth, E L & P Manager
OK R. Oscroft, Fire Chief
OK R. Strader, Bylaws & Inspections Manger
OK A. Knight, City Assessor

FROM: Peter Robinson, Land Appraiser

RE: LEASE OF UTILITY LOT U4, BLOCK 4, PLAN 752-1574
77 STREET TO 78 STREET, EAST OF GAETZ AVENUE
(SEE ATTACHED MAP)

We would appreciate your comments with reference to the attached request from the present lessee of Utility Lot U4, for an extension of twenty (20) years to their present lease that expires in 2002.

In 1976, City Council approved a 25-year lease of this utility lot (original agreement signed September 28, 1977), to the property owner situated on and abutting the most westerly boundary of Lot U4.

Please note that we have written to Northwestern Utilities Ltd., requesting their authorization to permit this extension of lease.

Thank you,

Peter Robinson
PAR/pr

encl.

c. W. Lees

190-099

DATE: April 26, 1993

TO: Land Appraiser

FROM: Engineering Office Administrator

RE: **UTILITY LOT LEASE**
LOT 44, BLOCK 4, PLAN 752-1574
77 STREET TO 78 STREET, RED DEER

In response to your memo of March 26, 1993, we have reviewed the proposed utility lot lease extension. We have no objections subject to a suitable cancellation clause being included in the lease.

N. Peter Anderson, C.E.T.
Engineering Office Administrator

NPA/sab

c.c. Development Coordinator

DATE: April 15, 1993

TO: Peter Robinson
Land Dept.

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

RE: Lease of Utility Lot U4, Block 4, Plan 752-1574
77 Street to 78 Street, East of Gaetz Avenue

E. L. & P. have no objection to the extension of the lease of this Utility Lot, subject to the purpose remaining as an access and egress only.

Daryle Scheelar

Daryle Scheelar,
Distribution Engineer

/jjd

DATE: April 2, 1993

TO: Peter Robinson
Land Appraiser

FROM: Fire Marshal

RE: LEASE OF UTILITY LOT U4, BLOCK 4, PLAN 752-1574

This department has no objection to the lease of this utility lot provided the same conditions as in past years are still in effect.

Cliff Robson
Fire Marshal

CR/cj

DATE: **30 March 1993**

TO: **Peter Robinson, Land Appraiser**

FROM: **Al Knight, City Assessor**

RE: **LEASE OF UTILITY LOT U4, BLOCK 4, PLAN 752-1574**
77 STREET TO 78 STREET, EAST OF GAETZ AVENUE

We have no objection to the lease of these lands subject to all other approvals. We suggest that the lease terms and rate be adjusted to reflect current rates and circumstances.

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

AK/ngl

DATE: July 21, 1993

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

RE: TERM EXTENSION OF EXISTING LEASE, UTILITY LOT U-4, BLOCK 4, PLAN 752-1574 (CREST LEASING COMPANY LIMITED)

At the Council Meeting of July 19, 1993, consideration was given to your report dated June 29, 1993, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Land and Economic Development Manager dated June 29, 1993, re: term extension of existing lease, Utility Lot U-4, Block 4, Plan 752-1574, Crest Leasing Company Limited, hereby approves the extension of the lease with Crest Leasing Company Limited, dated September 28, 1977, for Utility Lot U-4 Block 4, Plan 752-1574, for an additional 20 years under the same terms and conditions as the existing lease subject to the following amendments:
>
> 1. Northwestern Utilities Limited will not be held responsible for any damage to the asphalt on account of our operation.
>
> 2. 90 day cancellation clause by either party,
>
> and as recommended to Council July 19, 1993."

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

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd

NO. 9

DATE: June 29, 1992 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: 3334-49 AVENUE
LOTS 19, BLOCK 7, PLAN 3935 H.W.

Could you please arrange to have the following items placed before City Council for their consideration?

We have received numerous complaints that the property at 3334-49 Avenue has been permitted to deteriorate to an unsightly condition by means of dilapidated vehicles, automotive parts, and other miscellaneous debris which has accumulated in the rearyard of the property. The owners of the property are Dallas J. and Dorothy M. Edmundson of the same address. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 3034/91, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove all debris from the rearyard.

Since 1991, this department has sent six (6) letters to the registered owners. The first letter was sent October 18, 1991 but, due to an early onset of winter, was held until spring, 1992 for review. A second letter was sent May 20, 1992, requesting that the site be cleaned up. A third letter was sent double registered on June 12, 1992, followed by a letter from the City Clerk's Department regarding Council's decision to have the site cleaned up. An inspection then revealed that only an attempt to improve the property had been made. Since then and subsequent to a further complaint, two more letters have been written. Mr. Edmundson came into our office on June 1, promising to clean up the site by the end of June. To date, no improvements have been made.

If Council agrees that the site is a nuisance, we recommend the following resolution be approved:

> "Resolved that Council, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of a dilapidated vehicles, automotive parts and other miscellaneous debris which has accumulated in the rearyard of the property, Dallas J. and Dorothy M. Edmundson, being the registered owners of 3334-49 Avenue in The City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to remove the dilapidated vehicles, automotive parts, and other miscellaneous debris from the site, failing which the Bylaws and Inspections Manager of the City is authorized and directed to cause such work to be done, in

3334-49 AVENUE
LOT 19, BLOCK 7, PLAN 3935 H.W.
Page 2

which case the cost thereof shall be charged to Dallas J. and Dorothy M. Edmundson and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

PW/vs

Commissioners' Comments

We concur with the recommendation of the Bylaws & Inspections Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

FILE No.

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

July 21, 1993

DOUBLE REGISTERED

Dallas J. and Dorothy Edmundson
3334 - 49 Avenue
Red Deer, Alberta
T4N 3V9

Dear Sir and Madam:

RE: UNSIGHTLY PREMISES, 3334 - 49 AVENUE, RED DEER

I would advise that Council of The City of Red Deer at its Council Meeting of July 19, 1993, passed the following motion regarding the above matter:

> "RESOLVED that Council, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of dilapidated vehicles, automotive parts and other miscellaneous debris which has accumulated in the rearyard of the property, Dallas J. and Dorothy M. Edmundson, being the registered owners of 3334 - 49 Avenue in The City of Red Deer, Province of Alberta (hereinafter called "the premises"), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to remove the dilapidated vehicles, automotive parts, and other miscellaneous debris from the site, failing which the Bylaws and Inspections Manager of The City is authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Dallas J. and Dorothy M. Edmundson and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

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

Your cooperation in this matter is greatly appreciated.

Sincerely,

Kelly Kloss
Assistant City Clerk
KK/cjd
cc: Bylaws and Inspections Manager

RED·DEER a delight to discover!

NO. 10

DATE: **July 13, 1993**

TO: **City Clerk**

FROM: **Director of Financial Services**

RE: **TENDER FOR BANKING SERVICES**

Council Policy #403 requires the City to tender its banking services at approximate five year intervals.

The existing five year agreement with the Canadian Imperial Bank of Commerce expires on August 31, 1993. Accordingly, tenders to provide banking services were requested from the major financial institutions for a five year period to commence September 1, 1993.

Tenders were received from five institutions:

- CIBC
- Royal
- Treasury Branch
- Bank of Montreal
- Toronto Dominion

The tenders were requested to quote a monthly charge for each of the five years for a package of what was deemed "essential services" (see Appendix "A" for a listing of "essential services") and optional services. Optional services includes:

- MICR encoding of cheques for deposit
- Direct deposit for payroll
- Computer access to investments.

Instead of quoting a monthly charge for what was deemed "essential services" some of the institutions quoted individual charges for specific essential services. This made comparison more difficult because assumptions then had to be made regarding inflation and growth to compare the tenders.

An analysis was done of the five tenders based on the following assumptions:

Inflation (price increases)	3%
Growth	2%

....2

Based on the above assumptions, the tenders were costed as follows:

Institution	Five Year Cost
CIBC	$ 190,515
Royal	256,932
Treasury Branch	267,897
Bank of Montreal	87,136
Toronto Dominion	86,112

It was obvious based on cost the Bank of Montreal and the Toronto Dominion Bank should be short listed for more detailed consideration.

Discussions were held with the two banks to confirm services to be provided and costs.

The result of the detailed analysis of the two lowest tenders was a concern that the apparent low tender from the Toronto Dominion Bank had costed separately a number of services deemed essential. These costs would be subject to inflation and/or growth. The Bank of Montreal had quoted a monthly charge that included the essential and optional services and would not be subject to increase until the fourth year.

After reviewing all the information it has been decided to recommend awarding the tender for banking services to the Bank of Montreal because their tender was in accordance with the tender request that an all inclusive monthly charge be provided. In addition, the cost for the Toronto Dominion Bank could be higher depending on inflation and growth.

Recommendation

That Council award the tender for banking services to the Bank of Montreal for a five year period to commence September 1, 1993.

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

AW/jt
Atts.

PATH: alan\memos\bankserv.clk

APPENDIX "A"

ESSENTIAL SERVICES

A. **Deposits**

Deposits are transferred to the bank each banking day by a security firm in locked bank bags. These bags are then picked up by Commissionaires in the afternoon for return to City Hall.

Other deposits are made as follows:

1. Night Depository - The City makes use of the night depository daily for two manned parking lots and occasionally for other deposits.

2. Parking Meter Coin - The parking meter coin is delivered to the bank once per week unsorted. The bank is responsible for weighing the coin brought in, sorting and counting the coin, and weighing it again after sorting. The City is advised of the weights before and after sorting and of the actual value.

3. Transit Coin - The Transit coin is transferred to the bank each banking day in an unsorted condition. The bank handles this coin in a similar manner to parking meter coin.

B. **Charge Back of Cheques, Cheque Certification and Stop Payments**

C. **Serial Sort cheques by cheque number**

D. **Send Bank Statements and Cancelled Cheques daily within 3 banking days, or less**

E. **Short Term Loans (as required) with a minimum $25 million line of credit**

F. **Utility Payments at downtown financial institutions**

- $20,000 to $80,000 per day
- collected by the bank courier each day
- balanced by the bank
- utility stubs delivered to City Hall daily by bank courier

....2

APPENDIX "A"
ESSENTIAL SERVICES (continued)

G. **Pre-Authorized Payment Plan**

- Taxes (1,590 accounts; $305,000/month)
- Utilities - customers on budget payment plan are eligible

H. **Canada Savings Bond payroll deduction plan ($500,000 per year)**

I. **Storage of Computer Tapes**

Space will be required for the storage of City of Red Deer computer tapes. There are approximately four boxes (1 foot by 1 foot each) that will be exchanged approximately once per week. Storage boxes for the tapes will be provided by the City.

J. **Storage of Cheques**

Space will be required for the storage of a supply of City of Red Deer cheque blanks. There will normally be two boxes that are exchanged every 12-18 months.

K. **Financial advice as required**

L. **Facility to offer daily account balance and transaction information** (ideally through a computer link-up)

M. **Debit Card Payments, Visa, Mastercard accounts**

N. **Customer Payments by Telephone**

Payments transferred from other institutions to City Bank on a daily basis.

O. **Processing of Cheques issued by the City in U.S. Funds**

Commissioners' Comments

The Finance & Audit Committee will be meeting just prior to the Council meeting to discuss this matter and will present a verbal recommendation at the Council meeting.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

ANALYSIS OF BANKING PROPOSALS RECEIVED
WITH VOLUME INCREASES OF 2% AND INFLATION INCREASES OF 3%
FOR YEAR 1

INSTITUTION	BASIC MONTHLY CHARGE	UTILITY PAYMENT PICKUP	COMPUTER BANK ACCT. INFO.	PRE-AUTH. PAY. PLAN		CHEQUE SORT	MICR ENCODING	INTEREST ON BALANCE	PAYROLL DIRECT DEPOSIT	YEAR 1 TOTAL CHARGE	
				TAXES	UTILITIES					MONTHLY	ANNUALLY
CIBC	$2,200			$144	$36	$114	$600		($83)	$3,011	$36,132
ROYAL	3,550	400					320	281	(430)	4,121	49,452
TREAS. BR.	3,500		97	112	28	5		(71)	104	3,775	45,300
B OF M	1,500									1,500	13,500
TOR. DOM.	949		45	204	56	117		(177)	187	1,381	16,572

ANALYSIS OF BANKING PROPOSALS RECEIVED
WITH VOLUME INCREASES OF 2% AND INFLATION INCREASES OF 3%
FOR YEAR 2

INSTITUTION	BASIC MONTHLY CHARGE	UTILITY PAYMENT PICKUP	COMPUTER BANK ACCT. INFO.	PRE-AUTH. PAY. PLAN		CHEQUE SORT	MICR ENCODING	INTEREST ON BALANCE	PAYROLL DIRECT DEPOSIT	YEAR 2 TOTAL CHARGE	
				TAXES	UTILITIES					MONTHLY	ANNUALLY
CIBC	$2,270			$147	$37	$116	$612		($91)	$3,091	$37,095
ROYAL	3,550	400					320	281	(430)	4,121	49,452
TREAS. BR.	3,800		97	114	29	5		(71)	106	4,080	48,959
B OF M	1,500									1,500	18,000
TOR. DOM.	949		46	214	59	119		(177)	196	1,407	16,882

ANALYSIS OF BANKING PROPOSALS RECEIVED
WITH VOLUME INCREASES OF 2% AND INFLATION INCREASES OF 3%
FOR YEAR 3

INSTITUTION	BASIC MONTHLY CHARGE	UTILITY PAYMENT PICKUP	COMPUTER BANK ACCT. INFO.	PRE-AUTH. PAY. PLAN		CHEQUE SORT	MICR ENCODING	INTEREST ON BALANCE	PAYROLL DIRECT DEPOSIT	YEAR 3 TOTAL CHARGE	
				TAXES	UTILITIES					MONTHLY	ANNUALLY
CIBC	$2,335			$150	$37	$119	$624		($93)	$3,172	$38,062
ROYAL	3,700	400					330	281	(443)	4,268	51,216
TREAS. BR.	4,100		97	117	29	5		(71)	108	4,385	52,618
B OF M	1,500									1,500	18,000
TOR. DOM.	949		47	225	62	122		(177)	206	1,434	17,207

ANALYSIS OF BANKING PROPOSALS RECEIVED
WITH VOLUME INCREASES OF 2% AND INFLATION INCREASES OF 3%
FOR YEAR 4

INSTITUTION	BASIC MONTHLY CHARGE	UTILITY PAYMENT PICKUP	COMPUTER BANK ACCT. INFO.	PRE-AUTH. PAY. PLAN		CHEQUE SORT	MICR ENCODING	INTEREST ON BALANCE	PAYROLL DIRECT DEPOSIT	YEAR 4 TOTAL CHARGE	
				TAXES	UTILITIES					MONTHLY	ANNUALLY
CIBC	$2,405			$153	$38	$121	$637		($96)	$3,258	$39,095
ROYAL	3,825	400					340	281	(456)	4,390	52,680
TREAS. BR.	4,500		97	119	30	5		(71)	110	4,790	57,479
B OF M	1,545									1,545	18,540
TOR. DOM.	949		48	237	65	124		(177)	217	1,462	17,547

ANALYSIS OF BANKING PROPOSALS RECEIVED
WITH VOLUME INCREASES OF 2% AND INFLATION INCREASES OF 3%
FOR YEAR 5

INSTITUTION	BASIC MONTHLY CHARGE	UTILITY PAYMENT PICKUP	COMPUTER BANK ACCT. INFO.	PRE-AUTH. PAY. PLAN		CHEQUE SORT	MICR ENCODING	INTEREST ON BALANCE	PAYROLL DIRECT DEPOSIT	YEAR 5 TOTAL CHARGE	
				TAXES	UTILITIES					MONTHLY	ANNUALLY
CIBC	$2,475			$156	$39	$123	$649		($98)	$3,344	$40,132
ROYAL	3,950	400					350	281	(470)	4,511	54,132
TREAS. BR.	5,000		97	121	30	5		(71)	113	5,295	63,541
B OF M	1,591									1,591	19,096
TOR. DOM.	949		49	249	68	127		(177)	228	1,492	17,903

Sent to main Red Deer Banks

June 23, 1993

Alberta Treasury Branch
100, 4911 - 51 Street
RED DEER, Alberta
T4N 2A8

Dear Sir/Madam:

RE: BANKING PROPOSALS

This is to confirm the telephone advice that the closing date for receipt of proposals to provide banking services to The City of Red Deer has been extended from Friday, June 25, 1993 to Tuesday, July 6, 1993.

Yours truly,

This letter was NOT sent to Bank of Nova Scotia or Hongkong Bank as both have declined to bid on banking services at this time.

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

AW/jt

PATH: alan\letters\banking.ext

copy: City Clerk
(Charlie phoned on June 23/93) JT

DATE: **July 21, 1993**

TO: **DIRECTOR OF FINANCIAL SERVICES**

FROM: **ASSISTANT CITY CLERK**

RE: **TENDER FOR BANKING SERVICES**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 13, 1993, relative to the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Director of Financial Services dated July 13, 1993, re: tender for Banking Services, hereby awards the tender for Banking Services to the Bank of Montreal for a five year period to commence September 1, 1993, and as recommended to Council July 19, 1993."

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

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd

NO. 11

DATE: **July 13, 1993**

TO: **City Council**

FROM: **A/Chairman, Computer Resource Committee**

RE: **EMPLOYEE INFORMATION SYSTEM**

The Computer Resource Committee includes the following persons:

Mayor
Alderman Volk
Alderman Hull
City Commissioner
Director of Engineering Services
Director of Financial Services
Director of Community Services
Computer Services Manager

The Computer Resource Committee considered on July 12, 1993 the attached report from the Director of Financial Services recommending a new Employee Information System.

The Computer Resource Committee agreed to recommend to Council approval of the recommendations of the Director of Financial Services.

Recommendation

That Council approve the recommendations of the Director of Financial Services.

G. SURKAN, A/Chairman
Computer Resource Committee

DATE: **July 6, 1993**

TO: **City Council**

FROM: **Director of Financial Services**

RE: **EMPLOYEE INFORMATION SYSTEM**

On April 13, 1993, Council passed the following resolution regarding the Computer Technology Plan:

> "RESOLVED that Council of The City of Red Deer, having considered report from the Director of Financial Services dated March 31, 1993 re: Computer Technology Plan, hereby approves the recommendations as outlined in the above noted report subject the Information Strategy Plan, when it is complete, and a report regarding Options for the Implementation of the Payroll Human Resource System being brought back for Council's consideration in 1993, prior to any major expenditure and as presented to Council April 13, 1993."

The resolution required a report regarding options for the implementation of the Payroll Human Resource System to be brought back to Council before any major expenditure was incurred. Attached is a report prepared for Council's consideration.

The attached report has been prepared by a project team of three staff members from:

Computer Services	-	Jim Ham
Treasury Services	-	Ed Clermont
Personnel	-	Greg LeBlanc

The report was reviewed and is recommended to Council for approval by a steering committee consisting of department heads of the same three departments as well as the Director of Financial Services.

The report outlines the various options considered by the project team and recommends the purchase of Employee Information System software from Software 2000.

The projected one-time costs of $330,483 include provision for purchase of the software from Software 2000, customization and training and also the purchase of computer hardware on which to operate the software.

....2

The projected one-time costs of $330,483 exceed the budget of $300,000 approved by Council. There is a contingency of at least 10% built into the $330,483 which may or may not be required. In the event it is required, however, Council approval is requested to allocate an additional $30,000 from the reserve provided for implementing the Computer Technology Plan.

As indicated in the attached report, the existing systems are at least seventeen years old and are not capable of utilizing current computer technology. The Computer Technology Plan identified it as a system that "should be replaced by a functional and cost effective solution which manages all City human resources, including volunteer and contracted labour." Approval of the recommended system will allow for managing City human resources. As funds are available, it would be expanded to include volunteer and contracted labour.

Recommendation

It is recommended Council approve:

- the recommended EIS solution at a cost not to exceed $330,000
- up to an additional $30,000 to be transferred from the reserve for the Computer Technology Plan implementation.
- that a single contract be negotiated (if possible) with one vendor to provide and implement the software.

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

AW/jt

PATH: alan\memos\eis.cou

Employee Information System

The systems currently in place to administer the Human Resource and Payroll function reside separately on the City's mainframe computer. The life cycle of these systems is normally five to ten years. The in-house developed payroll system is now approaching its seventeenth year in production. The Human Resource System was developed independently and as a consequence creates a redundancy of information and effort (ie. input, reconciliation). Because of their age and developmental backgrounds both systems suffer from a lack of required flexibility and technological advantages that would allow them to be effective management/administration tools today.

In Mid-1990 a project team was struck consisting of three staff members representing the Computer Systems area, Payroll, and Personnel which would be overseen by a Steering Committee of senior administrators. A mandate was developed to examine the feasibility of replacing the existing pay and human resource administration systems with an emphasis on integration. The following vision, mission statement, and project goals were developed and approved:

EIS Vision

We can do "more with less" because we have the employee information we need, when we need it, in the form we need it, so that we make well informed decisions.

EIS Mission Statement

Develop a comprehensive and effective EIS which will blend Human Resource and Payroll employee information.

EIS Project Goals

1. Develop an interactive payroll system that produces employee pay on a timely and accurate basis and allows the import and export of information on a continuous basis.
2. Provide time and project based employee information for user departments.
3. Provide other management information that enables decision-makers to reduce costs and manage staff effectively.
4. Align business processes to attain an efficient flow of information ensuring data integrity.

"Input once - right"

To acquire such a system, a leading HR/Payroll systems consulting firm (Sierra Systems) was engaged to assist in the preparation of a requirements document. From this document various options were evaluated by the EIS Project Team in conjunction with the consultant including:

1. Modifying and integrating the existing Payroll and Human Resources systems.
2. Developing a new system in-house with existing or new hardware.
3. Contracting the Payroll with limited Human Resources information to an external agent.
4. Contracting a software house to custom write the EIS system.
5. Forming a partnership with an existing vendor to co-develop an EIS system.
6. Acquiring a package software solution running on a new hardware platform.

The extensive evaluation process produced a recommendation to acquire **a packaged software solution on a new hardware platform**. A number of packaged solutions were examined with PeopleSoft HRMS most closely fitting and in some areas exceeding our initial requirements. The cost of implementing this state of the art solution was, unfortunately, deemed prohibitive at **$800,000**. At this point the project was temporarily suspended while The City embarked on a Corporate Computer Technology Strategy study. The study, which was presented to and approved by Council, included a recommendation with respect to the EIS Project:

> " *A new Payroll/Human Resources information system is definitely required but a lower cost package solution should be investigated.* "

With the Technology Study considerations and a budget guideline in place, the Project Team identified and evaluated several alternative packages. Two final options most closely meeting our requirements were examined in extensive detail through product demonstrations/analysis, client site visits, and the identification of required customizations. This detailed evaluation has yielded **Software 2000's** *Payroll 2000 and HR2000* products as the recommended solution for the City of Red Deer. These products run on an IBM AS/400 mini-computer. **Software 2000, Inc** is headquartered in Hyannis, Massachusetts, USA with its Canadian operation centred in Toronto, Ontario. The company offers a whole suite of financial applications including General Ledger, Accounts Payable, Accounts Receivable, Fixed Asset Accounting, and Purchase Management in addition to their Payroll/HR products. The company has been active in the Canadian market since 1986 with over thirty (30) clients using their HR product in this country. Worldwide the company boasts in excess of 800 clients including such notable accounts as Universal City Studios, Warner Brothers Records, Canadian Standards Association, Campbell Soup Company, Coca-Cola Bottling (Midwest), Sunkist Growers and the Royal Mail Letters Division of the British Post Office. Of a local nature, Alberta Hospital in Ponoka has signed contracts for the installation of a number of Software 2000 products, including the recommended Payroll/HR applications thus providing an opportunity for sharing disaster sites, training costs, and software knowledge. In accordance with the recently approved Technology Plan, Software 2000 represents a " low risk incremental expansion of technology" in that the company has the resources and expertise to insure a successful implementation.

The City of Red Deer will benefit from the implementation of Software 2000's solution in the following ways:

* The applications of Human Resources and Payroll will be fully integrated in one system significantly reducing redundancy (ie. double entry, reconciliation, form preparation) while improving the accuracy and reliability of information.
* The system incorporates many automated features not presently available such as Quick Pay processing, Record of Employment issuance (UIC), declining balance deduction administration (RRSP), future-dated transactions, direct deposit capabilities, vacation planning (calendar) etc.
* The system will have the required flexibility to adapt to changing contract conditions (using unlimited earnings and deductions) without incurring major customization costs.
* The system is a package solution which means the software will be upgraded continually by the vendor ensuring that the City benefits from the latest in functionality without incurring further costs (beyond annual maintenance charges).

* The software facilitates easy access to database information using user-friendly "query" tools eliminating the need for programming expensive hard-coded reports.
* Historical, current, and future dated (date-sensitivity) information is readily available within the system and can be accessed for inquiry, update etc. in an on-line, real time environment thereby allowing for a much faster response to changing conditions.
* The system positions the City to be able to modularly implement Client/Server technology in accordance with the Technology Plan. Features of this technology include standard graphical user interfaces (GUI) which allows for easier, more powerful access to management information.
* Absence tracking/analysis will allow the City to quickly ascertain trends/problems in its work force to maximize labour resources.
* Daily time processing will allow labour costing information to be available on a more timely basis permitting managers to more effectively manage project costs.

The Technology Plan suggested that this project be phased in two parts. Phase I would see the implementation of a new client-server EIS system in the Personnel, Treasury Services, and Computer Services departments. Phase II would see the information be accessed across a City-wide network and include contractors and volunteer information. **This document refers to Phase I and its associated benefits and costs.** In this implementation proposal Phase I would not include client-server technology but it would be modularly implemented in Phase II at a software cost of $4,000 per workstation.

Phase I

Software 2000	**One-time Cost**	**Yearly Costs** (% of Market Price)
Software Costs	$84,600	$12,615
Hardware Costs	$126,645	$4,026
Customization Costs	$39,600	
Training/Implementation Costs	$53,050	
Contingency	$26,588	
***TOTAL COSTS**	**$330,483**	**$16,641**

The total cost estimation of this planned implementation is subject to change as a result of software contract negotiations. The project would involve three vendors:

1. Software 2000 (Toronto) — Human Resource/Payroll Software Package.
2. EITA (Calgary) — AS400 System Consultants with experience and specialization in Software 2000 package implementation.
3. IBM (Calgary) — AS400 Computer Hardware.

Contracts would normally have to be negotiated with each vendor. In order to try and ensure a successful implementation it is recommended that a single contract be negotiated for software (1) and implementation (2). The general feeling of the Project Team is that the bottom line price of the implementation will not change significantly through negotiation but there may be additional functionality, services, and assurances gained.

Employee Information System - Justification

S ed to City Council

Why do we need a new Employee Information System?

Date:

The systems currently in place to administer the Human Resource and Payroll function reside on the City's Unisys 2200 Mainframe computer. The life cycle of these systems is normally five to ten years after which time its generally more cost effective to replace instead of repair. The payroll function is performed on an in-house developed, batch-oriented, system which was developed in 1977. The Human Resource System, acquired from WCB in Edmonton, has been partially customized to meet the City's needs. These systems were developed independently and as a consequence create a redundancy of information and effort (ie. input, reconciliation). Because of their age both systems suffer from a lack of technological advantages that would allow them to be effective management/administration tools today. They do not have the required flexibility to effectively respond to today's changing requirements. The platform which the systems currently reside on (Unisys 2200 mainframe) is much more costly to maintain and develop on than systems which can take advantage of system and end-user productivity tools. The following examples (a small sample) illustrate that these systems MUST be replaced. Examples:

Submitted to City Council
Date:

A Lack of Necessary Fields (especially Earnings, Deductions/Benefits)

* creates significant modification expenses because of the extensive computer coding involved.
* creates "band-aided" solutions which increase the risk of administrative error and misunderstanding.
* necessitates grouping some deductions together.
* creates enormous amounts of extra manual work in researching/reconciling the earnings/deductions.
* creates confusion and, therefore, work to solve the confusion of employees who are unable to understand inappropriately represented earnings/deductions on their paycheques.
* creates problems for the retroactive process since some negotiated items can not be broken out.
* creates significant work to manually record the fields which have not been incorporated.

Examples of these problems:

- The "Miscellaneous Deductions" code is used extensively for such things as garnishments, moving expense recoveries, optional group life premiums, etc. These categories occur often enough to warrant their own deduction code.
- The employer pays premiums on the first $25,000 of Group Life Insurance for most City employees. ATU employees were only to receive premiums covering $12,500 (until 1991). Because the system only handled one coverage amount ($25,000) ATU employee's premiums were overpaid.
- The Golf Course RRSP plan is deducted as LAPP (because there is an associated employer cost contribution) but because they are not really LAPP participants, they must be manually removed form the LAPP records and recorded separately.
- Standby Pay (approx. $210 per week) has to be recorded by employees as overtime on a timesheet using a special position number which has an hourly rate associated with it (standby pay, of course, has nothing to do with position, hourly rate or overtime; however, this is what has to be done to make it work). This exception solution was bound to cause misunderstandings and, in fact, the standby position number was incorrectly given two successive general pay increases which meant employees were overpaid.
- Employee benefit deductions group both coffee and gift fund deductions together necessitating extra manual work in segregating for recording purposes by fund, etc.
- No capability exists for employee specific benefit deduction overrides for part-time employees who are eligible for prorated benefits for such things as group insurance. Because of this employer portions of some premiums have been overpaid. To ensure proper administration extensive manual procedures had to be instituted.
- Off-cycle deductions can be difficult to handle; eg. aldermen who are only paid once a month. If Alberta Health Care is to be deducted then unless the right deduction period is caught (ie. - alternating deductions in regular system) the deduction has to be manually processed.
- There are no declining balance deduction rules for such items as Canada Saving Bonds.
- Mechanics tool allowances are paid as though they were car allowances in order to record the payment as a taxable benefit for T4 purposes. Not all car allowances are really car allowances (some are tool allowances). Clothing allowances end up in miscellaneous earnings along with other items.
- Banked overtime payouts have to be paid out as double time in a lump sum (added to the gross earnings adjustments) to avoid the payout incorrectly impacting LAPP pensionable earnings because, at the time the overtime is banked, it is not pensionable. Employees continually inquire as to what the lump sum on their cheque is etc. (not readily apparent that it is banked overtime).

Field Size Restriction

* creates significant modification expenses because of the extensive computer coding involved.
* creates significant manual tracking and adjustment of exceeded values.
* integrity of reports is lost when data is misrepresented.
* auditors work is increased.
* creates embarrassing situations for Administration (eg. RRSP contributions).
* as time goes on the problem will increase.

Examples of this problem:

- is the provision for employee funded RRSP contributions. Because these are tax deductible its own deduction category; however, the maximum available field size was only three digits long. Because of this limitation, we had to require that employees purchase RRSP values which were divisible for deduction purposes in even dollars only as the field size was not large enough to accommodate cents.
- stat holiday pay, gross earnings, time and one-half overtime pay - dollar maximums are being exceeded.
- transaction note field on HRIS is not large enough to record anything but a short code whereas significant textual reminders should be maintained.
- the employee number on the HRIS does not contain the right number of digits. Because the system is not "data dictionary" based it would be extremely costly to re-write all of the code necessary to accommodate the right field size.

Reporting is too slow

Reconciliation Between Systems (Payroll/HR) (Payroll/Fire) (Payroll/Public Works)
Because the separate Human Resource and Payroll systems

Inflexibility of system to be maintained due to lack of documentation, old code, ...

No Absenteeism Tracking...

Safety (Accident/Injury) Tracking Required...

How will we know that the City of Red Deer has benefited from the acquisition of a new employee information system?

The City of Red Deer will benefit immensely in the following ways:

Benefits will be both quantifiable and non-quantifiable. Quantifiable benefits include actual dollars saved and risk avoidance. We must understand exactly what's at risk if our data and capabilities are not adequate to prevent problems in such areas as Pay and Benefits Administration, WCB/Accident/Injuries and Hazardous Exposure Tracking and in the future Employment Equity. Non-quantifiable benefits include cost displacement which implies that there is a beneficial reallocation of freed-up resources. Important intangible improvements would include improved employee morale.

☑ Improved Staff Efficiency	Increased throughput/output resulting in faster, better, more responsive service.
☑ Improved Staff Effectiveness	There are ever-increasing requests for information and reports from internal and external (including government) sources. This comes at a time when we are being asked to do "more with less" (eg. the Safety Coordinator position has been cut). HR/Payroll staff could more effectively supply the required information. Line management could make higher quality, better informed, faster, and more effective management and strategic planning decisions because they have the necessary information when they need it, in the form they need it.
☑ New/More Services	Our requirements for a new system include added modules and functionality which allow us to track and report on information which is now required or cost/beneficial (eg. Absence Tracking). As well, Reallocation or Displacement (labour costs vs system/program costs) of human and financial resources from mundane, manual administrative responsibilities into more responsible proactive roles (performing customer service and/or planning instead of plodding) becomes possible through careful automation.
☑ Improved Information	Production of information that is more accurate, appropriate, consistent, encompassing, reliable - "input information once - right", providing more confidence in decisions that are made, services that are rendered, and eliminating unnecessary redundancy and reconciliation.
☑ Compliance	The City of Red Deer will be able to comply with current legislation and be prepared for future requirements thus avoiding fines and legal difficulties.
☑ Flexibility:	Hardware - expandability, interconnectivity, portability will be improved. Software - the availability, quality, and "maintainability" of code will improve. Functional - the 'new' system will be able to meet changing business requirements. Operating - there will be significant technical gains in operational functions.
☑ Risk Avoidance	The City of Red Deer can significantly reduce a great deal of financial and legal risk by capturing, maintaining, and making decisions effectively using sufficient, accurate information.

EIS Vision

We can do "more with less" because we have the employee information we need, when we need it, in the form we need it, so that we make well informed decisions.

EIS Mission Statement

Develop a comprehensive and effective EIS which will blend Human Resource and Payroll employee information.

EIS Project Goals

1. Develop an interactive payroll system that produces employee pay on a timely and accurate basis and allows the import and export of information on a continuous basis.
2. Provide time and project based employee information for user departments.
3. Provide other management information that enables decision-makers to reduce costs and manage staff effectively.
4. Align business processes to attain an efficient flow of information ensuring data integrity. "Input once - right"

What specific advantages will a new system have that will justify its expense and help attain our project goals?

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
<u>Reduce Multiple Entry/Systems/Effort/Reconciliation</u> The greatest cost benefits that can be achieved in a new EIS lie in solving internal problems in terms of data throughput, data input and data access. Common data contained in separate operating systems are rarely equivalent (and it will be compared even less rarely). If the data bases are not equivalent, the extracted information cannot be expected to be equivalent. When similar reports from separate systems do not match the result is that many of the analyses provided do not have the impact they should. Credibility, when presenting management with HR/Payroll information, is critical. There are no technical reasons why the personnel and payroll systems cannot, and should not, be integrated in a single data base. In replacing systems that don't talk to each other with an integrated payroll-personnel-benefits system with one master file, by definition, problems of discrepancy and redundancy of data have been solved. The acquisition of a single employee data base that contains no redundant data or results in no redundant administration functions and expenses is one of the primary objectives and benefits of a new EIS. Exception based pay capabilities will help reduce input effort. This will: * reduce number of redundant systems. * reduce paper shuffling. * reduce manual clerical effort involved in redundant functions (reconciliation, copying, data input, time sheet data entry, verbal and written status reports). * improve reliability, consistency of data. * improve reporting of information. * avoid or postpone staff increases, overtime budgets and temporary help. * allow system efforts to be concentrated on one system.	Avoid 400hrs/yr Computer Systems staff - duplicate systems maintenance, enhancement, interface, databases - easier maintenance @ $35/hr x 5yr Avoid 300hrs Personnel/Payroll loss of staff productivity reconciling separate information systems, reduce paper and people traffic @ $25/hr x 5yrs. Avoid 100hrs/yr staff timesheet entry (exception pay capability) @ $25/hr x 5yrs Avoid 52hrs/yr of Public Works staff entering time data @ $25/hr x 5yrs Avoid 75 hrs Fire Dept - vacation accrual reconciliation @ $35/hr x 5 yrs	$70,000 $37,500 $12,500 $6,500 $13,125
<u>Better Project Management</u> - <u>Daily Updated Labour Distribution</u> Salary/Wage and Equipment usage costs will be passed to other financial systems (GL & Fleet Maintenance) on a daily basis allowing project managers to see updated project costs on a daily basis which will eliminate the current three week delay. This will result in improved budget control with management being able to monitor and respond to potential cost overruns at a much earlier date than is presently the case. This feature will bring the EIS functions in line with other current financial systems such as accounts payable/encumbrances reporting which is continually updating cost reporting.	Avoid 650hrs (25hrs/pay) of Public Works Staff tracking time and pay labour distribution information for project costing @ $25/hr x 5yrs	$81,250

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
<u>Occupational Health and Safety</u> Accident/Injury/Tracking/Reporting/Prevention These reporting systems can record details that may be used to provide accident/injury analysis and government reports. This information can be used to spot trends and respond with training. The savings from a good safety program can be large, and an information system can improve most safety programs. Hazardous Material/Exposure Tracking/Reporting In many industries it is important or required to record the time personnel are exposed to hazardous materials as well as their exposure levels. This permits the monitoring of individual exposure and serves as a historical record. This may be critical in protecting both the individual and the City of Red Deer. Minimizing the risk in this area can potentially avoid personal injury and company exposure, resulting in risk avoidance and avoidance of fines for non-compliance. *These systems are much easier to administer when integrated with a human resources system.	≈ Avoid 1 preventable vehicle accident/yr @ $7,000/accident x 5yrs ≈ Avoid 1 preventable lost-time injury/yr @ (80hrs x $25/hr)/injury x 5yrs ≈ Avoid liability	≈$35,000 ≈$10,000
<u>Collective Bargaining Impact Assessment</u> Quick financial projections quantifying $ impacts (especially benefit and salary cost) of current and future negotiated items and packages can be determined with an integrated system.	≈ A miscalculated bargaining impact: 0.2% of CUPE salary budget ($10,000,000) x 2 contracts over 5yrs	≈$40,000
<u>Reduce Absenteeism by Tracking/Reporting/Analyzing Attendance Information.</u> The documentation of sick, vacation and personal time and tardiness reporting can be important in controlling this major expense. Good information is especially important when analyzing an individual problem or a group's performance. Attendance is reported to improve when employees are aware that tracking and analysis is being done. With accessible information, it is possible to improve individual and departmental performance in this area.	≈ 25,000hr City employee Sick Time (1991) Tracking/Analysis will provide at least 2% reduction in absenteeism. 25,000hr x 2% = 500hr @ $25/hr x 5yr	≈$62,500
<u>Earnings and Deductions/Benefit Administration - Required Flexibility</u> Because a new system would have table driven or unlimited earnings and deduction/benefit codes impending changes in legislation, benefit plans, negotiated settlements, etc. would easily be implemented. In conjunction with date effectivity, these impending changes could even be implemented when they become known. The inflexibility of our current duplicated earnings and benefits administration systems have been well documented. A new system will permit The City of Red Deer to better plan, set up rules, enrol, and administer the earnings and benefits offered to staff while being able to report plan information back to the benefit carrier and through to payroll. The objective of this control is to offer the best plan types to employees at the lowest cost per employee. The challenge is to equate what costs can be controlled, contained or reduced by being able to evaluate plans more effectively.		

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
Immediate Access to Key, Current, Accurate Employee Information via Powerful Enquiry Tools: (*PHASE II - Full Implementation) 1. Allows line management quick access to summarized, reliable information that can be used in new combinations which may lead to new ways of thinking and better decisions. Managers and analysts need information to gain knowledge, form support decisions, and improve programs. However, raw data is not particularly useful. Stacks of irrelevant printouts or compendious reports simply add to managers' data overload. Useful, analytical reports have to be developed. 2. Employees will get faster, more accurate, more professional response to their queries. This will result in: * Reduced effort and improved accuracy of reports (eg. year-end). * Increased use of decision support information. * Reporting being completed in minutes versus hours and days. * Consistent recognition in areas such as service awards.	≈ 30 supervisors/manager @ $35/hr + 30 support staff @ $25/hr saving .5hr/mos x 12mos/yr on employee information queries x 5yrs	≈$54,000
A proven, current technology that will assist in accomplishing the above is a user friendly graphical user interface - GUI (eg. "Windows"). Many of the new PC based software is being developed for this interface including many City standard packages. This differs from our current interface which is character based - CUI. According to a 1990 study by Temple, Barker and Sloane, GUI's as opposed to CUI's provide several clear advantages: 1. Reduced time and effort needed to train users for a new system implementation. 2. Productivity Enhancements *58% Greater for Experienced GUI Users, *48% Greater for New GUI Users 3. Accuracy Enhancements *90% Greater for Experienced GUI Users, *68% Greater for New GUI Users 4. Speed Enhancements *50% Faster for Experienced GUI Users, *54% Faster for New GUI Users 5. Lower Frustration Levels These results indicate that the use of GUI applications increases user output per work hour, increases total output per employee and yields a greater Return On Investment. In addition, user acceptance is quite high because users find the GUI applications so easy to use. All GUI applications may be designed to work alike, look alike, work together, and the user may share information across applications. Users seem to love GUI systems.	≈ 1 Personnel/Payroll Information technician increases productivity 15% @ $25/hr x 2000hr/yr x 5yrs	≈$37,500
Better Time Accrual Administration and Management Banked overtime, vacation, and sick time accruals will be automated resulting in: * Reduced manual systems/clerical effort. * Immediate management decisions regarding employee accruals. Vacation accrual will be projected thus improving vacation planning/scheduling. * Better management of accrual usage reducing pay-outs.	Avoid 250hrs/yr Payroll staff manual administration of Banked Overtime (majority of hours), Vacation, and Sick Time/Bank @ $25/hr x 5yrs	$31,250
	Avoid 1.5hr x 26 pay periods Computer Staff performing accrual corrections/edits @ $35/hr x 5 yr	$1,365

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
<u>Date Effectiveness</u> An EIS system is limited if its design doesn't consider the importance of temporal relationships. An EIS system that recognizes the importance of time accommodates the recording of historical, current and future events. In a time-relational EIS system information related to an event is captured along with the effective date of the event. This critical design feature provides the following: 1. Allows automated pending transactions and table changes which provides for enhanced mass update capabilities. HR/Payroll staff will be able to enter future dated changes as soon as they are known and have them take effect automatically. 2. More accurate and accessible historical (point in time) documentation: a. Employee information: pay, employment history, pension b. Organization information: size, makeup, change This will result in: * Less time spent by HR/Payroll staff on employee transactions, diary dating and employee enquiries. * Less chance of error, therefore less chance of negative comments from employees, outside administrators and arbitrators concerning documentation standards.	Avoid 2 Computer Staff for 3 days doing retroactive adjustments (=45hr) x 2 contract changes over 5 yrs @ $35/hr Avoid 52hrs of Personnel, 125hrs Payroll resources for diarizing, memo writing, manual records searches @ $25/hr x 5yrs	$3,150 $22,125
<u>Relational Database and Productivity Enhancement Tools</u> By storing data in a common relational database: 1. The integrity of Corporate information will be established and maintained. 2. A relational database is easier to maintain because of the ability to easily define complex file and field relationships as well as deal with constantly changing connections among data. An active data dictionary provides this flexibility because translated (joined) fields can be defined and changed with minimal effort. 3. Relational databases greatly facilitate access to data and production of reports without the use of programming tools and substantially reduce the effort and expense of producing even the most complex combinations of management information. Virtually data manipulation can be performed on ANY logical combination of data elements or pieces. 4. Productivity enhancement tools have been developed that are most effective and efficient when used with a relational database. Productivity tools, when used by Computer Professionals, can automate tasks that were traditionally performed manually. This can increase productivity greatly (statistics range from 2x to 10x the previous productivity level). Most application development environments offer a set of end user tools so that most customization and enhancements may be performed by nontechnical professionals. (*OPTIONAL PURCHASE - Application Manager) This will result in: * more secure data, as well as more consistent edits * development, implementation, and maintenance time will be decreased. * allowing user departments more flexibility and responsibility for how "their" data is processed and reported, will increase the validity and worth of data.	≈ 400hrs saved in Reduce Multiple Entry... will be used for development using a productivity tool resulting in double the productivity @ $35/hr x (2x productivity) x 5 yrs ÷ 2 for hard cost saving already accounted for.	≈$70,000

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
<u>Manpower/Succession planning</u> The City can take a more proactive approach to human resources management by tracking and reporting organizational changes/growth/downsizing and staff turnover. The City can also assist in fulfilling the plans of staff to accomplish their own objectives by identifying plans, positional improvement, mentors, strength and developmental needs, and a developmental plan. This will allow: * improved alignment of people to business needs (identifies what people can do for the company today and tomorrow) * analysis of supply and demand for people and their costs and benefits to the organization (long-term planning of human resources) * the provision of information necessary to identify, reward, and retain strategically critical performers thus reducing expenses for repetitive recruiting and training. * a decreased chance of misjudging human resource needs (especially when "holding the line" and reducing expenses. * proactive monitoring of the growth of individual employees. * organizational control of the developmental and educational course offerings.	≈ Avoid missing 1 appropriate candidate/yr @ $25/hr x 20% less productivity x 5yrs. 5yrs x 2000hr/yr @ $25/hr x 20% less productivity	≈$50,000
<u>Training Management</u> Training is expensive! A system is needed to monitor training needs, individual training progress, course scheduling and registration. A system can help ensure the right people attend the right training. Tuition refund programs can be monitored better. The City will be able to better control its training budget ensuring that employees receive the most appropriate training at the most appropriate time from the most appropriate trainers (who will also be internal staff who can more easily be identified as potential trainers). Duplication of effort can be avoided!	≈ Productivity gain from having employees trained at the most appropriate time x 5yrs	≈$10,000
<u>Company Property Control Management</u> Employees are given keys, work clothes/uniforms, etc. during their employment which should be recorded and tracked. Usage could be monitored to enhance property acquisition and planning. Recovery of City of Red Deer property from terminating or transferring employees could be enhanced by ensuring (automatically) that property has been returned before final paycheques are produced.		
<u>Turnover Analysis/Management</u> Employee turnover is expensive and can be more closely monitored with an information system. Problem areas can be identified and the causes determined. This analysis can be provided by department, job, source of hire or other desired categories. An information system permits better personnel management as hiring practices are refined and the causes of personnel turnover determined.	≈ Lower turnover rate by 1 staff member/yr @ turnover cost of $5,000/turnover x 5yrs	≈$25,000
<u>Ensure Employee Job Related Requirements (eg. Valid Driver's License)</u> It is important for personnel in critical jobs to have current licenses, job or safety training and physical examinations. With new employees and personnel who constantly move between jobs, ensuring that employees working in critical jobs are current in their requirements is a difficult, if not impossible, manual task. The City may be placed in considerable risk if an accident occurs involving an employee who does not have all the critical job requirements.		
<u>Prepare for "Employment Equity" Legislation/Impacts</u> Employment/Pay equity may, within the life of this system, become reality in Alberta. It is going to be a strenuous effort for the City to comply. If we can obtain a system with the Canadian requirements already recognized, the City can be equipped with a proactive planning and reporting tool. A benefit is the progressive step the City can take in developing and delivering upon the Employment Equity requirements well before the legislative requirements are forced on us.		

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
Prepare for Applicant Tracking Capabilities Providing Applicant/Requisition Tracking information assists the City to analyze a "library" of applicant resumes/skills to find potential matches for City jobs. The objective would be to reduce costs in the placement of staff and prospective staff. There is a predicted labour shortage for the late 90's that this functionality would help deal with since we would be able to "seek out" required employees.		
Automated UIC Records of Employment More accurate, quicker production of ROE's for terminating employees will lead to a better image of the City. It is rare indeed to find an employer the size of The City or Red Deer which still does ROE's manually. Manually preparing ROE's is a particularly onerous task for separating seasonal workers when as many as 50+ must be prepared at one time. Automation of ROE's also has the advantage of keeping track of previously issued records when employees are recalled and subsequently laid-off again.	Avoid 80hr/yr manual ROE form preparation @ $25/hr x 5yr	$10,000
Automated Adhoc, Off-cycle Pay (Quick Pay) When combined with daily time input and automated ROEs this feature allows the City to quickly and accurately produce termination pays, vacation advances, etc.. This will eliminate costly manual preparation and reconciliation procedures. In cases of dismissal, an automatic, efficient final pay can mitigate or avoid unnecessary friction.	Avoid 60hr/yr manual preparation and recording of cheques @ $25/hr x 5yr	$7,500
Direct Paycheque Deposit Capability This capability is increasingly being offered by employers as a convenience to employees. This would place the City in a position to be able to satisfy employees' requests which have been made informally and formally (ie. requested during contract negotiations). This feature could also potentially eliminate the costly function of reconciling outstanding paycheques.	Avoid 25hr/yr of outstanding cheque reconciliation (assuming 50% initial employee participation = 8,500 cheques/yr) @ $25/hr x 5 yr	$3,125
More Informative Paycheques This will significantly reduce the number of pay related inquiries thereby resulting in more efficient use of clerical effort. Earnings and deductions will be properly represented on employee's cheque stubs and will not be lumped together with other earnings/deductions thereby eliminating employee confusion and subsequent inquiry (eg. multiple pay rates can be represented - hours x $rate currently do not add up, Coffee and Gift funds will be specified as such and not grouped together as one deduction presently termed employee benefits).	Avoid 50hr/yr(Payroll) answering employee queries @ $25/hr x 5 yr	$6,250
Active External "User Group" Having contact with other active system users can lead to savings in the development of procedures and functionality.		
Open Architecture The key buzz word within the Computer industry is Open architecture - this allows you virtually unlimited 'hardware' expandability. Technology reduces $ risk because of open architecture. This will allow: * the City to downsize systems, therefore saving dollars. * the City flexibility to right-size. * non-proprietary environment.		
Easy Import/Export Capabilities Import and export functions allow the transfer of data across different systems including PC Packages (eg. Lotus). This ensures that EIS data can be used in conjunction with other software for the manipulation and reporting of data.		

Advantages	Examples & Calculations *Clerical & Admin Staff @ $25/hr *Systems & Supervisory Staff @ $35/hr	Cost Savings Hard$ ≈Soft$
<u>Minimize/Reduce Operational Costs</u> Hardware technical advances have reduced the amount of human intervention required (eg. unmanned timed backups). The tools available to assist in the operation and maintenance have also improved significantly.		
<u>Up-to-date Documentation Including Superior "Help" Functionality (both on-line and hard copy)</u> To maintain and operate a system efficiently users of systems require on-line "help" and up-to-date system, operational and functional documentation. The current systems have limited, out-dated, and inflexible documentation and no on-line "help". This will allow: * more effective and efficient system use. * training time (Operations, Systems, User) can be significantly reduced. * end users to document individual transactions, tables etc. for future reference, thereby reducing the need for manual tracking of backup documentation.	Computer Systems Staff * Refer to Reduce Multiple Entry/Systems...	
<u>Easier Table Maintenance (ie. could be performed by non-Computer Services staff).</u> A new system would organize changeable elements (eg. CPP Maximum Contribution) in tables instead of embedding them within computer programs that only Computer Staff can maintain so that user departments could help maintain their systems. This will allow: * Computer Staff to concentrate on development instead of maintenance. * Changes will occur faster.	* Refer to Reduce Multiple Entry/Systems...	
	TOTAL POSSIBLE COST/PRODUCTIVITY SAVINGS $699,640	$305,640 ≈$394,000

Various Options Evaluated by the EIS Project Team:

1. Modify and integrate the existing Payroll and Human Resource systems
   - this would have been extremely costly and would not have fit into the future computing directions of the City of Red Deer.
   - to change the current computer operating environment to allow a relational database system to be developed would have cost approx $XXX,XXX
   - time and resources available to commit to a project of this magnitude are not available with existing staffing/expertise
   - computer productivity aids (system and user) do not exist for the environment the City of Red Deer is currently operating in
   - too many system and procedural patches have been implemented to permit an efficient and effective system to evolve through modifications

2. Developing a new system in-house with existing hardware restrictions
   - computer productivity aids (system and user) do not exist for the environment the City of Red Deer is currently operating in
   - time and resources available to commit to a project of this magnitude are not available with existing staffing/expertise

3. Developing a new system in-house on a new hardware platform
   - to change the current computer operating environment to allow a relational database system to be developed would have cost approx $XXX,XXX
   - time and resources available to commit to a project of this magnitude are not available with existing staffing/expertise

4. Contracting the Payroll (with limited Human Resources information) to an external agent
   - inflexibility was not acceptable
   - turn around time of information was not satisfactory
   - other systems could not interface with the information effectively
   - processing, reporting and maintenance costs are set (and incremented) by the service bureau

5. Software Package Solutions (running on various Hardware Platforms)
   - After defining the system requirements a "Request for Proposal" document was issued to various software companies for complete "EIS" solutions
   - Using a weighted points system the RFP's were evaluated to Short list the "best" solutions
   - Later in the process an HR Matrix was used to find other suitable package solutions
   - Short listed products were then put through a very detailed evaluation to ensure the companies philosophies, product and service levels match the City's expectations
   - Through multiple discussions with the various vendors, people currently using the systems as well as the EIS Steering Committee, the "best" software package was identified.

6. Contracting a software house to custom write the EIS system
   - time and resources available to commit to a project of this magnitude are not available with existing staffing/expertise

7. Form a partnership with an existing vendor to co-develop an EIS system
   - time and resources available to commit to a project of this magnitude are not available with existing staffing/expertise

Employee Information System - Software 2000 Justification

The EIS project team recommends the purchase and implementation of **Software 2000** Personnel 2000 and Payroll 2000 as the most cost effective means to meet the EIS Mission Statement of developing a comprehensive and effective EIS which will blend Human Resource and Payroll employee information. The **Software 2000** solution will allow The City of Red Deer to do "more with less" because we will have the employee information we need, when we need it, in the form we need it, so that informed decisions can be made.

"When fully implemented, the Software 2000 EIS solution will have attained most of our EIS Project Goals."

Constantly changing government regulations and business requirements are prompting the City to develop and implement more flexible, responsive procedures and systems. Software 2000's strategy is devised to allow you the flexibility, portability, and connectivity you need to succeed in an environment of rapid functional changes.

The result is a Software 2000 system which:

- ☑ The applications of Human Resources and Payroll will be fully integrated in one system significantly reducing redundancy (ie. double entry, reconciliation, form preparation) while improving the accuracy and reliability of information.

- ☑ The system incorporates many automated features not presently available such as Quick Pay processing, Record of Employment issuance (UIC), declining balance deduction administration (RRSP), future-dated transactions, direct deposit capabilities, vacation planning (calendar) etc.

- ☑ The system will have the required flexibility to adapt to changing contract conditions (using unlimited earnings and deductions) without incurring major customization costs.

- ☑ The system is a package solution which means the software will be upgraded continually by the vendor ensuring that the City benefits from the latest in functionality without incurring further costs (beyond annual maintenance charges).

- ☑ The software facilitates easy access to database information using user-friendly "query" tools eliminating the need for programming expensive hard-coded reports.

- ☑ Historical, current, and future dated (date-sensitivity) information is readily available within the system and can be accessed for inquiry, update etc. in an on-line, real time environment thereby allowing for a much faster response to changing conditions.

☑ The system positions the City to be able to modularly implement Client/Server technology in accordance with the Technology Plan. Features of this technology include standard graphical user interfaces (GUI) which allows for easier, more powerful access to management information.

☑ Absence tracking/analysis will allow the City to quickly ascertain trends/problems in its work force to maximize labour resources.

☑ Daily time processing will allow labour costing information to be available on a more timely basis permitting managers to more effectively manage project costs.

The cost/benefit analysis of this system must consider costs/benefits that accrue over the useful life of the system (5-10 years). Software 2000 license cost is relatively high (you pay for what you get!). The functionality which Software 2000 delivers provides a solution which would satisfy Human Resource and Payroll requirements for many years. It is expected that the Software 2000 solution will provide the City with inherent efficiencies that, to this point, have not even been identified. Its technology provides the flexibility to change as functional requirements evolve. There is great value in being in a relationship with a company that has an expanding base of active clients who can collectively initiate functional and therefore product improvements.

Software 2000 EIS Estimated Investment Summary

Estimated One-time Costs

Hardware:	***98,000***
- IBM AS400 - F10 (32 MB Memory, 3.95 GB Disk, Ethernet Attachment, Tape Drive)	***5,000***
- Uninterrupted Power Supply	***4,800***
- Computer Cable (Installed)	***675***
- Backup Cartridges (15 @ $45/tape)	***8,000***
- 2 PC workstations	***2,000***
- 2 Dual Session Terminals	***7,500***
- AS400 Emulation Cards (12 @ $625/card)	***670***
- Unisys Pep Emulation Card (1 @ $670/card)	
Software :	
- Software 2000 Payroll/Human Resource (F10)	***59,400***
- PC Based Organization Charting Software	***500***
- Desklink 2000 (5 concurrent users)	***5,900***
- Accident/Illness	***11,900***
- Safety Training	***6,900***
Customization: ***NOTE: EITA estimates are +- 25%***	***39,600***
EITA Programmer/Analysts:	
(66 days @ $600 per day)	
Implementation:	
IBM AS400	
- 1 day site planning and preparation	***9,800***
- 1 day consultative project management	
- Install AS400 software	
- 1 day for Operating system load and Customization	
- 1 day for Software 2000 load	
- 2 day for systems operator training	
- 2 days of systems communications assistance	
Software 2000 10 days @ $1500 per day (approximates travel expenses at $2000)	***17,000***

Training		
Software 2000		
- 5 days for 3 people on PR training		*8,625*
- 4 days for 3 people on HR training		*8,325*
- 4 days for 2 people on Tech training		*3,300*
(Approx. cost to Irvine California $519.)		
(Approx. expenses $100/day)		
AS400		
- System Training		*2,000*
- Operational Training		*4,000*
Total One-Time Costs	*303,895*	*$330,483*
*Contingency (177,250 * 15%)*	*26,588*	
Software 2000 Complementary Software		
- Application Manager Developer (15%/yr maint.)		*11,050*

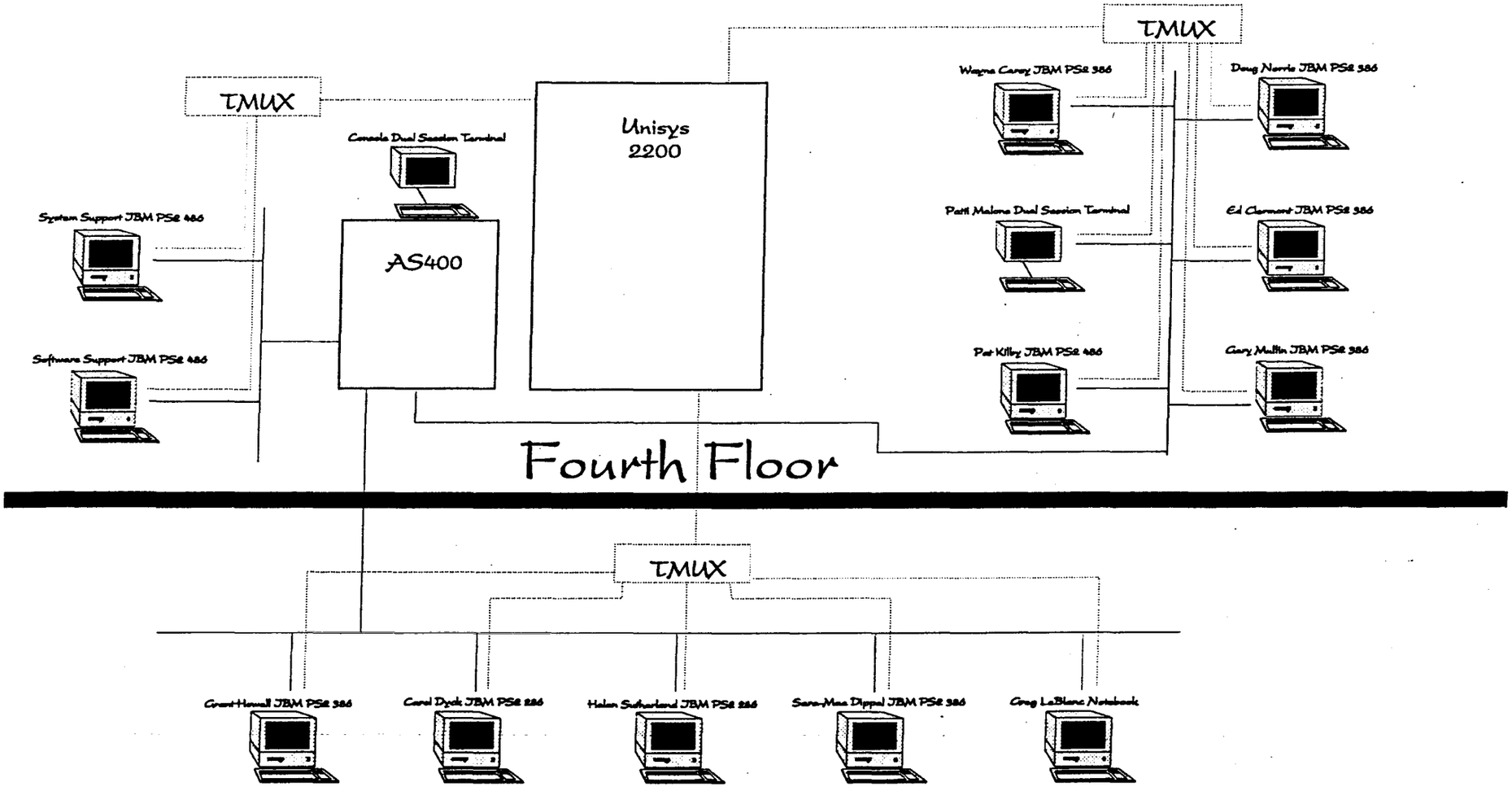
Software 2000 EIS Estimated Investment Summary

Estimated Annual Costs

Software 2000 Maintenance Contract (15% of current list price)	
- Software 2000 Payroll/Human Resource	*8,910*
- Desklink	*885*
- Accident/Illness	*1,785*
- Safety Training	*1,035*
AS400	*3,276*
Uninterrupted Power Supply	*750*
Total Annual Costs	*$16,641*

The customization effort required for this system is less extensive than other alternatives. The Project Team feels that the functionality gained through this customization is essential to the success of the Employee Information System. An attempt to cut costs by reducing the amount of customization would only have minimal impact on the overall cost of the project but major impact on the system's functionality.

Summary of Customization Requirements
Time Entry (15 days @ 600/day) A new Time Entry module needs to be created. Needed to satisfy "Reduce Multiple Entry", "Better Project Management", Retro Module requirement. The custom RPG 400 program will include: - reassignment pay - multi-job assignment pay period - daily, bi-weekly and exception pay screen - absence tracking link to HR absence module - reversal of standard hours when exceptions are entered (i.e. sick days)
Conversion Programs (5 days @ 600/day) Convert program for PC file to AS/400 or vice versa
Accruals and banked overtime (15 days @ 600/day) Eliminate manual administration thereby increasing accuracy.
General Ledger Distribution (8 days @ 600/day) Distribute costs to the General Ledger as required. Needed to satisfy "Reduce Multiple Entry", "Better Project Management". Unisys GL interface - AS400 Payroll to PC (8 days @ 600/day) - PC to Unisys (10 days @ 0/day) (will be handled by City I.S. Staff)
Fleet Interface from AS400 to Unisys (5 days @ 600/day) Provide time information to "drive" fleet administration system (Remember: "Input once - right") The custom RPG 400 program will include: - Exporting equipment number, number of hours and GL account number and the download of the file to a PC
Connection to Xerox Printers (3 days @ 600/day) Required for printing cheques and reports.
Job Evaluation Routine (10 days @ 600/day) - factors to points to rate of pay algorithm - create tables - develop query reports
General Increase algorithm (5days @ 600/day) Needed to satisfy "Reduce Multiple Entry" and bring functionality to current standards.


TMUX
TMUX
Unisys
2200
Console Dual Session Terminal
AS400
System Support JBM PS2 486
Software Support JBM PS2 486
Wayne Carey JBM PS2 386
Doug Norrie JBM PS2 386
Patti Malone Dual Session Terminal
Ed Clermont JBM PS2 386
Pat Kilby JBM PS2 486
Gary Mullin JBM PS2 386
Fourth Floor
TMUX
Grant Howell JBM PS2 386
Carol Dyck JBM PS2 286
Helen Sutherland JBM PS2 286
Sara-Mae Dippel JBM PS2 386
Greg LaBlanc Notebook
Third Floor
Second Floor
First Floor

DATE: **July 21, 1993**

TO: **COMPUTER RESOURCE COMMITTEE**

FROM: **ASSISTANT CITY CLERK**

RE: **EMPLOYEE INFORMATION SYSTEM**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 13, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered reports from the Computer Resource Committee and the Director of Financial Services dated July 13, 1993, and July 6, 1993, respectively, re: Employee Information System, hereby agrees as follows:
>
> 1. that the Employee Information be approved with the purchase of software from Software 2000,
>
> 2. that the cost for said system not exceed $330,000,
>
> 3. that an additional $30,000 be transferred from the reserve for the Computer Technology Plan Implementation,
>
> 4. that a single contract be negotiated (if possible) with one vendor to provide and implement the software,
>
> and as presented to Council July 19, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. I would advise that at the above noted Council Meeting, it was suggested that the Computer Services Department provide an information meeting for any Aldermen who wish to attend on the process that was followed in developing the Employee Information System. By way of a copy of this memo, I would request the Computer Services Manager to proceed with scheduling said information session.

Trust you will find this satisfactory.

Kelly Kloss
Assistant City Clerk
KK/cjd
cc: Computer Services Manager
Director of Engineering Services
Director of Community Services
Director of Financial Services

NO. 12

DATE: **July 9, 1993** **CS-P-4.414**

TO: **CITY COUNCIL**

FROM: **DON BATCHELOR**
Parks Manager

RE: **LOWER HERITAGE RANCH WASHROOM/WARMING HUT: FIRE DAMAGE**

On July 2, 1993, the washroom/warming hut structure located at Lower Heritage Ranch was substantially damaged by fire. The extent of the damage is estimated at $28,000, which includes GST and a contingency.

Although the majority of the structure is concrete block, all wooden components, washroom fixtures and metal hardware have been destroyed in the fire. The R.C.M.P. and Fire Marshall are pursuing an investigation into the fire.

The City's insurer has indicated that the deductible on this fire is $10,000. I would recommend that repairs proceed immediately, as this structure provides the only washroom facilities in the Lower Heritage Ranch area. Temporary washroom facilities have been brought on site in the interim. Approximately $1,600 of non-insured items related to the fire (asphalt, trees, landscaping) also need to be repaired.

I have discussed the issue of funding this insurance deductible with Alan Wilcock, Director of Financial Services. We jointly recommend that the Facilities Management/Maintenance Plan fund be considered for the payment of deductibles on fire damages.

Council's approval for a financial allocation from the Facilities Management/Maintenance Plan to fund this deductible and the non-insured items is requested. It is estimated that this structure could be back in public operation by August 20, 1993. The replacement value of this structure is approximately $45,000.

RECOMMENDATION

That City Council approve the expenditure of $11,600 from the Facilities Management/Maintenance Plan funds for the purpose of paying the deductible and funding the non-insured damage to the Lower Heritage Ranch Washroom/Warming Hut.

DON BATCHELOR

:dmg
c Craig Curtis, Director of Community Services
Alan Wilcock, Director of Financial Services
Doug Norris, Treasury Services Manager
Lowell Hodgson, Recreation & Culture Manager
Neil Evans, Parks Facilities Superintendent
J. Laverick (James Taylor Insurance Co.)

DATE: **July 12, 1993**

TO: **City Clerk**

FROM: **Director of Financial Services**

RE: **LOWER HERITAGE RANCH WASHROOM/WARMING HUT: FIRE DAMAGE**

The report from the Parks Manager indicates funding required for the $11,600 cost on the above that is the responsibility of the City.

There are a number of possible sources of funding for the $11,600:

- have the Parks Department allocate previously approved funds from the 1993 Parks Department Budget by deferring an approved item
- approve an $11,600 overexpenditure in the 1993 Budget for the Parks Department
- transfer an additional $11,600 from the Waskasoo Park Reserve funds set aside to fund the Waskasoo Park annual operating costs
- the Facilities Management/Maintenance Plan (FMMP).

All of the alternative methods of funding have concerns because of reduced budget funds resulting from cutbacks.

The FMMP is still being developed. Presumably as part of the plan the types of expenditure is will be intended to fund will be identified. If one of the types of maintenance to be funded is maintenance required due to fire and/or vandalism, then charging the $11,600 to the FMMP would be appropriate. If it is not intended to fund such maintenance from the FMMP, then an additional $11,600 should be transferred from the Waskasoo Park Reserve.

....2

City Clerk
July 12, 1993
Page 2

Recommendation

That the City cost of $11,600 be funded from the FMMP if one of the guidelines of the FMMP is the reimbursement of maintenance due to fire/vandalism. If it is not a guideline, then funds should be transferred from the Waskasoo Park Reserve.

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

AW/jt

c. Parks Manager

PATH: alan\memos\heritage.hut

Commissioners' Comments

We concur with the recommendation of the Parks Manager with the exception that we recommend the overexpenditure be charged to the Waskasoo Park Reserve fund.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: July 19, 1993 CS-4.066 (rev.)

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

RE: LOWER HERITAGE RANCH WASHROOM/WARMING HUT: FIRE DAMAGE
A memo from the Parks Manager dated July 9, 1992 refers.

---

1. The Parks Manager is recommending that City Council approve an expenditure of $11,600 for the purpose of paying the deductible and funding the non-insured damage to the vandalized washroom/warming hut at Heritage Ranch.

2. At the end of last year, the Community Services Division submitted a proposal via the Recreation, Parks & Culture Board, by which all the washroom/warming huts in Waskasoo Park would be retrofitted to eliminate the internal fireplace and chimney, and construct a concrete fire pit outside the structure. The proposal was approved by City Council as part of the 1993 budget, and a pilot project was undertaken at Three Mile Bend at a cost of $8,000.

   The renovation at Three Mile Bend is considered to be very successful and has reduced problems in that area. The expenditure of $11,600 to replace the washroom/warming hut at Heritage Ranch does not consider the removal of the fireplace and chimney at this time. However, if this work was undertaken simultaneously, cost savings could be realized and it is considered that this additional work could be completed for approximately $3,000.

3. Therefore, it is recommended that City Council approve funding in the sum of $14,600, which would allow the structure to be repaired and upgraded in accordance with the new plans. It is recommended that this expenditure be funded from the Waskasoo Park Operating Trust Fund.

4. **RECOMMENDATION**

   It is recommended that City Council approve an expenditure of $14,600 from the Waskasoo Park Operating Trust Fund for the purpose of paying the deductible and funding the non-insured damage and upgrading to the washroom/warming hut at Heritage Ranch.

CRAIG CURTIS

:dmg
c Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Colleen Jensen, Social Planning Manager
Alan Wilcock, Director of Financial Services
Doug Norris, Treasury Services Manager
J. Laverick, James Taylor Insurance Co.

DATE: July 20, 1993

TO: PARKS MANAGER

FROM: ASSISTANT CITY CLERK

RE: LOWER HERITAGE RANCH WASHROOMS/WARMING HUT: FIRE DAMAGE

At the Council Meeting of July 19, 1993, consideration was given to your request dated July 9, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Parks Manager dated July 9, 1993, re: lower Heritage Ranch washrooms/warming hut: fire damage, hereby approves the expenditure of $14,600 from the Waskasoo Park reserve fund for the purpose of paying the deductible and the funding of the non-insured damage to the lower Heritage Ranch washroom/warming hut, and as presented to Council July 19, 1993."

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

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Community Services
Director of Financial Services
Recreation and Culture Manager

NO. 13

200-011

DATE: July 13, 1993

TO: City Clerk

FROM: Engineering Department Manager

RE: LOCAL IMPROVEMENT - GRAVEL LANE
NORTH RED DEER - EAST OF 58 A AVENUE

A Notice of Intention to construct a gravel lane in the area as noted on the attached plan, was mailed out to 19 property owners on June 25, 1993. The twentieth property owner is The City of Red Deer.

The petition received July 8, 1993 contains 14 property owner signatures (also identified on the attached plan), all opposed to the proposed gravel lane improvement.

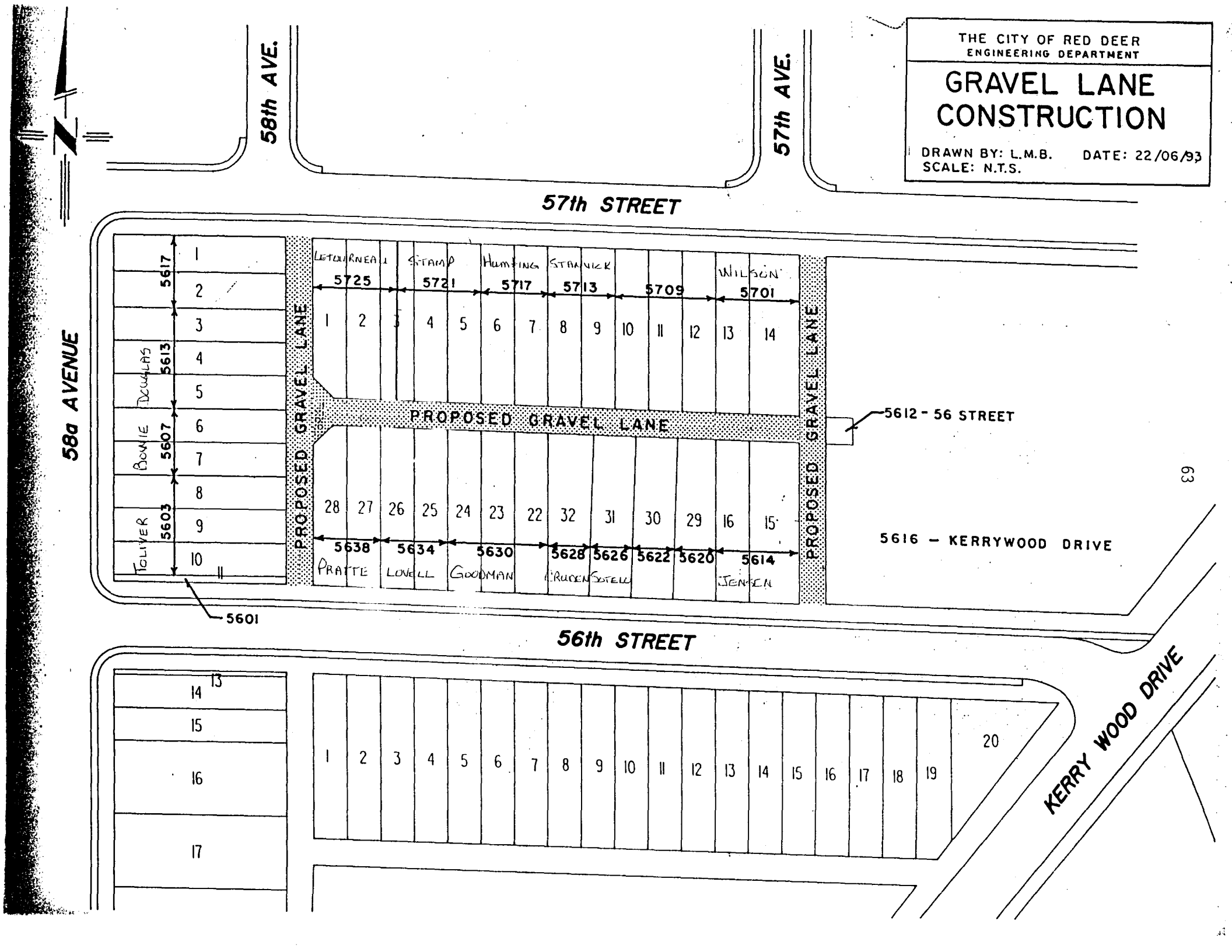
RECOMMENDATION

In view of the significant number of landowners in opposition to the proposed improvement, we would recommend that Council delete this project from the current and future years' construction program until such time that a petition is received requesting further improvement to the laneway.

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

KGH/emg
Att.

c.c. Director of Financial Services
c.c. City Assessor


THE CITY OF RED DEER
ENGINEERING DEPARTMENT
GRAVEL LANE CONSTRUCTION
DRAWN BY: L.M.B.
DATE: 22/06/93
SCALE: N.T.S.
58th AVE.
57th AVE.
57th STREET
58a AVENUE
PROPOSED GRAVEL LANE
PROPOSED GRAVEL LANE
PROPOSED GRAVEL LANE
5612 - 56 STREET
5616 - KERRYWOOD DRIVE
5601
56th STREET
KERRY WOOD DRIVE
LETOURNEAU
STAMP
HUMPING
STANNER
WILSON
5725
5721
5717
5713
5709
5701
5617
5613
5607
5603
DOUGLAS
BOWIE
TOLLIVER
5638
5634
5630
5628
5626
5622
5620
5614
PRATTE
LOVELL
GOODMAN
JENSEN

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Northwestern Utilities Ltd.
10035-105 Street
Edmonton, Alberta
T5J 2V6

Dear Sir or Madam:

RE: LOCAL IMPROVEMENT
5612 - 56 STREET, RED DEER
LOT Q, BLOCK 11, PLAN 7265 K.S.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lot Q, Block 11, Plan 7265 K. S., 5612 - 56 Street, will be assessed for 6.096 m. The annual assessment against this property will be:

For Gravel Lane Construction

6.096 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $147.34 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed, therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

6.096 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $600.15.

For a total of $600.15

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Mr. Fred W. Krieger
115 Windsor Drive
Fort McMurray, Alberta
T9H 4W9

Dear Sir:

RE: LOCAL IMPROVEMENT
5617 - 58A AVENUE, RED DEER
LOTS 1 AND 2, BLOCK B, PLAN 7020 V

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 1 and 2, Block B, Plan 7020 V, 5617 - 58A Avenue, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

James and Catherine Douglas
5613 - 58A Avenue
Red Deer, Alberta
T4N 4V5

Dear Mr. and Mrs. Douglas:

RE: LOCAL IMPROVEMENT
5613 - 58A AVENUE, RED DEER
LOTS 3, 4, AND 5, BLOCK B, PLAN 7020 V

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 3, 4, and 5, Block B, Plan 7020 V, 5613 - 58A Avenue, will be assessed for 22.860 m. The annual assessment against this property will be:

For Gravel Lane Construction

22.860 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $552.53 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

22.860 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $2,250.57.

For a total of $2,250.57

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Evelyn L. Bowie
5607 - 58A Avenue
Red Deer, Alberta
T4N 4V5

Dear Madam:

RE: LOCAL IMPROVEMENT
5607 - 58A AVENUE, RED DEER
LOTS 6 AND 7, BLOCK B, PLAN 7020 V

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 6 and 7, Block B, Plan 7020 V, 5607 - 58A Avenue, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Mr. Thomas P. Toliver
5603 - 58A Avenue
Red Deer, Alberta
T4N 4V5

Dear Sir:

RE: LOCAL IMPROVEMENT
5603 - 58A AVENUE, RED DEER
LOTS 8, 9, AND 10, BLOCK B, PLAN 7020 V

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 8, 9, and 10, Block B, Plan 7020 V, 5603 - 58A Avenue, will be assessed for 22.860 m. The annual assessment against this property will be:

For Gravel Lane Construction

22.860 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $552.53 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

22.860 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $2,250.57.

For a total of $2,250.57

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Nhiem Dang and Carolina Sotelo
5626 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Sir and Madam:

RE: LOCAL IMPROVEMENT
5626 - 56 STREET, RED DEER
LOT 31, BLOCK 2, PLAN 872-1631

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

RED·DEER a delight to discover!

NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lot 31, Block 2, Plan 872-1631, 5626 - 56 Street, will be assessed for 9.531 m. The annual assessment against this property will be:

For Gravel Lane Construction

9.531 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $230.36 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

9.531 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $938.33.

For a total of $938.33

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Ms. Shirley M. Rattai
5622 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam:

RE: LOCAL IMPROVEMENT
5622 - 56 STREET, RED DEER
LOT 30, BLOCK 2, PLAN 872-1631

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

RED·DEER a delight to discover!

NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lot 30, Block 2, Plan 872-1631, 5622 - 56 Street, will be assessed for 9.531 m. The annual assessment against this property will be:

For Gravel Lane Construction

9.531 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $230.36 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

9.531 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $938.33.

For a total of $938.33

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Gerald and Loretta Johnston
5620 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Mr. and Mrs. Johnston:

RE: LOCAL IMPROVEMENT
5620 - 56 STREET, RED DEER
LOT 29, BLOCK 2, PLAN 872-1631

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lot 29, Block 2, Plan 872-1631, 5620 - 56 Street, will be assessed for 9.235 m. The annual assessment against this property will be:

For Gravel Lane Construction

9.235 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $223.21 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

9.235 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $909.19.

For a total of $909.19

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

200-011

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195 City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Deborah W. Pratte
5638 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam:

RE: LOCAL IMPROVEMENT
5638 - 56 STREET, RED DEER
LOTS 27 AND 28, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 27 and 28, Block 2, Plan 3331 A.J., 5638 - 56 Street, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Alf and Eva Tang
5709 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Tang:

RE: LOCAL IMPROVEMENT
5709 - 57 STREET, RED DEER
LOTS 10, 11, AND 12, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 10, 11, and 12, Block 2, Plan 3331 A.J., 5709 - 57 Street, will be assessed for 22.860 m. The annual assessment against this property will be:

For Gravel Lane Construction

22.860 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $552.53 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

22.860 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $2,250.57.

For a total of $2,250.57

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Norma G. Lovell
5634 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam:

RE: LOCAL IMPROVEMENT
5634 - 56 STREET, RED DEER
LOTS 25 AND 26, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 25 and 26, Block 2, Plan 3331 A.J., 5634 - 56 Street, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Mr. John H. Goodman
5630 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam:

RE: LOCAL IMPROVEMENT
5630 - 56 STREET, RED DEER
LOTS 22, 23, AND 24, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

RED·DEER a delight to discover!

NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 22, 23, and 24, Block 2, Plan 3331 A.J., 5630 - 56 Street, will be assessed for 22.860 m. The annual assessment against this property will be:

For Gravel Lane Construction

22.860 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $552.53 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

22.860 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $2,250.57.

For a total of $2,250.57

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Benny and Gloria Jensen
5614 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Mr. and Mrs. Jensen:

RE: LOCAL IMPROVEMENT
5614 - 56 STREET, RED DEER
LOTS 15 AND 16, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 15 and 16, Block 2, Plan 3331 A.J., 5614 - 56 Street, will be assessed for 18.898 m. The annual assessment against this property will be:

For Gravel Lane Construction

18.898 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $456.76 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

18.898 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,860.51.

For a total of $1,860.51

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

David and Myrtle Wilson
5701 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Wilson:

RE: LOCAL IMPROVEMENT
5701 - 57 STREET, RED DEER
LOTS 13 AND 14, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

RED·DEER a delight to discover!

NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

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All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 13 and 14, Block 2, Plan 3331 A.J., 5701 - 57 Street, will be assessed for 18.898 m. The annual assessment against this property will be:

For Gravel Lane Construction

18.898 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $456.76 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

18.898 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,860.51.

For a total of $1,860.51

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Lloyd and Carol Stanvick
5713 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Stanvick:

RE: LOCAL IMPROVEMENT
5713 - 57 STREET, RED DEER
LOTS 8 AND 9, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 8 and 9, Block 2, Plan 3331 A.J., 5713 - 57 Street, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Mr. Ric Humting
5717 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Sir:

RE: LOCAL IMPROVEMENT
5717 - 57 STREET, RED DEER
LOTS 6 AND 7, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 6 and 7, Block 2, Plan 3331 A.J., 5717 - 57 Street, will be assessed for 15.240 m. The annual assessment against this property will be:

For Gravel Lane Construction

15.240 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $368.35 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

15.240 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,500.38.

For a total of $1,500.38

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Mr. Keith Stamp
Box 2313
Blackfalds, Alberta
T0M 0J0

Dear Sir:

RE: LOCAL IMPROVEMENT
5721 - 57 STREET, RED DEER
EAST HALF OF LOT 3, LOTS 4 AND 5, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as East half of Lot 3, Lots 4 and 5, Block 2, Plan 3331 A.J., 5721 - 57 Street, will be assessed for 19.050 m. The annual assessment against this property will be:

For Gravel Lane Construction

19.050 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $460.44 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

19.050 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,875.47.

For a total of $1,875.47

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER

200-011

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195 City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Delima Letourneau
5725 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Madam:

RE: LOCAL IMPROVEMENT
5725 - 57 STREET, RED DEER
LOTS 1 AND 2, AND WEST HALF OF LOT 3, BLOCK 2, PLAN 3331 A.J.

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

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All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lots 1 and 2, and West half of Lot 3, Block 2, Plan 3331 A.J., 5725 -57 Street, will be assessed for 19.050 m. The annual assessment against this property will be:

For Gravel Lane Construction

19.050 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $460.44 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.

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For Gravel Lane Construction

19.050 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $1,875.47.

For a total of $1,875.47

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

200-011
City Clerk

Engineering Department
(403) 342-8158 FAX (403) 347-1138

June 25, 1993

DOUBLE REGISTERED MAIL

Donna F. Cruden
5628 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam:

RE: LOCAL IMPROVEMENT
5628 - 56 STREET, RED DEER
LOT 32, BLOCK 2, PLAN 872-1631

On April 26, 1993, City Council agreed that the lane adjacent to the above noted property be constructed as a gravel lane by a Local Improvement By-Law.

Attached is a Notice of Intention to Construct a Local Improvement, that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-Law, Council will be considering approving this By-Law July 19, 1993.

Yours truly,

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

NPA/sab
Att.

c.c. Director of Financial Services
c.c. City Clerk
c.c. City Assessor
c.c. E. L. & P. Department Manager
c.c. Economic Development Manager

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NOTICE

INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT

IN THE CITY OF RED DEER

PURSUANT to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a gravel lane as a local improvement. The cost of the aforementioned local improvement is $37,200.00, of which amount the sum of $0 is to be paid by the City at large and $37,200.00 is to be collected by special assessment as herein provided. The lands abutting that portion of the street or place where the local improvement is made, will be charged an annual rate of $24.17/m per front metre of assessable frontage for the gravel lane for each year of the said five year period.

All costs in excess of the aforesaid special assessment may be borne by The City of Red Deer at large.

The location of the proposed local improvement is as follows:

ON	FROM	TO	SIDE
Lane east of 58A Avenue	56 Street	57 Street	Both
Lane north of 56 Street	Lane east of 58A Avenue	Lane west of Kerry Wood Drive	Both
Lane west of Kerry Wood Drive	56 Street	57 Street	Both

Your property, described as Lot 32, Block 2, Plan 872-1631, 5628 - 56 Street, will be assessed for 9.805 m. The annual assessment against this property will be:

For Gravel Lane Construction

9.805 assessable metres times (X) the annual rate of $24.17/m per assessable metre equals (=) $236.99 for each year of the 5 year period.

and Notice is hereby given that unless the majority of the persons registered or assessed as owners of the lands; that may be assessed; therefore, representing at least one-half in value of the land, excluding improvements thereon, as the land is valued on the last revised assessment roll; petition the Council against the proposed improvement within 21 days from the date of the last delivery or mailing of this Notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in the behalf, been presented to the Council against the local improvement, the Council may undertake the proposed local improvement at any time within three years of the giving of this Notice.
Notice

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement, prior to August 31, 1993, at the unit rate of $98.45/m per assessable metre for gravel lane construction. The prepayment for your property would be:

For Gravel Lane Construction

9.805 assessable metres times (X) the unit rate of $98.45/m per assessable metre equals (=) $965.30.

For a total of $965.30

The owners of any land so specially assessed may any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land, together with interest and penalties chargeable in respect of it, less any amount previously paid on account on it.

Dated at The City of Red Deer this 25th day of June, 1993 A.D.

DATE: **July 12, 1993**

TO: **City Clerk**

FROM: **Director of Financial Services**

RE: **LOCAL IMPROVEMENT BYLAW NO. 3096/93**
CONSTRUCTION OF GRAVEL LANES

Council approval is requested for the above. The locations are:

ON	FROM	TO
Lane east of 58 A Avenue	56 Street	57 Street
Lane north of 56 Street	Lane east of 58 A Avenue	Lane west of Kerry Wood Drive
Lane west of Kerry Wood Drive	56 Street	57 Street

The financing for the local improvement will be from accumulated surplus rather than debenture borrowing. The property owners will repay the local improvement over five years at 7 1/4% interest.

Subject to approval of all members of Council, the bylaw can receive three readings at one meeting. Local Authorities Board approval is not required.

The property owners were notified of the intent to pass this bylaw and a petition has been received by Council. If the petition is valid, then to still proceed with the bylaw will require a vote of two-thirds of all members of Council to proceed.

Requested Action

Approval of Bylaw No. 3096/93.

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

AW/jt
Att.
c. Engineering Office Administrator

PATH: alan\bylaws\3096loc.imp

DATE: **July 13, 1993**

TO: **City Clerk**

FROM: **City Assessor**

RE: **LOCAL IMPROVEMENT / GRAVEL LANE**

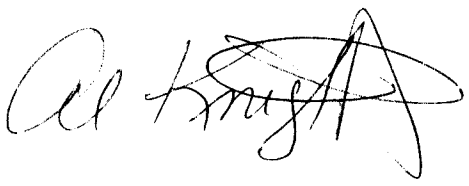
The Tax Department has reviewed the signatures on the petition and report as follows:

1. 14 signatures appear on the petition, 13 being property owners.
2. Total properties involved - 19.
3. 68% oppose construction.
4. Total assessed value of 19 properties $563,680.
5. Total assessment of 13 property owners $414,900.
6. 73.6% of the land value is represented by signatures of property owners.

Section 157(3) reads:

> *"Unless a majority of the persons referred to in subsection (1), representing at least 1/2 of the value of land, excluding improvements, as that land is valued on the last revised assessment roll, petition the council within 21 days from the date of the last delivery or mailing of the notice, the local improvement may be undertaken and the cost of it assessed by the system of assessment referred to in the notice."*

The petition as submitted complies with the requirement of the Act to object to the local improvement.



APPENDIX "C"

PETITION BY PROPRIETARY ELECTORS

(Pursuant to the Municipal Government Act)

To: The Mayor and Council at the City of Red Deer, Alberta

The undersigned persons, being proprietary electors of the City of Red Deer, Alberta, hereby petition council for:

(**Accurately state purpose and objectives of Petition in this space)

Oppose lane improvement due to the cost

EACH PETITIONER by signing this petition certifies that he (or she) is a proprietary elector of the City of Red Deer.

Signature of Petitioner	Printed Name	*** Complete Municipal Address	Legal Description of Property	**** Signature of Adult Witness
D. W. Wilson	D. W. WILSON	5701-57 ST.	LOT 13 AND 14 BLOCK 2 PLAN 3331 A.J.	M. Wilson
Lloyd Stanvick	LLOYD STANVICK	5713-57 St	LOT 8+9	M. Wilson
Benny Jensen	Benny Jensen	5614-56 St.	LOT 15+16	M. Jensen
Donna Cruden	Donna Cruden	5628-56 St	Lot 32	D. Wilson
J. Goodman	JOHN GOODMAN.	5630-56 St.	LOT 22-23-24	D. E. Wilson
[illegible]	CITIZENS SIGN	5721-57	LOT 4-5-2	D. W. Wilson
Della M. Letourneau	D. M. LETOURNEAU	5725-57	LOT 1-2-23	D. W. Wilson
J. M. Douglas	J. M. DOUGLAS	5613 58 A AVE	LOT 3-4-5 Block B PLAN 7020V	D. W. Wilson
Darla Tom Toliver	Darla Tom Toliver	5703-58A Ave	LOT 8,9,10	Darla Tom Toliver D. E. Wilson

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NOTES:

* This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.

** Each page of the petition shall contain an accurate and identical statement of the purpose and objectives of the petition.

*** In the absence of a municipal address, indicate legal description of property on which petitioner resides.

**** Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of his or her belief, the persons whose signatures they witnessed are electors of the municipality.

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 1:30
DATE July 8/93
BY ds

OPPOSE LANE IMROVEMENT DUE TO THE COST

Signature of Petitioner	Printed Name	Comp. Municipal Address	Legal discription of property	signature of Adult Witness
Evelyn Bawie	EVELYN BAWIE	5607-56th AVE	LOT 6-7 Block B Plan 7020V	D.W. Wilson
Carolina Sotelo	CAROLINA SOTELO	5626-56 ST.	LOT 31	D.W. Wilson
Ric Hunting	RIC HUNTING	5717-57 ST	LOT 6 & 7	D.W. Wilson
Norma Lovell	NORMA LOVELL	5634-56 ST.	LOTs 25 & 26 2 3331 A.J	D.W. Wilson
Debbie Pratte	DEBBIE PRATTE	5638-56 ST.	LOTs 27 & 28 Block 2 Plan 3331 A.S.	D.W. Wilson

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APPENDIX "D"

AFFIDAVIT

I, Dave Wilson, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did witness those signatures on the attached petition where I have signed my name as an adult witness.

2. THAT to the best of my belief the persons whose signatures I have witnessed on this petition are proprietary electors of the City of Red Deer.
NAME OF MUNICIPALITY

SWORN (or affirmed) before me at)
)
_____)
)
in the Province of Alberta,) _____
)
this _____ day of _____,)
)
19 ___.)
)
_____)

A Commissioner for Oaths/Notary Public
in and for the Province of Alberta

(PRINT OR STAMP NAME HERE)

MY APPOINTMENT EXPIRES _____ (Must be legibly printed or stamped in legible printing.)

APPENDIX "E"

* STATEMENT OF REPRESENTATIVE OF PETITIONERS

(pursuant to s.6(5), Municipal Government Act)

I, Dave Wilson, of the City of Red Deer, in the Province of Alberta, state that I am one of the petitioners whose name appears on the petition hereto attached and that I represent the petitioners and am the person to whom the municipality may direct any inquiries with regard to the petition.

DATED at the ~~July 5/93~~ City of Red Deer, in the Province of Alberta, this July 5 day of _____, 1993.

_____
Witness

D. W. Wilson
Signature of Representative

DAVE W. WILSON
Printed Name 346-4763

NOTE: * Use this as the last page of the petition only.

THE CITY OF RED DEER
P.O. BOX 5008
RED DEER, AB.
T4N 3T4

ATTENTION: MR. KEN G. HASLOP, P.ENG.
ENGINEERING DEPARTMENT MANAGER

RE: LOCAL IMPROVEMENT
5607 - 58 A AVE., RED DEER
LOTS 6 AND 7, BLOCK B, PLAN 7020 V

DEAR SIR;

THIS LETTER IS IN RESPONSE TO THE NOTICE OF INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT, PROPOSED TO THE LOCATION OF THE LANE EAST OF 58A AVE. WITH AN ASSESSED AMOUNT FOR 15.240M. FOR A PAYMENT OF 368.35 FOR EACH YEAR OF THE 5 YEAR PERIOD.

AT THIS TIME I AM OPPOSED TO THE PROPOSAL AS THE LANE HAS BEEN MAINTAINED IN A SATISFACTORY CONDITION UP TO THIS TIME AND FEEL THE IMPROVEMENTS ARE NOT NECESSARY.

UPON RECEIPT OF THIS LETTER YOU HAVE BEEN MADE AWARE OF MY OBJECTIONS TOWARDS THIS MATTER AND APPRECIATE YOUR CONSIDERATION TO THESE OBJECTIONS.

THANK YOU

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 1:30
DATE July 8/93
BY

EVELYN L. BOWIE
5607 - 58A AVENUE
RED DEER, AB.
T4N 4V5
Evelyn Bowie.

Commissioners' Comments

We concur with the recommendations of the Engineering Department Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE July 8, 1993

TO:

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

FROM: CITY CLERK

RE: LOCAL IMPROVEMENT - GRAVEL LANE

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

DATE July 8/93

TO:

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

FROM: CITY CLERK

RE: Local Improvement - 8 Gravel Lane

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19.

ACKNOWLEDGE

C. SEVCIK
City Clerk

DATE: **July 21, 1993**

TO: **ENGINEERING DEPARTMENT MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **LOCAL IMPROVEMENT - GRAVEL LANE, NORTH RED DEER, EAST OF 58A AVENUE**

At the Council Meeting of July 19, 1993, consideration was given to your report dated July 13, 1993, concerning the above, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As noted in the above resolution, The City is to now abandoned the proposed local improvement. This office will be advising the petitioners of Council's decision in this instance.

Trusting you will find this satisfactory.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services
Director of Financial Services
City Assessor

FILE No.

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

July 22, 1993

Delima Letourneau
5725 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Madam,

RE: LOCAL IMPROVEMENT
5725 - 57 STREET, RED DEER
LOTS 1 AND 2, AND WEST HALF OF LOT 3, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Mr. Keith Stamp
P. O. Box 2313
Blackfalds, Alberta
T0M 0J0

Dear Sir,

RE: LOCAL IMPROVEMENT
5721 - 57 STREET, RED DEER
EAST HALF OF LOT 3, LOTS 4 AND 5, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Mr. Ric Humting
5717 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Sir,

RE: LOCAL IMPROVEMENT
5717 - 57 STREET, RED DEER
LOTS 6 AND 7, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Lloyd and Carol Stanvick
5713 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Stanvick,

RE: LOCAL IMPROVEMENT
5713 - 57 STREET, RED DEER
LOTS 8 AND 9, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

David and Mytle Wilson
5701 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Wilson,

RE: LOCAL IMPROVEMENT
5701 - 57 STREET, RED DEER
LOTS 13 AND 14, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

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As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Benny and Gloria Jensen
5614 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Mr. and Mrs. Jensen,

RE: LOCAL IMPROVEMENT
5614 - 56 STREET, RED DEER
LOTS 15 AND 16, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

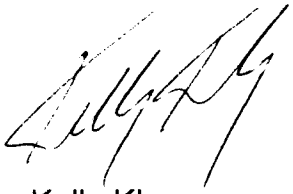
At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,



Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Mr. John H. Goodman
5630 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Sir,

RE: LOCAL IMPROVEMENT
5630 - 56 STREET, RED DEER
LOTS 22, 23 AND 24, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Norma G. Lovell
5634 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam,

RE: LOCAL IMPROVEMENT
5634 - 56 STREET, RED DEER
LOTS 25 AND 26, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

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As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Deborah W. Pratte
5638 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam,

RE: LOCAL IMPROVEMENT
5638 - 56 STREET, RED DEER
LOTS 27 AND 28, BLOCK 2, PLAN 3331AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Alf and Eva Tang
5709 - 57 Street
Red Deer, Alberta
T4N 2L2

Dear Mr. and Mrs. Tang,

RE: LOCAL IMPROVEMENT
5709 - 57 STREET, RED DEER
LOTS 10, 11 AND 12, BLOCK 2, PLAN 3331 AJ

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Gerald and Loretta Johnston
5620 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Mr. and Mrs. Johnston,

RE: LOCAL IMPROVEMENT
5620 - 56 STREET, RED DEER
LOT 29, BLOCK 2, PLAN 872-1631

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

At the above noted meeting, a petition was received against the local improvement and as such, the following resolution was introduced and passed:

> "RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated July 13, 1993, re: Local Improvement - Gravel Lane/North Red Deer - east of 58A Avenue, hereby agrees that said Local Improvement be deleted from the current and future years construction program and as presented to Council July 19, 1993."

As indicated in the above resolution, Council **will not** be proceeding with the local improvement.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Northwestern Utilities Ltd.
10035 - 105 Street
Edmonton, Alberta
T5J 2V6

Dear Sir or Madam:

RE: LOCAL IMPROVEMENT
5612 - 56 STREET, RED DEER
LOT Q, BLOCK 11, PLAN 7265 KS

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Donna F. Cruden
5628 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam,

RE: LOCAL IMPROVEMENT
5628 - 57 STREET, RED DEER
LOT 32, BLOCK 2, PLAN 872-1631

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Ms. Shirley M. Rattai
5622 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Madam,

RE: LOCAL IMPROVEMENT
5622 - 56 STREET, RED DEER
LOT 30, BLOCK 2, PLAN 872-1631

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Nhiem Dang and Carolina Sotelo
5626 - 56 Street
Red Deer, Alberta
T4N 2K5

Dear Sir and Madam,

RE: LOCAL IMPROVEMENT
5626 - 56 STREET, RED DEER
LOT 31, BLOCK 2, PLAN 872-1631

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Mr. Thomas P. Toliver
5603 - 58A Avenue
Red Deer, Alberta
T4N 4V5

Dear Sir,

RE: LOCAL IMPROVEMENT
5603 - 58A AVENUE, RED DEER
LOTS 8, 9, AND 10, BLOCK B, PLAN 7020V

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Evelyn L. Bowie
5607 - 58A Avenue
Red Deer, Alberta
T4N 4V5

Dear Madam,

RE: LOCAL IMPROVEMENT
5607 - 58A AVENUE, RED DEER
LOTS 6 AND 7, BLOCK B, PLAN 7020V

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

James and Catherine Douglas
5613 - 58A Avenue
Red Deer, Alberta
T4n 4V5

Dear Mr. and Mrs. Douglas,

RE: LOCAL IMPROVEMENT
5613 - 58A AVENUE, RED DEER
LOTS 3, 4, AND 5, BLOCK B, PLAN 7020V

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

FILE No.

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

July 22, 1993

Mr. Fred W. Krieger
115 Windsor Drive
Fort McMurray,. Alberta
T9H 4W9

Dear Sir:

RE: LOCAL IMPROVEMENT
5617 - 58A AVENUE, RED DEER
LOTS 1 AND 2, BLOCK B. PLAN 7020V

Further to the letter from the City of Red Deer's Engineering Department, dated June 25, 1993, concerning the above topic, I would advise that Council of The City of Red Deer considered said local improvement at its meeting of July 19, 1993.

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Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Financial Services
City Assessor
E. L. & P. Manager
Land and Economic Development Manager
Director of Engineering Services
Engineering Department Manager

NO. 14

DATE: June 30, 1993

TO: C. Sevcik, City Clerk

FROM: A. Scott, Land and Economic Development Manager

RE: **ALBERTA AGRICULTURE - "CREATING TOMORROW"**

I had the opportunity, on behalf of The City of Red Deer, of attending the Creating Tomorrow conference held in Red Deer January 7 and 8, 1993. The meeting dealt with all aspects of the agriculture industry and its impact on Alberta's economy. The conference was an outstanding success, and resulted in a great deal of enthusiasm among those in attendance.

Alberta's farm cash receipts totalled almost $5 Billion in 1992, representing about 21% of the value of primary agricultural production in Canada. The operating expenses of the agriculture industry amounted to $3.3 Billion, a sum that signifies the importance of agriculture to those of us who provide supplies and services. Red Deer has always been a service centre for the agriculture industry in Central Alberta--an industry which has enjoyed long standing success in our area. Today, the agriculture industry is undergoing fundamental change, and the impact on those involved in agriculture, to say nothing of communities like Red Deer which support agriculture, is significant.

The document "Breaking New Ground" is an excellent summary of proceedings at the Creating Tomorrow conference. A draft copy of the document has been circulated throughout the province, and is available to any member of Council who may wish to review it. Breaking New Ground is a document which provides future directions for government in agriculture, food and rural development. It talks about the importance of maintaining competitiveness and profitability in the agriculture industry, and sets out goals and objectives to achieve this mandate.

Over 500 farm and industry leaders from throughout Alberta attended the Creating Tomorrow conference in Red Deer. Delegates participated in workshops and plenary sessions, which led to the development of a mission statement, goals and objectives for the future of agriculture in Alberta.

I feel that The City of Red Deer should encourage the government to proceed with the recommendations as contained within the draft document. A strong agriculture industry in Alberta is critical to the future of cities such as Red Deer.

I have completed the questionnaire, which was included with the document, as requested by the City Clerk. The answers to the questionnaire reflect my personal views, which may differ from those of City Council.

Alan V. Scott

AVS/mm

INFORMATION FOR RESPONDENTS

DRAFT "BREAKING NEW GROUND: THE ALBERTA GOVERNMENT RESPONDS TO CREATING TOMORROW

1. The evaluation form is designed for you to give feedback on how much you agree or disagree with the Government of Alberta's proposed policy environment for the agriculture and food industry and its proposed policy objectives.

   To indicate how much you agree or disagree, circle the number of your choice on the scale provided, where 1 is Strongly Agree and 6 is Strongly Disagree.

For example:	Strongly Agree					Strongly Disagree
To increase public and private support to scientific and technical research	1	2	(3)	4	5	6

2. Your written comments are encouraged on the policy environment and on the proposed Government of Alberta commitments for each of the proposed policy objectives. A summary of the proposed commitments are provided in Appendix 2 of the paper. If you need to, please add more paper for these written comments.

3. At the end of the evaluation form, there is a space for your name and phone number. If you care to provide this, it will provide the Government of Alberta with the opportunity to ask for clarification of your written comments.

4. When you have completed the evaluation form, please tear off this page and then mail the evaluation form to the Policy Secretariat, Alberta Agriculture, Food and Rural Development, #301, 7000 - 113 Street, Edmonton, Alberta, T6H 5T6. A self-addressed envelope is provided for your use.

5. **Please return by July 1, 1993.**

EVALUATION FORM
DRAFT "BREAKING NEW GROUND: THE ALBERTA GOVERNMENT RESPONDS TO CREATING TOMORROW"

	STRONGLY AGREE	STRONGLY DISAGREE	PAGE
POLICY ENVIRONMENT			
1. Do you agree or disagree with the economic development principles that will guide the Government of Alberta's economic development activities? (Section 2a)	(1) 2 3 4 5 6		12
2. Do you agree or disagree with the agriculture and food policy environment set out for the Government of Alberta? (Section 2b)	(1) 2 3 4 5 6		12
3. Do you agree or disagree with the manner in which the Government of Alberta will work with the federal government? (Section 2c)	(1) 2 3 4 5 6		13
4. Do you agree or disagree with the manner in which the Government of Alberta will consult with municipal governments with regard to agriculture and food industry policy and programming? (Section 2d)	(1) 2 3 4 5 6		13

5. Do you have any specific comments you would like to make in regard to the proposed policy environment for the agriculture and food industry?

	STRONGLY AGREE	STRONGLY DISAGREE	PAGE
IMPROVING INDUSTRY'S COMPETITIVE POSITION			
The Competitive Review 6. To test provincial legislation, regulations, programs and federal-provincial agreements for their ability to enhance or inhibit competitiveness in the agriculture and food industry.	1 (2) 3 4 5 6		16
Market Readiness 7. To develop programs that prepare Alberta's agriculture and food industry to take advantage of export and domestic market opportunities.	1 (2) 3 4 5 6		16
Research and Development 8. To increase public and private support to scientific and technical research.	(1) 2 3 4 5 6		17
Electronic Information Highways 9. To enter into strategic alliances with industry and research communities to provide funding for the establishment of an efficient network of electronic information systems.	1 (2) 3 4 5 6		18
Management and Technology Transfer 10. To continue to develop education opportunities that provide farmers with knowledge and skills necessary for them to make good business management decisions.	(1) 2 3 4 5 6		19
11. To increase the level of private specialist services.	1 (2) 3 4 5 6		19
Income Support 12. To replace income support programs with a whole-farm support program.	1 (2) 3 4 5 6		21
13. To reduce farm input subsidies to the agriculture and food industry.	(1) 2 3 4 5 6		23
Access to Capital 14. To reduce the Government of Alberta's lending to farm and food processing businesses.	(1) 2 3 4 5 6		23

	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
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Electronic Information Highways 9. To enter into strategic alliances with industry and research communities to provide funding for the establishment of an efficient network of electronic information systems.	1	(2)	3	4	5	6	18
Management and Technology Transfer 10. To continue to develop education opportunities that provide farmers with knowledge and skills necessary for them to make good business management decisions.	(1)	2	3	4	5	6	19
11. To increase the level of private specialist services.	1	(2)	3	4	5	6	19
Income Support 12. To replace income support programs with a whole-farm support program.	1	(2)	3	4	5	6	21
13. To reduce farm input subsidies to the agriculture and food industry.	(1)	2	3	4	5	6	23
Access to Capital 14. To reduce the Government of Alberta's lending to farm and food processing businesses.	(1)	2	3	4	5	6	23

	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
Privatization							
15. To privatize businesses owned by the Government of Alberta.	(1)	2	3	4	5	6	24
16. To privatize services provided by the Government of Alberta.	1	(2)	3	4	5	6	24
Overcoming Impediments to Reaching Industry's Goals							
17. To advocate to the federal government changes that will improve the grain handling and transportation system.	(1)	2	3	4	5	6	25
18. To advocate improved international and interprovincial trade rules.	(1)	2	3	4	5	6	26
19. To resolve differences and reach consensus on the best regulatory framework for supply-managed commodities.	(1)	2	3	4	5	6	26
20. To advocate private sector access to barley markets within continental North America.	(1)	2	3	4	5	6	28
SUSTAINING THE NATURAL RESOURCE BASE AND THE ENVIRONMENT							
Regulatory and Program Review							
21. To test provincial legislation, regulations and programs, and federal-provincial agreements for their environmental impact.	(1)	2	3	4	5	6	29
Water							
22. To reduce annual expenditures on upgrading capital works for irrigation purposes.	(1)	2	3	4	5	6	29
23. To improve the efficiency of water use in the agriculture and food industry.	(1)	2	3	4	5	6	29
Public Lands							
24. To streamline management of public lands allocated to agricultural uses for the long-term benefit of all Albertans.	(1)	2	3	4	5	6	30
25. To clarify conditions of public access to lands leased for grazing.	(1)	2	3	4	5	6	30

	STRONGLY AGREE	STRONGLY DISAGREE	PAGE
Intensive Livestock Operations 26. To facilitate resolution of long-standing nuisance concerns associated with intensive livestock operations.	1 (2) 3 4 5 6		31
New Production Practices 27. To invest in research, development and technology transfer of environmentally responsible production, processing and distribution practices.	(1) 2 3 4 5 6		31
Public Information 28. To work with the agriculture and food industry to ensure that accurate information about food safety and the impact of agricultural and production practices on natural resources and the environment is available to the public.	1 (2) 3 4 5 6		32
FACILITATING RURAL DEVELOPMENT			
Programs 29. To ensure that programs include sufficient flexibility to accommodate the special needs of rural Albertans.	1 (2) 3 4 5 6		33
Ethanol 30. To provide expanded markets for Alberta grains and encourage construction and operation of ethanol production facilities in rural Alberta.	1 (2) 3 4 5 6		34
FINANCING THE CHANGE			
31. To reduce the Government of Alberta's expenditures for the agriculture and food industry to achieve a balanced budget.	(1) 2 3 4 5 6		37
32. To reallocate funds in consideration of industry's goals.	(1) 2 3 4 5 6		37

	STRONGLY AGREE	STRONGLY DISAGREE	PAGE
Intensive Livestock Operations			
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28. To work with the agriculture and food industry to ensure that accurate information about food safety and the impact of agricultural and production practices on natural resources and the environment is available to the public.	1 (2) 3 4 5 6		32
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31. To reduce the Government of Alberta's expenditures for the agriculture and food industry to achieve a balanced budget.	(1) 2 3 4 5 6		37
32. To reallocate funds in consideration of industry's goals.	(1) 2 3 4 5 6		37

33. Do you have specific comments on any of the Government of Alberta's proposed commitments under each proposed objective? Please refer to the relevant section of the report for further elaboration or refer to Appendix 2.

Objective: _____

Comments on commitments: _____

_____

_____

_____

_____

_____

Objective: _____

Comments on commitments: _____

_____

_____

_____

_____

_____

Please feel free to provide further comments on additional paper.

34. Do you have any general comments you wish to provide on the draft "Breaking New Ground".

Please feel free to provide further comments on additional paper.

Respondent's Name: _____

Respondent's Phone No.: _____

Thank you for your cooperation.

34. Do you have any general comments you wish to provide on the draft "Breaking New Ground".

Please feel free to provide further comments on additional paper.

Respondent's Name: _____

Respondent's Phone No.: _____

Thank you for your cooperation.

ALBERTA
AGRICULTURE

Office of the Minister

Dear Stakeholder:

During 1992 and early 1993, the agriculture and food industry, facilitated by Alberta Agriculture, Food and Rural Development, conducted a public consultation process on its future direction. The consultation process was called "Creating Tomorrow." Through this process, a consensus on an industry vision and goals was reached. As well, strategies were developed to reach those goals.

At the final conference in Red Deer on January 7 and 8, 1993, I indicated that the Government of Alberta would prepare a paper that would set out its intentions to help achieve those goals.

The Alberta Government is responding to Creating Tomorrow in three stages. First, we are releasing the paper entitled "Breaking New Ground: The Government of Alberta Responds to Creating Tomorrow"; this document, the draft of a white paper, was tabled in the Legislature on Thursday, May 6, 1993. Second, we will solicit public input on the draft. Third, we will table the white paper in the Legislature based on that input.

The step from a draft paper to a white paper is a simple move if consensus exists. Where consensus does not exist, the Government of Alberta can then make changes. The die is not cast at this point. So much has been achieved through Creating Tomorrow that the Alberta Government wants to ensure that the openness and understanding developed across the breadth of the industry to date is maintained.

The Government of Alberta would appreciate your feedback. Please write to me and contact your Member of the Legislative Assembly with your response. I encourage you to focus your response on the following questions, if possible:

1. Do you have comments on the proposed policy environment of the Alberta Government as set out on pages 12 and 13 of "Breaking New Ground"?

2. Do you agree with the proposed objectives established for improving industry's competitiveness, sustaining the natural resource base and facilitating rural development?

... 2

208 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-2137

Printed on recycled paper

3. Do you have any comments on the content of specific sections of "Breaking New Ground" that would directly affect you, your business or your organization?

You can help us by completing the enclosed evaluation form. I encourage written comments from interested individuals and organizations within the agriculture and food industry.

I trust that industry will view "Breaking New Ground" as one more step in the consultative process that will yield positive results for the agriculture and food industry over the next decade. Creating Tomorrow is more than a public consultation process between industry and government; it is a consultation process in which industry explores and establishes its future, and enables government to respond accordingly. Therefore, industry's response to "Breaking New Ground" will be a measure of the success of the Creating Tomorrow process.

Yours truly,

Ernie Isley

Ernie Isley
Minister

enclosures

Commissioners' Comments

We fully support the recommendation that Council encourage the Government to proceed with the recommendations as contained within the draft document. As pointed out by Mr. Scott the completed questionnaire attached represents his assessment. If Council has any concerns with his responses, adjustments can be made.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE May 19, 1993

TO:

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

* * * NOTE:

Also please complete the questionnaire for submission to Council

Al - has only copy of document "Creating Tomorrow"

FROM: CITY CLERK

RE: Alberta Agriculture - "Creating Tomorrow"

Please submit comments on the attached to this office by June 14

for the Council Agenda of June 21 .

C. SEVCIK
City Clerk

INFORMATION FOR RESPONDENTS

DRAFT "BREAKING NEW GROUND: THE ALBERTA GOVERNMENT RESPONDS TO CREATING TOMORROW

1. The evaluation form is designed for you to give feedback on how much you agree or disagree with the Government of Alberta's proposed policy environment for the agriculture and food industry and its proposed policy objectives.

   To indicate how much you agree or disagree, circle the number of your choice on the scale provided, where 1 is Strongly Agree and 6 is Strongly Disagree.

For example:	Strongly Agree					Strongly Disagree
To increase public and private support to scientific and technical research	1	2	(3)	4	5	6

2. Your written comments are encouraged on the policy environment and on the proposed Government of Alberta commitments for each of the proposed policy objectives. A summary of the proposed commitments are provided in Appendix 2 of the paper. If you need to, please add more paper for these written comments.

3. At the end of the evaluation form, there is a space for your name and phone number. If you care to provide this, it will provide the Government of Alberta with the opportunity to ask for clarification of your written comments.

4. When you have completed the evaluation form, please tear off this page and then mail the evaluation form to the Policy Secretariat, Alberta Agriculture, Food and Rural Development, #301, 7000 - 113 Street, Edmonton, Alberta, T6H 5T6. A self-addressed envelope is provided for your use.

5. **Please return by July 1, 1993.**

EVALUATION FORM
DRAFT "BREAKING NEW GROUND: THE ALBERTA GOVERNMENT RESPONDS TO CREATING TOMORROW"

	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
POLICY ENVIRONMENT							
1. Do you agree or disagree with the economic development principles that will guide the Government of Alberta's economic development activities? (Section 2a)	1	2	3	4	5	6	12
2. Do you agree or disagree with the agriculture and food policy environment set out for the Government of Alberta? (Section 2b)	1	2	3	4	5	6	12
3. Do you agree or disagree with the manner in which the Government of Alberta will work with the federal government? (Section 2c)	1	2	3	4	5	6	13
4. Do you agree or disagree with the manner in which the Government of Alberta will consult with municipal governments with regard to agriculture and food industry policy and programming? (Section 2d)	1	2	3	4	5	6	13

5. Do you have any specific comments you would like to make in regard to the proposed policy environment for the agriculture and food industry?

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	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
Privatization							
15. To privatize businesses owned by the Government of Alberta.	1	2	3	4	5	6	24
16. To privatize services provided by the Government of Alberta.	1	2	3	4	5	6	24
Overcoming Impediments to Reaching Industry's Goals							
17. To advocate to the federal government changes that will improve the grain handling and transportation system.	1	2	3	4	5	6	25
18. To advocate improved international and interprovincial trade rules.	1	2	3	4	5	6	26
19. To resolve differences and reach consensus on the best regulatory framework for supply-managed commodities.	1	2	3	4	5	6	26
20. To advocate private sector access to barley markets within continental North America.	1	2	3	4	5	6	28
SUSTAINING THE NATURAL RESOURCE BASE AND THE ENVIRONMENT							
Regulatory and Program Review							
21. To test provincial legislation, regulations and programs, and federal-provincial agreements for their environmental impact.	1	2	3	4	5	6	29
Water							
22. To reduce annual expenditures on upgrading capital works for irrigation purposes.	1	2	3	4	5	6	29
23. To improve the efficiency of water use in the agriculture and food industry.	1	2	3	4	5	6	29
Public Lands							
24. To streamline management of public lands allocated to agricultural uses for the long-term benefit of all Albertans.	1	2	3	4	5	6	30
25. To clarify conditions of public access to lands leased for grazing.	1	2	3	4	5	6	30

33. Do you have specific comments on any of the Government of Alberta's proposed commitments under each proposed objective? Please refer to the relevant section of the report for further elaboration or refer to Appendix 2.

Objective: _____

Comments on commitments: _____

Objective: _____

Comments on commitments: _____

Please feel free to provide further comments on additional paper.

INFORMATION FOR RESPONDENTS

DRAFT "BREAKING NEW GROUND: THE ALBERTA GOVERNMENT RESPONDS TO CREATING TOMORROW

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	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
IMPROVING INDUSTRY'S COMPETITIVE POSITION							
The Competitive Review 6. To test provincial legislation, regulations, programs and federal-provincial agreements for their ability to enhance or inhibit competitiveness in the agriculture and food industry.	1	2	3	4	5	6	16
Market Readiness 7. To develop programs that prepare Alberta's agriculture and food industry to take advantage of export and domestic market opportunities.	1	2	3	4	5	6	16
Research and Development 8. To increase public and private support to scientific and technical research.	1	2	3	4	5	6	17
Electronic Information Highways 9. To enter into strategic alliances with industry and research communities to provide funding for the establishment of an efficient network of electronic information systems.	1	2	3	4	5	6	18
Management and Technology Transfer 10. To continue to develop education opportunities that provide farmers with knowledge and skills necessary for them to make good business management decisions.	1	2	3	4	5	6	19
11. To increase the level of private specialist services.	1	2	3	4	5	6	19
Income Support 12. To replace income support programs with a whole-farm support program.	1	2	3	4	5	6	21
13. To reduce farm input subsidies to the agriculture and food industry.	1	2	3	4	5	6	23
Access to Capital 14. To reduce the Government of Alberta's lending to farm and food processing businesses.	1	2	3	4	5	6	23

	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
Privatization							
15. To privatize businesses owned by the Government of Alberta.	1	2	3	4	5	6	24
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17. To advocate to the federal government changes that will improve the grain handling and transportation system.	1	2	3	4	5	6	25
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SUSTAINING THE NATURAL RESOURCE BASE AND THE ENVIRONMENT							
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25. To clarify conditions of public access to lands leased for grazing.	1	2	3	4	5	6	30

	STRONGLY AGREE					STRONGLY DISAGREE	PAGE
Intensive Livestock Operations							
26. To facilitate resolution of long-standing nuisance concerns associated with intensive livestock operations.	1	2	3	4	5	6	31
New Production Practices							
27. To invest in research, development and technology transfer of environmentally responsible production, processing and distribution practices.	1	2	3	4	5	6	31
Public Information							
28. To work with the agriculture and food industry to ensure that accurate information about food safety and the impact of agricultural and production practices on natural resources and the environment is available to the public.	1	2	3	4	5	6	32
FACILITATING RURAL DEVELOPMENT							
Programs							
29. To ensure that programs include sufficient flexibility to accommodate the special needs of rural Albertans.	1	2	3	4	5	6	33
Ethanol							
30. To provide expanded markets for Alberta grains and encourage construction and operation of ethanol production facilities in rural Alberta.	1	2	3	4	5	6	34
FINANCING THE CHANGE							
31. To reduce the Government of Alberta's expenditures for the agriculture and food industry to achieve a balanced budget.	1	2	3	4	5	6	37
32. To reallocate funds in consideration of industry's goals.	1	2	3	4	5	6	37

33. Do you have specific comments on any of the Government of Alberta's proposed commitments under each proposed objective? Please refer to the relevant section of the report for further elaboration or refer to Appendix 2.

Objective: _____

Comments on commitments: _____

_____

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_____

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Objective: _____

Comments on commitments: _____

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Please feel free to provide further comments on additional paper.

34. Do you have any general comments you wish to provide on the draft "Breaking New Ground".

Please feel free to provide further comments on additional paper.

Respondent's Name: _____

Respondent's Phone No.: _____

Thank you for your cooperation.

BREAKING NEW GROUND

THE GOVERNMENT OF ALBERTA RESPONDS TO CREATING TOMORROW

Submitted to City Council
Date: July 14/93

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME
DATE
BY

Alberta
GOVERNMENT OF ALBERTA

BREAKING NEW GROUND

THE GOVERNMENT OF ALBERTA
RESPONDS TO CREATING TOMORROW

Draft

Alberta
GOVERNMENT OF ALBERTA

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STATEMENT OF PURPOSE

To communicate to Albertans the provincial government's choices and plans for its legislative, policy and program environment for the agriculture and food industry as a response to the Creating Tomorrow public consultation process.

PREFACE

In times of change, the need to focus on tomorrow and to chart the way there becomes imperative and urgent.

Information experts say that in the first thousand years of recorded history, available knowledge doubled once. Now, it doubles every three to six months. Caught up in this momentum, Alberta's agriculture and food industry is working hard to keep pace with world change. The Government of Alberta and the industry must work together in this dynamic environment in order to achieve economic growth. "Breaking New Ground" recognizes the need for government to provide the industry with a clear statement of government policy for the next decade.

Canadians survey the world beyond their doorsteps and observe political states in upheaval, a world economy in transition and governments staggering under increasing debt loads. Governments the world over agree that the economic policies of the last four decades need revision: that fundamental changes in government and economic policies are mandatory to ensure future prosperity.

Draft

Although Canadians can count their blessings compared to many countries, they too are subject to the effect of significant national and provincial debt and subsequent deficit-reduction measures. In Alberta, the government is actively seeking solutions to the financial problems that beset the province. The Government of Alberta's Toward 2000 Together initiative has provided the framework for a new economic strategy for the province, a strategy that focuses on measures to stimulate economic growth in the next decade.

Similarly, the Government of Alberta is pursuing a strategic direction that will enhance the province's agriculture and food industry. New policies and plans will provide a positive environment for Albertans in the agriculture and food industry to develop their capabilities to compete in international trade while maintaining the environment and their quality of life.

The foundation for such substantive change was laid during Creating Tomorrow, a consultation process with industry stakeholders conducted throughout 1992. Alberta Agriculture, Food and Rural Development, along with a group of industry representatives (the Industry Advisory Group), initiated the Creating Tomorrow process to determine future directions for the agriculture and food

industry–directions based on consensus by industry participants. Creating Tomorrow proceeded from the premise that as circumstances change and the role of government changes, the evolution of policy must be consistent with that new role. That is, as government invites more public debate on and involvement in policy issues, so should the public have a voice in policy decisions.

Creating Tomorrow was the most comprehensive public agriculture and food consultation process ever undertaken by the Government of Alberta. Government staff facilitated and provided a framework, expertise and a consistency of approach for the process. A series of regional meetings attended by industry stakeholders culminated in a conference in Red Deer in January 1993. There, participants confirmed a shared government-industry vision and goals as they had been expressed at the initial meetings. Then, they evaluated and consolidated a proposed set of strategies with which to achieve the goals.
(See Appendix 1 for the list of strategies)

Today, this paper provides the Government of Alberta's response to the goals identified through Creating Tomorrow. It sets the stage for changes to the Government of Alberta's agriculture and food policy which will complement those changes that industry itself is ready and eager to make to ensure future prosperity. Success will require cooperation, dedication and healthy competition among players. Now is the time for industry and government to devote a concerted effort to realizing the potential of this important industry for all Albertans.

Draft

THE AGRICULTURE AND FOOD INDUSTRY IN ALBERTA

SECTION 1

Within Alberta's relatively short history as a province, the agriculture and food industry has moved from settlement and subsistence agriculture to a progressive, technologically-developed sector of Alberta's economy. Alberta's primary agriculture is built on an extensive land base of 51 million acres. The sky and landscape shift constantly across the 800-mile length and 400-mile breadth of the province. Distinct geological regions and microclimates, in conjunction with a variety of soil types, contribute to diverse agricultural production. The long, sunlit summer days of Alberta's growing season are followed by long winters of severe cold that increase the feed and care required for domestic livestock, but cleanse disease from both plants and animals. Generally, the north and central agricultural regions are supported by significantly higher moisture levels than those of the south and south east where sophisticated irrigation systems have been constructed in response to chronic water shortages.

Alberta's patchwork geography is mirrored by a population of diverse origins and cultures, united by an independent and entrepreneurial spirit. Over the years, determined and individualistic members of the agricultural community have pooled their experience, expertise and resourcefulness to meet new challenges. Now, multifaceted agriculture and food businesses provide the industry with a reserve of management talent that is exceptional in Canada and the world.

1. Economic Value

Alberta's farm cash receipts, estimated at $4.9 billion in 1992, represented about 21 percent of the value of primary agricultural production in Canada. Within Alberta, livestock and livestock products accounted for about 53 percent of farm cash receipts, while wheat, barley and canola accounted for 24 percent. The remaining 23 percent related to other crops and transfer payments. Annual operating expenses amounted to $3.3 billion, a sum that signifies the importance of agriculture to those who provide supplies and services to primary agriculture.

Livestock

An exceptionally healthy livestock industry supports a stable market for feed grain, pasture and rangeland resources and a large meat processing industry. Genetic products and technology also represent a growing export market for the cattle and swine industry.

Food and Beverage Sector

Processing agricultural commodities for food and industrial uses further increases market opportunities for livestock and crop production and also provides significant employment opportunities. While the food and beverage sector produced shipments with an estimated value of $4.9 billion in

Draft

1992, it also accounted for 16.5 percent of Alberta's employees working in manufacturing industries. If Alberta's agriculture and food industry works vigorously to pursue global market opportunities, the potential exists in today's world market-place for Alberta to quadruple the present value of its food and beverage shipments within the next decade. The Government of Alberta believes that this sector will at least double the value of its shipments.

Irrigation

In Alberta, only four percent of cultivated land is irrigated, but 18 percent of the province's total crop receipts are generated by production of irrigated land. Since the early 1970s, the provincial government has made significant investments in capital projects for irrigation in the southern part of Alberta to the extent that now the province's 1.1 million acres of irrigated lands represent two-thirds of Canada's total agricultural land under irrigation.

2. Alberta and World Markets

Export markets are essential for future growth and development of Alberta's agriculture and food industry. Exports of processed products have more than doubled in value over the last decade. Much progress has been made in that time to ready the province to take advantage of the trade possibilities within our reach.

An expansion of Alberta's secondary manufacturing base and the establishment of modern, efficient manufacturing industries in agricultural commodities such as grains, oilseeds and meats provide the essential ingredients for private industry to take advantage of market opportunities. Now too, with trade barriers under attack the world over, Alberta has unusual opportunities to expand significantly into new, international trade ventures.

Alberta possesses the critical mass—the size, technology, skills, management and capital base—necessary to compete vigorously in world markets, and industry stakeholders are ready to take advantage of the new markets of the twenty-first century.

3. Trends Affecting the Agriculture and Food Industry in Alberta

Adjusting to rapid change is today's greatest challenge for individuals, business, labour and government alike. Global economics have become dinner-table conversation. People recognize that the business of putting food on the table depends on the same global factors that they discuss over dinner. Just as people have become attuned to the external forces that affect their daily lives, so now must governments plan in and for an environment of change.

Draft

Currently in Alberta, the agriculture and food industry is directly affected by the following trends:

Consumer Demand

Food consumption patterns around the world increasingly depend on the consumer's desire for high-quality, safe and healthy foods. Today's consumer also expects environmentally friendly packaging and nutritional labelling of foods.

Trade Liberalization

The widespread trend to liberalize trade through agreements like the General Agreement on Tariffs and Trade (GATT), the Canada-United States Free Trade Agreement (CUSTA), and the North American Free Trade Agreement (NAFTA) offers greater security of access to markets and increased sales. However, subsidy policies continue to distort real market values, especially for our grains.

Export Markets

There is increasing risk to long-term economic stability in industries and countries that rely exclusively on exports of commodities for growth and development. Canada's commodity exports from natural resource-based industries face declining demand and growing competition in world markets.

Globalization of Markets

Global competition for world markets in agriculture and food is intensifying.

Research and Development

Based on Gross National Product, Canada spends proportionately less than half as much on research and development as do most of its trading partners, and fiscal deficits are forcing further funding cuts.

Rural Population

Farm population in Alberta has declined from 237,924 in 1971 to 177,190 in 1991. At the same time, rural population has increased from 431,620 to 514,660. Where rural communities are completely dependent on farm populations, their ability to maintain a stable infrastructure and services is hampered.

Environmental Concern

Many diverse interest groups are increasing public sensitivity to the environmental impact of the agriculture and food industry and are demanding change.

Draft

Government Debt

Federal and provincial governments face persistent and increasing deficits which result in accumulated debt levels that constrain their ability to deliver programs and services. The federal government debt has risen from $38 billion in 1975 to its current level of $457 billion, and Alberta's debt is approaching $20 billion. As government debt grows, the public is examining critically all government expenditures.

4. Industry Strengths and Weaknesses

Strengths

Alberta's agriculture and food industry:

- has the capability to respond to consumer needs
- has the know-how to produce safe, tasty, healthy food products and commodities that provide a variety of income-earning options for individuals and industry
- has a growing processing sector that adds value to agricultural commodities for domestic and export markets
- has independent, entrepreneurial farm family businesses that produce an excellent supply of feed grains, forages, by-products for feed use, and livestock and livestock products
- produces high-quality animal and plant gene pools
- has an extensive and varied natural resource base
- is more diversified in commodities and products than any other prairie province
- has skilled, motivated people
- has well-developed transportation and shipping systems
- is supported by excellent finance, health and education services and institutions
- is supported by inexpensive and readily available energy sources

Draft

- is supported by a strong research and technology transfer system

Weaknesses

Alberta's agriculture and food industry is held back because:

- it is hampered by a federal transportation policy that discourages value-added activity
- a large percentage of Alberta's commodities are exported without added value
- trade barriers are higher for processed products than for commodities
- current international and domestic trade rules are not equitable
- provincial trade barriers remain in effect
- investment in research and technology transfer is insufficient
- much of the public does not have a good understanding of the industry
- our climate limits industry productivity and efficiency

Draft

DIRECTIONS FOR GOVERNMENT IN AGRICULTURE, FOOD AND RURAL DEVELOPMENT

SECTION 2

1. Creating Tomorrow

Vision Statement: ***Alberta's agriculture and food industry will: be profitable, be globally competitive, be environmentally sustainable and value its people***

The Government of Alberta needed a plan for the future of its programs for the agriculture and food industry. This plan, the government believed, should be based on a vision shared by industry's numerous and diverse stakeholders. Thus, early in 1992, the Government of Alberta asked them to work together to envision a future direction for the industry. This was the process of Creating Tomorrow.

Including the final conference held in Red Deer in January 1993 and 14 meetings held across the province, over 2,000 people participated in the process. They were farmers, food processors, supply and service people, educators, researchers, representatives from all levels of government, politicians and the general public.

After a year of meetings facilitated by Government of Alberta staff, industry stakeholders had determined the agriculture and food industry's vision, goals and strategies for the future. The Government of Alberta responded to industry's solid consensus, began to reshape government agriculture and food policies and to reevaluate legislative, regulatory and program priorities.

Draft

The Agriculture and Food Industry Council

As promised by the Minister at the conference, the Government of Alberta is helping to establish a non-governmental industry council to lead and guide the implementation of Creating Tomorrow strategies.

The functions of the council, subject to ratification by its members, are to:

- communicate with the agriculture and food industry about Creating Tomorrow

- promote the implementation of Creating Tomorrow's strategies by groups and individuals

- monitor and report publicly the progress made in implementing Creating Tomorrow's strategies shared by industry and government

- provide leadership, foster partnerships and continue the consultation process.

The Government of Alberta looks forward to participating on this council and to continuing the open communication between industry and government that was firmly established at Creating Tomorrow.

2. Policy Environment

The Government of Alberta is changing its policy environment so that industry can realize its goals. At the same time, it is adjusting to a new role that focuses on "steering rather than rowing"[1] and on encouraging and supporting industry self-reliance. In future, the Government of Alberta will work continuously with industry to chart appropriate new directions and actions.

a. Economic Development Principles

Policy in agriculture and food will be consistent with the following principles guiding the Government of Alberta's economic development activities:

- *to take a cooperative approach through partnerships*
- *to focus on competitiveness and innovation to diversify and build value-added industries*
- *to recognize the need to promote research and technology*
- *to take a facilitation role*
- *to lead in sustainable development*
- *to place a priority on quality education, health care and social services*
- *to make a commitment to fairness and equality of opportunity*

b. Agriculture and Food Policy

The Government of Alberta will develop legislation, regulations and programs that will improve the agriculture and food industry's ability to:

- *expand markets*
- *increase profitability*
- *add value to commodities*
- *diversify*
- *increase efficiency*
- *lead in the development and use of new technology*
- *sustain natural resources*
- *maintain the quality of the environment*

The Government of Alberta will work with the agriculture and food industry to:

- *provide opportunities for continuing education and training*
- *encourage family business and entrepreneurial spirit*
- *increase opportunities for employment*
- *attract youth and new people to enter the industry*
- *increase public understanding about the agriculture and food industry*

Draft

[1] David Osborne and Ted Gaebler, Reinventing Government (Reading, Massachusetts: Addison-Wesley Publishing, 1992), 34.

c. Federal-Provincial Relations

Because the Government of Alberta shares the responsibility for agriculture with the federal government, Alberta's agriculture and food industry needs both federal and provincial government support to accomplish its goals.

Therefore, the Government of Alberta will:

- *work cooperatively with the federal government*
- *more clearly delineate between federal-provincial roles and responsibilities to eliminate duplication that is costly to the taxpayer and disruptive to industry*
- *ensure that joint federal-provincial programs are consistent with and respect provincial priorities and objectives*
- *ensure that these programs respond to industry and/or provincial government goals*
- *advocate necessary changes in domestic and international government policy that are conducive to Alberta's interests and goals*

d. Provincial-Municipal Relations

In partnership with the province, municipal governments regulate and deliver programs for the agriculture and food industry.

The Government of Alberta will continue to consult with municipalities and their agricultural service boards to:

- *balance authority, responsibility, accountability and funding of programs*
- *provide municipalities with the flexibility to respond to local needs*

Draft

3. Plans for Change

Today, the Government of Alberta's priority is to reduce overall expenditures. Its challenge is to do so while simultaneously facilitating growth in the agriculture and food industry.

The Government of Alberta spent over $500 million in the 1992-93 fiscal year in support of the agriculture and food industry. This figure includes funds from Alberta Agriculture, Food and Rural Development's budget, Alberta Treasury's Farm Fuel Distribution Allowance, and Alberta Heritage Savings and Trust Fund investments. Eighty percent of these budget estimates were allocated as grants directly to farmers, ranchers, agri-businesses, researchers, commodity organizations, processors, societies, associations and municipalities. (See Table 1, page 33, for program budget estimates)

In the imperative to exercise fiscal restraint, the Government of Alberta must reduce and reallocate program funds. However, it must continue to provide effective legislation, regulations and programs for the long-term benefit of the agriculture and food industry and the public.

To reallocate funds, the Government of Alberta must reevaluate current programs. Initial directions are outlined in this paper. (See Appendix 2 for a summary of government objectives and commitments) The Government of Alberta believes that these directions will assist industry achieve the goals identified during the Creating Tomorrow process.

Draft

1. Improving Industry's Competitive Position

a. Background

Over the last 50 years, legislation, regulations and programs have accumulated to the extent that government interference in the affairs of the agriculture and food industry at times distorts industry choices and inhibits industry expansion. The Government of Alberta has attempted to accommodate the needs of as many interest groups as have requested assistance.

Until now, the Government of Alberta has been reluctant to reduce program benefits or regulatory protection, or to change the legislation necessary to do so. However, the government lacks resources to maintain current levels of funding and realizes that continued interference in industry's affairs inhibits competitiveness and growth. Consequently, a reassessment of industry and government roles and interactions is underway.

The results of the reassessment will enable industry to take advantage of the new and exciting opportunities that exist in North American and world markets. Economic growth for the agriculture and food industry will be enhanced if government reduces its involvement in industry wherever government intrusion inhibits competitiveness.

The path to legislative, regulatory and program reform is, therefore, one of progressive change.

Government reforms to improve competitiveness will emphasize:

- *regulations to enhance competitiveness, yet maintain food safety and quality*
- *market readiness research and development access to knowledge and training*
- *technology transfer and the acquisition of management skills*
- *reformed farm income support*
- *reduced farm input subsidies*
- *continued privatization*
- *advocating change in federal policy and international trade rules*

Reforms will proceed at a rate consistent with domestic reforms at a national and provincial level, and negotiated trade agreements such as GATT and NAFTA. Markets will change faster than the GATT rules; therefore, reforms will also proceed at a pace necessary to maintain our competitiveness and strengthen our production and trade.

draft

b. The Competitiveness Review

Objective:

To test provincial legislation, regulations, programs and federal-provincial agreements for their ability to enhance or inhibit competitiveness in the agriculture and food industry

Review will be confined initially to areas under the jurisdiction of the Minister of Agriculture, Food and Rural Development. The Government of Alberta will supply the technical and financial support necessary to undertake this review.
It will complement other current provincial and federal reviews of regulations affecting the agriculture and food industry.

The newly-formed agriculture and food industry council will be asked to steer this review and to report results to industry within the first year of the council's mandate. The council would recommend which legislation, regulations and programs clearly frustrate industry competitiveness. Where no overriding, substantial, environmental or social benefit offsets losses in competitiveness, the Government of Alberta will amend or withdraw the legislation, regulation or program.

c. Market Readiness

Objective:

To develop programs that prepare Alberta's agriculture and food industry to take advantage of export and domestic market opportunities

Trade is the lifeblood of the agriculture and food industry in Alberta. North America and Pacific Asia offer excellent trade opportunities for Alberta's commodities, processed products and services. To facilitate market penetration, the Government of Alberta will provide information to industry's businesses about market access issues such as consumer tastes and preferences, language, cultural behaviour, business practices, and other governments' trade policies. It will also emphasize that production and processing systems should be tailored to customer needs.

The Government of Alberta will help businesses achieve market readiness in the following ways:

- *scan, collect and disseminate market intelligence*
- *find sources of expert advice*
- *provide training opportunities*
- *assure food quality*
- *provide contact between governments*
- *provide research and development, and technology transfer*
- *provide product and process development services*

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d. Research and Development

Objective:

To increase public and private support to scientific and technical research

Early in Alberta's agricultural history, the federal government recognized the necessity of conducting experimental research in agriculture and established a network of agricultural research facilities in the province. The Government of Canada's significant investment and involvement in agricultural research continues today.

The Government of Alberta has contributed to federal efforts and initiated projects in such provincial facilities as the Alberta Special Crops and Horticultural Research Centre at Brooks, the Field Crop Development Centre at Lacombe and the Alberta Tree Nursery and Horticultural Centre near Edmonton. Alberta Agriculture, Food and Rural Development also provides on-going research in many fields, such as economics, marketing, crop and animal sciences, engineering, food processing, and diagnostics.

The Government of Alberta created the Farming for the Future program in the 1970s to focus on the development and transfer of technology that directly benefits farmers, food processors, agricultural associations and consumers. Similarly, the Alberta Food Processing Development Centre at Leduc exists to support research and development in processing commodities to provide them with added value in the market-place. Universities, private research establishments and the Alberta Agricultural Research Institute, which now administers Farming for the Future, also develop new processing technologies. Investment in research produces significant, on-going benefits to the industry and provincial economy.

Today, Alberta has a research community capable of meeting the industry's basic research requirements for the future. Although the Government of Alberta will increase its financial commitment to scientific and technical research, it cannot afford to conduct all the necessary basic and applied research alone. Therefore, the Government of Alberta will enter into new partnerships with industry, commissions and research institutions and will ensure that project results provide the best return on each dollar invested.

• Primary Agriculture

Research improves the ability of Alberta's primary producers to compete in and penetrate global markets. Applied research benefits producers in the areas of marketing, production, business and natural resource management, and the consumer in improved quality and lower-priced products.

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Because of Alberta's unique microclimates, commodity and livestock research and production technologies usually need to be region specific and conducted within the province. However, the province adapts foreign technologies to suit Alberta's climate, when possible.

Worldwide advances in agriculture and food technology have been dramatic. The field is internationally competitive now that researchers in Europe, Australia and the United States are stepping up their research efforts. To compete, Alberta will have to produce better quality products that cost less than those of competing nations.

• Processing

For Alberta's food and beverage processors to keep their competitive edge, research in new product and process development is essential. The main functions of the Food Processing Development Centre in Leduc are to continue such development and also make technology from around the world available to food processors. When new technology is applied by industry, research dollars increase the economic return to industry and the province as a whole.

The Government of Alberta will continue to encourage improved cooperation and coordination among agricultural researchers, including academic institutions, the private sector, federal and provincial agencies. Such communication allows the agriculture and food industry and researchers to collectively identify industry needs, initiate projects and report results. Working together will minimize unnecessary duplication and increase industry's ability to compete in the global market-place through efficient use of resources.

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e. Electronic Information Highways

Objective:

To enter into strategic alliances with industry and research communities to provide funding for the establishment of an efficient network of electronic information systems

The Government of Alberta recognizes the need to establish and further develop electronically linked information systems to support the needs of agricultural producers, processors, retailers and government staff. In addition, transferring information and learning electronically has the potential to reduce transportation costs and attendant pollution, and to increase the power of individuals and small businesses to compete with large organizations.

Computers are rapidly becoming a part of the farm business environment. The provincial government, through the Farm Business Management Branch

and the Alberta Agricultural Research Institute, has begun to link its services to its clients in the field via electronic bulletin boards that producers can access with their personal computers. The Government of Alberta is also developing systems such as Alberta Online to allow access to information from a number of its databases. Meanwhile, a national electronic system is being developed by the Canadian Farm Business Council, and other farm service companies with similar capabilities are considering involvement in such projects.

The Government of Alberta is willing to share the costs of investment in and maintenance of the necessary telephone lines and computer hardware to speed development of a communications network. Once the communications network is in place, users would invest in personal computers and pay access and line charges, just as vehicle operators purchase their vehicles, licenses, gas and insurance. Information modules for the network would be developed and supplied by government or private companies. Government would supply and gain access to information in the same way as any individual or business.

Those who work in the agriculture and food industry need significantly improved access to the mass of information now available electronically. Access to information, expanded agricultural education programs and increased training will improve the industry's competitive position. The varied capabilities of information technologies, some not yet fully developed, have enormous potential to make more information available to more members of the industry. For example, the next generation of computer learning modules will incorporate audio-visual components to make them more user-friendly. Other methods for accessing information such as fibreoptic or satellite communications technology, also promise effective, long-distance communications for the future.

The Government of Alberta will work with individuals, communities, businesses and other governments to achieve this essential communications network for the agriculture and food industry.

Draft

f. Management and Technology Transfer

Objectives:

To continue to develop education opportunities that provide farmers with the knowledge and skills necessary for them to make good business management decisions

To increase the level of private specialist services

The Government of Alberta recognizes that the foundation of a thriving industry depends on management ability—each individual's capability to

make good decisions, carry them out and manage the consequences. Motivation and the ability to bear attendant risk are the hallmarks of the entrepreneurial spirit necessary to support the industry's economic prosperity. In keeping with this philosophy, the Government of Alberta is currently developing training opportunities for new entrepreneurs and will continue to provide educational opportunities for those already in the business of agriculture and food.

Adult education and agriculture extension, now managed by the universities, colleges and Alberta Agriculture, Food and Rural Development, have a history almost as old as that of Alberta's first settlers. Today, adult education courses and individual consultations between district agriculturists, home economists, specialists, farmers and their families are a part of Alberta's rural culture. Alberta has a larger and more developed network of extension specialists than any other province in Canada. And, in other countries, fees for specialists' advice are common.

In order to improve and expand client services during the information explosion of the 1970s and 1980s, the number of specialists was increased. At the same time, private industry was developing its own experts to ensure proper use of its agricultural products. Now, chemical and feed companies employ agricultural representatives to offer specific industry sector expertise, while specialists with Alberta Agriculture, Food and Rural Development develop and use new electronic technologies to produce information packages on video cassettes and computer learning modules on a multitude of agricultural subjects.

Draft

The Government of Alberta will continue to ensure educational opportunities for farmers to increase their knowledge and skills. Methods of delivery will vary and be tailored to specific learning situations. Needs will be assessed through consultation with farmers, industry groups, specialists and researchers. Partnerships and joint ventures with industry, colleges, universities and the private sector will be emphasized to plan and deliver educational opportunities effectively and efficiently, and to share their costs. The Government of Alberta will continue to organize seminars for the processing sector on topics such as food safety, food packaging, quality assurance, product development, total quality management, competitiveness and product distribution.

As farmers and food processors continue to invest in education and training, they understand that expertise comes with a price. They understand that information and education have both an intrinsic and market value. Private consultants and training firms are responding to the increase of knowledge and information, and the needs they occasion with one-on-one training and

consultation. Thus, they are taking on a larger role in assessing and applying information for management decisions in the agriculture and food industry. Twenty years from now, the Government of Alberta expects the private sector to provide significantly more specialist services than the government.

The Government of Alberta will work with industry to realign its specialist services to provide a better mix of public and private learning experiences and consultation on individual business decisions. In future, fewer specialist services will be provided free of charge, although consultations by district agriculturalists and home economists will continue to be offered without charge.

g. Income Support

- **Safety Nets**

Objective:

To replace income support programs with a whole-farm support program

The Government of Alberta will work with the federal government and farmers to replace the current system of income support programs, some of which are counterproductive, with a comprehensive, whole-farm support program for farm businesses. This new program will be supported by a strong, comprehensive crop insurance program.

Draft

In the 1960s and 1970s, governments provided ad hoc assistance to offset falls in farm income due to cyclical declines in commodity prices and weather disasters. However, governments have found it difficult to deal with unpredictable drains on treasuries. In the 1980s and early 1990s, to forecast budget estimates and to provide known levels of income protection, governments developed federal-provincial, producer-commodity stabilization schemes, the Gross Revenue Insurance Plan (GRIP) and the Net Income Stabilization Account (NISA).

Gross Revenue Insurance Plan

GRIP was established following the rise of government subsidy wars in the world grain trade and has provided significant financial aid to grain farmers. However, neither industry nor government believes GRIP will improve industry's long-term competitive position. Projections indicate that after 1997, payouts to farmers will be very low for some time. There is substantial financial risk to both federal and provincial governments if farmers exercise their rights and opt out of GRIP. Saskatchewan has already served notice of its departure from the plan and Manitoba joined the plan for a limited five-year term due to end in 1996.

National Tripartite Stabilization Program (NTSP)

NTSP was introduced for red meat commodities in 1986 with the primary objective to stabilize producer margins due to adverse changes in price or costs, as well as to achieve similar support levels for red meat commodities across the country. In addition to the red meat commodities of cattle, hogs and lamb, NTSP plans are in effect for the specialty crops of honey, sugar beets and dry, edible beans.

NTSP has been effective in stabilizing producer margins, but is not without problems. For example, it has been a major contributor to United States (U.S.) countervail duties on Canadian hogs and is also the subject of a number of reviews being conducted by the U.S. on Canadian cattle. In addition, the ability to manage financially sound stabilization plans is questionable.

Net Income Stabilization Account

NISA is a voluntary farm stabilization program in which participating producers make deposits to individual accounts. The federal and provincial governments also contribute to these accounts. In the first year of the program, the 1990 tax year, over 39,000 Alberta producers established NISA accounts. The following year, almost 34,000 accounts were maintained. The purpose of the income stabilization account is to allow a producer to build a pool of funds to draw on when the farm's income drops below a specified level. However, because participation in NISA is limited to registrants of specific commodity-based, safety-net plans, the program's effectiveness is limited.

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Whole-Farm Support

In spite of governments' commitment to help industry through these programs, there are still calls for many governments in Canada to respond on an ad hoc basis with funds to support farm income losses. Unfortunately, most of these programs have also resulted in misallocation of industry resources, increased the threat of United States' countervails and prevented industry from adjusting to long-term market trends.

A whole-farm support program would be designed to be consistent with trade agreements. The program would cover all commodities, including supply-managed products. This type of program would minimize market distortions and would not adversely affect firms that add value to agricultural products. A whole-farm support program would remove current inequities in the distribution of government dollars among regions and farm businesses.

A whole-farm support program may be leaner than those safety-net

programs operating today. Current programs have become income assurance programs rather than programs to stabilize and protect against disasters that threaten farm viability. New programs will increase pressure on farm businesses to improve their competitive position.

A move from GRIP and NTSP to a whole-farm support program will be consistent with expected international agreements and will also change the nature of crop insurance. The Government of Alberta will review crop insurance provisions to ensure continued, comprehensive insurance for farm businesses. Coverage levels, premiums and hail insurance will be reviewed and amended accordingly.

• Farm Input Subsidies

Objective:

To reduce farm input subsidies to the agriculture and food industry

A profitable agriculture and food industry need not depend on the public purse to be competitive. It is reasonable to ask industry how long subsidy programs should continue. The Government of Alberta believes that its goal—to end most farm subsidies after industry has had time to adjust to the realities of a new international trading regime that includes the GATT, NAFTA, and others—is supported by the agriculture and food industry.

Throughout the 1980s, the Government of Alberta developed a number of programs that provided direct and indirect payments to the industry to offset the actions of other governments, including those of the European Economic Community, the U.S. and the other provinces of Canada. Then, in addition to safety-net schemes, a series of input cost-reduction programs was introduced. These programs were necessary when they were introduced but now must be critically reviewed in light of their cost, impact on the environment and potential for abuse.

h. Access to Capital

Objective:

To reduce the Government of Alberta's lending to farm and food processing businesses

In the past, to build markets for farmers, government sponsored many private sector enterprises by providing them with credit and loan guarantees. Many of these enterprises were successful. Some failed.

The Alberta Agricultural Development Corporation (ADC) will continue to supply credit to new farmers to ease their entry into the industry. In future,

Draft

ADC may provide first-time loans for agricultural enterprises, but will require borrowers to seek any further assistance for development capital from the private sector. The Government of Alberta will work with the industry to find new ways, such as the Vendor Mortgage Plan, to finance farm transfer from parents to their children.

The Farm Credit Stability Program (FCSP) has served its purpose to stabilize interest rates for farm businesses. With today's declining interest rates, government loan guarantees are also expected to decline in the future. Funds advanced under this program have decreased to the current $1.7 billion, from a maximum of $2.4 billion, and repayments are approximately 10 percent ahead of schedule. The Government of Alberta has no plans to extend nor replace the FCSP.

While provincial government loans to the food processing industry are expected to decline, the Government of Alberta will continue to act as a catalyst to encourage private investment in this sector.

i. Privatization

Objective:

To privatize businesses owned by the Government of Alberta

The Government of Alberta understands that private companies are frustrated when they must compete with government-owned operations.

The Government of Alberta took over some operations when businesses, to which it had made loans or had guaranteed private sector loans, failed. It has returned and will continue to return these enterprises to private ownership as quickly as is practicable. Alberta Terminals Limited and Lambco have already been sold, and Gainers and Northern Lite Canola will be sold as soon as reasonable privatization proposals can be identified. Because the latter two companies provide important benefits for farmers and employees in northern Alberta, their sales will be conducted carefully. Nevertheless, the Government of Alberta expects to move them to the private sector within the year.

Objective:

To privatize services provided by the Government of Alberta

The Government of Alberta is also privatizing some of its services. For example, auction mart health inspection, community pasture re-entry inspection, and semen evaluation laboratory services are now operated independently of government. Transfer of the Alberta Swine Artificial Insemination

Draft

Centre from government to private ownership is close to completion. Whenever possible, the Government of Alberta will pursue opportunities to transfer services.

j. Overcoming Impediments to Reaching Industry's Goals

- **Grain Handling and Transportation**

Objective:

To advocate to the federal government changes that will improve the grain handling and transportation system

Method of Payment

The Government of Alberta will press for early implementation of the new federal-provincial agreement on the method of payment of the Crow Benefit.

The Government of Alberta looks forward to working with the federal government to implement the changes that will reform the Western Grain Transportation Act (WGTA) as agreed in Calgary at the Canada-Alberta Economic Summit held on March 19, 1993. The Government of Alberta welcomes the promise of federal legislation to enable a method of payment to producers that includes provincial variations in program design and delivery. Alberta is committed to have payments made to operators based on the number of their arable acres, adjusted for productivity and distance to port.

Opportunities to diversify and increase employment in the food processing sector are severely limited as long as the WGTA continues to pay export subsidies on grains and oilseeds sold for export. The Government of Alberta looks forward to August 1994 or sooner, when the federal government will have implemented its program to pay the producers.

Grain System Efficiency

The existing grain handling and transportation system is regulated by the federal government, primarily through the WGTA, the Canadian Wheat Board Act and the Canada Grain Act. Railways are paid on a cost-plus basis. This system is expensive primarily because regulation of the grain sector inhibits competition.

The Government of Alberta advocates change to federal regulations to encourage competition in the grain handling and transportation system that would result in a lower-cost system and higher farm-gate prices for grain.

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Currently, transportation costs of moving Canadian Wheat Board grains from local delivery points to port are pooled among farmers within the board's designated areas of Manitoba, Saskatchewan, Alberta and parts of British Columbia. The Government of Alberta proposes that the costs associated with moving grain to St. Lawrence ports should be based on a user-pay principle rather than on the present pooling principle where costs are shared by farmers through pool accounts. In Alberta, if this proposal were implemented, the farm-gate price of wheat would increase by six to eight dollars per tonne.

- **Trade Agreements and Litigation**

Objective:

To advocate improved international and interprovincial trade rules

Of all the agriculture and food industries of the western provinces, Alberta's has benefited most from the signing of the Canada-United States Free Trade Agreement (CUSTA). Total exports from Alberta to the U.S. between 1988 and 1992 increased at an annual growth rate of 10.6 percent. Almost all food and agricultural product categories showed increased levels of shipments to the U.S. over this period. In 1991-92 alone, beef exports increased by over 50 percent. The NAFTA is expected to yield similar benefits since Alberta's agricultural products complement rather than compete with those of Mexico.

Because long-term market access is essential to competitiveness and growth, the Government of Alberta will continue to work with the federal government and with industry to improve market access and international trade rules through trade agreements such as GATT and NAFTA. The Government of Alberta will provide industry with technical and strategic assistance to challenge unfair trade practices, although assistance will not include financial support.

In addition, the Government of Alberta will work to reduce interprovincial trade barriers.

- **Supply Management**

Objective:

To resolve differences and reach consensus on the best regulatory framework for supply-managed commodities

The current supply management system for the dairy, poultry and egg sectors was developed under federal and provincial statutes that have

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evolved over the last 50 years. The original legislation was based on the need to stabilize market price and supply to provide consumers with safe, healthy food products. Since products were perishable, markets were local. With technological advances and improved transportation services, many concerns about product perishability and health have been resolved. Therefore, today's markets for supply-managed commodities, if unregulated, would become regional, national or international in scope.

Relaxation of regulatory constraints on imports is a major concern for producers of supply-managed commodities, because it could lead to lower prices for the commodities that they produce. Some producers believe that they could not compete, given their current costs of production. Supply management agencies have strongly advocated maintaining their authority to restrict imports where national law and regulations control production and prevent export.

Within Canada, inconsistencies abound in the flow of supply-managed products to markets. Twenty-two percent of the eggs that Albertans consume are produced in Manitoba, even though Alberta has the potential to produce these eggs. The province of Alberta has 9.3 percent of Canada's population but its market share quota for milk is 6.6 percent and its milk prices are the lowest in Canada. British Columbia (B.C.), Saskatchewan and Manitoba are in similar deficit positions. Quebec has been allocated 47.1 percent of market share quota but its population represents only 25.8 percent of the country's total population. B.C. temporarily withdrew from the system, but rejoined when rewarded with an increased broiler quota. Supply managed sectors recognize that the current method of national quota allocation is not working as well as it could and is attempting to solve its inadequacies.

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In future, the dairy, poultry and egg sectors cannot be isolated from the needs of the agriculture and food processing industry as a whole. These sectors play an increasingly important role in the industry's competitiveness. As well, the current round of the GATT negotiations indicate that the future trade environment will be less restrictive and will, therefore, require revisions to current supply management rules. For these sectors to compete successfully in future markets, changes in the current regulatory environment will be necessary.

The Government of Alberta is willing to work with the supply-managed sectors to develop a reformed regulatory framework that will provide for increased growth of Alberta's agriculture and food industry. However, the Government of Alberta will stand behind those farmers who wish to continue to work within supply-managed systems, if that is their choice.

• **Continental Barley Marketing**

Objective:

To advocate private sector access to barley markets within continental North America

The recently released report, entitled "An Economic Analysis of a Single North American Barley Market," by Dr. Colin Carter of the University of California, supports the view that a market exists in the U.S. for Canadian barley, and that the Canadian Wheat Board has not taken full advantage of that market. As well, the report confirms that western Canada is competitive in dryland barley production.

The Canadian Wheat Board has been the sole seller of barley for export into the U.S. and Mexico. The Government of Alberta has pressed the federal government for new regulations that would provide individual farmers and their agents equal opportunity and access to barley markets within continental North America. Under these regulations, the Canadian Wheat Board could continue to compete in the U.S. barley market, but to compete profitably would need to provide producers with accurate and timely price signals and assure them that it offers the highest return for their barley.

2. Sustaining the natural resource base and the environment

a. Background

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The Government of Alberta believes that economic and environmental policies must be congruent and work in harmony. Extensive public education, research in improved conservation techniques and cooperation among industry, government and the public, combined with essential laws and regulations to prevent outright abuse, will substantially enhance protection of the environment.

The desire to sustain the natural resource base and protect the environment is not a new concept for the agriculture and food industry. Stewardship of the land has long been a part of farming culture, and conservation practices are increasing in popularity as research in tillage systems, animal agriculture, alternative crops and improved efficiency in water use demonstrates their advantages. Where producers' livelihoods depend on conservation and good management of natural resources, economics dictate that the industry pay attention to environmental factors affecting its viability.

The Government of Alberta will emphasize individual responsibility for environmental protection and will support economic incentives that motivate industry to engage in the protective action required to preserve our land,

water and air quality. Government regulations will lend additional support to sustain effectively our environment and natural resources.

b. Regulatory and Program Review

Objective:

To test provincial legislation, regulations and programs, and federal-provincial agreements for their environmental impact

The Government of Alberta will ask the agriculture and food industry council to steer a review that will test regulations and programs for their environmental impact. Environmental assessments will be conducted to determine which regulations and programs have a negative impact on our natural resources and the environment. Accordingly, those identified will be either revoked or revised unless economic or social factors significantly outweigh environmental costs.

c. Water

Objective:

To reduce annual expenditures on upgrading capital works for irrigation purposes

Since the early 1970s, the Government of Alberta has invested close to $1 billion to upgrade capital works (other than those rebuilt by the federal government) in irrigation. Now, levels of future investment can be reduced without serious impact on irrigation farmers.

The formula for sharing upgrading costs was originally recommended to be 86 percent for federal, provincial and municipal governments, and 14 percent for water users. In the final analysis, the Government of Alberta paid the full 86 percent. It is time to review the cost-sharing basis. Thus, the Government of Alberta will have the Alberta Water Resources Commission undertake a review of cost sharing for rehabilitation of capital works owned by irrigation districts.

Objective:

To improve the efficiency of water use in the agriculture and food industry

Irrigated lands currently account for 90 percent of the water consumed within the South Saskatchewan River basin. As water demands from municipalities and industries grow, irrigation districts and agricultural users face increasing pressure to ensure that water is used efficiently. The proposed new Water Resources Act provides for a system of transfer of water rights that will contribute to improved efficiency.

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d. Public Lands

- **Shared Stewardship**

Objective:

To streamline management of public lands allocated to agricultural uses for the long-term benefit of all Albertans

The Government of Alberta has moved to streamline the administration of public lands.

The management and administration of public lands allocated to agriculture is shared by Alberta Agriculture, Food and Rural Development, and Alberta Environmental Protection. The responsibility for decisions regarding ownership, planning, allocation and sale has been placed with the Minister of Environmental Protection. The day-to-day management of public lands under an agricultural disposition has been assigned to the Minister of Agriculture, Food and Rural Development. The transfer of operational management responsibilities provides opportunities to reduce costs and improve service to clients and the public.

Most public lands are managed by the agency responsible for their primary use, including those public lands managed by the Alberta Parks Service and the Alberta Forest Service. The new approach to managing agricultural public lands is consistent with this philosophy.

The Government of Alberta's commitment to integrated resource management will ensure that public lands continue to accommodate forage for cattle and sheep, as well as multiple-use interests such as wildlife protection, recreation and rights to access for natural resource extraction.

- **Public Access to Lands Leased for Grazing**

Objective:

To clarify conditions of public access to lands leased for grazing

Access conflicts are common to public lands throughout Alberta. Leaseholders want to control public access to limit their liability and to prevent damage to grazing lands, animals, structures and fences, while the public demands increased access to these lands for recreational activities.

The Government of Alberta supports the leaseholders' right to control access but agrees that the public should be assured "reasonable access" to public lands. At the moment, Alberta's statute laws regarding access are confusing,

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conflicting and in need of revision. Therefore, using the common law as a guide, the Government of Alberta will review and revise the provisions of the Public Lands Act, Petty Trespass Act and Occupiers Liability Act. In addition, an appeal mechanism will be instituted to ensure that members of the public denied access have recourse in the case of unfair treatment.

e. Intensive Livestock Operations

Objective:

To facilitate resolution of long-standing nuisance concerns associated with intensive livestock operations

Intensive livestock operations are a potential source of health, nuisance and environmental problems due to associated odours, flies and wastes. As the livestock industry expands and residential development encroaches into traditional farming areas, land-use conflicts are expected to increase.

The Government of Alberta will establish an agricultural practices review board under the Agricultural Operations Practices Act. This producer review board of peers will determine generally accepted practices and apply them to nuisance conflicts that municipal and provincial government staff have been unable to resolve. The Government of Alberta expects that the board will hear the majority of farm nuisance complaints previously reviewed by the Public Health Advisory and Appeal Board.

Draft

With on-going stakeholder consultation, the Government of Alberta will also develop procedures to ensure that all new and expanding intensive livestock operations are properly established. These procedures should minimize the potential for future conflicts and will replace Alberta Health's current regulatory role regarding intensive livestock sites.

f. New Production Practices

Objective:

To invest in research, development and technology transfer of environmentally responsible production, processing and distribution practices

Research will provide new and improved technologies that can be used to sustain the environment and will also provide information on the impact of current technologies. The Government of Alberta will increase funding to such research through strategic alliances, such as the Canada-Alberta Environmentally Sustainable Agreement (CAESA), and partnerships with industry.

g. Public Information

Objective:

To work with the agriculture and food industry to ensure that accurate information about food safety and the impact of agricultural and production practices on natural resources and the environment is available to the public

Agriculture has not always been kind to the environment: the Roman Empire's north African granary is now a desert.

However, through new techniques and farming systems, agriculture in Alberta has improved the environment and its natural resources. Research has taught us how to rebuild soil so that its productive capacity meets its original potential, how to practice zero tillage, grow pulse crops to improve the nutrient content of the soil, handle manure more effectively and use forage production to improve the natural resource base.

Now, with increasing pressure from the general public to nurture our environment, it is important that the agriculture and food industry address the public's concerns and allay their fears with facts.

Significantly, scientific evidence indicates that food products produced and distributed in Alberta are among the safest in the world. However, consumers increasingly ask questions related to food safety, and industry must be ready with the answers.

Industry must lead an initiative to disseminate information on food safety and the impact of current agricultural practices, and government will participate in this effort.

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3. Facilitating rural development

Enhancing the Strengths of the Industry's People, Families and Communities

Rural development addresses the circumstances of those people in the province who choose to earn their livelihood from economic activity in rural areas. They usually work in agriculture, forestry, mining, oil and gas extraction, or tourism and their associated service sectors. Rural communities face many of the same problems as urban communities but must also cope with declining and aging populations, loss of young people to employment elsewhere, and a declining tax base.

The mandate for rural development is shared among all government departments and various levels of government because of the diverse nature of rural communities. For successful program development and delivery,

flexible policies are essential and depend upon departmental and local government cooperation. The Minister of Agriculture, Food and Rural Development provides the leadership for rural development within the Government of Alberta, but all ministers are responsible for developing programs to accommodate rural needs. For example, Alberta Education's rural program delivery is critical to ensuring quality education for the youth of rural communities.

The Local Development Initiatives Report, "Partners in Stewardship," provides a base for government and rural community cooperation. The Government of Alberta's responsibility is to remove roadblocks to local community development initiatives and to provide an infrastructure sufficient to attract people and business to these communities.

a. Programs

Objective:

To ensure that programs include sufficient flexibility to accommodate the special needs of rural Albertans

Through Alberta Agriculture, Food and Rural Development, the Government of Alberta will continue programs that support family business and entrepreneurial spirit, provide opportunities for continued education and training, and work to attract youth and new people to the industry.

The Government of Alberta will:

- *introduce pilot projects for Alberta Local and Diversification Bonds (community bonds) to encourage and enable local investment in local projects*
- *determine which programs assist community development, and streamline and coordinate their delivery*
- *remove overlap in programs designed for rural community services*
- *make programs user-friendly to volunteer groups by extending government office hours of operation, providing electronic access to programs, extending the RITE system and adopting a service orientation, wherever feasible*
- *foster regional and inter-community cooperation*
- *streamline program administration to remove barriers such as overlapping boundaries*
- *encourage distance learning through community colleges, universities and government departments*

Draft

b. Ethanol

Objective:

To provide expanded markets for Alberta grains and encourage construction and operation of ethanol production facilities in rural Alberta.

The Government of Alberta will continue to assist the development of the ethanol industry in Alberta.

By contractual agreement, fuel-ethanol production facilities will be guaranteed for a five-year period the benefits resulting from the exclusion of fuel-ethanol from the nine cent per litre Alberta fuel tax. As well, the Alberta Crow Benefit Offset Program (ACBOP) will be extended to feedgrains used for fuel-ethanol production until the Crow Benefit method of payment is changed. Under ACBOP, payment to feedgrain producers is ten dollars per tonne, which will provide a further three cents per litre incentive for ethanol production.

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TABLE 1 SECTION 4

Summary of Alberta Government 1992-93 Budget Estimates Relating to the Agriculture and Food Industry [1]

ITEM	ESTIMATES ($ 000)	PERCENT OF TOTAL
Competitiveness		
Marketing, Processing and Production Services	**42,512**	**8.1**
Research	**6,378**	**1.2**
Farm Advisory Services	**18,225**	**3.5**
Alberta Crow Benefit Offset Program	**46,451**	**8.9**
Subtotal	**113,566**	**21.8**
Income Support and Regulation		
Farm Income Support	**180,196**	**34.5**
Farm Input Subsidies	**128,567**	**24.6**
Market Regulation	**7,956**	**1.5**
Subtotal	**316,719**	**60.7**
Natural Resources and the Environment		
Subtotal	**64,006**	**12.3**
Rural Development and Services		
Subtotal	**10,841**	**2.1**
Policy and Administration		
Subtotal	**16,784**	**3.2**
Total	**521,916**	**100.0**

1 Includes estimates for Alberta Agriculture, Food and Rural Development, Alberta Treasury's Farm Fuel Distribution Allowance, and related estimates within the Alberta Heritage Savings and Trust Fund.

Objectives:

To reduce the Government of Alberta's expenditures for the agriculture and food industry to achieve a balanced budget

To reallocate funds in consideration of industry's goals

1. Where Does all the Money go?[2]

Over the years, the Government of Alberta has responded to the repeated calls from many farm leaders for government to improve producersrevenue and reduce their costs. The Government of Alberta responded. By 1992, 60 percent of agriculture and food program estimates related to income support and regulation. Over half of the estimates can be attributed to Alberta's share of GRIP and NISA premiums, hail and crop insurance, and national tripartite stabilization schemes supported by federal-provincial-producer agreements.

The Government of Alberta spends 21 percent of its agriculture and food budget helping industry to improve its competitive position. An annual saving of $40,375,000, or eight percent of its current agriculture and food budget, will be achieved when the federal government pays the grain transportation subsidy to farmers rather than to the railways, and the Government of Alberta discontinues its Crow Benefit Offset Program.

Of the total budget, programs specifically related to improving the natural resource base and the environment accounted for 12 percent, and irrigation-related estimates, for seven percent.

A full 80 percent of total estimates relate to funds granted to private individuals and institutions. Twenty percent is spent on regulatory and program services.

Only 15 percent of agriculture and food's budget is allocated to salaries, wages and benefits for employees. It is clear that large budget reductions cannot be achieved by focusing solely on reduced expenditures in the area of staffing.

a. Priorities

• The Government of Alberta's first priority is to balance expenditures with revenues. A reduced Cabinet, fewer boards and commissions, and a smaller civil service is the beginning of a concerted effort to curtail expenditures. As the Government of Alberta works to improve the efficiency of program

Draft

[2] See Table 1 on the opposite page for 1992-93 budget estimates

delivery, further savings will be realized. Merging the Alberta Agricultural Development Corporation and the Alberta Hail and Crop Insurance Corporation under a single administrative body, for example, will provide the efficient and convenient one-stop shopping clients now expect.

• The Government of Alberta must also make immediate changes to help industry move toward the goals identified through the Creating Tomorrow process: to achieve a profitable, globally competitive agriculture and food industry that sustains the natural resource base and the environment and enhances the strengths of its people, families and communities.

These two priorities translate into a reduction and reallocation of funds provided to industry by the Government of Alberta.

Striking the appropriate balance will take time. However, over the next four years, the agriculture and food industry can expect increases in program expenditures to improve the industry's competitive position, decreases in program expenditures for income support, and reallocation of expenditures for natural resource management and the environment. Rural development expenditures within the Alberta Agriculture, Food and Rural Development's budget are likely to be maintained.

b. Human Resources

The Government of Alberta recognizes and appreciates the work of its employees

Quality service is dependent on the knowledge, skills, abilities and motivation of the government's employees. The Government of Alberta will continue to provide a work environment, education and training opportunities for employees that will maintain quality of service to the public.

While further improvements in program efficiency and effectiveness can be undertaken, the Government of Alberta cannot address its revenue expenditure imbalance by attrition and lay-offs alone. The move toward balanced budgets will mean less direct funding in support of industry.

draft

IN TRANSITION

Participants at Creating Tomorrow challenged the agriculture and food industry, and government to embrace change and move in new directions. Now, industry is asking the government to support progress instead of a threatened status quo. During Creating Tomorrow, industry asserted its readiness to move ahead on its own.

For many people, new directions challenge ideas of security: the familiar, comfortable and safe. However, people that work in the agriculture and food industry clearly expressed their desire to be released from the ties of a system that binds and restricts, and to accept attendant risks. They recognize that without risk-taking there can be no progress. Their determination exemplifies the spirit that will carry them into the next century with a new prosperity.

In times of change, fear and doubt must be overcome by faith and strength of will. In the vision of the industry's future, Creating Tomorrow participants saw the industry as it can be and will be when government acts to support the transition from dependence to self-reliance.

Government's new program and policy environment demands patience and willingness to adjust, but rewards lie in a new freedom to learn and act upon new opportunities.

Leadership for change comes not only from government but also from dedicated and determined individuals. To move forward, new ideas will be generated, discussed, argued in homes, coffee shops, meeting halls and the workplaces of the people in the agriculture and food industry. Some ideas will be committed to action. Some will disappear in the prairie wind. Some will bear the seeds of the success stories of the future.

Consultation and cooperation are the keys to success. The Government of Alberta will listen, advise and facilitate to assist the agriculture and food industry to achieve success. Only through enhanced involvement with industry will the government be able to provide enlightened governance.

Those who participated in Creating Tomorrow encourage everyone to take up the challenge.

Let's work together for future prosperity.

draft

WHAT'S NEXT?

The Government of Alberta plans to:

- collect feedback to this draft of "Breaking New Ground" as the first step to tabling the document in its final form in the legislature
- work with the agriculture and food industry council to further develop government actions that were identified in Creating Tomorrow
- develop program plans to introduce changes in the 1994-95 budgets
- enter into negotiations with the federal government and farmers for changes in current programs such as GRIP, NISA , and NTSP
- in the fall of 1993, introduce legislative change on the Agriculture Operations Practices Act
- initiate regulatory reviews during the summer of 1993

Draft

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APPENDIX I — CREATING TOMORROW

Vision: Alberta's agriculture and food industry will

• be profitable • be environmentally sustainable • be globally competitive • value its people

GOAL 1: *To improve our competitive position in domestic and international markets*	GOAL 2: *To sustain our natural resource base and the environment*	GOAL 3: *To enhance the strengths of our people, families and communities*
Strategies	**Strategies**	**Strategies**
• Develop competitive cost structures	• Research and develop environmental information and technology	• Improve quality of life through rural development including local value-added industries
• Identify and respond to opportunities and changes in markets	• Educate industry participants about environmentally responsible production, processing and distribution practices	• Encourage family business and entrepreneurial spirit
• Ensure government activities strengthen, not compete with, the private sector	• Advance public education about environmental and food quality issues	• Provide opportunities for and encourage continued education and training
• Develop strategic alliances within the industry	• Test current and future policies, programs and regulations for environmental responsibility and use appropriate ones	• Build pride by projecting a positive image
• Generate, transfer and apply information and technology	• Develop incentives to protect and improve the environment	• Attract youth and new entrants to the industry
• Develop value-added products	• Build strategic alliances inside and outside the agriculture and food industry	• Increase public understanding of our agriculture and food industry, including its benefits to Albertans
• Diversify commodities, products and services to meet present and future market needs		
• Develop market-responsive continuing education and training		

DRAFT

APPENDIX 2

SUMMARY OF OBJECTIVES AND COMMITMENTS

OBJECTIVE	COMMITMENT	PAGE
IMPROVING INDUSTRY'S COMPETITIVE POSITION		
To test provincial legislation, regulations, programs and federal-provincial agreements for their ability to enhance or inhibit competitiveness in the agriculture and food industry	To amend or with draw legislation, regulation or programs where no overriding, substantial environmental or social benefit offsets losses in competitiveness	16
To develop programs that prepare Alberta's agriculture and food industry to take advantage of export and domestic market opportunities	To help businesses achieve market readiness in the following ways: - scan, collect and disseminate market intelligence - find sources of expert advice - provide training opportunities - assure food quality - provide contact between governments - provide research and development and technology transfer - provide product and process development services	16

DRAFT

OBJECTIVE	COMMITMENT	PAGE
To increase public and private support to scientific and technical research	To increase the Government of Alberta's financial commitment to scientific and technical research To enter into new partnerships with industry, commissions and research institutions To ensure that project results provide the best return on each dollar invested To encourage improved cooperation and coordination among agricultural researchers	17
To enter into strategic alliances with industry and research communities to provide funding for the establishment of an efficient network of electronic information systems	To share the costs of investment in and maintenance of the necessary telephone lines and computer hardware to speed development of a communications network To work with individuals, communities, businesses and other governments to achieve this essential communications network for the agriculture and food industry	18
To continue to develop education opportunities that provide farmers with knowledge and skills necessary for them to make good business management decisions To increase the level of private specialist services	To work with industry to realign government's specialist services To continue to organize seminars for the processing sector	19

DRAFT

OBJECTIVE	COMMITMENT	PAGE
To replace income support programs with a whole-farm support program	To work with the federal government and farmers to replace the current system of income support programs with a comprehensive, whole-farm support program for farm businesses that will be supported by a strong comprehensive crop insurance program	21
To reduce farm input subsidies to the agriculture and food industry	To end most farm subsidies after industry has had time to adjust to the realities of a new international trading regime	23
To reduce the Government of Alberta's lending to farm and food processing businesses	To continue to supply credit to new farmers to ease their entry into the industry To work with industry to find new ways to finance farm transfer from parents to their children To continue to act as a catalyst to encourage private investment in the food processing industry	23
To privatize businesses owned by the Government of Alberta		24
To privatize services provided by the Government of Alberta	To pursue opportunities to transfer services whenever possible	24
To advocate to the federal government changes that will improve the grain handling and transportation system	To press for early implementation of the new federal-provincial agreement on the method of payment of the Crow Benefit To propose that the costs associated with moving grain to St. Lawrence ports should be based on a user-pay principle	25

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OBJECTIVE	COMMITMENT	PAGE
To advocate improved international and interprovincial trade rules	To continue to work with the federal government and with industry to improve market access and international trade rules To provide industry with technical and strategic assistance to challenge unfair trade practices To work to reduce interprovincial trade barriers	26
To resolve differences and reach consensus on the best regulatory framework for supply-managed commodities	To work with the supply management sector to develop a reformed regulatory framework that will provide for increased growth of Alberta's agriculture and food industry To stand behind those farmers who wish to continue to work within supply managed systems, if that is their choice	26
To advocate private sector access to barley markets within continental North America		28
SUSTAINING THE NATURAL RESOURCE BASE AND THE ENVIRONMENT		
To test provincial legislation, regulations and programs, and federal-provincial agreements for their environmental impact	To revoke or revise those regulations and programs that have negative environmental impact unless economic or social factors significantly outweigh environmental costs	29
To reduce annual expenditures on upgrading capital works for irrigation purposes	To have the Alberta Water Resources Commission undertake a review of cost sharing for rehabilitation of Irrigation District-owned capital works	29

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OBJECTIVE	COMMITMENT	PAGE
To improve the efficiency of water use in the agriculture and food industry		29
To streamline management of public lands allocated to agricultural uses for the long-term benefit of all Albertans	To ensure that public lands continue to accommodate forage for cattle and sheep, as well as multiple-use interests such as wildlife protection, recreation and rights to access for natural resource extraction	30
To clarify conditions of public access to lands leased for grazing	To review and revise the provisions of the Public Lands Act, Petty Trespass Act and the Occupiers Liability Act To institute an appeal mechanism to ensure that members of the public denied access have recourse in the case of unfair treatment	30
To facilitate resolution of long-standing nuisance concerns associated with intensive livestock operations	To establish an agricultural practices review board under the Agricultural Operations Practices Act To develop procedures to ensure that new and expanding intensive livestock operations are properly established	31
To invest in research, development and technology transfer of environmentally responsible production, processing and distribution practices	To increase funding to such research	31
To work with the agriculture and food industry to ensure that accurate information about food safety and the impact of agricultural and production practices on natural resources and the environment is available to the public	To participate in an industry-led initiative to disseminate information on food safety and the impact of current agricultural practices	32

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OBJECTIVE	COMMITMENT	PAGE
FACILITATING RURAL DEVELOPMENT		
To ensure that programs include sufficient flexibility to accommodate the special needs of rural Albertans	To introduce pilot projects for Alberta Local and Diversification Bonds (community bonds) to encourage and enable local investment in local projects To determine which programs assist community development and streamline and coordinate their delivery To remove overlap in programs designed for rural community services To make programs user-friendly to volunteer groups To foster regional and inter-community cooperation To streamline program administration to remove barriers, such as overlapping program boundaries To encourage distance learning through community colleges, universities and government departments To continue programs that support family business and entrepreneurial spirit, provide opportunities for continued education and training, and work to attract youth and new people to the industry	33

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OBJECTIVE	COMMITMENT	PAGE
To provide expanded markets for Alberta grains and encourage construction and operation of ethanol production facilities in rural Alberta	To exclude ethanol from the 9 cent per litre Alberta fuel tax (for a five-year period) To extend ACBOP to feedgrains used for fuel ethanol production	34
FINANCING THE CHANGE PAGE 37	WHAT'S NEXT?	40
To reduce the Government of Alberta's expenditures for the agriculture and food industry to achieve a balanced budget To reallocate funds in consideration of industry's goals	To work with the agriculture and food industry council to further develop government actions identified in Creating Tomorrow To develop program plans to introduce changes in the 1994-95 budgets To enter into negotiations with the federal government and farmers for changes in current programs such as GRIP, NISA and NTSP To introduce legislative change on the Agriculture Operations Practices Act To initiate regulatory reviews during the summer of 1993	

FILE No.

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

July 20, 1993

Policy Secretariat
Alberta Agriculture, Food and Rural Development
301, 7000 - 113 Street
Edmonton, Alberta
T6H 5T6

Dear Sir/Madam,

RE: BREAKING NEW GROUND - ALBERTA AGRICULTURE - CREATING TOMORROW CONFERENCE

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Land and Economic Development Manager dated June 30, 1993, re: Alberta Agriculture - Creating Tomorrow, hereby agrees as follows:

1. that the Government be encouraged to proceed with the recommendations as contained within the draft document titled "Breaking New Ground",

2. that the questionnaire as completed by the Land and Economic Development Manager be forwarded to the Government for their information,

and as presented to Council July 19, 1993."

I would bring to your attention that the attached questionnaire has been completed by The City's Land and Economic Development Manager and does not necessarily reflect a consensus of opinion by our Council members.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.

cc: Al Scott

NO. 15

FILE: gord\memos\yd-waste.rpt

DATE: July 12, 1993

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 4:40
DATE July 12/93
BY

TO: City Clerk

FROM: Public Works Manager

RE: **PROGRAM COST SUMMARY**
PILOT YARD WASTE COLLECTION AND COMPOSTING PROGRAM

The pilot yard waste composting program began in May with the operation of a yard waste drop-off depot at the landfill site. In June, drop-off locations were set up in Clearview and at the City garden plots on 67 Street and an enviro-wagon began collection from five individual neighbourhoods.

Originally funds in the amount of $100 000 were included in the 1993 budget for the composting program and were subsequently approved by Council. On April 13, 1993 Council deleted the individual household collection component of the program, reducing the budget by $31 000, resulting in a final program budget of $69 000.

The initial response to the program by the public has been very positive. This positive response has now presented some challenges. The quantity of yard waste received to date has greatly exceeded our initial estimates. As a result, the cost of the program is expected to reach our budget authorization in early August. We have outlined this in the attached table. An explanation of the projected costs for the individual budget items is given below.

Preparation of the composting site cost approximately $11 000, which is $6 000 more than the budgeted amount. The reason for the increase was we underestimated the work involved and, due to late spring thaw, we experienced frozen ground conditions. As well, we ran into wet weather which also hampered the work. The clay material at the landfill was difficult to work with under these conditions.

Site operation, which is the actual composting done under a contract with Kedon Waste Systems, is expected to overrun the budgeted amount of $20 000 as a direct result of the increased quantity of material received. We had estimated that the 5½ month pilot program would divert approximately 400 tonnes of yard waste from the landfill. If the quantity of material received in June continues for the remainder of the program, we expect to divert over 1 200 tonnes or three times our original estimate. Our composting costs are $41.20 per tonne and, therefore, a greater quantity of material directly results in a higher cost.

The drop-off location in Clearview is the most cost-effective collection method, based on initial data, and is expected to come in within budget. Approximately 17.5 tonnes of yard waste was collected at the Clearview depot in June.

. . . 2

The drop-off depot on 67 Street is expected to overrun the budget. This is due to greater than expected quantity of material received and City clean-up costs. This location has received a great deal of brush, much of which is attributed to tree damage from the windy conditions this spring. Because the brush is bulky, it is expensive to handle and transport. Approximately 20 percent of the additional cost is due to increasing the frequency of collection and 80 percent is due to City clean-up. The clean-up is required due to insufficient capacity as well as misuse of the bin. This misuse is not so much from garbage as from people not putting material into the bin. The 67 Street drop-off location collected 66.6 tonnes of yard waste in June.

The enviro-wagon is expected to come in slightly over budget, due to the need for extra collection of the enviro-wagon on weekends at the West Park location. The enviro-wagon has been generally well received and collected 29.6 tonnes of yard waste in June.

The advertising of the program is expected to come in under budget. The program appears to be very popular and does not require additional promotion.

The program's evaluation is expected to come in under budget. This is due in part to the contract we were able to negotiate with the Citizen's Action Group on the Environment (C.A.G.E.) to collect data on the program.

Management of the program is expected to exceed the budgeted amount due to the time required to respond to the increased quantity of material and co-ordination of the 67 Street site clean-up. All of the sites are requiring more monitoring than expected.

Since our financial projections indicate that the project will be over budget, we have identified three options for consideration.

Option 1

Stop Entire Yard Waste Collection and Composting Program Effective August 3, 1993

If the program is ended effective August 3, 1993, the cost will be approximately $69 000. If we were to cease operations all of the contractors involved in the program require 15 days notice. By stopping the program early, the final evaluation of the program would not be completed.

. . . 3

Option 2

Stop Enviro-Wagon and Depot Collection Effective August 3, 1993 and Continue to Receive Material at the Landfill Depot to October 15, 1993.

This option would cost a total of $83 095, assuming that the program would be evaluated.

Cost	to July 31	$ 63 647
Site Operation	July 31 - October 15	15 448
Program Evaluation	July 31 - October 15	2 500
Project Management	July 31 - October 15	1 500
Total		**$ 83 095**

The additional $14 095 is available from the $31 000 remaining from the original budget of $100 000.

Option 3

Continue Yard Waste Collection and Composting Program Until October 15, 1993

This option would allow a complete evaluation of all options and would provide us with greater information on the tonnages and cost. The projected cost of this option is $115 000; $31 000 remains from the original budget approval of $100 000. The additional $15 000 would be required from the landfill reserve fund.

Our pilot program is very successful and is almost a victim of its own success. The citizens have expressed the support for the system both by their participation in it and by their comments.

The results to date have supported our approach of starting the program as a pilot. This allows us to determine community support and participation as well as to deal with problems as they are encountered. In programs such as this, each community and area is unique and it is important that we determine the needs of Red Deer.

Although we could bring the project to a close now, we would miss the opportunity to complete our data collection and undertake the analysis. Even though we need a significant increase in budget to complete the pilot, we believe it to be worthwhile. We will have achieved both diversion of the yard waste from the landfill as well as gained significant experience in operating the project.

. . . 4

RECOMMENDATION:

We would respectfully recommend that City Council approve the continuation of the Yard Waste Collection and Composting Program until October 15, 1993 with $31 000 from the original Yard Waste Program budget approval of $100 000 and $15 000 from the Landfill Reserve Fund.

Gordon Stewart, P. Eng.
Public Works Manager

MKS/blm

Att.

c Director of Engineering Services
Director of Financial Services

PROGRAM COST SUMMARY
PILOT YARD WASTE COMPOSTING PROGRAM

	Original Estimate	Up to June 30	Projected to July 31	Projected to Aug 31	Projected to Sept 30	Projected to Oct 15
Site Preparation	$5,000	$11,000	$11,000	$11,000	$11,000	$11,000
Site Operation	20,000	14,253	24,000	33,500	$43,000	48,000
Clearview	3,000	545	1,500	2,000	2,500	3,000
67 St	3,000	3,889	8,000	12,000	16,000	18,000
Envirowagon	15,000	3,659	$7,500	11,000	14,500	16,500
Advertising	8,000	3,500	4,500	4,500	4,500	4,500
Program Evaluation	7,000	1,024	2,000	3,000	4,000	4,500
Project Management	8,000	4,480	6,000	7,000	8,500	9,500
Total	$69,000	$42,351	$64,500	$84,000	$104,000	$115,000
Total Tonnes	400	366	596	826	1,056	1,286
Total Cost/Tonne	$173	$116	$108	$102	$98	$89
Collection Cost/Tonne	$131	$74	$67	$60	$57	$48

Commissioners' Comments

We recommend that Council agree to the overexpenditure required to complete the pilot project as designed; otherwise it will be very difficult to judge the cost and effectiveness of the program. We do however suggest that means be explored to reduce the unusual costs associated with the clean up around the 67 street depot. We recommend that a second dumpster be placed at the site along with signage advising the public that the cost of clean up is endangering the survival of the program. We would also recommend that the Public Works Manager implement any other ideas which would assist in reducing clean up costs. The additional monies required for the cost overrun are available through the Solid Waste Utility Surplus.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE: **July 22, 1993**

TO: **PUBLIC WORKS MANAGER**

FROM: **ASSISTANT CITY CLERK**

RE: **PROGRAM COST SUMMARY - PILOT YARD WASTE COLLECTION AND COMPOSTING PROGRAM**

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

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

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

Kelly Kloss
Assistant City Clerk

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

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 10, 1993

Ms. Sheila Free
Chairman for C.A.G.E.
#1, 6300 - 45 Avenue
Red Deer, Alberta
T4N 3M4

Dear Ms. Free:

I wish to acknowledge with thanks your letter dated September 1, 1993, addressed to City Council wherein you express your regret concerning Council's decision to cancel the pilot composting project.

A copy of this letter has been sent to each member of Council for their information and consideration.

Again, we thank you for taking the time to express your views on this important matter and trust you will find same satisfactory.

Sincerely,

C. Sevcik
City Clerk

CS/ds

c.c. Mayor
City Council
b.c.c. Public Works Manager
Parks Manager
Dir. of Community Services

RED·DEER a delight to discover!

September 1, 1993

Dear Members of Red Deer City Council;

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

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

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

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

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

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

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

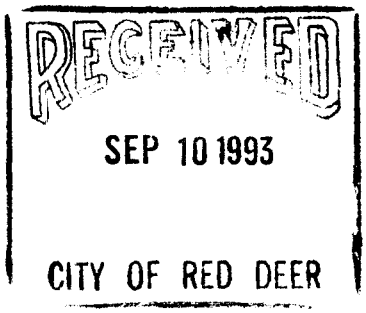
Public works has shown tremendous initiative in their promotion of environmental programs. Their commitment to the Toxic Round Up, Recycling, Dry Waste Landfill, Bond Paper Recycling and the Compost Projects are all indications of their level of environmental dedication.

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

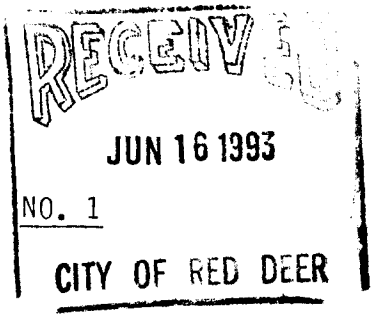
We would encourage the City Council to continue to allow creative development of waste handling programs in Red Deer rather than falling back on the short term solution of a new landfill site.

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

Sincerely,



Sheila Free
Chairman
for C.A.G.E.
(Citizens' Action Group on the Environment)
1, 6300 - 45 Ave
Red Deer, AB T4N 3M4



CORRESPONDENCE

34 Eversole Cres.
Red Deer, Alberta
T4R 2J8

Dear City Counsellors,

This letter is in regard to the future development of Eastview Estates and the Eastview Estates Association which was formed to help complete the development.

I would like to inform the Mayor and the city counsellors that not all of the residents in the Eastview Estates area are in favour of some of the issues that the Association is pushing for.

In particular the issue that is of concern to my family as well as a number of other neighbours with lots on the park, is the building of a multipurpose pad, which will be boarded and lit in the winter for a hockey rink.

Any of the neighbours that I have spoke with, including myself, have voiced our concerns at meetings of the Eastview Association, only to never be notified of further meetings and our concerns were disregarded. It appears as though the executive has taken it upon themselves to under take what they want. At one particular meeting I voted against the large lights and boarded rink and my negative vote was not even made note of. Comments such as, "Well, you bought a house on the park, to bad", were made to me. I have since, never been notified of further meetings. The same has happened to some of my neighbours, who also spoke up against the rink.

We feel that the park is too narrow to build a boarded hockey rink, with lights. A shift worker living on the park would have difficulty sleeping as well as young children that go to bed early, due to the pounding noise of the puck hitting the boards, as well as the fact that our homes will be lit up due to the large lights. The grade for the multipurpose pad is not flat as need for a boarded rink, which will mean the expense of changing the grade once again to accommodate the hockey rink.

If the park was wider it may have been feasible to have such a rink, but due to the fact the Eastview Estates park is narrow through the area where the proposed rink will be built, it is unfair to home owners backing onto the park.

As a taxpayer, I also feel that it is a waste of money since there is a lit boarded rink at Joseph Welsh School and the Clearview Park. Families can not skate on such a rink as it is always full of boys playing hockey. The new development at Huntington Hills school will cost hundreds of thousands of dollars for tennis courts, rinks, etc. These facilities will be close to access for

Eastview Estate residents. During these tight economic times, I do not feel that it can be justified to put another boarded hockey rink in the Eastview Estates Park.

Since the homeowners on the park are taxed for living on the park, should we not have some say with such issues? It will ultimately be the park residents that must listen to the pounding of the puck on the boards and have our yards lit up all evening.

I would like to thank you all for taking the time to hear my thoughts, since all the neighbours do not agree with the Eastview Estates Association's Executive.

With Warmest Regards,

Sheila Lee

Sheila Lee

EASTVIEW ESTATES COMMUNITY ASSOCIATION

77 Eastman Crescent
Red Deer Alberta
T4R 1X4

30 JUNE 1993

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

Dear Sir:

Receipt of your letter of 23 June 1993, and enclosure, is acknowledged and the following comments are forwarded as requested.

The Eastview Estates Community Association was formed in September 1992 as the result of community residents'concern over the lack of progress in the completion of the community recreation area, due to financial shortfalls which are well documented in city files.

Following the first general meeting of the Community Association, at which an executive committee was elected, a presentation was made to City Council in October 1992 proposing a shared financial plan for completion of the approved city plans for the recreation area. This was approved by Council.

The priorities for completion of phases of the city plan having been approved at a general meeting of the Community Association, 17 February 1993, the executive committee entered into discussion with the Parks and Recreation Department for completion of the recreation area as finances became available.

It is appreciated that some of the residents of Eastview Estates may have concerns regarding placement of certain facilities within the park area, however, the city plan was available to them and they should have been aware of the nature of the development. Modifications to the plan have been discuused with Parks and Recreation officials and we have been advised that changes to the existing city plan would be prohibitively expensive and would not necessarily satisfy everybody.

With regard to sharing the use of the facilities of other communities, this is not considered acceptable. Eastview Estates has the right to it's own recreational facilities in accordance with current city policy. Facilities for

which recreation lot levies have already been imposed.

Regarding notification of time and place of association general meetings, the executive has made every effort possible to notify all residents of Eastview Estates by door to door delivery of flyers and/or by publicly displayed signs at all road entrances to the Estates.

In conclusion, in order to prevent further delay in commencing construction this year, it is requested that consideration be given to advancing the date of the Board meeting. In this manner earlier representation can be made by the Community Association executive in favour of this project. It has already been seven years since the city prepared and approved the plans for the recreation area, why must we wait for another year.

Lance Hardy

President

Lance Hardy

Copy to: Sheila Lee

34 Eversole Crescent

Red Deer, Alberta

T4R 2J8

TIME 93/06/30
DATE 8:41 PM
BY LL

CS-P-4.412

DATE: **July 9, 1993**

TO: **CHARLIE SEVCIK**
City Clerk

FROM: **LOWELL HODGSON**
Recreation & Culture Manager

RE: **SHEILA LEE: MULTI-PURPOSE PAD/HOCKEY RINK**
EASTVIEW ESTATES

In response to the letter received June 16 from Mrs. Sheila Lee, I did a telephone poll of the Recreation, Parks & Culture Board after circulating Mrs. Lee's letter and the response from the Eastview Estates Community Association to them. This was done this way as the board is not meeting in July, and I did not want to delay site development until the board met August 10.

The Recreation, Parks & Culture Board support the Eastview Estates Community Association to proceed with the development on site according to the plan earlier approved by the association, the board and City Council. It is impossible to alter the plan without impacting others who back onto the park and, since this plan has been approved and in place for some time now, the onus is on any buyer to be aware of any adjacent development.

It is, therefore, the recommendation of the Recreation, Parks & Culture Board that City Council support the Eastview Estates Community Association, and that park development proceed according to the plan already approved.

LOWELL HODGSON

:dmg

c Craig Curtis, Director of Community Services
Don Batchelor, Parks Manager
Recreation, Parks & Culture Board

Commissioners' Comments

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE June 21, 1993

TO:

- [X] DIRECTOR OF COMMUNITY SERVICES
- [ ] DIRECTOR OF ENGINEERING SERVICES
- [ ] DIRECTOR OF FINANCIAL SERVICES
- [ ] BYLAWS & INSPECTIONS MANAGER
- [ ] CITY ASSESSOR
- [ ] COMPUTER SERVICES MANAGER
- [ ] ECONOMIC DEVELOPMENT MANAGER
- [ ] E.L. & P. MANAGER
- [ ] ENGINEERING DEPARTMENT MANAGER
- [ ] FIRE CHIEF
- [X] PARKS MANAGER
- [ ] PERSONNEL MANAGER
- [ ] PUBLIC WORKS MANAGER
- [ ] R.C.M.P. INSPECTOR
- [X] RECREATION & CULTURE MANAGER
- [ ] SOCIAL PLANNING MANAGER
- [ ] TRANSIT MANAGER
- [ ] TREASURY SERVICES MANAGER
- [ ] PRINCIPAL PLANNER
- [ ] CITY SOLICITOR
- [X] RECREATION, PARKS & CULTURE BOARD
- X EASTVIEW ESTATES ASSOCIATION

FROM: CITY CLERK

RE: SHEILA LEE - MULTI PURPOSE PAD/HOCKEY RINK

Please submit comments on the attached to this office by August 23

for the Council Agenda of August 30/93 .

C. SEVCIK
City Clerk

DATE _____

TO:

- [x] DIRECTOR OF COMMUNITY SERVICES
- [ ] DIRECTOR OF ENGINEERING SERVICES
- [ ] DIRECTOR OF FINANCIAL SERVICES
- [ ] BYLAWS & INSPECTIONS MANAGER
- [ ] CITY ASSESSOR
- [ ] COMPUTER SERVICES MANAGER
- [ ] ECONOMIC DEVELOPMENT MANAGER
- [ ] E.L. & P. MANAGER
- [ ] ENGINEERING DEPARTMENT MANAGER
- [ ] FIRE CHIEF
- [x] PARKS MANAGER
- [ ] PERSONNEL MANAGER
- [ ] PUBLIC WORKS MANAGER
- [ ] R.C.M.P. INSPECTOR
- [x] RECREATION & CULTURE MANAGER
- [ ] SOCIAL PLANNING MANAGER
- [ ] TRANSIT MANAGER
- [ ] TREASURY SERVICES MANAGER
- [ ] PRINCIPAL PLANNER
- [ ] CITY SOLICITOR
- [x] Recreation Parks & Culture Board
- ✓ Eastview Estates Association - * Comments required by August 3 for reference to the Recreation Board mtg of Aug 10

Donna see letter on tape to

FROM: CITY CLERK

RE: Sheila Lee - Multi purpose pad / hockey rink

Please submit comments on the attached to this office by August 23

for the Council Agenda of August 30 '93

✓ **ACKNOWLEDGE**

C. SEVCIK
City Clerk

FILE No.

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

June 23, 1993

Eastview Estates Association
c/o Lance Hardy, President
77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Dear Sir:

I am enclosing herewith a copy of a letter received from Sheila Lee with regard to the future development of Eastview Estates and the Eastview Estates Association.

It is anticipated that the letter from Ms. Lee will be considered at the meeting of the Recreation, Parks & Culture Board, August 10, 1993, and subsequent thereto submitted to Council, along with the recommendations from the Board. We would appreciate receipt of comments from the Eastview Estates Association by August 3, in order that same might be presented on the Agenda of the Recreation, Parks & Culture Board for consideration, along with the letter from Ms. Lee.

Your attention to this matter is appreciated. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
City Clerk

CS/ds

c.c. Recreation, Parks & Culture Board
Director of Community Services
Recreation & Culture Manager
Parks Manager
Recreation Program Superintendent

RED·DEER a delight to discover!

FILE No.

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

June 25, 1993

Ms. Sheila Lee
34 Eversole Crescent
Red Deer, Alberta
T4R 2J8

346-5753

Dear Ms. Lee:

I acknowledge receipt of your letter, June 16, 1993, re: Multi Purpose Pad/Hockey Rink.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, August 30, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, August 27, 1993, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, August 27, 1993.

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

Yours truly,

C. Sevcik
City Clerk

CS/ds

Sheila did not want to attend the Council. I talked to her 93/07/09

RED·DEER a delight to discover!

FILE No.

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

July 12, 1993

Eastview Estates Association
c/o Lance Hardy, President
77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

Dear Sir:

Further to our letter of June 23, 1993, with regard to the letter received from Sheila Lee concerning the future development of Eastview Estates and Eastview Estates Association, I would advise as follows:

Initially, this matter was to be placed before City Council on August 30, 1993, however with the agreement of the Recreation, Parks & Culture Board and Sheila Lee, this matter will be moved up to the Monday, July 19, 1993, meeting of Red Deer City Council.

Council meetings begin at 4:30 p.m. and adjourn for supper hour at 6:00 p.m., reconvening at 7:00 p.m. In the event, you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, 1993, and we will advise you of the appropriate time that Council will be discussing this item.

Would you please enter City Hall on the Park Side Entrance when arriving and proceed up to the second floor, Council Chambers.

This item has been circulated to City administration for comments and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16, 1993.

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

Yours truly,

Kelly Kloss
Assistant City Clerk

KK/ds

FILE No.

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

July 12, 1993

Ms. Sheila Lee
34 Eversole Crescent
Red Deer, Alberta
T4R 2J8

Dear Ms. Lee:

RE: YOUR LETTER OF JUNE 16, 1993 - MULTI PURPOSE PAD/HOCKEY RINK, EASTVIEW ESTATES

Further to our letter of June 25, 1993, and our telephone conversation of July 9, 1993, concerning the above topic, I would like to thank you for agreeing that your letter be rescheduled from the August 30, 1993 Council meeting to the Monday, July 19, 1993, Council meeting.

As you had indicated in our telephone conversation, you are not planning to attend the Council meeting. If, however, you do decide you to attend the Council meeting, I would ask that you telephone our office on Friday, July 16, 1993, and we will advise you of the appropriate time that Council will be discussing this item.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/ds

RED·DEER a delight to discover!

FILE No.

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

July 21, 1993

Sheila Lee
34 Eversole Crescent
Red Deer, Alberta
T4R 2J8

Dear Mrs. Lee,

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter relative to the Eastview Estates Park multipurpose pad development, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from Sheila Lee, received June 16, 1993, re: multipurpose pad/hockey rink/Eastview Estates, hereby agrees that the park development in Eastview Estates proceed according to the plan previously approved by the Eastview Estates Community Association, the Recreation Parks and Culture Board and City Council."

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Community Services
Parks Manager
Recreation Parks and Culture Board
Recreation and Culture Manager

RED·DEER a delight to discover!

FILE No.

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

July 21, 1993

Eastview Estates Community Association
77 Eastman Crescent
Red Deer, Alberta
T4R 1X4

ATTENTION: LANCE HARDY, PRESIDENT

Dear Sir,

At The City of Red Deer Council Meeting of July 19, 1993, consideration was given to correspondence from Sheila Lee concerning the Eastview Estates Park development and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from Sheila Lee, received June 16, 1993, re: multipurpose pad/hockey rink/Eastview Estates, hereby agrees that the park development in Eastview Estates proceed according to the plan previously approved by the Eastview Estates Community Association, the Recreation Parks and Culture Board and City Council."

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

Sincerely,

Kelly Kløss
Assistant City Clerk

KK/cjd
cc; Recreation and Culture Manager
Director of Community Services
Parks Manager
Recreation Parks and Culture Board

RED·DEER a delight to discover!

WASKASOO MUSEUM FOUNDATION

NO. 2

June 22, 1993

Mayor Surkan and Members of Council
City of Red Deer
City Hall
Red Deer, Alberta

Your Worship:

RE: "GHOSTS" A Major Attraction For Red Deer

At the June 14, 1993 meeting of the Board, the above proposal was considered. A copy is attached for your information. Towne Centre Manager, John Ferguson, made a presentation to the Board amplifying information in the proposal and responding to questions. He noted that the proposal had been awarded Second Prize in the recent Idea Bank competition.

Following discussion, the resolution below was carried.

> "THAT having received information from the Towne Centre Association and having heard a presentation on that information from the Towne Centre Association Manager, Mr. John Ferguson, on the project **"Ghosts" A Major Attraction for Red Deer**, the Board of Directors of the Waskasoo Museum Foundation recommend to Council of the City of Red Deer that a one-time grant of $10,000 from the Red Deer Heritage Fund be approved."

In forwarding this supporting recommendation to Council it should be noted that the Board expressed some concern that the proposal falls near the limits of interpretation of the terms of our Agreement with The City for the Red Deer Heritage Fund. That agreement is quoted below for your information and states:

> "The City shall solicit, or may receive the recommendation of the Foundation from time to time and shall not expend the Heritage Fund and any interest earned thereon in any manner other than as may be recommended by the Foundation for the purposes of preservation, interpretation and restoration of historical buildings, structures and sites in the City of Red Deer and the immediately area surrounding the City, including necessary research and studies related to the above."

Since the first sculpture is proposed to be The Reverend L. Gaetz, founder of the City and since the location proposed is at the main intersection of the City and in front of a remaining historic structure and on the Downtown Historical Walking Tour, it was agreed that in this instance the request fell within the terms of reference of the Agreement.

The foregoing is brought to Council's attention as information only and should not be interpreted by Council as detracting from the Board's supportive resolution.

Should you have any concerns or questions, please contact me at 343-6814.

Yours truly,

Morris Flewwelling
Secretary

MF:er

cc: A.B. Armstrong, Chairman
J. Ferguson, Manager, Towne Centre Association
K. Majeau, Chairman of the Normandeau Board
C. Curtis, Director of Community Services

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

May 19th, 1993
Waskasoo Museum Foundation
c/o; Morris Flewwelling
Red Deer, Alberta

RE: "GHOSTS" A Major Attraction for Red Deer

Dear Morris,

As you are likely aware, we are part of a committee that is organizing a new attraction for our City which has the potential to become an Internationally recognized collection of statuary. Entitled "GHOSTS" it conjurs up many different visions and the intent is to complete a collection of 24 or more life sized bronze statues over a period of years.

The program has three primary goals;
1. To develop a significant attraction in the downtown area.
2. To reinforce heritage preservation and involve the widest range of interests in the community including anyone who wishes to participate.
3. To develop and strengthen the awareness and participation in culture and the arts in core.

We have already lost a great many historical properties in the community and there are large gaps in the current walking tour. This statue collection will reinforce the tour by placing interest in between as well as in front of historic properties.

Perhaps even more importantly these statues can help recapture some of the context in which these properties were built. They provide an opportunity to put our historical character and makeup back on the streets. The collection will ultimately put the famous, the infamous, the founders, the characters and the curious back on the streets of Red Deer.

What a tremendous opportunity to involve the broadest range of people in a heritage project!

We have put together a proposal for the first statue, which has the endorsement of everyone approached to date. The immediate need is for financial commitments to pay for the first statue. I have enclosed an application being sent to the Alberta Foundation for the Arts for financial support. The verbal contact with AFA is very promising and we need to gain the support of the Waskasoo Museum Foundation for a grant

(cont'd)

of $10,000 from the Red Deer Heritage Fund to move this project forward.

It has been highly recommended that the first statue be Rev.Gaetz and that he be placed in front of the Good Food Company on the corner of Ross St and Gaetz Av, historically the center of the City. We would hope to portray him in a very natural and human depiction, perhaps eating a sandwich on the new benches in front of this property.

We are very excited about this first project and believe that several additional agencies or individuals will come forward with financial commitments for additional figures once this first project is underway. As a result, the first statue is critical to the success of this project moving from planning to reality.

We are confident that the intent and the impact of this project is in complete harmony with the goals of the Waskasoo Museum Foundation and the intent of the Heritage Fund.

We request that you present this request for funding to the Foundation at the earliest opportunity. Thank you for your assistance in moving this request to the next step and should you require any additional information or a personal presentation of the project to the Foundation, contact me at your convenience.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

John P.Ferguson, General Manager.

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

GHOSTS

a significant bronze sculpture collection
for Red Deer, Alberta

GHOSTS
(a significant collection of Bronze Sculpture)

The mission of the Ghosts project is;

To establish a significant attraction unique to the City of Red Deer that preserves the historical character of the downtown core and promotes the support and growth of culture and the arts in Central Alberta.

Showcasing the talents of Alberta artists, the collection will be unique in Canada through its depiction of heritage figures in a human and natural portrayal.

The project has no end and in time will present the largest collection of life sized bronze in North America and perhaps the world.

Unique to this project is the buy in objective, specifically the inclusion of the entire community at all levels of sponsorship. This broad base support objective will broaden the direct participation in arts and heritage in the community.

Description of the art commission;

- The category of art will be sculpture, specifically life sized bronze figurative statuary that depicts the famous and infamous characters that make up the collective history of Red Deer. All candidate characters will be considered during the course of this project, including Reverend Gaetz the City's founder, to the first bank robber, special Olympics athelete, and Mickey the Beaver. In addition, a second companion project will be researched that will be comprised of pottery sculpted murals. This type of sculpture will be secondary to the primary bronze collection.

- Sites for placement of statuary are varied and plentiful. Essentially specific locations adjacent to historical properties or sites of historical significance in the core area will be dedicated to specific figures. Presently 10 specially designed, landscaped corner nodes exist on Ross Street that are ideal for prominent and permanent display of the figures.

- The initial objective is obtain funding for the first statue. It is anticipated that this first figure will generate sponsorship for two to four more statues within 12 months. We currently have a commitment of $16,000 for the first commission, requiring an additional $16,000 for commission of the work.

(cont'd)

Additional sponsors will continue this project for an undetermined period of time and in the future it is expected that additional requests for Foundation support will occur.

BUDGET:

In gross cost terms, to achieve a collection of 24 Bronze Statues, we are projecting a need for $800,000.00. Of this total, we expect 60% to come from private sponsorship sources. Including the pottery mural component, it is expected that total costs will be $1,000,000.00 over a period of years. Again we anticipate 60% private sponsor support.

PROJECT ONE: The City Founder Reverend Gaetz.

1. Complete City approvals for siting.	*Engineering, Council Community Services, Parks
2. Finalize budget	*Review comments from consultants on comm.& artist interviews.
3. Publicity Package	*Graphics design, printing
End of month one	$600.00
1. Call for interested artists	*Direct mail to artists on Foundation listing.
2. Advertise for additional interested artists in the Prov.	*Media purchase in arts publications
End of month two/three	$800.00
1. Selection of artist	*Arrange jurors from arts community including one from AFA.
End of month three	$400.00 honorariums
1. Resource information for artist proposals.	* City Archives
2. Photos of previous work and sketches of proposed figure.	* Artist submitted.
End of month two/three	

1. Selection of winning artist. Commission of 12" model of the statue in a medium of the artists choice.
2. Media event for winning proposal showing the model.

Month four	$750.00

(cont'd)

1. Commissioned work begins. Progress payments advanced as required by contract.

Installation and unveiling of mounted work Spring 1994.

Total Project Cost Commission #1 $36,550.00

Revenue Sources:

Heritage Trust Fund Commitment	$10,000.00
Towne Centre Association	$6,000.00
Services in kind from Towne Centre Association	$4,550.00
TOTAL COMMITTED REVENUE	$20,550.00
Grant Support requested	**$16,000.00**
TOTAL BUDGET	$36,550.00

Competition Format will be a combination of invitational and open advertising Provincially.

Time Frame;

It is felt that 8 mos. will be an acceptable timeline for production of the statuary, however, consultation with the selected artist will determine a functional schedule prior to final signing of the contract for commission.

The contract form to be used will be developed from examples on file from AFA.

JURY STRUCTURE:

The tentative jury will include;

Ron Chikmoroff; Group 2 Architects
John Ferguson; Towne Centre Association
Ian Cook, Red Deer College Faculty of Arts
Robert Weibe; Chamber of Commerce / Weibe & Assoc (Graphics Design Company)
Representative from AFA to be named.

A 3/4 SIZE STATUE MOUNTED ON A CORNER NODE IN SASKATOON, THAT IS VIRTUALLY INTERCHANGEABLE WITH CORNER NODES IN RED-DEER.

THIS ILLUSTRATES THE IMAGE OF THE "GHOSTS" PROJECT VERY WELL.

HISTORY YOU CAN TOUCH
(GHOSTS)

A Proposal For The Idea Bank

THE GHOSTS PROPOSAL RECEIVED AN AWARD FROM THE CITY'S "IDEA BANK" PROJECT ON MAY 8th 1993.

John Ferguson

a major collection being started in 1993, this will be a great opportunity to showcase your work !!!

Red Deer Alberta has a committee that is calling for sculpture artists interested in submitting proposals for a major collection of life sized statuary.
This is commission work !!!

The Ghosts project is supported in part by
The Alberta Foundation For The Arts
Contact; J.P.Ferguson, #B3, 4901-48St.
Red Deer, Alberta, T4P 2L7, 340-8696, fax 340-8699

TYPICAL ARTIST SEARCH ADVERTISEMENT.

History You Can Touch (subtitle "GHOSTS") is a development project with no limits of either time or quantity. Its primary function includes:

1- To create an Internationally recognized attraction in the Heart of the City

2- To bridge the gap between remaining historical artifacts in the "Walking Tour" including the physical separation between heritage properties.

3- To produce an International showcase for figurative sculpture (Bronze Statues) for Alberta artists.

4- To reinforce the reputation of Red Deer as a centre of the arts (RDC).

5- To develop a life size storybook that illustrates Red Deers Heritage not only through noteable people in our history but through depiction of the character of Red Deer, by use of figures depicting everyday life, associations, activity, recreation, athletics, etc.

To the best of our knowledge, it would only have to produce 21 statues to claim the "largest life sized collection of bronze statues" in the world.

Funding for this project has unlimited resources because anyone, any company, or any group can participate at whatever level they are comfortable with. The project will not be completed overnight and in fact may never be complete, because there are no limits to what could be accomplished.

The significance of this potential is exciting. The project clearly has a universal appeal and could generate significant returns as a major attraction in our community.

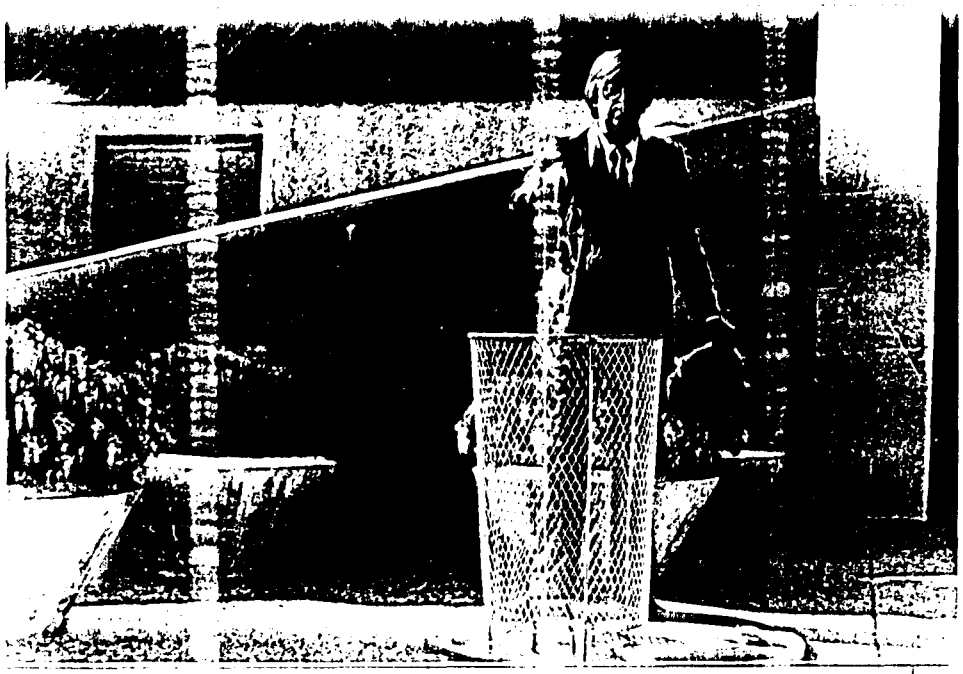
As one small example, how many people know that the first woman juror to serve a trial in Canada, did so in Red Deer? This is just one example of a significant historical event in our history that also has something to say about the character of our community.

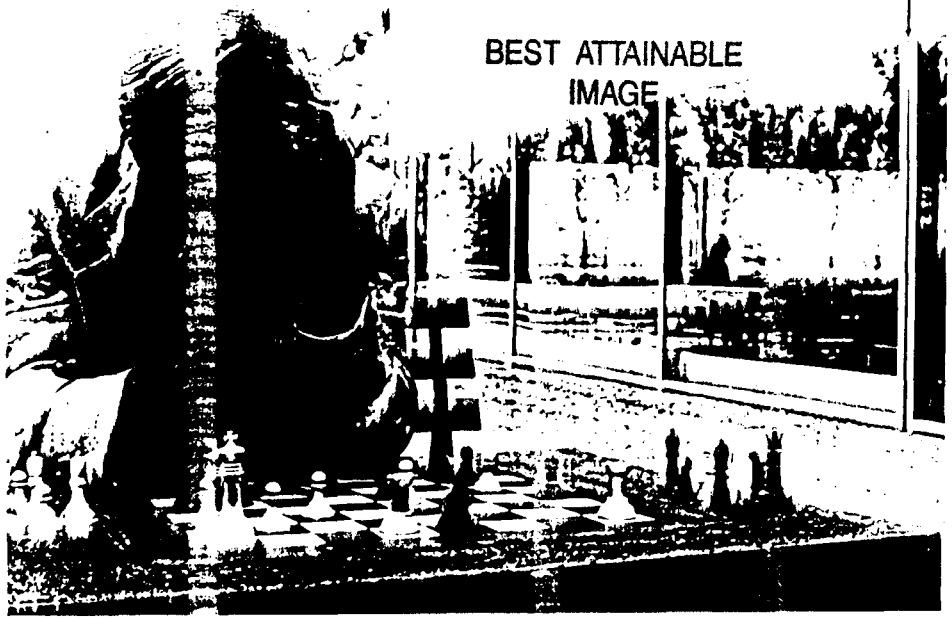
Once begun, the potential for significant corporate sponsorship also increases.

Indeed this is a project that offers an increase of cultural experience, our historical knowledge, and our pride in the best City in Canada. It can become a major attraction for our City.

BEST ATTAINABLE IMAGE

BEST ATTAINABLE IMAGE





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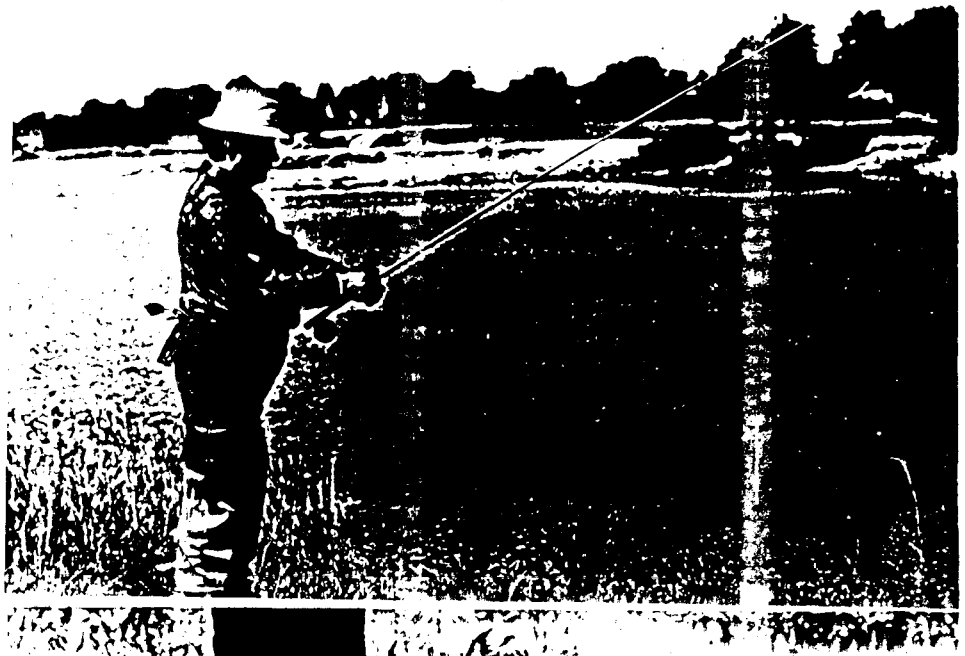


BEST ATTAINABLE
IMAGE

DATE: **June 30, 1993** **FILE NO. R-40498**

TO: **Charlie Sevcik**
City Clerk

FROM: **Lowell R. Hodgson**
Acting Director of Community Services

RE: **"GHOSTS"--A MAJOR ATTRACTION FOR RED DEER**

This memo is in response to your June 28 circular requesting comments on the proposal put forward to the Mayor and Council for financial support from the Heritage Fund for the first bronze sculpture.

The Community Services Division has commented earlier on this unique proposal put forth by the Towne Centre Association, supporting it in principle with the understanding that City funding was not available for this undertaking, yet encouraging the Towne Centre Association to pursue the project. The proposal now put forward to the Museum Foundation seeks a one-time grant of $10,000 from the Red Deer Heritage Fund for the first sculpture. As this first sculpture is to be of the Reverend L. Gaetz, founder of the city, and as the location proposed for this sculpture is in front of one of the remaining historic structures in the downtown area, I can recommend support for this funding from this source and for this sculpture only. It would be my hope that one success would stimulate another, and these developments might be financed by service clubs and/or private enterprise.

RECOMMENDATION

That Council of the City of Red Deer support the application made by the Towne Centre Association for $10,000 in funding from the Red Deer Heritage Fund for the first life-size bronze sculpture, with the understanding that this sculpture is of Red Deer's founder, the Reverend L. Gaetz, and that this one-time financial contribution towards this project is intended as a catalyst to encourage the development of other sculptures by other interested parties in the community.

LOWELL R. HODGSON

/mm

c Don Batchelor, Parks Manager
c Colleen Jensen, Social Planning Manager

DATE: July 9, 1993

TO: Charlie Sevcik, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **"GHOSTS" A MAJOR ATTRACTION FOR RED DEER**

The proposal by the Towne Centre Association is an interesting one for the downtown area. My main concern would be related to the overall cost of the project. Based upon the proposal put before Council, each individual bronze is estimated to cost $36,550. Of this amount, it is anticipated that a total of $26,000 will come from grant money. When projecting the project over 24 or more life-sized bronze statutes, the overall cost would be almost $900,000 and the requirement for grant money would be in the order of $625,000.

Provided Council is satisfied this grant money could be made available, I would support the project as proposed.

Alan V. Scott

AVS/mm

060-020

DATE: June 30, 1993

TO: City Clerk

FROM: Director of Engineering Services

RE: "GHOSTS" - A MAJOR ATTRACTION FOR RED DEER

Engineering Services has reviewed the correspondence from Mr. Flewelling regarding the subject issue. We have no comment with respect to the request for the one time grant of $10,000 from the Red Deer Heritage Fund.

The statues being proposed would, in our mind, be an attractive addition to the Downtown, and subject to Council approval, we would welcome the opportunity to work with the Museum Foundation and Towne Centre Association with the details of the concept. As the statues would be a significant size, there are several issues that would have to be addressed. These issues include:

1. Statues should not interfere with sight distances at intersection.

2. Conflict with utilities should be minimized.

3. The visually impaired may have concerns as it presents another obstacle to them.

4. Sidewalk snow clearing in the Downtown could become more difficult and costly to work around the statues.

5. Long-term maintenance of the statues may be an issue.

RECOMMENDATION

It is respectfully recommended that should Council approval this request that the organizers be instructed to work with Engineering Services in the placement of the statue(s).

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

BCJ/emg

DATE: July 6, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: "GHOSTS"

In response to your memo regarding the above referenced subject, as the statues are intended to be located on public property, the question of liability should be reviewed if someone were injured on or by the statue.

Yours truly,

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE June 28, 1993

TO:

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

FROM: CITY CLERK

RE: "GHOSTS" A MAJOR ATTRACTION FOR RED DEER

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

FILE No.

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

June 28, 1993

Mr. Morris Flewwelling, Secretary
Waskasoo Museum Foundation
Box 800
Red Deer, Alberta
T4N 5H2

Dear Morris:

I acknowledge receipt of your letter dated June 22, 1993, re: "GHOSTS" A Major Attraction for Red Deer.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 19, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16, 1993.

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

Yours truly,

for C. Sevcik
City Clerk

CS/ds

RED·DEER a delight to discover!

DATE June 28, 1993

~~TO:~~ FROM

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

CITY OF RED DEER
RECEIVED
JUN 30 1993
PUBLIC WORKS DEPT.

Bryan Jeffery will respond on behalf of Public Works as well

TO:

~~FROM:~~ CITY CLERK

RE: "GHOSTS" A MAJOR ATTRACTION FOR RED DEER

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

FILE No.

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

July 21, 1993

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

ATTENTION: MORRIS FLEWWELLING, SECRETARY

Dear Sir,

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated June 22, 1993, re: "Ghosts" A Major Attraction for Red Deer.

At the above noted meeting, Council did not approve a one time grant of $10,000 for the Red Deer Heritage Fund for the project "Ghosts" A Major Attraction for Red Deer.

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

Trusting you will find this satisfactory.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Towne Centre Association, Manager
Director of Community Services
Parks Manager
Bylaws and Inspections Manager
Land and Economic Development Manager
Director of Engineering Services

NO. 3

6804 59 Ave.
Red Deer, Alta.
T4P 1B4

June 24, 1993

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

Attention: Red Deer City Council

Re: Application for Refund of Towing and Storage Charges

I would like to request a refund on towing and storage charges totalling $ 93.09 which I paid to Key Towing & Storage on May 27, 1993. My request is based on the series of events which resulted in my vehicle being towed and stored for 11 days:

- my family and I were on vacation in Vancouver from May 14 through 24 inclusive.
- the street in front of my home was cleaned on May 17, and my vehicle towed because my license plates were expired. We had, in fact, purchased the validation stickers in January '93, but had forgotten to place them on the plates because the vehicle had not been operated since late fall '92.
- I was delayed a further two days in retrieving my vehicle because Key Towing is not open late any night of the week, and as such I had to arrange to take time off work in order to pick up my car (I do not work in Red Deer).

I feel that a refund is justified on the basis that I was out of town and unable to take any action to remove my vehicle from the no parking zone. Please note that the storage charge comprises roughly 60 % of the total charge, and as a minimum I believe this amount should be refunded as I was unable to retrieve my vehicle while out of the city.

In support of my request, I have attached a letter from Mr. Doug Kutinsky, the City Parking Administrator, stating that the City has stopped processing of the Parking Violation associated with this incident. I have also enclosed: a copy of the traffic tag complaint form which I filed; a copy of the Key Towing receipt for $ 93.09; a copy of the vehicle registration indicating that it had been renewed in January '93; and a copy of some receipts from Vancouver Island during the period in question.

I would like to thank you in advance for your consideration of this matter. If there is any further information that I can supply you with, I can be reached at 341-5316 (home) or 342-8045 (work).

Respectfully yours,

Ron Just

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 12:40 pm.
DATE June 25/93
BY

DATE: July 6, 1993 FILE NO. 93-0880

TO: City Clerk

FROM: Bylaws & Inspections Manager

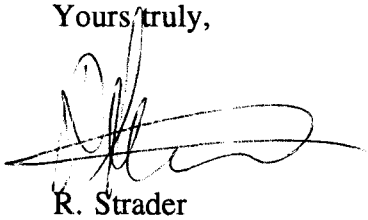
RE: MR. RON JUST - TOWING/STORAGE CHARGES

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

Attached is a memo from Mr. Kutinsky, outlining the circumstances behind the towing of Mr. Just's vehicle. The reason for towing a vehicle without a valid license is that it is contrary to the Highway Traffic Act to leave such a vehicle on the street. If the City were to tow such a vehicle to another location on a street, then any liability from that action would flow to the City, not the owner, as the vehicle would not be properly insured.

Recommendation: That the towing charges and storage fees not be waived.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 30, 1993 FILE NO. 93-0880

TO: R. Strader
Bylaws and Inspections Manager

FROM: D. Kutinsky
Parking Administrator

RE: RON JUST - APPLICATION FOR REFUND OF TOWING & STORAGE CHARGES

On Monday, May 17, 1993, the Public Works Department was conducting street sweeping operations. When the crew approached a vehicle (ie. approx. 1980 Chrysler Cordoba with expired plates KSH 973) parked at 6804-59 Avenue, the vehicle was given a parking ticket for being parked in a zoned posted "No Parking". If the Cordoba would have had a valid license plate, the vehicle would have been towed around the corner. Due to the fact that the vehicle did not display a valid license plate, City policy required that the vehicle be towed to the towing compound at Key Towing.

Mr. Just filed a traffic tag report on Thursday, May 27, 1993, informing us that he was out of town when the streets in his residential area were cleaned and was unable to move the vehicle. Normally, when a parking ticket is issued under these circumstances where the registered owner has parked his vehicle on a City street adjacent to his/her residence and was out of town when the signs were posted for street cleaning, the tag is waived, as it was in this case. Mr. Just was advised that if he wished to have his tow and storage charges reimbursed, he would have to request the same from City Council.

Although the vehicle in question was later determined to have a valid 1993 registration, it was not properly displayed. We recommend the tow charges and storage not be reimbursed.

Yours truly,

Doug W. Kutinsky
Parking Administrator

DWK/vs

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190 Fax 347-1138

June 2, 1993

Ron Just
6804-59 Ave.
Red Deer, AB.
T4P 1B4

Dear Sir:

RE: Violation tag P 35580

We wish to advise you that we have investigated the issuance of the above noted tag. These investigations included the officer who issued the tag, and the circumstances as outlined in your inquiry. After reviewing your complaint, our decision is to stop the processing of your tag this time only.

We apologize for any inconvenience this has caused you.

Yours truly

for Doug Kutinsky
Parking Administrator
Bylaws and Inspections Dept.
The City of Red Deer

/cab

FORM 'B' TRAFFIC TAG COMPLAINT FORM

9 1

Date Complaint Received: May 27/93

Tag Number ..2035580.....

License Number ..KSH973.....

Offence Date .....93.5.17..... Amount Owing .....36..... Section Used .....22(1).....

Complainant:

Name ...Ron Just..... Telephone Number .....341-5316.....

Address .6864 59 Avenue..... Postal Code ...T4P 1B4.....

Complainant States: I was on holidays from May through to May 24 and was in Vancouver. My vehicle was towed on May 17th while I was out-of-town and therefore unable to move it from the street.

117

Bylaw Enforcement Section remarks:

Area Signed May 16 - 11:10 AM

Issuing Officer's Comments: Apparently plates were expired so it was towed to compound. He said he had the validation sticker in the house. He would also like to make application to Council for tow fees or at least the storage costs.

C2318 Officers' initials:

4083 - 78 STREET CRESCENT
RED DEER, ALBERTA
T4P 3E3

PHONE 343-1668

KEY TOWING & STORAGE (ALTA.) LTD.

G.S.T. REGISTRATION # 102825833

UNIT	DRIVER	DATE IN	DATE OUT
17	Joe	17 May 93	2 Jun 93

NAME: Ron Gust

ADDRESS: 6804 - 59 Ave Ind Sub.

YEAR	MAKE/MODEL	COLOR	LICENSE	PROV.
80?	Cordoba	Red	KSH 973	

LOCATION OF VEHICLE: 68 St + Close

TOWED TO: Yard 66 St

MISC.: Bylaw

TOW IN	22	-
SERVICE CALL		
TOW OUT		
MILEAGE		
WINCHING		
DOLLIES	10	-
BOOST		
LABOUR		
WAITING TIME		
AFTER HRS. RELEASE		
STORAGE	55	-
SUB TOTAL	87	-
G.S.T. %	6	09
TOTAL	93	09

P.O. # | CASH ☐ | CHARGE ☑

FINISH KM. / START KM. | TOTAL KM.

TERMS

1. The person signing hereunder warrants that he is the owner, or authorized agent of the owner of the above-described vehicle, for the purposes hereinafter set forth.
2. Key Towing is hereby authorized to do whatever is necessary with the above-described vehicle to gain access, to enter, start, tow or winch it, and shall be indemnified and held harmless for any resultant damages of any nature from doing whatever is necessary in dealing with the said vehicle as hereinbefore authorized or otherwise.
3. If payment is not made for the above services, or if payment is made by an N.S.F. cheque, the person signing hereunder authorizes Key Towing at its option, to take and retain possession of the said vehicle until all payments and subsequent resulting storage and other related charges are paid, and if all amounts due are not paid within a further 30 days of taking possession, the person signing hereunder further authorizes Key Towing to have the said vehicle sold and recover all amounts payable to it herein from the proceeds of the sale, including any costs of the sale.
4. Interest will be charged at 1½% per month on accounts over 30 days.

CUSTOMER'S SIGNATURE

DRIVER'S SIGNATURE

ROAD SERVICE

28498 RAVEN PRINTING

THE CITY OF RED DEER
4914 - 48 AVE., RED DEER

THIS TAG ISSUED FOR BREACH OF SECTION 22(1) F
TRAFFIC [1] BYLAW DOG BYLAW [2] HIGHWAY ACT [3]

PENALTY

15.00	18.00	20.00	25.00	30.00	35

A) PENALTY REDUCED $10.00 IF PAYM
BY CITY CASHIER WITHIN 7 DAYS.
B) PENALTY REDUCED $5.00 IF PAYME
BY CITY CASHIER BETWEEN 8 & 15
C) NO REDUCTION IN PENALTY AFTER

VEHICLE LICENCE N° KSH 973 MAKE CH
19 93 YEAR MAY MONTH 17 DAY 12 TIME

☐ OFFENCE AND LOCATION
☐ METER VIOLATION

PARKED IN "DOPA
ST RECT CLEANING
68 ST CL

NAME
ADDRESS

YOU MAY AVOID PROSECUTION FOR THIS OFFENC
PENALTY REQUIRED, WITHIN 22 DAYS, TO THE A
FAILURE TO COMPLY WILL RESULT
PROSECUTION IN THE PROVINCIAL COURT O

DO NOT DETACH

PENALTY MAY BE REMITTED BY MAIL (CHEQU
ONLY) OR BY DEPOSITING IN BOX PROVIDED AT C
ACCOMPANY PAYMENT.
RECEIPT SUPPLIED ON REQUEST IF SENDER'S NAM
FURNISHED.
FURTHER INFORMATION REQUIRED REGARDING
BE OBTAINED FROM THE BYLAW DEPT., THE CITY

CASH REGISTER FIGURES
CONSTITUTE A RECEIPT
FROM THE CITY OF RED DEER
FOR THE AMOUNT SHOWN.

P

COMPLETE TAG MUST BE PRESENTED.
SEE REVERSE SIDE FOR ADDITIONAL INFORMATIO

RENEWAL NOTICE

Your registration expires 1993/01/31. Mail renewal before 1993/01/10.

Renew to 1994/01/31 for $ 50.00 or renew to 1995/01/31 for $ 100.00.

JUST RONALD
6804 59 AVE
RED DEER AB T4P 1B4

SEE REVERSE
FOR MESSAGES

VEHICLE DESCRIPTION
VEHICLE: Chrysler
YEAR: 1980
VEHICLE ACCESS CODE (VAC): 03482-3203
MODEL OR SERIES: Cordoba
BODY COLOUR: Red
FUEL: Gas
VEHICLE STYLE: 2 door
LICENCED MASS:
VEHICLE IDENTIFICATION NUMBER (VIN): SP22GAR137958
UNIT NUMBER:
PRORATE NUMBER: XXXXXXXXX
REGULATIONS:
BUS CAPACITY:
SPECIAL CONDITIONS:
MOTOR HOME SUPERSTRUCTURE / SECONDARY PARTS DESCRIPTION
YEAR-MAKE:
SERIAL NUMBER:

SECTION 2

LICENCE PLATE NO. CLASS
KSH973 3
EXPIRES 1994/01/31

NOT VALID UNLESS STAMPED BY ISSUING OFFICE
MVD
VALIDATED
JAN 22 1993
RED DEER MVD
S270

SIGNATURE(S)
THIS CERTIFICATE TO BE SIGNED BY THE REGISTRANT(S) AND MUST BE CARRIED IN THE VEHICLE AND PRESENTED ON DEMAND OF A PEACE OFFICER.

Alberta
SOLICITOR GENERAL

REGISTRAR
MOTOR VEHICLES DIVISION

Alberta
Vehicle Registration Certificate

SECTION 1

VALIDATION NUMBER
94010187363

This certificate is not valid unless a validation sticker is affixed on section 1 and the issuing office stamp appears in section 2.

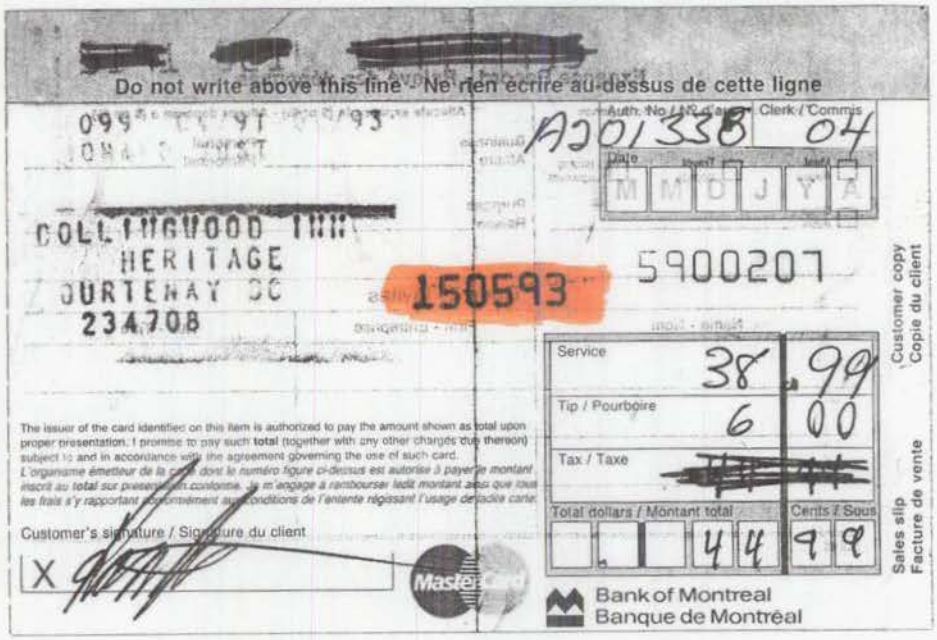
LICENCE PLATE NO. CLASS LICENCED MASS
KSH973 3 kg.
EXPIRY DATE (Y/M/D) TYPE OF OPERATION
1994/01/31 Passenger

REGISTRATION NUMBER IF LEASED VEHICLE, LEASING COMPANY NAME AND MVID
R066606344

NAME & ADDRESS OF REGISTRANT(S):
TYPE: INDIVIDUAL
CLIENT'S MVID 0274-66697

JUST RONALD
6804 59 AVE
RED DEER AB T4P 1B4

MVD 9009A(90/03)



Commissioners' Comments

We concur with the recommendation of the Bylaws & Inspections Manager. It should be noted that Mr. Just's vehicle was parked illegally since the fall of '92 as an unlicensed vehicle for more than 48 hours.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE June 25, 1993

TO:

- [ ] DIRECTOR OF COMMUNITY SERVICES
- [ ] DIRECTOR OF ENGINEERING SERVICES
- [ ] DIRECTOR OF FINANCIAL SERVICES
- [X] BYLAWS & INSPECTIONS MANAGER
- [ ] CITY ASSESSOR
- [ ] COMPUTER SERVICES MANAGER
- [ ] ECONOMIC DEVELOPMENT MANAGER
- [ ] E.L. & P. MANAGER
- [ ] ENGINEERING DEPARTMENT MANAGER
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- [ ] PARKS MANAGER
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- [ ] SOCIAL PLANNING MANAGER
- [ ] TRANSIT MANAGER
- [ ] TREASURY SERVICES MANAGER
- [ ] PRINCIPAL PLANNER
- [ ] CITY SOLICITOR
- [ ] _____

FROM: CITY CLERK

RE: RON JUST - APPLICATION FOR REFUND OF TOWING AND STORAGE CHARGES

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19, 1993 .

C. SEVCIK
City Clerk

FILE No.

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

June 25, 1993

Mr. Ron Just
6804 - 59 Avenue
Red Deer, Alberta
T4P 1B4

Dear Mr Just:

I acknowledge receipt of your letter of June 24, 1993, re: Application for Refund of Towing and Storage Charges.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 19, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, 1993, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16, 1993.

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

Yours truly,

C. Sevcik
City Clerk

CS/ds

RED·DEER a delight to discover!

FILE No.

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

July 21, 1993

Ron Just
6804 - 59 Avenue
Red Deer, Alberta
T4P 1B4

Dear Sir,

RE: APPLICATION FOR REFUND OF TOWING AND STORAGE CHARGES

This is to advise that at The City of Red Deer Council Meeting of July 19, 1993, consideration was given to your letter dated June 24, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having correspondence from Ron Just, dated June 24, 1993, re: request for refund of storage and towing charges, hereby agrees that said request be denied and as recommended to Council July 19, 1993."

For your information, I have attached the Administrative comments which appeared on the Council Agenda relative to your letter.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
Encl.
cc: Bylaws and Inspections Manager
Parking Administrator

RED·DEER a delight to discover!

NO. 4

CMHC SCHL

Helping to house Canadians

Question habitation, comptez sur nous

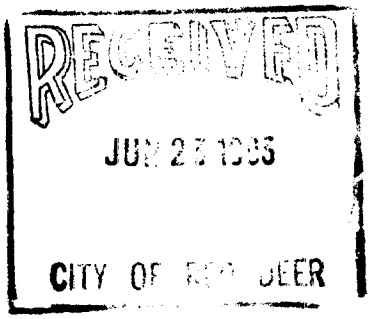
Edmonton Branch
Suite 200, Plaza 124
10216 - 124 Street
P. O. Box 1273
Edmonton, Alberta
T5J 2M8

Telephone: (403) 482-8700
Facsimile: (403) 482-8777

Succursale d'Edmonton
Porte 200, Plaza 124
10216-124e rue
C.P. 1273
Edmonton (Alberta)
T5J 2M8

Téléphone: (403) 482-8700
Télécopieur: (403) 482-8777

June 18, 1993



The City of Red Deer
Box 5008
Red Deer, Alberta
T5N 3T4

Attention: Mayor Gail Surkan

Re: Termination of RRAP Funding
RRAP Agency Agreement

As you are no doubt aware, the April 26 federal budget speech announced the termination of funding for new social housing commitments as of December 31st, 1993. Please find attached a copy of a letter from Mr. E. MacKay, Minister Responsible for CMHC, to major national organizations having an interest in the various social housing programs.

Regrettably, the termination of funding means that the scope of the RRAP Agency Agreement between CMHC and The City of Red Deer will not include the processing of new Homeowner RRAP and RRAP for Disabled Applications beyond this year's budget allocations. For 1994, the scope of the Agreement will include progress and final inspections and any other necessary post approval activities for loans still under advancing. Since we reasonably expect that all loans would be fully advanced or closed out within one year of loan approval, pursuant to clause 17 of the Agreement your agreement will terminate on December 31, 1994.

Should you decide to terminate the Agreement prior to all loans being fully advanced and closed out, we will require the minimum three month notification referred to in clause 17 in order that we may take appropriate measures to ensure continued service to RRAP clients.

CMHC SCHL

Helping to house Canadians

Question habitation, comptez sur nous

Further instructions concerning operational items will be forthcoming by way of a RRAP Advise in the near future.

Should you have any questions or wish to discuss the contents of this notification, please do not hesitate to contact me.

Yours truly,

C.W. Lusk
Provincial Director
Alberta

rk
enclosure
F8100-1 AGENCYAG.DOC

SANS CLASSIFICATION

CMHC

MAY MAI 17 1993

RECEIVED
CMHC-SCHL
MAY 20 8 55 AM '93

Dear Mr.

I am writing with regard to the federal budget of April 26, to clarify some aspects which impact on the role of Canada Mortgage and Housing Corporation and the housing industry in this country.

As you are no doubt aware, the gravity of the federal fiscal situation has forced the government to make some very difficult choices with respect to overall spending priorities. The April 26 budget builds on previous initiatives directed towards increasing the capacity of the economy to grow, generate new employment, and preserve our ability to maintain essential social programs.

In this context, the budget announced that government support for social housing will not increase beyond the existing level of approximately $2 billion per year. This means that it will not be possible to provide additional funding for new commitments after January 1, 1994 under CMHC social housing programs, including the Non-Profit, Residential Rehabilitation Assistance, Rural and Native Housing, Urban Native Housing, Emergency Repair and Rent Supplement Programs.

.../2

However, the federal government will continue to fund all of the existing social housing commitments, serving some 652,000 households in Canada at an annual cost of approximately $2 billion. Approximately $41 million will be available for new commitments under the social housing programs until December 31, 1993.

New social housing commitments for Native Canadians living on-reserve will continue for 1993 and beyond, along with special purpose funding for shelters and other housing commitments under the government's family violence initiative and the National Strategy for the Integration of Persons with Disabilities, (the Next Step and Home Adaptations for Seniors' Independence - HASI).

Further to measures announced in the government's December 1992 Fiscal and Economic Statement, grants and contributions under CMHC's Part IX budget will be reduced by a further 5 per cent in 1995-96 and an additional 5 per cent in 1996-97. This measure underlines the need for greater self-reliance on the part of advocacy groups and other private sector organizations.

As the Minister of Finance indicated in his budget, funding for future social housing will depend largely on CMHC achieving greater efficiencies and improvements in program development and delivery, as well as through new partnerships to generate innovative new approaches for responding to social housing needs.

My officials have already begun to identify some potential initiatives for savings. For instance, CMHC has obtained the legislative authority to enter into the direct financing of social housing, enabling it to borrow in financial markets and, in turn, lend to social housing sponsors. I am advised that the resulting interest rate savings over the next five years, associated with such a measure, could be in the range of $100 million.

Another area which might be reviewed as a potential revenue-generating initiative is consistency in the application of the rental scale for social housing developments. A 30 per cent rental scale is currently in place in British Columbia and New Brunswick and I note that the Province of Ontario, in its Economic Statement of April 23, announced its intention to also move in this direction.

.../3

Although it is unfortunate that these and other restraint measures are necessary, I wish to assure you that it should not be interpreted to mean that the federal government is no longer interested in the provision of new social housing. In fact, I expect some scope for new commitments will be possible, beginning in 1994, through efficiencies and modifications in the financing and delivery of CMHC's programs. The savings thus achieved will be available for reinvestment in social housing, including maintaining the existing stock in good condition.

CMHC will meet these new challenges with the same energy and innovative spirit it has brought to the housing needs of Canadians since 1946. Part of CMHC's success has been due to the partnerships it has forged with the housing industry, financial sector, municipal and provincial governments, and organizations closest to the goals and needs of individual Canadians.

Through new partnerships, and new initiatives within existing partnerships, I believe that we can bring additional resources and ideas into the process, to continue helping to meet the housing needs of Canadians.

Yours sincerely,

Original signed by
Original signé par

Elmer MacKay

MGrenier/LG/fa
(draft approved by R. Lajoie)
(final draft approved by the Minister's Office)
c.c. President
Senior Vice-President, Policy, Research and Communications
Vice-President, Finance
Vice-President, Programs
Vice-President, General Counsel & Corporate Secretary
General Managers
Provincial Directors
Director, CARD
Director, SPPD
Director, PPAD
Director, POD
Director, PPMD
Docket 93W0094
Typed May 3, 1993
Revised May 7, 1993
Revised May 10, 1993 (Anne M. Harris)
Revised May 11, 1993 (Anne M. Harris)
Revised May 12, 1993 (Anne M. Harris)

DATE: July 13, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: RRAP FUNDING

In response to the letter from CMHC, we were aware that the RRAP program was likely to be cut as early as the spring of 1993. We expect that we will not have many outstanding RRAP applications extending into 1994 as the budget will be exhausted before December of this year. The number of applications has fallen yearly because of less demand for the service and a cutback in funding. Currently, there is a temporary position for the RRAP inspector and a half time permanent position for processing RRAP applications. The remainder of the person's time is spent on reviewing site complaints and the Municipal Planning Commission development permit conditions.

The temporary position will not be renewed in 1994, nor will the half time permanent position. It is unfortunate that this program is no longer being funded. Low income property owners were able to do needed repairs that would extend the life of their homes; handicapped persons could make necessary alterations that they required to make their homes more accessible.

Yours truly,

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

The attached is presented for the information of Council and clearly is part of the move by the Federal Government to bring its expenditures under control. As pointed out by the Bylaws & Inspections Manager, the demand for this service has been declining although exacerbated by reductions in funding over the years. The impact on staff will be handled in the normal course on our reduction program.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE July 2, 1993

TO:

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

FROM: CITY CLERK

RE: RRAP FUNDING

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

DATE June 30/93

TO:

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

FROM: CITY CLERK

RE: RRAP Funding

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19.

ACKNOWLEDGE

C. SEVCIK
City Clerk

NO. 5

Village of Coalhurst

BOX 456
COALHURST, ALBERTA
T0L 0V0
Phone 381-3033

M E M O R A N D U M

TO: Mayor & Council DATE: 24 June 1993

RE: MOBILE HOME LICENSE FEES FROM: Mayor Dave Veres

I recently attended the Brownlee Fryett workshop "Emerging Trends in Municipal Law". During the presentation the general consensus of the group was that everyone has problems collecting the mobile home license fees and an idea was put forth that a change in the legislation is needed. A municipality has the right of seizure, and we all know the costs and problems involved there, but we learned at the workshop that we cannot seize if the trailer is worth less than $20,000.

Our Council has discussed this problem many times and although we use collection agencies and lawyers in the collection of these fees a large percentage of them remain outstanding. It is especially frustrating when the licensee moves out of the municipality without notifying anyone. We have put forward a number of resolutions to the A.U.M.A. convention over the years only to have them defeated, basically because they address only part of the problem.

Nothing will change unless we can come up with a total solution. We are therefore proposing that you give us your support, by way of a letter, to call for a task force to investigate this entire problem and make recommendations for the levying and collecting of mobile home license fees. The only body that can efficiently do this on our behalf is the A.U.M.A.

Would you please send us your letter of support by July 30th so we can gather them for presentation to the A.U.M.A. If you would be willing to have a representative on the task force please include this in your letter. Thank you.

dv/mw

JUL - 6 1993
CITY OF RED

DATE: July 12, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: VILLAGE OF COALHURST - COLLECTION OF MOBILE HOME FEES

In respect to the letter from the Village of Coalhurst, we would submit the following information for Council's consideration.

The City Licensing Department, as with many municipalities within the Province, have experienced numerous problems over the past years in the collection of unpaid mobile home license fees and we would agree with the Village of Coalhurst that changes to the existing legislation is needed. Arrears of payment of mobile home license fees are increasing annually and, in our opinion, one factor contributing towards this situation may be the Government's decision in 1987 to eliminate the mobile home license rebate program, which at that date may have accounted for up to 75% of the license fee for eligible applicants.

To date, in 1993, our mobile home outstanding accounts are outlined as follows:

Mobile Homes Occupied	800
Projected 1993 License Fee Revenue	$312,512.00
Outstanding Accounts to Date	$ 91,841.00

The outstanding balance of $91,541 is broken down as follows:

Accounts	
Mobile Homeowners Attempting Payment	$ 27,981.00
Mobile Homeowner to Receive Final Notice	$ 11,700.00
Sheriff's Accounts to Date (90)	$ 42,160.00
Credit Bureau Accounts	$ 5,500.00
Uncollectible Accounts (moved - future write-offs)	$ 4,500.00

Expenses incurred by the City in the collection of outstanding accounts is also on the increase, with the Credit Bureau withholding 40% of all collected monies, and the Sheriff's costs being $45.00 plus GST, for which the homeowner would be required to pay if we were successful in obtaining payment. The 1992 write-offs of uncollectible mobile home license fees was $19,562.85.

The authority for the collection of Mobile Home fees is regulated by Section 236 of the Municipal Government Act, which also directs that a municipality may collect unpaid license fees by prosecution, through the Court system or recover the amount by seizure of goods and chattels of the owner.

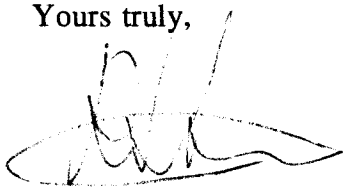
VILLAGE OF COALHURST - COLLECTION OF MOBILE HOME LICENSE FEES
July 12, 1993
Page 2

The City Licensing Department has reviewed our collection procedure, with the possibility of a monthly invoice system, which would allow the City to update its outstanding accounts on a more regular basis. This would require a re-write of our existing mobile home computer program which, up to now, was not possible due to budget restraints. As well as monthly billing, we reviewed the possibility of applying the outstanding mobile home license fee to the City utility account as monies due and owing, which may possibly allow the City to disconnect the services to the mobile home if the arrears are not paid within sixty (60) days. It was the opinion of the City Solicitor that this action was not legally possible without an amendment to the Municipal Government Act.

We would, therefore, support the Village of Coalhurst in applying to the A.U.M.A., requesting a task force be organized to order to review the possibility of amending the Municipal Government Act, as it applies to the collection of mobile homes license fees.

Submitted for information.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

DATE: **July 12, 1993**

TO: **City Clerk**

FROM: **Director of Financial Services**

RE: **VILLAGE OF COALHURST / COLLECTION OF MOBILE HOME LICENSE FEES**

The Bylaws and Inspections Manager should comment on the difficulties his staff are experiencing in collecting mobile home license fees.

Subject to the comments of the Bylaws and Inspections Manager, I would recommend support of the request from the Village of Coalhurst.

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

AW/jt

PATH: alan\memos\coalhurs.clk

Commissioners' Comments

We very strongly support the position of the Village of Coalhurst as the collection of Mobile Home License Fees has become exceedingly difficult since 1987, as pointed out by the Bylaws & Inspections Manager, and we would recommend that Council endorse the actions recommended.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE July 6, 1993

TO:

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

FROM: CITY CLERK

RE: VILLAGE OF COALHURST - COLLECTION OF MOBILE HOME LICENSE FEES

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

DATE July 7/93

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
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- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM: CITY CLERK

RE: Village of Coalhurst - Collection of mobile Home License Fees

Please submit comments on the attached to this office by July 12/93

for the Council Agenda of July 19/93

ACKNOWLEDGE

C. SEVCIK
City Clerk

FILE No.

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

July 22, 1993

Village of Coalhurst
P. O. Box 456
Coalhurst, Alberta
T0L 0V0

ATTENTION: MAYOR DAVE VERES

Dear Sir,

RE: MOBILE HOME LICENSE FEES

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated June 24, 1993, concerning the above topic, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from the Village of Coalhurst, dated June 24, 1993, re: levying and collecting Mobile Home License fees, hereby endorses the Village of Coalhurst request to call for a Task Force by the AUMA, to investigate the problems associated with the levying and collecting of Mobile Home License fees, and as recommended to Council July 19, 1993."

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Bylaws and Inspections Manager

RED·DEER a delight to discover!

July 19 Copy to: Council
City Commissioner
Bylaws & Inspections Manager
Director of Finance 93.08.16

Village of Coalhurst

BOX 456
COALHURST, ALBERTA
T0L 0V0
Phone 381-3033

5 August 1993

AUG 16 1993
CITY OF RED DEER

A.U.M.A.
8712 - 105 Street
Edmonton, AB
T6E 5V9

ATTENTION: WILLIAM F. PURDY
PRESIDENT

Dear Bill:

As you are aware I sent a memo to all villages, towns and cities in the province asking for their support in calling for a task force to investigate the problems surrounding the levying and collecting of mobile home license fees and to recommend the necessary changes to rectify these problems. To date I have received replies of overwhelming support from 94 municipalities.

In the last issue of the Urban Perspective I noticed an article regarding the task force investigating the proposed Property Assessment Act in which it states that "the licensing and taxation of mobile homes be specifically addressed in both..." We do not want the problem to be "addressed" we want it rectified.

Let me quote a sampling of the comments made in the letters received:

> "...the proposed new acts either through design or default have not offered us any hope in this area. Ignoring the problem will not make it go away." Village of Linden
>
> "(owners of) units consume local government services in the same way as conventional residential, commercial and industrial properties and therefore must contribute to municipal taxation on a similar basis." Town of Brooks
>
> "You many count on our full support for any measures that may be undertaken to rectify an intolerable situation. .... A solution must be found or we as municipalities may have no alternative but to refuse to allow these types of developments to remain in existence." Town of Lac La Biche

> "Taber has had the unfortunate experience(s) of dealing with Lawyers, Collection Agencies and ultimately write-offs of amounts that it could ill afford to lose." Town of Taber
>
> "Our staff live with the daily frustrations of trying to collect these license fees, not only is it a drawn out process but it is also unfair to the owners of taxed properties." Town of High River

The frustration expressed in these samples is reiterated again and again in all the letters.

After trying over the years to affect change on our own by writing to the government as well as proposing resolutions to the AUMA convention, and not getting any where, we decided on this course of action believing that the A.U.M.A. is the only vehicle that has the needed resources to form this task force. The Town of Coaldale, Town of Brooks, Town of Slave Lake, Town of Whitecourt, Town of Okotoks, Town of Millett, Town of Calmar, Village of Longview and the Town of Black Diamond have all indicated they would be willing to send a representative to sit on the task force. A number of other municipalities have indicated they would be willing to give assistance.

& the City of Calgary

In the past, the A.U.M.A. has put items of concerns on the agenda of the convention at the last minute, I believe we have demonstrated this topic is an item of general concern and worthy of debate at this year's convention - before any new municipal legislation is introduced in the house.

Several calls have been received from members of the A.A.M.D.& C. and R.I.D.A. who are having the same problems, they will be trying muster support from their organizations for our endeavour.

A letter is being sent to the Honourable (Dr.) Stephen West along with a copy of all letters received.

Yours truly,

David A. Veres

David A. Veres
MAYOR

dav/mw
encls
c.c. City of Calgary
City of Drumheller
City of Medicine Hat

City of Red Deer
City of Spruce Grove
Town of Athabasca
Town of Barrhead
Town of Bashaw
Town of Black Diamond
Town of Blackfalds
Town of Bowden
Town of Brooks
Town of Calmar
Town of Cardston
Town of Castor
Town of Coaldale
Town of Cochrane
Town of Coronation
Town of Daysland
Town of Devon
Town of Didsbury
Town of Eckville
Town of Fairview
Town of Fort Macleod
Town of Gibbons
Town of Grand Centre
Town of Grande Cache
Town of Grimshaw
Town of Hanna
Town of High Level
Town of High River
Town of Killam
Town of Lac La Biche
Town of Manning
Town of Milk River
Town of Millet
Town of Morinville
Town of Nanton
Town of Okotoks
Town of Olds
Town of Oyen
Town of Picture Butte
Town of Pincher Creek
Town of Ponoka
New Town of Rainbow Lake
Town of Raymond
Town of Redcliff
Town of Rocky Mountain House
Town of Rimbey
Town of Slave Lake
Town of Smoky Lake
Town of Spirit River

Town of St. Paul
Town of Stavely
Town of Stony Plain
Town of Sundre
Town of Taber
Town of Three Hills
Town of Tofield
Town of Trochu
Town of Viking
Town of Vulcan
Town of Wainwright
Town of Wembley
Town of Whitecourt
Village of Acme
Village of Beiseker
Village of Berwyn
Village of Boyle
Village of Carbon
Village of Caroline
Village of Chauvin
Village of Clive
Village of Clyde
Village of Coutts
Village of Cowley
Village of Cremona
Village of Czar
Village of Delburne
Village of Evansburg
Village of Forestburg
Village of Galahad
Village of Heisler
Village of Hines Creek
Village of Irma
Village of Kitscoty
Village of Linden
Village of Longview
Village of Nampa
Village of New Sarepta
Village of Onoway
Village of Rycroft
Village of Strome
Village of Thorhild
A.A.M.D.& C.
R.I.D.A.

NO. 6

June 28, 1993

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME 11:45
DATE June 29/93
BY C.D.

Mayor Gail Surkan and
Members of the Red Deer City Council

Ladies & Gentlemen:

Thank you for the recent courtesy of Mayor Surkan in meeting with me to discuss a Municipal Planning Commission relaxation related to 59 Densmore Crescent.

It is somewhat disconcerting for my wife and I to find out that it is "too late" for us to appeal to the Development Appeal Board on the 150 square foot relaxation approved by the Municipal Planning Commission. Apparently, we missed the 14-day appeal period by 2 days.

I certainly understand the Land Use Bylaw regulations and the parameters within which the Municipal Planning Commission is supposed to operate and we expect the Municipal Planning Commission to uphold the Land Use Bylaw. What I don't understand is why neighbouring property owners were not notified of the relaxation that has a direct effect on my property at 55 Densmore Crescent.

I am also cognizant of the Planning Act stipulations in Section 139 (4) for direct notification to abutting property owners when a District zoning is altered. Otherwise, Sec. 139 (3) applies which dictates that the Municipal Planning Commission only has to put notice in the local newspaper. The Planning Act, however, only establishes minimum standards of notification.

1) What if I do not read the local newspaper and only subscribe to the Globe and Mail, for example?

2) What if I am illiterate or visually impaired?

I have been informed by City Staff that the onus is on me to read the local newspaper. When I purchased a City lot and constructed my home, I honored the Land Use Bylaw requirements. It seems only fair that, since the Municipal Planning Commission relaxed the Land Use Bylaw requirements in this case, the onus then reverts to the Municipal Planning Commission to notify me accordingly. I note that I have only been in my house for three weeks and have already received my 1993 tax notice, so why not the same notice on this 150 square foot relaxation on a 1490 square foot bungalow? Perhaps it should be proper, Ladies and

Gentlemen, that if the Municipal Planning Commission can relax the parcel coverage by 150 square feet, then they also have the authority to relax the 14-day appeal period.

My home was designed with certain "sun access" considerations within the Land Use Bylaw requirements. Now that I can see the survey stakes at 59 Densmore Crescent, (which adjoins my property to the East), I realize that the Municipal Planning Commission relaxation means that the south wall of the 59 Densmore home will be a further 8 feet south of my 10 foot patio deck!

Surely, in this modern computer age, it is technically feasible to produce a brief notice to neighbours within certain community boundaries. I appreciate Council's concern with associated costs but strongly feel that if an applicant is abiding by Land Use Bylaw requirements, the processing fee should be less than the fee charged to that applicant requesting relaxations. This higher fee should include the notification costs to neighbours.

In summary, and in attempting to not be redundant, we want to be good community citizens here and are requesting consideration of proper notice to contiguous property owners on relaxations of this type, and request direction from Council on what avenues are open to us now to alleviate this unpleasant situation.

We thank you in advance for your assistance.

Yours truly,

Dan Gilliland

DG:ag

c.c. Municipal Planning Commission

DATE: JULY 13, 1993

TO: CITY COUNCIL

FROM: CHAIRMAN, MUNICIPAL PLANNING COMMISSION

RE: **MR. DAN GILLILAND, RESIDENT AT 55 DENSMORE CRESCENT: COMPLAINT AGAINST MPC APPROVAL MAY 17, 1993 - SINGLE FAMILY DWELLING AND ATTACHED GARAGE AT 59 DENSMORE CRESCENT.**

Mr. Gilliland, in his letter to Mayor Surkan dated June 29, 1993, has asked two questions:

1. Can anything be done about the MPC approval of May 17, 1993?

   The Municipal Planning Commission has met all legal requirements of the Planning Act and Municipal Planning Commission bylaw. The Development Appeal Board is obliged to respect the 14 day appeal period, and therefore does not have the authority to hear an appeal filed beyond the 14 day appeal period.

2. Mr. Gilliland has requested that Council reconsider their manner of notification to adjacent property owners on MPC applications. He does not feel that advertising in the Advocate will catch the attention of adjacent property owners of developments approved by MPC.

Members of the Municipal Planning Commission discussed this issue at their July 5th and July 12th meetings, and offer the following observations and recommendations to Council:

Currently, a Notice of Decision is mailed to the applicant, and a newspaper advertisement of all approvals appears in the following Friday edition of the Red Deer Advocate, giving any person affected the right of appeal within 14 days from the date of said Friday advertisement.

Past records indicate that there has not been an objection or complaint of this nature for at least two years, i.e. one in every 500 applications.

With regard to the advertisement of MPC Decisions in the Friday edition of the Red Deer Advocate, it was suggested that the subdivision of each application be in capital lettes and bold, in order to draw attention to the applications.

The motion as set out hereunder was introduced and passed at the July 12, 1993 meeting of the Municipal Planning Commission:

2.....

"THAT the Municipal Planning Commission recommend to Red Deer City Council the following:

1. that the current procedure of notification of approved relaxations on proposed or existing developments via the Red Deer Advocate, remain the manner of notifying adjacent property owners, and

2. that it be left up to the discretion of the Bylaws & Inspections Manager whether or not adjacent property owners be notified by mail; and

3. that an addition of the Subdivision where the application is occuring be added in capital and bold letters in the Municipal Planning Commission decisions in the Friday edition of the Red Deer Advocate to make the approvals more user-friendly."

The above is submitted for your consideration.

MAYOR G. SURKAN
CHAIRMAN
MUNICIPAL PLANNING COMMISSION

DATE: July 5, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: DAN GILLILAND -
MUNICIPAL PLANNING COMMISSION ADVERTISING

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

Mr. Gilliland raises two points:

1. The Municipal Planning Commission should relax the fourteen (14) day time during which an appeal against a Municipal Planning Commission decision can be filed.

2. The method of notification of Municipal Planning Commission decisions should be changed to include notification of property owners in the area.

In dealing with the first issue, neither the Municipal Planning Commission, the Development Appeal Board, nor City Council has the authority to waive the fourteen (14) day appeal filing deadline. That time period is referred to in the Planning Act and it is our opinion that it cannot be altered, except by an amendment to the Act.

The second issue raised, concerning the notification of persons affected by Municipal Planning Commission decisions is also covered in the Planning Act, Section 68(2)(e), provided that the local municipality can decide how notification is to occur. The Municipal Planning Commission tried several methods, placing sign board on the affected property, notification to adjacent property owners by letter, and advertising in a newspaper. Advertising in a newspaper was chosen by the Municipal Planning Commission some years ago.

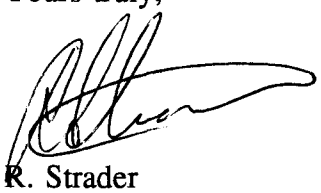
We appreciate Mr. Gilliland's concerns, which are certainly legitimate; however, the impact of changing the notification method must be considered. If the people affected are to notified by letter, then, because of the number of relaxations heard by the Municipal Planning Commission, we estimate 4 hours per day would be required to process applications. The fee for handling the appeal would have to be raised to approximately $150 from $90. The time to process a request for relaxation would increase from 3 weeks to 4-5 weeks.

The other alternative is to have the developer responsible for notification. Prior to submitting a relaxation request they would obtain letters from adjacent property owners stating they were aware of the relaxations. From our perspective, this procedure would be workable, providing we were not required to verify the letters brought to us by the applicant. We would not require additional staff, nor would appeal fees be changed. The development industry may wish to comment on this suggestion.

There is one concern we have with this method, which deals with the wording of the Planning Act, Section 83(4) which states in part, "... a person affected by an order...". Sometime ago, an Alberta court ruled that "affected person" literally meant the entire community. Advertising in a newspaper satisfies that requirement for the purposes of the court, notification of everyone within, for instance, 200 feet, might not be as satisfactory.

Recommendation: That the method of notification for Municipal Planning Commission decisions remain as advertising.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

RED DEER
REGIONAL PLANNING COMMISSION

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

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

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

MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** July 12, 1993

FROM: Paul Meyette, Principal Planner

RE: **NOTIFICATION OF ADJACENT PROPERTY OWNERS**

Mr. Gilliland has written to Council to request that -

- adjacent property owners receive direct notification of any MPC decisions which result in a major variance from the Land Use Bylaw and
- permission to proceed with an appeal to the Development Appeal Board even though the 14 day appeal period has passed

Mr. Gilliland's concerns relate to the fact that a relaxation related to site coverage was granted on the adjacent property.

Planning staff have the following comments:

1. Direct Notification of Adjacent Property Owners

   At the present time, the City does not directly notify adjacent property owners of the MPC decision. Rather than direct notification, the City places an advertisement in the daily newspaper to advise of the decisions which were made. Direct notification of an adjacent property owner is made when a Municipal Planning Commission decision is appealed to the Development Appeal Board.

   As Mr. Gilliland points out in his letter, the Municipal Planning Commission is generally responsible for upholding the Land Use Bylaw and for the most part, only minor or routine relaxations are given through the MPC. Significant relaxations are generally referred to the Development Appeal Board where adjacent property owners are directly notified and given an opportunity to attend.

.../2

While Mr. Gilliland's concerns are certainly legitimate, the issue which has been identified appears to be an isolated as opposed to a regular occurrence. Planning staff do not support a change to the procedures used by the City due to the increase in cost, staff time and processing time which would be involved in individual notification of property owners of an MPC decision. The notification through a newspaper advertisement reaches the greatest possible number of people who could be affected by an MPC decision.

2. Permission to Proceed with an Appeal

Mr. Gilliland is requesting permission to appeal the MPC decision to the Development Appeal Board even though 14 day appeal period is passed. As Council may be aware, the Planning Act is designed with certain checks and balances. The 14 day appeal period is designed to prevent any development from occurring while the public is given an opportunity for appeal; once the 14 days has passed, and no appeals have been received, the development may proceed without any further delay. If the 14 day appeal period could be varied, it would create a great deal of uncertainty in the development community in terms of when it was safe to proceed with a development. It is suggested that a legal opinion be sought as to whether an extension of time is possible; even if it is possible, it may be inadvisable due to the uncertainty it would create in the development industry.

RECOMMENDATIONS

Planning staff have the following recommendations:

1. That the existing method of advertising MPC decisions be maintained.

2. That no extension be granted to the 14 day appeal period.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

RED DEER
HOME BUILDERS'
ASSOCIATION

#201, 7819 - 50 Avenue Red Deer, Alberta T4P 1M8
(403)346-5321 Fax (403)342-1301

July 6, 1993

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

Attention: Mr. Ryan Strader
By-laws and Inspections Manager

Dear Mr. Strader:

RE: RELOCATION FROM THE MUNICIPAL PLANNING COMMISSION

The Red Deer Home Builders' Association is satisfied with the present procedure of advertising decisions of the Municipal Planning Commission. We do not see that it is necessary to personally serve surrounding property owners of decisions reached by the Municipal Planning Commission. This procedure would cause unnecessary delays, as well as additional costs to the process.

It would seem a real step backwards to alter a system that is working well, particularly due to one isolated incident. Hundreds of decisions of the Municipal Planning Commission are handled annually with no problems. To revise a procedure because of one complaint does not seem appropriate.

Yours truly,
RED DEER HOME BUILDERS' ASSOCIATION

Fred L. Lebedoff
President

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:00 PM
DATE	93/07/07
BY	EL

URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

#400, 4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5
PHONE 343-0817

July 12, 1993

UDI - Red Deer

City of Red Deer
Building Inspection Department
Box 5008
Red Deer, Alberta

Attention: Mr. R. Strader
Bylaws and Inspections Manager

Dear Sir

Re: Relaxation of Setbacks From
The Municipal Planning Commission

We understand a complaint will be heard at July 19, 1993 City Council meeting regarding the current method of advertising the decisions of the Municipal Planning Commission as it relates to relaxation of setbacks. The current methodology requires advertisement of a minor relaxation in the friday edition of the local newspaper. Providing no objections occur, the decision becomes official two weeks after the date of advertisement. If, in the opinion of the Municipal Planning Commission, the relaxation requested is more substantial, it is automatically appealed. Residents who may be affected by the relaxation are then notified, in writing.

The Urban Development Institute feels the current system is adequate. The change requested by the Complainant, to advise all adjacent affected residents, in writing, of a requested relaxation, even when they are minor, would only delay the builder or home owner requesting this relaxation. Currently they are delayed at least two weeks, waiting for the advertising period to expire. The change requested would likely extend the delay at least another two weeks, and perhaps longer. As well, the proposed revision to the system would require more work, to send out and evaluate responses from adjacent residents and as a result, the fees associated with this process would have to be increased .

As you know, Private Industry is never in favour of changes to the system which will result in longer approval processes. The relaxation requests typically advertised in the local newspaper are generally too minor to be detectable without physically measuring them. The Urban Development Institute accordingly would not be in favour of the changes in the system requested by the Complainant.

We can be available at your convenience to discuss this matter further.

Yours truly

Martin A. Broks
Chapter Chairman
UDI Red Deer

MAB/leb

Commissioners' Comments

We concur with the recommendations of the Municipal Planning Commission. It should be noted that Council does not have the legal authority to allow appeals outside of the legal appeal period. For Council's information, it was not necessarily the relaxation allowed by the Municipal Planning Commission which created this issue for Mr. Gilliland, in fact the builder on the abutting property could have positioned a smaller building in such a way that it would have had similar effect.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE July 2, 1993

TO:

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

FROM: CITY CLERK

RE: DAN GILLILAND - MPC ADVERTISING?NOTIFICATION

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

July 2, 1993

Mr. Dan Gilliland
55 Densmore Crescent
Red Deer, Alberta

Dear Sir::

I acknowledge receipt of your letter dated June 28, 1993, re: Municipal Planning Commission Relaxation concerning 59 Densmore Crescent .

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 19, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16, 1993.

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

Yours truly,

C. Sevcik
City Clerk

CS/ds

RED·DEER a delight to discover!

FILE No.

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

July 22, 1993

Dan Gilliland
55 Densmore Crescent
Red Deer, Alberta
T4R 2L6

Dear Sir,

At The City of Red Deer Council Meeting held July 19, 1993, consideration was given to your letter dated June 28, 1993, concerning the method of notification given to MPC decisions, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer, in considering correspondence from Dan Gilliland, dated June 28, 1993, re: method of notification of MPC decisions, hereby agrees as follows:
>
> 1. that the current procedure of notification of approved relaxations on proposed or existing developments via the Red Deer Advocate, remain the manner of notifying adjacent property owners, and
>
> 2. that it be left up to the discretion of the Bylaws and Inspections Manager whether or not adjacent property owners be notified by mail; and
>
> 3. that an addition of the Subdivision where the application is occurring be added in capital and bold letters in the Municipal Planning Commission decisions in the Friday editions of the Red Deer Advocate to make the approvals more user-friendly.
>
> and as presented to Council July 19, 1993."

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

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

Sincerely,

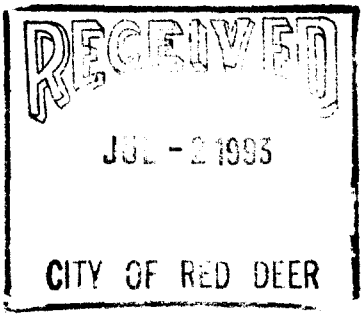
Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Bylaws and Inspections Manager
Principal Planner
Red Deer Home Builders Association
Urban Development Institute, Red Deer Chapter

NO. 7

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 25, 1993

City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T3



Dear Mr. Sevcik,

I am writing in regard to the City bylaw regarding the maximum height of a house. I would like to get on the agenda for a City Council meeting to attend to this bylaw.

The bylaw specifies that a house can be a maximun 8 meters above grade. From what I gather, the term "grade" is loosely defined or is measured from the front of the house. What I would like to see addressed is getting the term "grade" more specifically defined. With new development in the City and the contours of the land not being regulated, I feel that "grade" should be defined in terms that can account for the contours of the land and surrounding neighbourhoods. A suggestion I have is that the 8 meters be measured from an average grade from the street in front of the lot and the back alley. This would more fairly take into consideration existing neighbourhoods.

A second concern I have that is not currently regulated by the City is the development of land and what a contracter is allowed to do with the land. An example is what Melcor Developments is doing in Victoria Park. They have changed the development of the land by raising it to such an extent that it totally infringes on the existing neighbourhood. Other cities regulate contours and what a developer is allowed to do to the land. I would like the City of Red Deer to see if it is feasible to introduce a bylaw governing how a developer can change the land and how much development may infringe on existing neighbourhoods.

Thank you for your time and for getting my concern to City Council.

Sincerely yours,

J. Paul Stewart

72 Anquetel Close
Red Deer
July 13, 1993

Mayor Surkan,

I am writing in regard to an item that will be discussed at the July 19 City Council meeting. The item concerns how a city defines "Grade" in regard the height of a house. I have enclosed some information I gathered from the four other major centres in Alberta.

I would like Red Deer to further define "Grade" to include <u>the average between the front street and the back alley</u> as this would now best serve the City and existing neighbourhoods. This seems to be a relatively new concern with the way some developers are now altering the contour of the land.

This leads into my other concern. In developing "Victoria in Anders Park", Melcor Developments Ltd. has substantially altered the land to totally infringe upon the existing neighbourhoods. I invite you to drive the back alleys between existing Anders neighbourhoods and the new and future area in Victoria in Anders Park to get a true feel for this. Red Deer may want to consider a bylaw to control such developments in the future.

If you would like to discuss either of these matters please call me at 347-[illegible]

RECEIVED
JUL 19 1993
CITY OF RED DEER

Sincerely
J. Paul Stewart

Measuring Grade & Contour of the Land

Lethbridge: Grade - average of front & back yard
Lot - must conform to existing neighbourhood.

Edmonton: Grade - average of yard
Lot - must conform to Drainage Branch plan.

Medicine Hat: Grade - front yard
Lot - maintain established lot plan and landscaped grade (from city approval)

Calgary: Grade - depends on the community
Lot, size and type of house — some community associations have committees which have to approve development (eg: Parkdale, Montgomery).

RED DEER
HOME BUILDERS'
ASSOCIATION

#201, 7819 - 50 Avenue Red Deer, Alberta T4P 1M8
(403)346-5321 Fax (403)342-1301

July 6, 1993

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

Attention: Mr. Kelly Kloss
City Clerk's Department

Dear Mr. Kloss:

In response to your request on the above noted date relating to the term "grade" we offer these comments:

In the building industry, "grade" is commonly known as the finished landscaped grade at the front of a home. This grade is in most cases the elevation of the driveway, as the landscaping traditionally matches the driveway elevation.

To redefine "grade" as an elevation between the front street and rear lane would require much more interpretation and calculation. One could ask, "Is the elevation of the street taken from the centre line of the roadway, from the gutter, from the top of the curb, or from the back of the sidewalk?"

It would be the recommendation of the Red Deer Home Builders' Association to define the term "grade" as the finished landscaped grade at the front of the home.

Yours truly,
RED DEER HOME BUILDERS' ASSOCIATION

Fred L. Lebedoff
PRESIDENT

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:55 AM
DATE	93/07/07
BY	EK

MELCOR

MELCOR DEVELOPMENTS LTD.

7 July 1993

CITY OF RED DEER
City Hall
Red Deer, Alberta
T4N 3T4

Attention: Mr. Charlie Sevcik
City Clerk

Dear Sir:

Re: Letter from J.P. Stewart dated June 10/93 to Alderman Jason Volk

In 1989 Anders East Developments Ltd. (Melcor Developments Ltd.) submitted to and received approval of the Concept Plan from City Council. Anders East Phase I received subdivision approval from the proper authorities of the City of Red Deer and the Red Deer Regional Planning Commission as well as the Municipal Planning Commission. Phase I was registered by Plan of Survey in 1991. Anders East Phase II-A received similar approval and was registered in 1992. Anders East Phase II-B consisted of 8 lots along Allan Street and 15 lots in Ainge Close, and was registered in June 1993.

All the above projects were approved by the appropriate authorities and advertised in accordance with the necessary bylaws, policies, and procedures of the City of Red Deer. The City has all the engineering designs and drawings for these projects.

To further clarify the matter relating to the pre-grading and final lane and roadway grades, I have asked our consulting engineers to prepare a report. A copy of the report dated June 22, 1993 is hereby enclosed. As Mr. Broks stated in his report, this subdivision must tie into existing mains and provide sufficient depth of cover on the pipelines. It is also a requirement that future subdivisions to the east and south be able to utilize the trunks from Anders East. As is shown on Page 3 of the report, the additional cost the grading to date has been in the order of $186,000.00. Developers do not typically spend those amounts of money if not required.

MELCOR

CITY OF RED DEER 2
J.P. Stewart
07-07-93

Mr. Stewart's request dated June 10, 1993 to "reconsider and remove several meters from the height of the land" is not possible due to the constraints of existing trunk elevations. Mr. Stewart further requested June 25, 1993; "I would like the City of Red Deer to see if it is feasible to introduce a bylaw governing how a developer can change the land and how much development may infringe on existing neighbourhoods" does not seem appropriate. The present approval process that is in place at the City of Red Deer is working fine. It provides the necessary process to ensure that reasonable growth occurs in Red Deer within prescribed guidelines, policies, and procedures.

I trust this explanation will clarify the matter regarding the grading in the subdivision.

I am prepared to address this concern at City Council should it proceed that route.

Yours truly,
MELCOR DEVELOPMENTS LTD.

Fred L. Lebedoff, R.E.T.
Red Deer Regional Manager
FL*tj
encl.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:55 Am
DATE	93/07/07
BY	KK

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 10, 1993
347-9772

Fred Lebedoff
Melcor Developments Ltd.
400 - 4808 Ross Street
Red Deer, Alberta

Dear Mr. Lebedoff,

I am writing in regard to the new development in "Victoria Park in Anders Park" that is south of Phase II and borders on Allan Street.

I feel you have changed the landscape, contours, and height of the land beyond a reasonable amount. The future cul-de-sac that will enter onto Allan Street is raised so much to be totally out of line with the existing neighbourhood. It imposes immeasurably upon the developed areas. I feel your company overdid the development with the radical changes that were made to the land. Please reconsider and remove several meters from the height of the land.

I look forward to your response.

Sincerely,

J. Paul Stewart

CALL ROXANNA STEWART JUNE 28/93

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 10, 1993

Jason Volk
City Council
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Dear Mr. Volk,

I am writing about current development by Melcor Developments in "Victoria Park in Anders Park". The specific development is a cul-de-sac that is south of Victoria Park Phase II and enters onto Allan Street.

The contour and height of the land has been substantially altered to negatively infringe on the existing neighbourhood (across the alley) and interfer with the homeowners privacy and lifestyle. The land has been raised to such a height as to be level with the windows on the fourth level of my 4-level split house. I feel Melcor Developments is adversely affecting the existing neighbourhood and the development should be investigated. I do not recall, in recent years, any public notices or meetings by Melcor on their plans for the development of the land that openly discussed the radical changes to the land.

As you are well aware, the City has by-laws on the height of a dwelling, the height of auxillary buildings and structures, as well as regulations on finishing buildings and auxillary structures. It was brought to my attention by a city employee in the by-law area that a homeowner could not substantially alter his personal lot if it detracted from the neighbourhood or unfavourably affected his neighbours. I feel that the buildup of land across the alley from Anquetel Close is unacceptable and beyond reasonable limits. I would like to know if there are any options the City or I have to cease further development or the future sale of lots until this matter has been investigated. More directly, is there a by-law or other regulation on changing the contour of the land to adversely affect existing development.

I thank you for taking the time to read and consider my concern. I look forward to your reply.

Sincerely yours,

J. Paul Stewart

AL-TERRA
Engineering Ltd.

Consulting Engineering
Edmonton • Red Deer

June 22, 1993

193-01

Anders East Developments Ltd.
#400, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Attention: Mr. Fred Lebedoff, R.E.T., Regional Manager

Dear Sir

Re: Anders East Phase 3
Site Construction Grades

We understand an existing resident of Anders Park has expressed a concern about the grades to which Anders East Phase 3 has been constructed. In particular, there is concern about the grades of the new cul de sac which will connect to Allan Street, and will abutt the existing lane along the east side of the existing Anders Park. This new cul de sac will be called Ardell Close.

As you know, it is certainly not by choice that the grades are the way they have been constructed. The two major reasons for having to raise the grade of land along the existing Anders Park are as follows:

Firstly, the storm sewer connection, which was constructed in 1980 to service the Anders East quarter section, was constructed substantially higher than desirable. Typically, in order for weeping tile services for houses to work in a reasonable manner, the depth of cover over top of a storm sewer main should be approximately 2.8 metres (9.2 feet) deep. In the case of the west side of the Anders East quarter section:

- For some locations across the Anders East Phase 1 quarter section, the original ground, as it existed prior to grading, did not cover the top of the storm sewer pipe.
- Across the Anders East Phase 2 subdivision, the original ground, as it existed before grading, varied from not covering the top of the storm sewer pipe, to providing 1.0 metre (3.3 feet) of cover over top of the storm sewer pipe.

Consultants in Land & Municipal Development
Central Block Building • #502, 5000 Gaetz Avenue, Red Deer, Alberta • T4N 6C2 • (403) 340-3022 • Fax (403) 340-3038

- Across the Anders East Phase 3 subdivision, the original ground, as it existed before grading, would provide less than 1.0 metre (3.3 feet) of cover over top of the storm sewer pipe, in some locations.

These scenario's were only achieved by keeping the grade of the storm sewer pipe extremely flat. This added to the cost of development, since, if the pipes are installed at flatter grades, larger pipes are required to function at the same level of service as smaller pipes with more grade on them.

Secondly, when we design a particular subdivision (Anders East Phase 3 in this case) we cannot design it so that only that particular subdivision works. The design has to ensure the remainder of the quarter section works, and, in most cases, that the system also works for other adjacent lands that will be developed in the future. In the case of the Anders East storm management system, prudent design considerations have resulted in the creation of a storm water detention pond, on the Anders East lands, which services not only the Anders East quarter section, but also services, for instance, the future separate high school site.

A major function of the storm water detention pond is to provide protection against major rain storm events, such as the worst storm which would occur, in Red Deer, in a 100 year period. This is a design requirement which has been established by the City of Red Deer Engineering Department. In the case of major rain storm events, almost all of the storm water runoff, from the Anders East quarter section, and other lands which drain into this storm drainage system, will be directed into the Anders East storm detention pond. This storm management system will accordingly provide an added level of protection to the residents who live in the existing Anders Park quarter section, since storm water runoff from lands to the east will be directed into the storm detention pond, instead of continuing on into the existing Anders Park subdivision.

In order to construct this storm detention pond, in the Anders East quarter section, the grading, as completed, was necessary. Part of the cost of guarding against flooding from future major rain storms, was to create grades that now exist for the Anders East Phase 3 subdivision.

The added cost to Anders East Developments Ltd. for the extra grading required for Anders East Phase 1, 2, and 3, to provide reasonable bury on the storm sewer system, and to grade for the storm detention pond, and the 100 year storm water management system, is substantial. For your information, we have calculated roughly what it would cost to grade a normal subdivision, without these constraints, versus the actual costs to grade the Anders East Phase 1, 2, and 3 subdivisions. This comparison follows:

	ANDERS EAST Phase 1	ANDERS EAST Phase 2	ANDERS EAST Phase 3
Actual cost to grade the Subdivision	$181,455.00	$157,238.00	$85,800.00
Estimated cost to grade the subdivision without the constraints experienced	$ 93,600.00	$ 97,400.00	$47,300.00
Added Extra Cost	$ 87,855.00	$ 59,838.00	$38,500.00
COMBINED TOTAL ADDED COST TO DATE:		$186,193.00	

As illustrated, the added extra cost to Anders East Developments Ltd. is substantial. The additional funds required would not have been spent, to create the grades that have been created, unless it was necessary to do so.

We can be available at your convenience to discuss this matter further.

Yours truly

Martin A. Broks, P. Eng.
Red Deer Manager

MAB/leb

RED DEER
REGIONAL PLANNING COMMISSION

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

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

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

MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** July 13, 1993

FROM: Paul Meyette, Principal Planner

RE: **J. PAUL STEWART - MAXIMUM HEIGHT OF A HOUSE**

Mr. Stewart is writing to Council to express two concerns

- the way a house is measured above grade and
- the need to regulate the land grade in a new subdivision

Mr. Stewart lives in Anders Park and is concerned about the height of houses and grade levels in Anders East (Victoria Park).

Planning staff have the following comments:

Building Height

Building height is currently defined within the Land Use By-law as the vertical distance between the base and the highest point of a building. The base is defined as the mean grade of the streets abutting the property. Generally this would be interpreted as the front elevation of the building. Where there is a significant slope on the site, the rear elevation could be substantially higher than the front elevation. Many municipalities require that each of the four corners of the building meet the height requirements, to ensure that the rear and front portions of the building both meet the height requirements.

Land Grade

Mr. Stewart is suggesting that the City set the grade of land for new subdivision development. By setting the land grade in advance, it would prevent the developer or builder from introducing substantial elevation changes which might affect adjacent properties. The City does not currently set the building grade in new subdivisions leaving the level of grade to individual developers or builders. In the case of Anders East (Victoria Park) the land grade appears to have been necessary due to the shallowness of the storm sewer trunk.

.../2

RECOMMENDATION

As Council may be aware, the Planning Commission is currently reviewing the Residential Standards in the Land Use B-law. Planning staff recommend that this review be expanded to address the concerns identified by Mr. Stewart. It is anticipated that the residential standards review will be completed later this year.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

DATE: July 7, 1993 FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: J. PAUL STEWART - HEIGHT OF HOUSES

In response to your memo of July 2, 1993, regarding the above referenced subject, we have the following comments for Council's consideration.

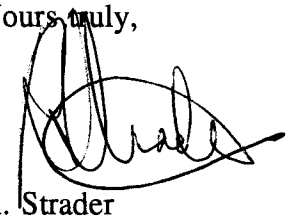
Mr. Stewart has made two requests, the first being a change in the definition of grade from "the average level of finished ground adjoining a building at all exterior walls" to "an average of the ground level at the front of the building and at the rear of the building". If this were accepted, rear entry homes would require a relaxation of the Land Use Bylaw as the height would exceed the Bylaw maximum of 8 metres. The City of Calgary has a maximum height of 10 metres, taken from the lowest point of ground level, adjacent to the building. Lethbridge uses a similar definition of grade to ours and Medicine Hat defines grade as two feet below the main floor.

If our definition of grade is changed, it will affect those homes with walkout basements or contoured land. It will not impact significantly on this department's work; however, the contractor will have to submit contour plans for his property and, in order to ensure they are correct, a surveyor should submit a property report showing building height.

Mr. Stewart's comments regarding the reshaping of new subdivisions is correct in that it certainly does impact on adjacent property owners. Our opinion is that a contoured subdivision does allow for a variety of house styles, which makes the subdivision much more interesting. If limits were placed on contouring, then the developer would be required to submit a grading plan and have it checked by a surveyor, prior to building permits being issued.

Recommendation: The requested changes would not affect this department other than to a minor degree; however, it will seriously impact on the development industry. We would not be prepared to support these changes unless the industry were also in support of them.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

031-053

DATE: July 13, 1993

TO: City Clerk

FROM: Engineering Department Manager

RE: ANDERS EAST PHASE 2B
EMBANKMENT CONSTRUCTED IN AINGE CLOSE
COMPLAINT FROM J. PAUL STEWART OF 72 ANQUETEL CLOSE

We have the following comments in response to Mr. J. Paul Stewart's letter pertaining to the maximum house height by-law and the embankment constructed in the above noted area:

1. The developer (Melcor) has placed approximately 2 m of fill in the area of Ainge Close (see location plan attached).

2. This fill was required to

   a. increase the depth of cover over the storm main,

   b. create an embankment to contain the proposed stormwater detention pond east of Ainge Close, and

   c. create an opportunity to construct houses with walkout basements.

3. The storm main leading up to the Anders East Subdivision was designed by a private engineering consultant and constructed through Morrisroe in 1979. We have, therefore, not been able to determine why the line was installed at such a shallow depth. However, the extra cost of extending a deeper line would likely have been in the order of $100,000, and is only required to service a relatively small strip of lane along the west side of the Anders East Subdivision.

4. The developer has entered into a Development Agreement with the City for Anders East Phase 2B, and has already constructed services in this area. We suspect he has sold many of the lots as well.

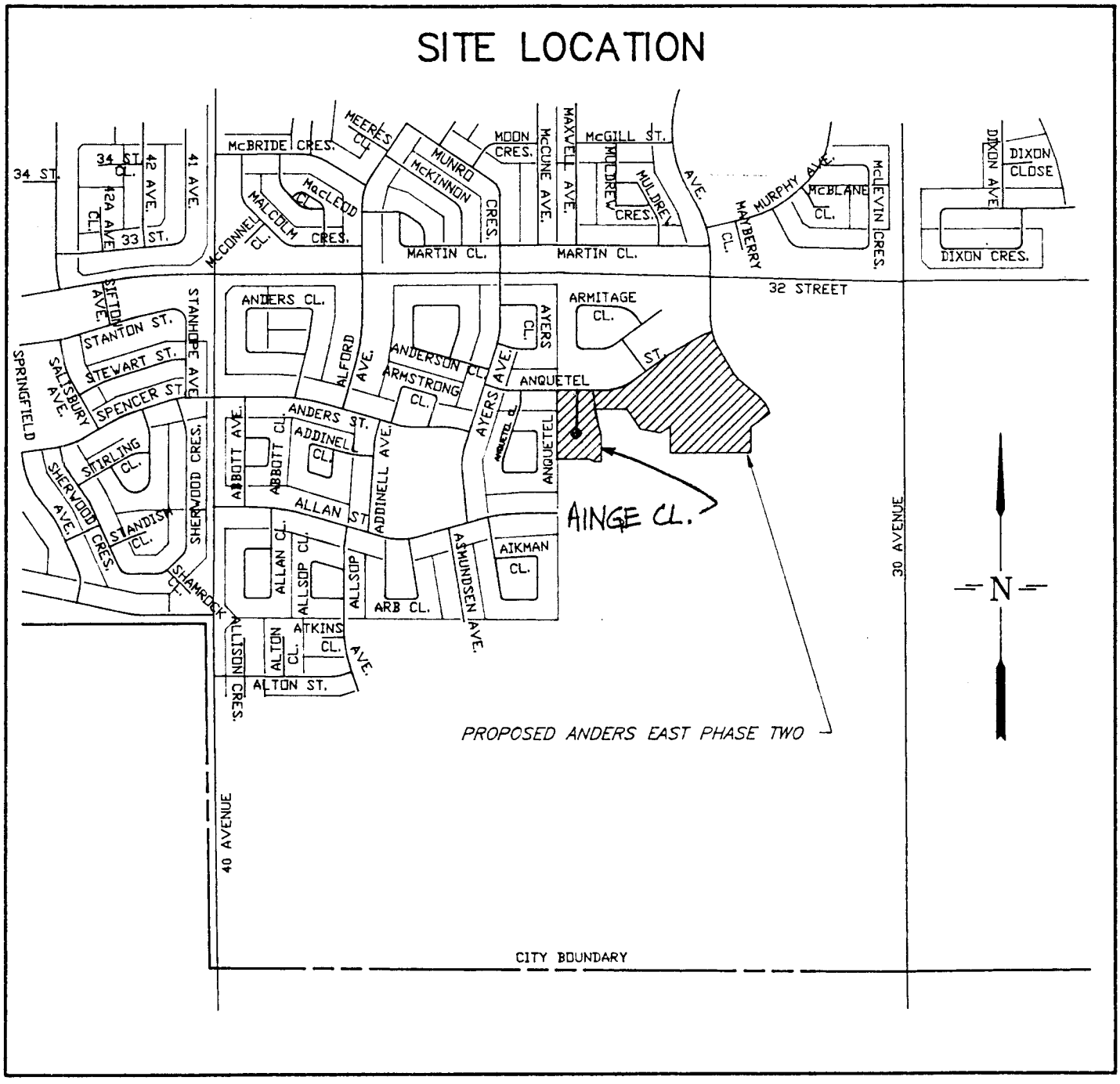
5. We do not see any feasible opportunities to eliminate the fill at this point.

6. We have no objections to Mr. Stewart's suggestion with respect to measurement of the maximum house height. This may have the effect of restricting this row of housing to bungalows; which would have less of a visual impact on the existing properties.

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

TCW/emg
Att.

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. Principal Planner


SITE LOCATION
34 ST.
34 ST. CL.
42 AVE. CL.
42A AVE.
33 ST.
41 AVE.
McBRIDE CRES.
MEERES CL.
MUNRO
McKINNON
CRES.
MOON CRES.
McCUNE AVE.
MAXWELL AVE.
McGILL ST.
MULDREW CRES.
MULDREW AVE.
MURPHY AVE.
MAYBERRY CL.
McBLANE CL.
McLEVIN CRES.
DIXON AVE.
DIXON CLOSE
DIXON CRES.
MacLEOD CL.
MALCOLM CRES.
McCONNELL CL.
MARTIN CL.
MARTIN CL.
32 STREET
SIFTON AVE.
STANTON ST.
STEWART ST.
SPENCER ST.
SALISBURY AVE.
SPRINGFIELD
STANHOPE AVE.
ANDERS CL.
ALFORD AVE.
ANDERSON CL.
ARMSTRONG CL.
AYERS CL.
AYERS AVE.
ARMITAGE CL.
ST.
ANQUETEL
ANQUETEL
ANDERS ST.
ABBOTT AVE.
ABBOTT CL.
ADDINELL CL.
ADDINELL AVE.
STIRLING CL.
SHERWOOD AVE.
SHERWOOD CRES.
STANDISH CL.
SHAMROCK CL.
ALLAN ST.
AINGE CL.
ALLAN CL.
ALLSOP CL.
ALLSOP
ARB CL.
AMUNDSEN AVE.
AIKMAN CL.
ALTON CL.
ATKINS CL.
AVE.
ALLISON CRES.
ALTON ST.
PROPOSED ANDERS EAST PHASE TWO
40 AVENUE
30 AVENUE
CITY BOUNDARY
N

CS-4.059

DATE: **July 12, 1993**

TO: **CHARLIE SEVCIK**
City Clerk

FROM: **COLLEEN JENSEN**
Acting Community Services Director

RE: **J. PAUL STEWART-MAXIMUM HEIGHT OF HOUSE**

Refers to your memo of July 2, 1993.

The letter from J. Paul Stewart makes two specific requests as follows:

- that changes be made to the current City by-law which determines the maximum house height at 8 metres above grade. Mr. Stewart suggests the term "grade" needs to be more specifically defined.

- to regulate the development of City land as to how the contours can be changed in order that changes do not infringe upon adjoining neighbours.

I have reviewed the above-noted letter with the Managers of Recreation & Culture and Parks. Our concerns were as follows:

- it would seem that the existing by-laws concerning maximum house height and land development with regard to land contours should be reviewed in detail by the senior planners and the Building & By-Law Department;

- input from the building industry should be sought with regard to Mr. Stewart's proposed changes and additions to City by-laws. Possibly the Urban Development Institute, Red Deer Home Builder's Association, and Chamber of Commerce would be interested in comment.

Given the above, we believe that it is premature to make the specific changes as noted by Mr. Stewart as the full implications have not been fully explored.

.... /2

RECOMMENDATION:

That a joint committee consisting of representatives from the City Building/By-Law Department, Red Deer Regional Planning Commission, the Urban Development Institute, the Red Deer Home Builder's Association, and the Red Deer Chamber of Commerce be formed to review, in detail, Mr. J. Paul Stewart's request and subsequently prepare a report and recommendations for Council's future consideration.

COLLEEN JENSEN
Acting Community Services Director

CJ/kb

cc - Paul Meyette, Red Deer Regional Planning Commission
- Ryan Strader, Bylaws/Inspections Manager
- Lowell Hodgson, Recreation & Culture Manager
- Don Batchelor, Parks Manager

Commissioners' Comments

We concur with the recommendation of the Planning Commission. As Council can see from the attached material, it is not possible at this point to lower the grade level on the lots in question as requested by Mr. Stewart. Council may wish to request Melcor to consider architectural controls on those lots backing onto this close which would require bungalow development.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE July 2, 1993

TO:

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

FROM: CITY CLERK

RE: J. PAUL STEWART - MAXIMUM HEIGHT OF HOUSE

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

DATE July 2/93

TO:

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

FROM: CITY CLERK

RE: J. Paul Stewart - Maximum Height of House.

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19.

X **ACKNOWLEDGE**

C. SEVCIK
City Clerk

FILE No.

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

July 5, 1993

Mr. J. Paul Stewart
72 Anquetel Close
Red Deer, Alberta
T4R 1G7

Dear Sir:

I acknowledge receipt of your letter dated June 25, 1993, re: the maximum height of a house.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 19, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16.

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

Yours truly,

C. Sevcik
City Clerk
CS/ds

RED·DEER a delight to discover!

FILE No.

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

July 20, 1993

Melcor Developments Limited
400 Professional Building
4808 Ross Street
Red Deer, Alberta
T4N 1X5

ATTENTION: FRED LEBEDOFF, RED DEER REGIONAL MANAGER

Dear Sir,

RE: J. PAUL STEWART - CONCERNS OF GRADE LEVEL AND CONTOUR OF LAND ANDERS EXTENSION

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to the above topic, and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectual design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

As indicated in the above resolutions, The City will be expanding its current review of the residential standards in the Land Use Bylaw to address Mr. Stewart's concerns. As this review is more of a general City wide nature, Council directed the Engineering Department to specifically review Mr. Stewart's situation to determine if some of the problems expressed could be reduced and/or alleviate, and in this regard our Engineering Department will be contacting you in due course.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services
Public Works Manager
Bylaws and Inspections Manger
Director of Community Services
Principal Planner

FILE No.

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

July 20, 1993

J. Paul Stewart
72 Anguetel Close
Red Deer, Alberta
T4R 1G7

Dear Sir,

This is to advise that at The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated June 25, 1993, concerning grade level and contour of land on property in the Anders Extension, and at which meeting Council passed the following motions:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectual design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

The decision of Council in this instance is submitted for your information. As noted in the above resolutions, your concerns will be included in our review of the residential standards, however, in addition to this, our Engineering Department has been directed to further review your specific situation with Melcor and the residents directly effected, with a report being brought back to City Council.

Thank you for attending the Council Meeting and expressing your concerns. At the time the report is being presented back to Council, this office will advise you of the date so as you will have the opportunity to attend. If you have any questions or have any additional information, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Urban Planner
Director of Engineering Services
Bylaws and Inspections Manager
Director of Community Services

DATE: **July 20, 1993**

TO: **DIRECTOR OF ENGINEERING SERVICES**

FROM: **ASSISTANT CITY CLERK**

RE: **J. PAUL STEWART CONCERNS - GRADE LEVEL AND CONTOUR OF LAND**

At the Council Meeting of July 19, 1993, consideration was given to the above topic and at which meeting the following motions were passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

> "RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Developments Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now proceed with the necessary review as outlined in the second resolution with a report to be brought back to Council.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Principal Planner

DATE: **July 20, 1993**

TO: **PRINCIPAL PLANNER**

FROM: **ASSISTANT CITY CLERK**

RE: **REVIEW OF RESIDENTIAL STANDARDS IN LAND USE BYLAW, CONCERNS OF J. PAUL STEWART - GRADE LEVEL AND CONTOUR OF LAND**

At the Council Meeting of July 19, 1993, consideration was given to the above topic, and at which meeting the following motions were passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

> "RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be expanding your review of residential standards as noted in the above resolution.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services

NO. 8

City of Red Deer
The City Council

Dear Council Members

Re: Paved Alleyway - Spruce Drive

Further to our recent telephone conversation (Sharon MacNeil / Mayor Surkan), we continue to be very concerned over the numerous people who drive with excessive speed down our alleyway. As you know this is a paved alley creating an opportunity for people to use it as a "regular" city street. Unfortunately we and many of our neighbours have small children who regularly use the alley to go from home to home and school, ride their bikes and are generally involved with their busy little lives.

As with all children their attentiveness and awareness for safety is not always in their minds and therefore creates a major concern for our families.

On several occasions we have confronted the offenders who speed down our alley, talked to the RCMP and the City Engineering Department. Unfortunately these conversations have not yielded any results.

Our request to council is the following:

A 20kmph speed limit sign posted on the existing STOP sign pole as you enter the alley (as per drawing).

Two sets of speed bumps installed as is shown on the attached drawing. The speed bumps we are considering for placement are made of recycled tires and are approximately 4' long, 8" wide and 4" high. They are to be spiked down to fasten to the ashtalt. A set of 2 bumps at each location could be installed leaving a space between for water drainage in the alley.

DELIVERED BY HAND
JULY 5/93
1:10 pm.

We would be willing to pay for purchasing the speed bumps and could install them or the Engineering Department could install them to make sure that they are positioned properly.

Our only concern with the speed bumps is whether or not they will be uprooted when the snowplow clears the alley.

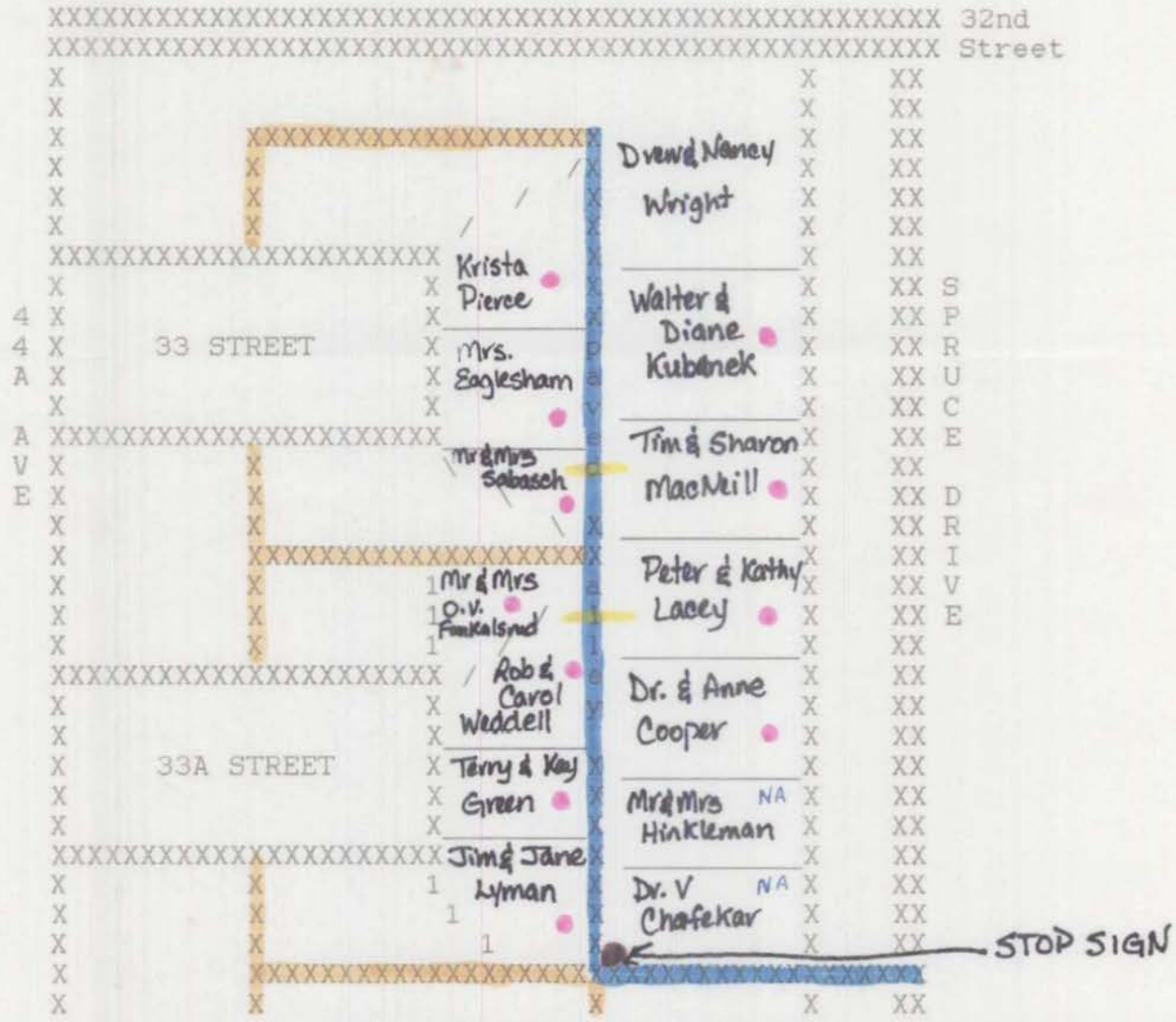
We would appreciate your careful consideration in this request. Thanking you in advance.

Yours truly,

Sharon MacNeill

T. MacNeill

Tim and Sharon MacNeill
3217 Spruce Drive
Red Deer, Alberta
T4N 3N7
Phone: 346-3308



All of the property that has been marked with a pink dot are residents that are in agreement that something needs to be done about the speeders in our alley. None of them have any objections to the idea of speed bumps.

paved alley
gravel alley
speed bumps
N/A not applicable

160-004

DATE: July 12, 1993

TO: City Clerk

FROM: Engineering Department Manager

RE: PAVED LANE - WEST SIDE OF SPRUCE DRIVE SPEEDING PROBLEM

Engineering Services has reviewed the correspondence from Mr. and Mrs. McNeill, who we presume are speaking on behalf of some of their neighbours as well.

While we certainly appreciate the concern voiced by the McNeills with respect to childrens' safety, we are unable to support their request for either speed bumps or speed limit signs.

Speed bumps are a concern for two primary reasons. The first is that winter maintenance activities in the lane could result in damage to both the speed bumps and/or the maintenance equipment. The Public Works Manager's report addresses this issue in some detail. The second issue is one of liability. Speed bumps can be a hazard to individuals on bicycles or on motor bikes.

With respect to speed limit signs, our concern is that we do not currently post speed limit signs in our lanes. To post one raises potential requests to post others. It may also jeopardize enforcement of speeding charges in other lanes, if some lanes are posted and others are not. Further, we do not believe the signs will help much, as any speeding occurring is probably not a result of ignorance but disregard for speed limits. The RCMP will probably not be in a position to enforce the signing.

If ignorance of the legal speed limit is the cause of the problem, we would then suggest an alternate solution. In reviewing the nature of the lane (see attached), it would not appear to be a desirable shortcut to or from any destination. If this is true, then the majority of vehicles using the lane emanate from the abutting properties. We would suggest this is perhaps a localized community problem. We would further suggest that communication among the property owners, either in a meeting or a handout outlining the concerns, may go a long way to solving the problem.

City Clerk
Page 2
July 12, 1993

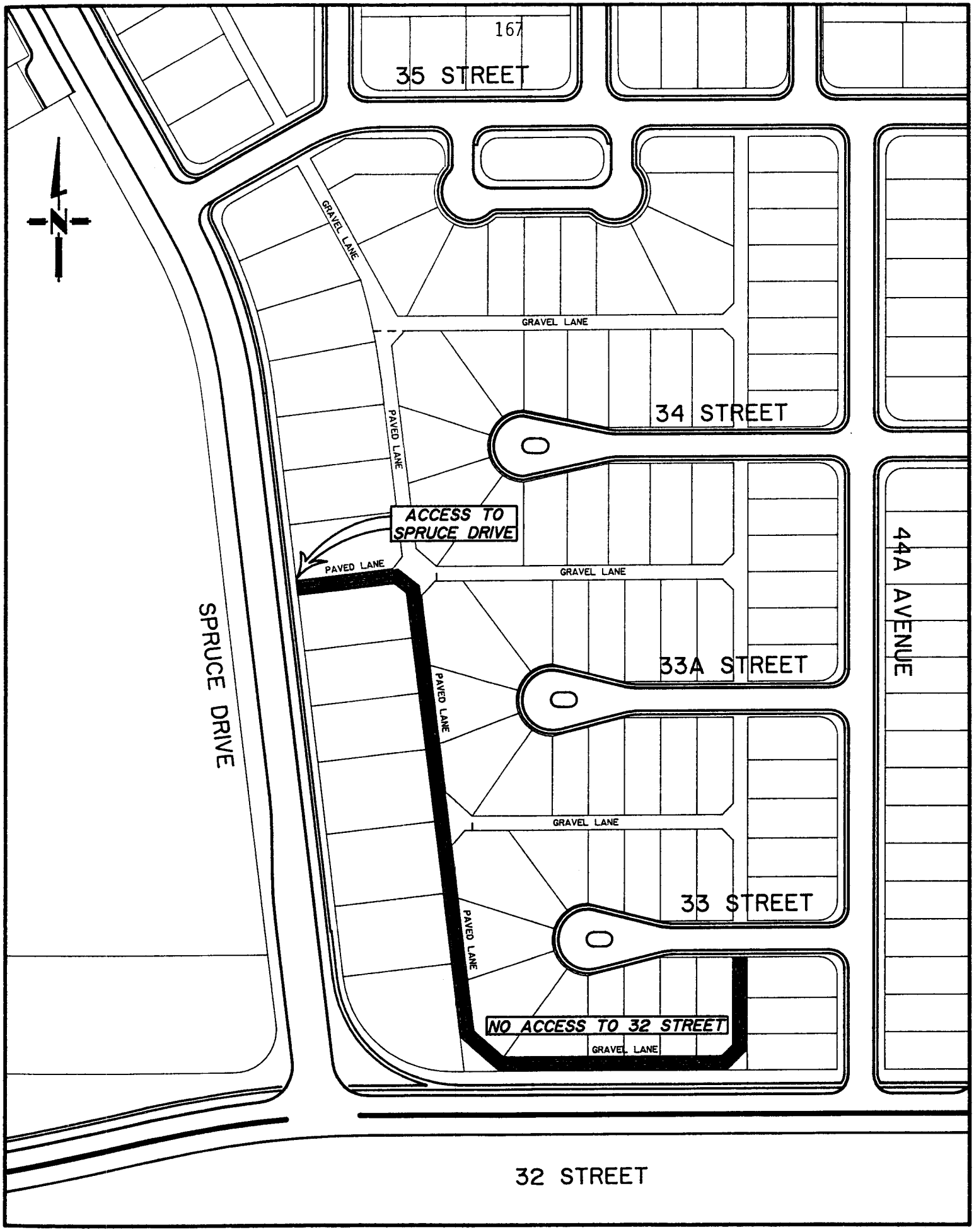
RECOMMENDATION

We would respectfully recommend that the request for speed bumps and speed limit signs be denied. We would further recommend that the residents work together to highlight the problem to their neighbours in an attempt to solve the problem.

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

BCJ/emg

c.c. By-laws and Inspections Manager
c.c. Public Works Manager
c.c. RCMP



SCALE 1:2000
JULY 1993

FILE: gord\memos\speed.bmp

DATE: July 9, 1993

TO: City Clerk

FROM: Public Works Manager

RE: **PAVED ALLEYWAY/SPRUCE DRIVE/SPEEDING PROBLEM**

We have reviewed the correspondence on this item and we appreciate the concerns, particularly for the safety of the children.

The Engineering Department will be commenting on the signing issue.

From the Public Works Department view, our major concern is with the speed bumps. The Council Policy on speed bumps is attached. The residents have identified one of our major concerns with speed bumps and that is snow and ice control. We do not have occasion to do plowing very often in a lane, but when we do speed bumps are a problem. Speed bumps are not usual, so our staff are not looking for them on a roadway or in a lane. Even when we know a speed bump is present, it is impossible to remember the exact location. When a loader or a grader hits a speed bump, there is a potential for serious equipment damage and operator injury. As well, the speed bump itself would be damaged. We do not support the installation of speed bumps.

We would recommend the speeding problem be dealt with through enforcement.

RECOMMENDATION

We would respectfully recommend that speed bumps not be installed in this lane.

Gordon Stewart, P. Eng.
Public Works Manager

/blm

Att.

c Director of Engineering Services
Bylaws & Inspections Manager
R.C.M.P. Inspector

THE CITY OF RED DEER | COUNCIL POLICY MANUAL

Policy Section:
Engineering

Page:

Policy Subject:
Use of Speed Bumps

Policy Reference:
514

Lead Role:
Engineer

Resolution/Bylaw:
June 4,1982

Purpose

Policy Statement

Due to the potential liability responsibility the City may face and the questionable results of decreasing vehicle speeds at the expense of increased noise and vehicle damage as well as personal injury, the use of speed bumps on city streets will not be considered; but depending on circumstances, bumps may be considered on paved lanes subject to Council approval.

Cross Reference

Remarks

Date of Approval:	Effective Date:	Date of Revision:
June 4, 1982		

Commissioners' Comments

We would concur with the recommendations of the Engineering Department Manager that this lane is a very localized lane serving at most 30 properties and could not be construed as a shortcut in any sense. Of the 30 properties, only traffic emanating from half of these could exceed the speed limit in the distance involved. We therefore concur with the comments of the Engineering Department Manager that the neighbouring residents meet to try and resolve the problem.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

Royal Canadian Mounted Police / Gendarmerie royale du Canada

Security Classification / Designation
Classification / Désignation sécuritaire

Your file / Votre référence

16 JUL 93

Our file / Notre référence

City of Red Deer
City Clerk
4914 - 48 Avenue
Box 5008
Red Deer, Alberta
T4N 3T4

Attn: Mr. K. KLAUSE

Dear Sir:

RE: PAVED ALLEYWAY/ SPRUCE DRIVE/ SPEEDING PROBLEMS

Due to the fact the alleyway is not posted, the speed limit cannot be enforced under Section 14(8) of the Highway Traffic Act. However, when speed limits are made pursuant to a bylaw as is the case in Red Deer, the speed limit can be enforced.

I will ensure an educational approach is taken and followed up with enforcement if necessary.

Yours truly,

(R.L. BEATON) Insp.
Officer In Charge
Red Deer City Detachment

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

Canada

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE(403)346-6603
TELECOPIER (403) 340-1280

Your file:
Our file: GEN 07/93 THC

July 15, 1993

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

ATTENTION: Kelly Kloss
Assistant City Clerk

Dear Sir:

RE: Paved Alleyway - Spruce Drive - Speeding Problems

Although it is correct that Section 14(8) requires the council or person fixing the speed limit to erect signs along the highway indicating the speed limit so prescribed, Section 15(1) provides "the council of a municipality may authorize the placing, erecting or marking of traffic control devices at any locations considered necessary for controlling highways subject to its direction, control and management".

Section 16(1)(b) provides that a council may make bylaws not inconsistent with the Act delegating to the municipal commissioners or any municipal employee or official named in the bylaw, the power to prescribe where traffic control devices are to be located. Section 16(1)(v) provides "notwithstanding section 14, prescribing a maximum speed limit applicable to all alleys in the municipality".

Whether a sign posted at each entrance to the City giving notice of the maximum speed limit in all lanes of the City is adequate signage under Section 14(8), of course, depends on how broadly the courts would interpret the wording "shall cause to be erected along the highway signs indicating the speed limits so prescribed".

In view of the fact that courts in criminal matters generally interpret Statutes strictly, we believe that there would be some difficulty in sustaining a speeding charge where the alley itself is not, in fact, posted.

Yours truly,

THOMAS H. CHAPMAN, Q.C.
THC/vjh

DATE: July 6, 1993 FILE NO. 93-1610

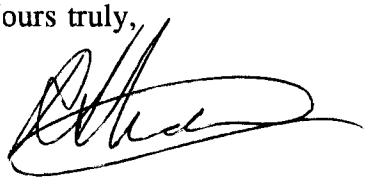
TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: PAVED ALLEYWAY/SPRUCE DRIVE/SPEEDING PROBLEM

In response to your memo of July 5, 1993, regarding the above referenced matter, we wish to advise that we have no comments as enforcement would be effected by the RCMP.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE July 5, 1993

TO:

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

FROM: CITY CLERK

RE: PAVED ALLEYWAY/SPRUCE DRIVE/SPEEDING PROBLEM

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19/93 .

C. SEVCIK
City Clerk

FILE No.

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

July 5, 1993

Tim and Sharon MacNeill
3217 Spruce Drive
Red Deer, Alberta
T4N 3N7

Dear Sir and Madam:

I acknowledge receipt of your letter, July 5, 1993, re: Paved Alleyway/Spruce Drive/Speeding Problem.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 19, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 16, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 16.

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

Yours truly,

for C. Sevcik
City Clerk
CS/ds

RED·DEER a delight to discover!

DATE July 5/93

TO:

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

FROM: CITY CLERK

RE: S Paved Alleyway - Spruce Drive - Speeding Problem

Please submit comments on the attached to this office by July 12

for the Council Agenda of July 19.

X **ACKNOWLEDGE**

C. SEVCIK
City Clerk

file in Council Agenda
July 5/93 or July 19

Office of the Mayor

July 27, 1993

Inspector Roy Beaton
City Detachment, R.C.M.P.
Box 5008
Red Deer, Alberta
T4N 3T4

Dear ~~Inspector~~ Roy Beaton:

You will recall that at the Council Meeting held July 19, 1993, correspondence from Tim and Sharon MacNeill of 3217 Spruce Drive, Red Deer, Alberta, requesting the placement of speed bumps and speed limit signs in the Spruce Drive paved alleyway, was dealt with and their request was denied. The relevant correspondence is attached.

Council recommended that the residents involved work together to highlight the problem to their neighbours in an attempt to solve the problem. In discussing the issue, Mike Day and I concurred that it might help if the R.C.M.P. were able to identify and speak to the primary offenders, alerting them to the concerns.

Mr. and Mrs. MacNeill have submitted a list of offending vehicles to me, and I am attaching a copy for your action.

I would appreciate it if you would have a member of the Force visit each of the offenders, diplomatically let them know that there have been complaints regarding speeding in the alley, and ask them to be sensitive to the needs of the neighborhood. This may assist in alleviating the problem without more significant costs being incurred. I understand from talking to Mike Day that a situation concerning young fellows abusing private property in his neighborhood was handled in a similar manner, with very positive results.

Mr. and Mrs. MacNeill have asked that their names not be mentioned when discussing the concerns with the offenders.

I appreciate your help with this matter. If you want to talk to me about the situation, please call me. I would like to be informed of the outcome of the visits so that I may advise the MacNeills.

Sincerely,

GAIL D. SURKAN
Mayor

pms

Attachments
c Charlie Sevcik, City Clerk

SPEEDERS - Alley Spruce Drive

Re: Tim and Sharon MacNeill
3217 Spruce Drive
Red Deer, Alta T4N 3N7
346-3308

Brown Van	DPM 326	4452 33rd St
Grey Car	KDK 870	4452 33rd St
Red Ford Truck	LHH 055	4448 33rd St
Greyish Blue Car	MRJ 736	4408 33rd St
Red & White Blazer	HRB 747	4408 33rd St

Seems to be the lady not the man speeding in these vehicles.

Little Red Extended Cab Truck	LFK 013	4454 33A ST
Blue Daytona Car	PPJ 221	4454 33A St
White Van		3202 44A St

House is For Sale. A lady drives it and I haven't seen it for a couple of weeks. I have talked to her before.

Greyish Blue Mazda Truck	HHC 342	3201 Spruce Drive
Greyish Blue Ford Taurus	PCR 013	3201 Spruce Drive

Drew and Nancy Wright
She has driven into the back of Tim twice and we have discussed their speeding with the RCMP before.

Little Red Sporty Car	Don't know where it comes from and haven't been able to get the license.

Even though this matter has been published in the local paper with our name and address and also been brought up at the City Council meeting which was broadcast on local television, we would prefer that you not name names when you discuss this with the offenders. If they don't already know who we are they obviously have not read the article in the newspaper, seen the council meeting or just don't think slowing down is a serious matter. We have discussed this with the City Clerk and it was said not to be a problem as we want no recourse from these people, we only want them to slow down.

Your immediate attention in this matter would be greatly appreciated.

T. MacNeill

Sharon MacNeill

Tim and Sharon MacNeill

NO. 8

City of Red Deer
The City Council

Dear Council Members

Re: Paved Alleyway - Spruce Drive

Further to our recent telephone conversation (Sharon MacNeil / Mayor Surman), we continue to be very concerned over the numerous people who drive with excessive speed down our alleyway. As you know this is a paved alley creating an opportunity for people to use it as a "regular" city street. Unfortunately we and many of our neighbours have small children who regularly use the alley to go from home to home and school, ride their bikes and are generally involved with their busy little lives.

As with all children their attentiveness and awareness for safety is not always in their minds and therefore creates a major concern for our families.

On several occasions we have confronted the offenders who speed down our alley, talked to the RCMP and the City Engineering Department. Unfortunately these conversations have not yielded any results.

Our request to council is the following:

A 20kmph speed limit sign posted on the existing STOP sign pole as you enter the alley (as per drawing).

Two sets of speed bumps installed as is shown on the attached drawing. The speed bumps we are considering for placement are made of recycled tires and are approximately 4' long, 8" wide and 4" high. They are to be spiked down to fasten to the ashalt. A set of 3 bumps at each location could be installed leaving a space between for water drainage in the alley.

DELIVERED BY HAND
JULY 5/93
1:10 pm.

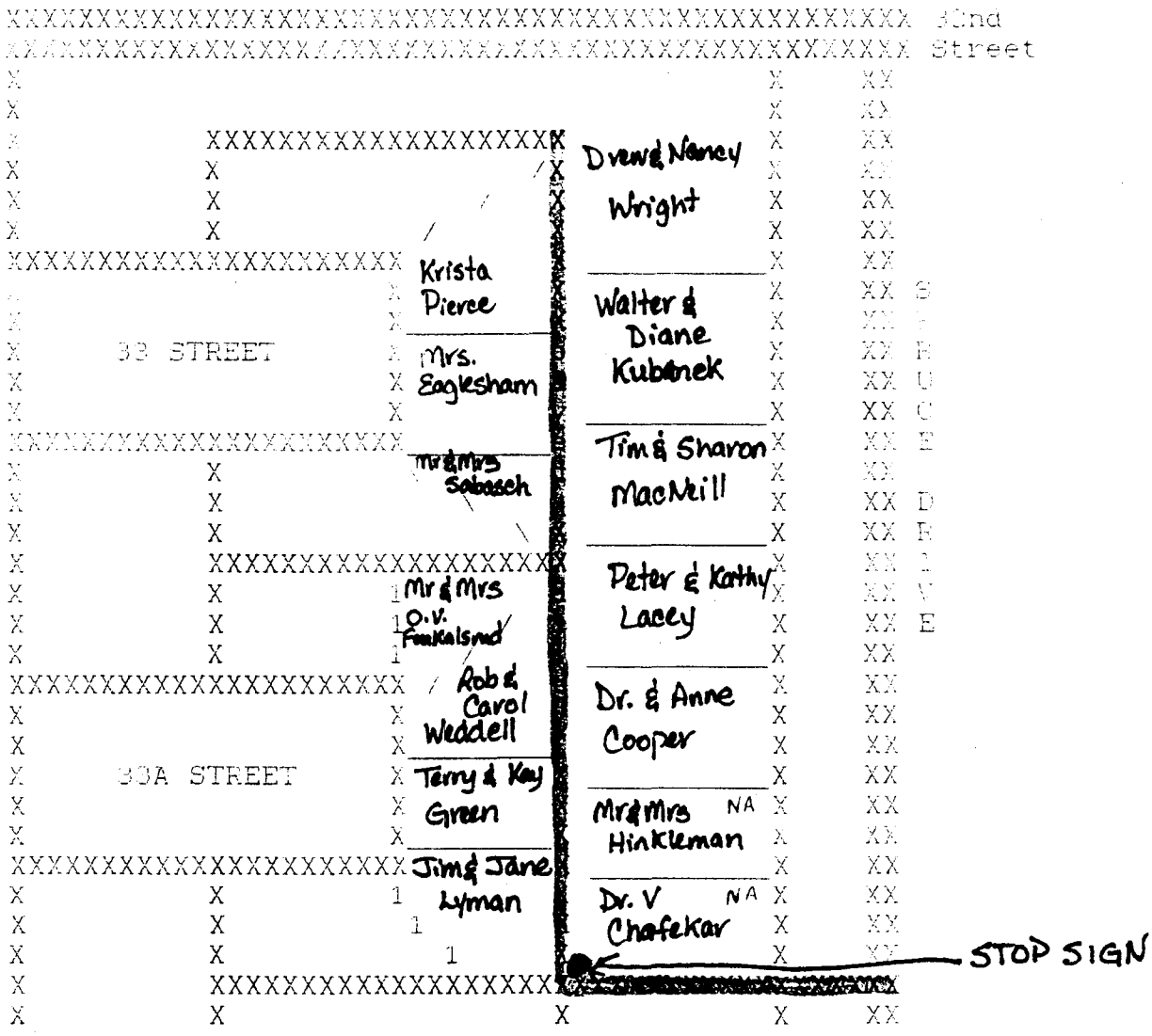
We would be willing to pay for purchasing the speed bumps and could install them or the Engineering Department could install them to make sure that they are positioned properly.

Our only concern with the speed bumps is whether or not they will be uprooted when the snowplow clears the alley.

We would appreciate your careful consideration in this request. Thanking you in advance.

Yours truly,

Tim and Sharon MacNeil
3217 Spruce Drive
Red Deer, Alberta
T4N 3N7
Phone: 346-3308



All of the property that has been marked with a pink dot are residents that are in agreement that something needs to be done about the speeders in our alley. None of them have any objections to the idea of speed bumps.

payed alley
gravel alley
speed bumps
N/A not applicable

FILE No.

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

July 22, 1993

Tim and Sharon MacNeill
3217 Spruce Drive
Red Deer, Alberta
T4N 3N7

Dear Mr. and Mrs. MacNeill,

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your correspondence, re: paved alleyway - Spruce Drive, and at which meeting the following motion was passed:

> "RESOLVED that Council of The City of Red Deer having considered correspondence from Tim and Sharon MacNeill, received on July 5, 1993, re: Spruce Drive paved alleyway, speeding problems/request for speed bumps and speed limit signs, hereby agrees that said request be denied:
>
> Council further recommends that residents involved work together to highlight the problem to their neighbours in an attempt to solve the problem, and as presented to Council July 19, 1993."

The decision of Council in this instance is submitted for your information. I would also advise that it was suggested that if you are aware of who the speeders in this lane are, you advise the RCMP and request they talk with the offenders. This may assist in alleviating the problem without any cost being incurred.

Thank you for presenting this matter to Council. If you have any questions or require additional information, please do not hesitate to call the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services
Bylaws and Inspections Manager
Public Works Manager

RED DEER a delight to discover!

BYLAW NO. 2996/B-93

Being a Bylaw to amend Bylaw No. 2996/89, the Sign Bylaw of The City of Red Deer.

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

1 Bylaw No. 2996/89 is hereby amended by deleting Sections 5.5.8 and 5.5.9 and substituting therefor the following:

"5.5.8 Except in C3 Districts as defined by the City Land Use Bylaw, the bottom of free standing signs shall be a minimum of 3.6 metres above grade, unless a lesser distance is approved by the City Engineer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require.

5.5.9 In C3 Districts as defined by the City Land Use Bylaw, the bottom of free standing signs shall be a minimum of 2.6 metres above grade, unless a lesser distance is approved by the City Engineer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require."

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

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

BYLAW NO. 3090/93

Being a Bylaw to provide for the establishment of a Disaster Services Committee and Municipal Disaster Services Agency:

WHEREAS the Alberta Public Safety Services Act, (herein "the Act"), by Section 8(b) provides that the local authority of each municipality shall appoint a committee consisting of a member or members of the local authority to advise on the development of emergency plans and programs; and

WHEREAS the Public Safety Services Act by Section 8(d) provides that the local authority of each municipality shall establish and maintain a Municipal Disaster Services Agency to act as the agent of the local authority to carry out the local authority's statutory powers and obligations under this Act;

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

1 This Bylaw shall be called "The Disaster Services Agency Bylaw"

2 (1) There is hereby established a Disaster Services Committee (herein referred to as "the Committee") which shall consist of the Mayor and two members of Council, or their alternates, as appointed by resolution of Council.

(2) The Committee shall advise Council of The City of Red Deer (herein referred to as "the Council") on the development of emergency plans and programs.

(3) The Committee shall be an Executive Committee of Council for the purposes of this Bylaw.

3 The Committee shall have the power to declare a state of local emergency (herein called "the emergency").

4 (1) There is hereby established a Municipal Disaster Services Agency (herein referred to as "the Agency"), the membership of which shall be as follows:

City:

City Commissioner
Fire Chief
Deputy Fire Chiefs
Officer i/c RCMP City Detachment
Director of Engineering Services
Electric, Light and Power Manager
Public Works Manager
Director of Financial Services
Transit Manager
Social Planning Manager
City Clerk
Bylaws and Inspections Manager

Other:

Medical Health Officer, Red Deer Regional Health Unit

(2) Upon the declaration of a state of local emergency, the Agency is authorized to do all acts and take all necessary proceedings as agent of the City to carry out the City's statutory powers and obligations under the Act.

(3) Public and private organizations operating in the municipality and surrounding region may be invited to nominate representatives to serve as advisory members of the Agency.

5 (1) The Council hereby appoints the City Commissioner as the Director of Disaster Services and Chairman of the Disaster Services Agency.

(2) The Director shall be responsible to Council, through the Committee, for the preparation and co-ordination of emergency plans and programs and for the submission of an Annual Report on the status of emergency preparedness in the municipality.

(3) The Director may appoint a Deputy Director and Assistant Deputy Directors from amongst the members of the Agency, and may delegate to any such person responsibilities to assist in the preparation and co-ordination of emergency plans and programs as he may deem necessary.

(4) The Director shall co-ordinate all emergency services and all other resources used in and during an emergency and shall perform such other duties as may be prescribed by the Council.

6 The Council may from time to time, by bylaw, borrow, levy, appropriate and expend monies required to meet the ordinary operating expenses of the Agency and the Committee.

7 The Council may enter into agreements with and make payments to organizations for the provision of services in the development and implementation of emergency plans or programs.

8 Bylaw No. 2457/74, being a Bylaw for the Establishment of a Disaster Services Agency, is hereby repealed.

9 This Bylaw comes into force on the date it is passed.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

BYLAW NO. 3096/93

Being a Bylaw to authorize the Municipal Council of The City of Red Deer to impose a special frontage assessment for construction of gravel lanes.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 157 of the Municipal Taxation Act that the Council shall issue a bylaw to authorize undertaking and completing and to levy a special frontage assessment for construction of gravel lanes;

AND WHEREAS plans, specifications and estimates for such work have been made by the Director of Engineering Services, whereby the total cost of the said project is $37,200.00;

AND WHEREAS the estimated lifetime of the project is 5 years;

AND WHEREAS the proposed construction will serve about 377.863 assessable meters of frontage;

AND WHEREAS pursuant to the provisions of Section 157 of the Municipal Taxation Act, R.S.A., 1980, as amended, the Council has given proper notice of intention to undertake and complete the construction of gravel lanes, the costs or a portion of the costs thereof to be assessed against abutting (of benefiting) owners in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said proposal has been received by the Council.

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

1 The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of constructing gravel lanes as may be necessary.

2 That for the purpose aforesaid, the General Fund Operating Surplus will loan the sum of Thirty Seven Thousand Two Hundred Dollars ($37,200.00) of which amount the sum of $0.00 is to be paid by The City of Red Deer at large and $37,200.00 is to be collected by way of special assessment as herein provided in attached Schedule "A".

3 During the currency of the said debentures there shall be raised annually for payment of the owners' portion of the cost and interest thereon, by special assessment under the Municipal Taxation Act, R.S.A., 1980, the respective sums shown as yearly payments on Schedule "A" hereby attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be laid, a special assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The said special assessment shall be in addition to all other rates and taxes.

4 Nothing in this Bylaw shall prohibit the owner of the lands herein described from making payment in full of the balance of assessment and interest accruing thereon which may be owing from time to time at any time prior to the expiration of the term of five years.

5 This bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of , 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of , 1993.

READ A THIRD TIME IN OPEN COUNCIL this day of , 1993.

MAYOR

CITY CLERK

Bylaw No. 3096/93
SCHEDULE "A"

Special Frontage Assessment

The City of Red Deer

Schedule "A" to Bylaw No. 3096/93

LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT FOR CONSTRUCTION OF GRAVEL LANES

1 Properties to be assessed:

ON	FROM	TO	SIDE	FRONTAGE
Lane East of 58 A Avenue	56 Street	57 Street	Both	77.937 m
Lane North of 56 Street	Lane East of 58 A Avenue	Lane West of Kerry Wood Drive	Both	220.678 m
Land West of Kerry Wood Drive	56 Street	57 Street	Both	79.248 m

2 TOTAL FRONTAGE 377.863 m

3 Total Special Assessment against all properties $ 37,200.61

4 Total Special Assessment per Front Foot or Metre $ 98.45/assessable metre

5 Annual Unit Rate per Front Foot or Metre of Frontage to be payable for a period of 5 years calculated at 7 1/4% $ 24.17/assessable metre

6 Total Yearly Assessment against all above properties $ 9,132.95

DATE: **July 22, 1993**

TO: **CITY CLERK**

FROM: **ASSISTANT CITY CLERK**

RE: **COUNCIL MEETINGS - AUGUST 3 AND AUGUST 16, 1993, COUNCIL MEMBERS ABSENT**

At the Council of July 19, 1993, the following members of Council indicated that they would be absent from either the August 3 or the August 16 Council Meeting.

Tuesday, August 3, 1993,
Absent: Mayor Surkan
Alderman Volk

Monday, August 16, 1993
Absent: Alderman Schnell

This is submitted for your information.

Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Mayor
Aldermen