

**A G E N D A**

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

**MONDAY, NOVEMBER 22, 1993,**

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

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Regular Meeting of November 8, 1993.

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Committee of the Whole

- 1) Legal Matter
- 2) Administrative Matter
- 3) Legal Opinion

NO. 1

DATE: November 15, 1993  
TO: Mayor Surkan and Members of Council  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **APPLICATIONS TO PURCHASE SITE B - FORMER RAILWAY LANDS**

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Three development sites which were made available with the railway relocation from the downtown area, were advertised for development this past summer. One submission was received for Site A, which was subsequently dealt with by Council. Two submissions were received for Site B and because there were none for Site C, we asked that Council table the two Site B submissions to allow the administration time to try and satisfy both parties' requirements. The matter was tabled by Council on September 27, 1993.

Of the two submissions received for Site B, consisting of 0.28 acre, only the Camdon Construction Services Ltd. met all the requirements. Laebon Developments Ltd.'s proposal was limited to an elevation. Both proposals were attractive however, and deemed to be appropriate for the site.

Our first meeting with the two developers revealed an interest by Camdon in considering relocating their proposal to a portion of Site C. We therefore prepared a conceptual redesign of the Site C property to provide for several small parcels similar in size to the Site B parcel. On September 28, 1993, we received a proposal from Camdon Construction Services Ltd. in which they asked that they be permitted to purchase a .26 ha (.64 acre) portion of Site C, together with an option to acquire the balance of Site C which fronts on 52 Street, and is presently leased to Empire Paarking. Camdon also asked that they be given the option to increase the depth of the parcel from 131.2 feet (40 metres) to 164 feet (50 metres), depending on the final design and layout of their proposal. Camdon was offering our advertised price of \$2.58/sq. ft. for the first 40 metres of depth fronting on 52 Street, and \$1.50/sq. ft. for any additional lands required to increase the depth. This offer created some problems for us, and has led to an impasse as far as reaching consensus is concerned.

In November 1992, Swell Investments Ltd. requested they be given consideration for the purchase of approximately 200 feet (61 metres) of frontage on 52 Street, in the area presently occupied by the Empire Paarking lease. Although Swell Investments did not submit a further proposal during the call for proposals this past summer, they assumed their original offer of November 1992 would still be considered.

At the same time, we received correspondence from Weddell Mehling Pander on behalf of Empire Paarking requesting they be given consideration to purchase approximately one acre of land, within the Site C boundaries, to expand their existing parking lot.

In summary, the position of each respective buyer is as follows:

2/...

Mayor and Members of Council  
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**Laebon Developments Ltd.**

Laebon is prepared to proceed with their original proposal on Site B. The proposal met the guidelines as established in the original call and we are prepared to recommend that Site B, consisting of .28 acre, be sold to Laebon Developments Ltd. for the full asking price of \$30,940.

**Camdon Construction Services Ltd.**

Camdon Construction wishes to acquire 0.64 acre of Site C, which can be identified as 259 feet (78.94 metres) of frontage by approximately 131 feet (40 metres) in depth. They also wish to obtain an option to purchase the remaining 73.5 feet (22.38) metres of frontage, which is presently occupied on a lease basis by Empire Paarking. Camdon is prepared to offer the City \$2.58/sq. ft. for the first 131 feet (40 metres) of depth and \$1.50/sq. ft. for any additional land required to increase the depth to 164 feet (50 metres).

**Swell Investments Ltd.**

Swell Investments letter of November 30, 1992 is requesting that they be allowed to purchase approximately 200 feet (60.96 metres) of frontage on 52 Street to be measured from the furthest point east, by 150 feet (45.72 metres) of depth. In discussions with Swell representatives, they are prepared to reduce their requirement to 150 feet of frontage with the depth to remain at approximately 150 feet. The parcel which Swell wishes to purchase, includes the parking lot presently leased to Empire Paarking.

**Empire Paarking - Babcar Developments Ltd.**

Empire Paarking has expressed an interest in purchasing approximately one acre of land within Site C, and including the existing Empire Paarking lot. In discussions with Empire Paarking, they have expressed a willingness to work with either or both developers in putting together a package which would include provision for some parking in the area. Both Camdon and Swell Investments have also expressed a willingness to work with Empire to incorporate them into any development they might undertake. The existing lease with Empire Paarking carries a 60 day cancellation clause.

**Recommendation**

The information obtained from Swell Investments is very preliminary, and is not complete based upon our proposal call this past summer. Nevertheless, Swell Investments has a history of completing quality developments and we have no hesitation in supporting a Swell Investments Ltd. proposal. We would therefore recommend the following:

Mayor and Members of Council  
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**Site B**

Sell Site B to Laebon Developments Ltd. as per their original proposal, for a selling price of \$30,940. The use of the site would be to house offices for Laebon Developments Ltd. and related companies.

**Site C**

1. Give 60 day notice of cancellation of lease to Empire Paarking, and at the same time advise them of the willingness of both Camdon and Swell Investments to work with them to incorporate parking into any proposed new development.
2. Enter into an agreement with Camdon Construction Services Ltd. covering the purchase of the western most 181 feet (55.17 metres) of frontage on 52 Street. The purchase price to be based on \$2.58/sq. ft., regardless of depth.
3. The Camdon development to be a multi-tenant facility similar in concept to the original proposal and to the satisfaction of the Development Officer.
4. Enter into an agreement with Swell Investments Ltd. for the eastern most 150 feet (45.72 metres) of frontage on 52 Street. The purchase price to be \$2.58/sq. ft. regardless of depth required.
5. The Swell Investment proposal to be subject to the approval of the Development Officer, with elevations to be compatible with both those of Camdon and Laebon.
6. All agreements to be subject to the satisfaction of the City Solicitor.

We feel that we are providing Camdon with a much larger site than their original request, which was based on an application to acquire Site B consisting of .28 acre. At the same time, we provide an opportunity for Swell Investments to proceed with development on part of the property and Empire Paarking to incorporate parking into the overall development. There is considerable land located to the north along the former CP right-of-way, which should lend itself to long term parking, and which could be covered by a lease agreement with Empire.

Respectfully submitted,

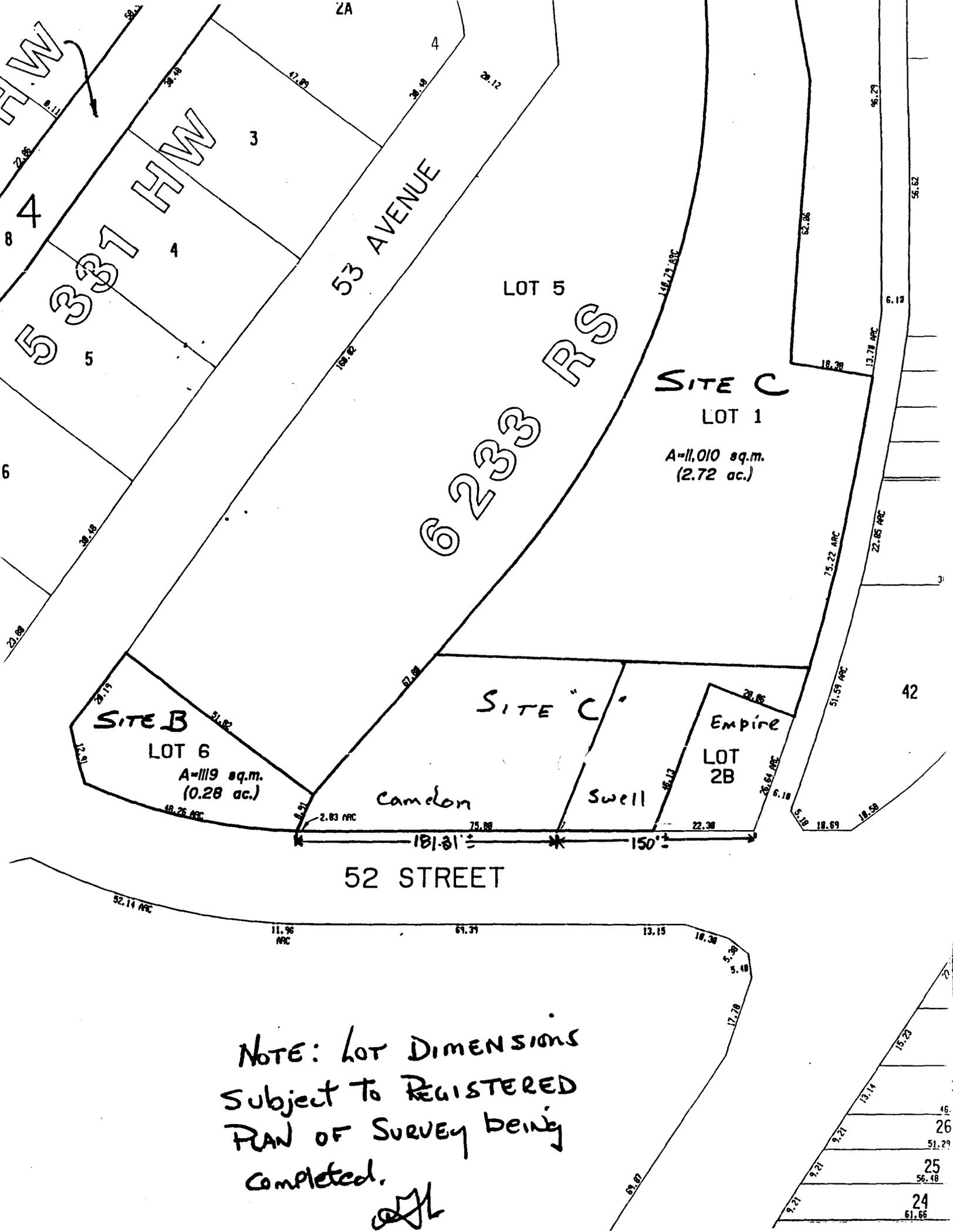
  
 Alan V. Scott  
 AVS/mm

Commissioners' Comments

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

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner



**DATE:           OCTOBER 26, 1993**

**TO:             LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM:          CITY CLERK**

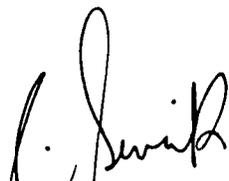
**RE:            SITE "B" - FORMER RAILROAD LANDS - DOWNTOWN RED DEER**

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

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

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

  
C. SEVCIK  
City Clerk  
CS/clr

**DATE: DECEMBER 9, 1992**

**TO: LAND & ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: APPLICATION TO PURCHASE BY SWELL INVESTMENTS LTD. PART OF LOT 1 and LOT 2B, PLAN 6233 R.S.**

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Your report dated December 2, 1992 pertaining to the above matter was considered at the Council Meeting of December 7, 1992.

At the above noted meeting, the following motion was introduced:

"RESOLVED that Council of The City of Red Deer having considered report dated December 2, 1992, from the Economic Development Manager re: Application by Swell Investments Ltd. to purchase part of Lot 1 and Lot 2B, Plan 6233 RS hereby agrees to the City entering into an option and land sales agreement with Swell Investments Ltd. pertaining to the aforesaid lands (approximately 31,875 sq. ft.) at a purchase price of \$11.04 per sq. ft. subject to the following conditions:

1. The agreement to include a six month option at an option fee of 5% of the purchase price, with the balance of the purchase price payable upon exercising the option
2. A condition of exercising the option being that the purchaser must obtain a development permit for a development conforming with C-1 zoning standards
3. The City to be responsible for re-zoning the site to C-1
4. The City to be responsible for all survey and subdivision costs
5. The City to be responsible for the installation of water, sanitary sewer, storm sewer and 400 amp electrical service connections to the property line
6. The City to be responsible for the removal of any environmental contaminants from the site
7. The City providing Empire Paarking with 60 days' notice of cancellation of their lease agreement
8. Access from 52 Street to the satisfaction of the City Engineer
9. An agreement satisfactory to the City Solicitor

and as recommended to Council December 7, 1992."

Prior to voting on said resolution however, a tabling motion was passed pending receipt of a further report back to Council relative to negotiations on the sale of said land.

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

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

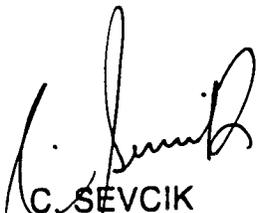
"RESOLVED that Council of The City of Red Deer, having considered report dated September 21, 1993 from the Land and Economic Development Department, re: Downtown West Redevelopment Proposals, hereby concurs with the recommendations with reference to Sites B & C."

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

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

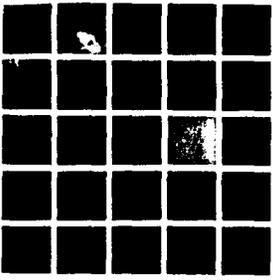
"RESOLVED that Council of The City of Red Deer, having considered report dated September 21, 1993 from the Land and Economic Development Department re: Downtown West Redevelopment Proposals, hereby agrees that with reference to Site A, Council not approve the sale of Site A to Pro Collision and Frame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

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

  
C. SEVCIK  
City Clerk

CS/sw

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



*RE  
Howard  
Pete  
C.A.*

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

September 14, 1993

City of Red Deer  
Economic Development  
City Hall  
RED DEER, Alberta

**ATTENTION: MR. AL SCOTT**

RE: Portion of Site C & Lot 2B(diagram attached)

This is to advise that Babcar Developments Ltd. and Empire Parking are interested in purchasing approximately 1 acre of land on the above property as outlined on attached. Exact dimensions are negotiable.

They would propose to retain a portion of this as public parking and eventually develop on the balance as the need arises. They are receptive to allowing the city to register a caveat on a portion to ensure it remain as public parking for say 10 years or as negotiated.

Price of the land would depend upon dimensions, location and restrictions.

They are prepared to meet with you to discuss this in detail.

We look forward to your reply in due course.

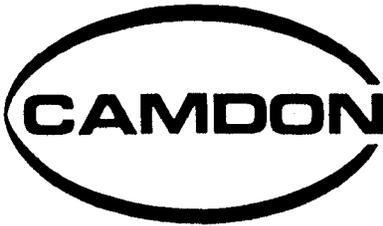
Yours truly,

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

  
**LLOYD MEADOWS**  
Commercial Specialist

LM/DB

The City Of Red Deer	
Date:	<u>Sep. 15/93</u>
Time:	<u>9:45 am</u>
Rec'd By:	<u>[Signature]</u>



CAMDON CONSTRUCTION SERVICES LTD.  
#3 7965 49 Avenue  
Red Deer, Alberta  
T4P 2V5

PHONE: (403) 343-1233 FAX: (403) 342-2422

September 28, 1993

City Clerk  
City Hall  
4914 48 Avenue  
Red Deer, Alberta

The City Of Red Deer	
Date:	Oct 5/93
Time:	10:30 am
Rec'd By:	<i>[Signature]</i>

Submission to Purchase/Develop Land - 52 Street between 51 Avenue, Site B and Zoned. CIA - City of Red Deer, Alberta.

-Purchase price of \$ 2.58 per sq.ft. for parcel consisting of approximately .26 ha (± 28,000 sq.ft.) as per attached sketch.

-Camdon also requires an option to purchase the 22 m property directly to the east presently leased as a parking lot for the same purchase price of \$ 2.58 per sq.ft.

-Camdon would also like the option of increasing the depth of the parcel of land from 40 m to 50 m ± depending upon the final design and layout. Camdon would be prepared to offer \$ 1.50 per sq.ft. for the additional property if required.

-Camdon requires that the property be placed in 2 parcels plus the optional parcel to the east.

-Deposit was submitted with original offer August 27, 1993.

-Balance on closing (within 60 days of obtaining suitable development permit).

-Purchase conditional upon development permit being issued.

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- City of Red Deer warrants the property to be environmentally clean.
- Camdon Construction Services Ltd agrees to standard City of Red Deer utility connection fees (no downtown power grid charges).
- Final design of the project will be dictated by final client selection and input, but the quality would be to a high standard similar to the original concept submitted August 27, 1993.
- Expected commencement of construction is spring of 1994 for occupancy late summer 1994.

Yours truly,

D.J. (Don) Lang

General Manager and President

Enclosures

Revised proposal "B" Sept 21, 1993

# Laebon Developments Ltd.

11, 7711 50th AVENUE  
RED DEER, ALBERTA T4P 1M7

PHONE (403) 346-7273 (RED DEER)  
PHONE (403) 845-3232 (ROCKY MTN. HSE.)  
FAX (403) 341-4165

August 26 1993

City of Red Deer  
Office of the City Clerk,  
4914 48 Avenue, Red Deer,  
Alberta T4N 3T4

THE CITY OF RED DEER  
CLERK'S OFFICE

RECEIVED	
TIME	10:50
DATE	Aug 27/93
BY	ds

Dear Sir

It is the desire of our firm to purchase one of the sites in the Downtown West Redevelopment Area, as recently advertised. We are interested in the parcel advertised as Site B, consisting of .28 acre. Our offer to purchase is as per the terms of the request for submissions, and is for the full price of \$30,940.00. I attach a bank draft in the amount of \$1,547.00, being five percent of the purchase price.

We are proposing to erect a building on the site to house offices for our companies. Laebon Developments Ltd. is a home building and land development company, presently active in Red Deer, Lacombe, Rocky Mountain House and Olds. Laebon Homes Ltd. is a home builder presently active in Blackfalds. Gaetz Avenue Home Design Group Ltd. is a company specializing in residential home design. All of these companies presently work out of leased offices in north Red Deer, and have grown to the extent that some expansion will soon be necessary. We are anxious to relocate into a building that we own, and therefore we are making this offer. I would also point out that we do not presently store any construction materials at the site of our offices, and will not do so at our new location. We lease a storage facility for our excess construction materials.

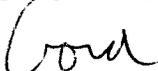
I attach a site plan showing our first draft design of the development of the building and the site. You will note that we have complied fully with the land use bylaw as it pertains to the land use of C1-A. As you can see, we have adequate on site parking, and an overabundance of landscaping. Our site plan envisions being able to retain the large tree that is presently on western edge of the site.

I also attach an elevation view of our proposed building. We envision a single story building with a slopped roof clad with a premium asphalt shingles. The walls will be predominately stucco, with raised shadow boxing as an accent. We expect to include an abundance of windows, offering a large amount of natural light to create a pleasant environment for our staff to work in. The model that we are following is that of an upscale California office park.

I would be happy to answer any questions that anyone at the City might have about our proposal or any other aspect of this offer.

Yours Truly

LAEBON DEVELOPMENTS LTD.

  
W.G. (Gord) Bontje  
President

The City Of Red Deer

Date:	Aug 27/93
Time:	13:40
Rec'd By:	SW



NOVEMBER 14-1972

LOT SIZE APROX- 200 X 150  
30,000 sq. ft.

Price \$200,000.00

SEWER  
WATER  
STORM SEWER  
ELECTRICAL  
TELEPHONE  
GAS  
SOIL CONTAMINATION? (REMOVE)

} TO PROPERTY LINE

TO BE ZONED C 1  
SUB DIVISION COSTS - BY CITY  
NO OFF SITE LEVIES.  
ACCESS FROM 52 STREET

# SWELL INVESTMENTS LTD.

Building Contractors

4324 - 54 Ave., Red Deer, Alberta T4N 4M2

Phones 347-3180 - 348-4739

Nov. 30/92

ATT.

Mr. Al Scott  
City of Red Deer.

Further to our discussions - re Land - Plan No. 6233 RS  
We wish to revise our offer to reflect the servicing  
costs.

SIZE OF LAND - 200 ft. Frontage on 52 Street  
156 ft. Depth -  
APPOX - 31,800 sq. ft.

PRICE - \$8.10 per sq. ft. -

INCLUDES THE FOLLOWING.

- STORM SEWER
  - SANITARY SEWER
  - 2" WATER
  - 1 Curb Cut - 52<sup>nd</sup> Street
  - Electrical - Transformer - 400 AMP - 3 Phase.
  - SUB. DIVISION COSTS -
  - TO BE ZONED C-1
  - REMOVE CONTAMINATED SOIL + CONCRETE FTCS.
- To PROPERTY  
LINE.

E. H. WATSON  
*E. H. Watson*



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

Economic Development Department 342-8106

December 10, 1992

Mr. E. H. Watson, President  
Swell Building Contractors  
4324 - 54 Avenue  
Red Deer, Alberta  
T4N 4M2

Dear Mr. Watson:

**RE: PART OF LOT 1 AND LOTS 2B, PLAN 6233 R.S.**

We acknowledge your telephone call of Tuesday, December 8, in which you indicated a desire to withdraw your application to purchase a portion of the above parcel of land. It is my understanding that your request to withdraw the application is to allow the City of Red Deer sufficient time to establish an overall plan for the redevelopment of the former CP Rail lands and adjacent properties.

The Red Deer Regional Planning Commission is currently working on a revision of the downtown plan, incorporating the former CP Rail lands. It is anticipated that this plan will be completed by March 31, 1993.

We have made note of your interest in this and other properties in the downtown area, and will maintain contact with you in an effort to keep you abreast of developments. Thank you for your interest in the redevelopment of the downtown area.

Sincerely,

Alan V. Scott  
LAND AND ECONOMIC DEVELOPMENT MANAGER

AVS/mm

c: City Clerk  
Director Engineering Services  
Bylaws and Inspections Manager  
E.L. & P. Manager  
Land Supervisor  
Senior Planner, R.D.R.P.C.



RED·DEER

*a delight  
to discover!*

**The City of Red Deer**  
**Land for Sale**  
**DOWNTOWN WEST REDEVELOPMENT AREA**

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Sealed submissions addressed to the City Clerk, City Hall, 4914 - 48 Avenue, Red Deer for the purchase and development of sites located in the Downtown West Redevelopment Area will be received up to **2:00 p.m. August 27, 1993.**

Site A zoned DC(3)	45 Street & 54 Avenue	1.24 acres ±	\$ 153,940 ±
Site B zoned CI-A	52 Street & 53 Avenue	.28 acre ±	30,940 ±
Site C zoned CI-A	52 Street & North to 55 Street	2.72 acres ±	272,509 ±

Submissions can be based on the purchase of all of a specific site and/or a portion thereof. Areas and purchase price of sites to be subject to legal subdivision plans being registered, 90 days minimum from date of signed land purchase agreement.

All submissions must be accompanied by a deposit for 5% of the total purchase price, in cash or by certified cheque, bank draft or money order. Such deposit to be applied toward the purchase price upon the successful applicant signing an option to purchase agreement. Deposit to be forfeited if the successful applicant does not sign an agreement to purchase.

Submissions subject to City Council approval. Maps, conditions of sale, etc., may be obtained from the Land and Economic Development Department, Second Floor, City Hall, 342-8106.



Alan V. Scott  
LAND AND ECONOMIC DEVELOPMENT MANAGER

## TERMS AND POLICIES

The April 26, 1993 meeting of City Council approved the following resolution authorizing the sale of the sites within the Downtown West Redevelopment area.

"RESOLVED that Council of The City of Red Deer having considered report dated April 16, 1993, from the Land and Economic Development Manager, re: Former CP Rail Right-of-Way, hereby agrees that the City engage an independent appraiser to establish values on all City owned properties contained within the redevelopment area, based on the proposed uses as outlined in the plan.

Council further agrees that the City advertise the availability of these parcels, together with approved prices and ask for proposals for each site and as recommended to Council April 26, 1993."

1. Accepted submissions must be approved by City Council and the Municipal Planning Commission who are concerned with landscaping, parking, architectural treatment of the building, prior to issuing of the building permit. Detailed information is available from the Building Inspections Department 342-8292.

Purchase price of parcels are as indicated, being all inclusive with the exception of utility connection fees for sanitary sewer, water, storm sewer, electric light and power, natural gas, telephone, community video and internal servicing costs. Sale subject to development being approved by City Council.

Services for lots are normally located in the roadway adjacent to the site. **Additional payments for electrical service connections and transformers are to be arranged through the Electric Light and Power Department (342-8274). For sewer and water connection charges, applicants should consult with the City Engineering Department (342-8161).** Both departments will be able to provide cost quotations when sufficient information regarding size of service is provided. Applications for natural gas hook-up should be made to Northwestern Utilities (343-6604).

2. Accepted application will be conducted through an Option Agreement for an option period up to ninety (90) days.
3. The 5% option fee is non-refundable unless the City is unable to issue a development permit.
4. A development permit must be obtained before the option can be exercised.
5. Construction of the proposed project, as submitted, must commence within nine (9) months of the exercising of the option, and be completed within twenty-one (21) months of that date. Commencement of construction is deemed to be the completion of all footings.

NOTE: If construction does not commence nine (9) months from the exercising of the option, the agreement shall be considered null and void. The purchase price, less 1% per month penalty, will be returned to the purchaser.

**6. Terms:**

- 5% deposit for 90 day option, from date of City Council approval;
- 1/3 total purchase price, less 5% deposit on exercising option;
- 1/3 total purchase price 4 months from date of exercising option;
- 1/3 total purchase price 8 months from date of exercising option.

In any event the land must be paid for in full prior to the City issuing a building permit. Property taxes will be adjusted as of January 1 in the year following receipt of payment in full.

G.S.T. is payable on land sales unless the G.S.T. 60 Form and G.S.T. Registration Number is file with The City of Red Deer.

**7. Duplicate Certificate of Title and land transfer will not be released until lot is paid for in full and either:**

- a) the construction of the development is completed to the satisfaction of the City Development officer; or
- b) a mortgage has been approved in the name of the applicant for construction of the proposed development.

**8. Guidelines:**

Submissions should include four prints of site plans in metric measurements. These plans should include:

- a) a site plan;
- b) the architectural treatment of buildings;
- c) the provision and architecture of landscaped space;
- d) description of all exterior materials;
- e) access to roadways and parking layouts; and

- f) proof of ownership or authority to apply for development.

**NOTE:** Please allow a minimum five (5) weeks for processing of the development permit. Permits are subject to the approval of the Development Officer or the Municipal Planning Commission.

Before proceeding with construction, the purchaser must:

- a) pay for the land in full;
  - b) arrange for all appropriate services;
  - c) obtain a building permit which requires two (2) sets of working drawings (in metric), complete with Engineer/Architect seal (if required), to obtain a building permit. Please allow a minimum three (3) weeks for plan review; and
  - d) obtain site regulations for C-1A and DC(3) - contact Development Officer at 342-8190.
9. The City of Red Deer will bare the costs of an environmental audit as required.
10. The Engineering Department is presently reviewing the status of a 6 m easement, for storm sewer main, situated through Parcel 2.

SCALE 1:1000



47 ST

54 AVE

45A AVE.

SITE

'A'

1.24ac±

PROPOSED 6m DASHED STORM SEWER

WATER MAIN  
SAN SEWER

Proposed  
UTILITY  
LOT

CATCH BASIN to  
be relocated  
Hydrant to  
be relocated

SI

R3

R5

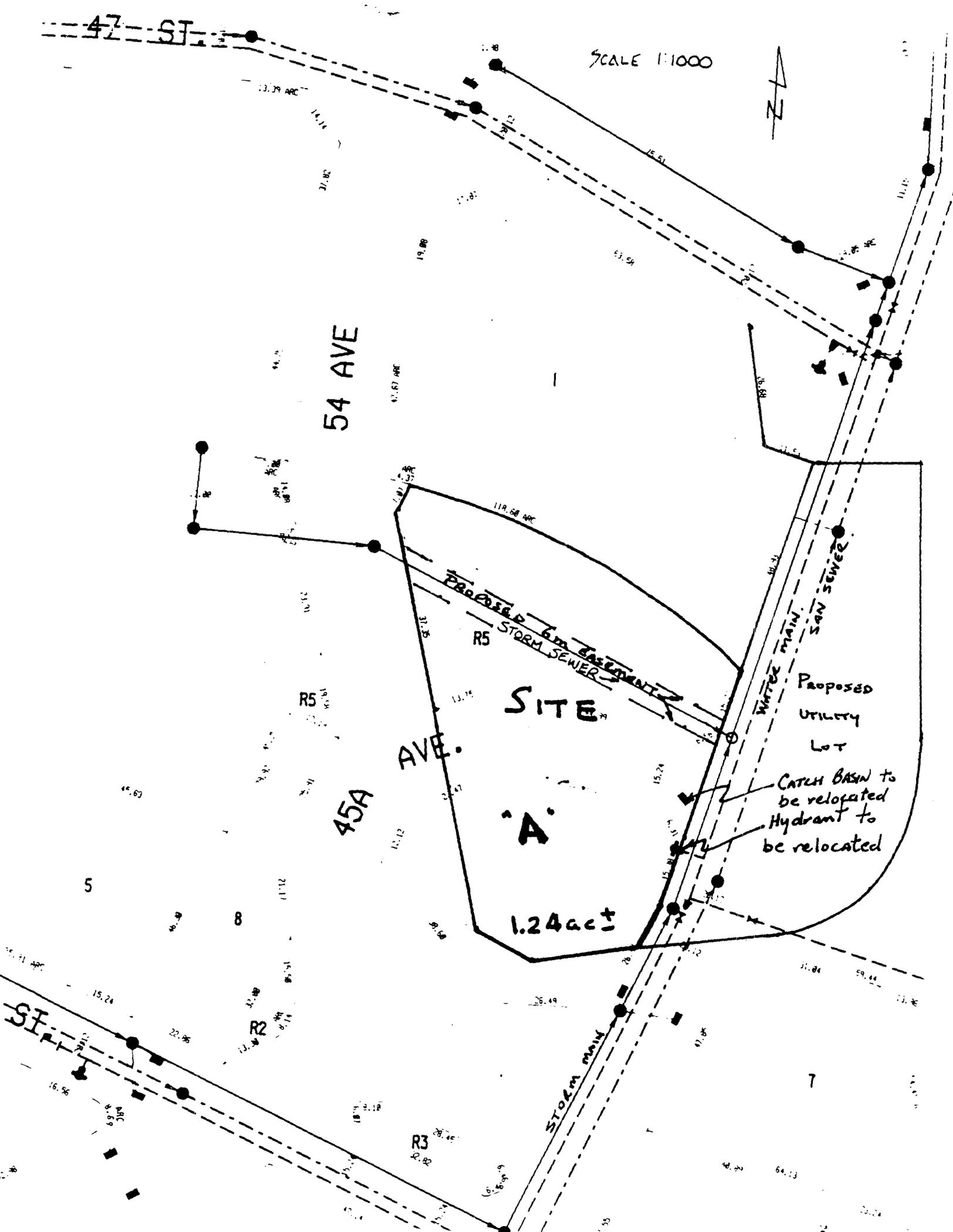
R2

R2

5

8

7



51

KS

IMPERIAL OIL  
3

54 AVENUE

SITE 'A'

CITY  
2  
A=5012 sq.m.  
(1.24 ac.)

CITY PROPOSED  
UTILITY  
LOT  
1

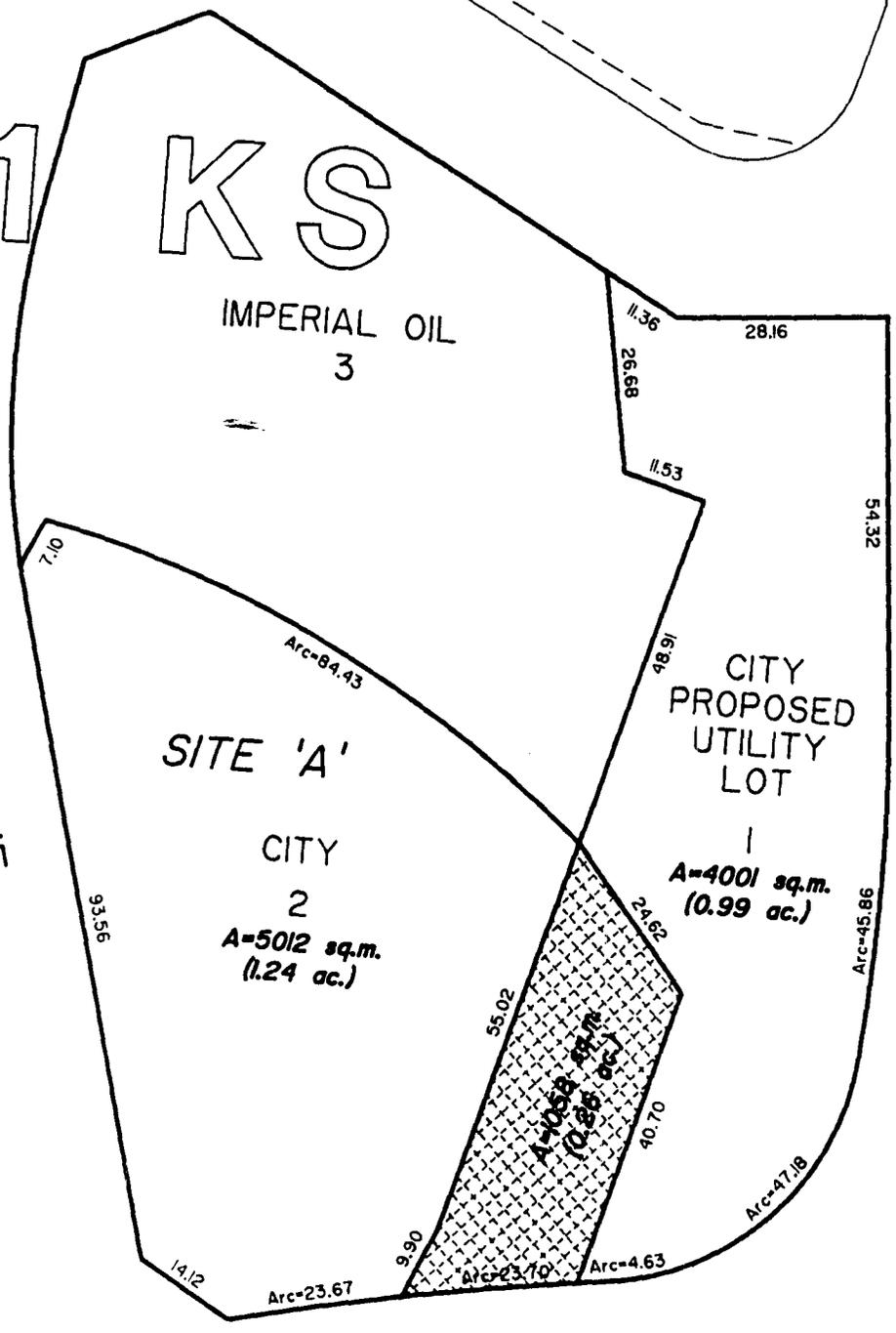
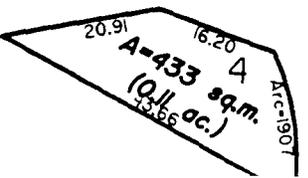
A=4001 sq.m.  
(0.99 ac.)

A=1008 sq.m.  
(0.25 ac.)

45 STREET

TAYLOR DRIVE

NOTE:  
LOT DIMENSIONS SUB  
TO REGISTERED PLAI  
SURVEY BEING COMPL



**DATE: NOVEMBER 23, 1993**

**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: APPLICATIONS TO PURCHASE SITE B AND  
SITE C - FORMER RAILWAY LANDS**

---

Your report dated November 15, 1993 pertaining to the above subject matter received consideration at the Council Meeting of November 22nd and at which meeting resolutions were passed as follows:

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

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

1. Give 60 day notice of cancellation of lease to Empire Paarking, and at the same time advise them of the willingness of both Camdon and Swell Investments to work with them to incorporate parking into any proposed new development.
2. Enter into an agreement with Camdon Construction Services Ltd. covering the purchase of the western most 181 feet (55.17 meters) of frontage on 52 Street. The purchase price to be based on \$2.58/sq. ft., regardless of depth.
3. The Camdon development to be a multi-tenant facility similar in concept to the original proposal and to the satisfaction of the Development Officer.

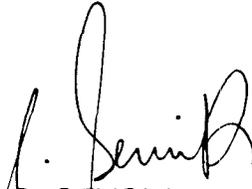
Land and Economic Development Manager  
Page 2  
November 23, 1993

4. Enter into an agreement with Swell Investments Ltd. for the eastern most 150 feet (45.72 metres) of frontage on 52 Street. The purchase price to be \$2.58/sq. ft. regardless of depth required.
5. The Swell Investment proposal to be subject to the approval of the Development Officer, with elevations to be compatible with both those of Camdon and Laebon.
6. All agreements to be subject to the satisfaction of the City Solicitor,

and as recommended to Council November 22, 1993."

The above decisions of Council are submitted for your information and I trust that you will convey these decisions to the applicants. Also, please take whatever action is deemed appropriate on behalf of the City.

Trusting you will find this satisfactory and that you will prepare appropriate legal documentation in due course for execution by all parties.



G. SEVCIK  
City Clerk

CS/clr

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

**DATE: November 15, 1993**

**TO: CITY COUNCIL**

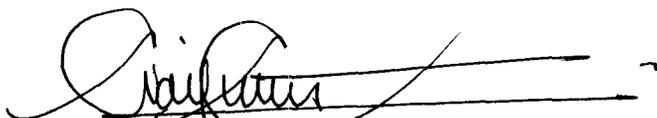
**FROM: CRAIG CURTIS**  
**Director of Community Services**

**RE: CENTRAL ALBERTA SLO-PITCH ASSOCIATION:  
LEASE OF A PORTION OF EDGAR ATHLETIC PARK**  
**A memo from the Chairman of the Recreation, Parks & Culture Board dated November 10, 1993 refers.**

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1. In June, City Council approved a C.T.A.P. grant to the Central Alberta Slo-Pitch Association (C.A.S.P.A.) for the building of new athletic park facilities, subject to a number of conditions. One of these conditions was that a lease agreement between C.A.S.P.A. and The City be concluded by October 31, 1993.
2. The C.A.S.P.A. has now written to The City requesting that the deadline be extended until the end of January 1994. The extension is supported by the Visitor and Convention Bureau and the Recreation, Parks and Culture Board.
3. **RECOMMENDATION:**

I support the comments of the Recreation, Parks and Culture Board and recommend that City Council approve an extension of Central Alberta Slo-Pitch Association's (C.A.S.P.A.) deadline for the completion of a lease agreement from October 31, 1993, to the end of January 1994.



CRAIG CURTIS

:ad

Att.

- c. Edna Allwright, Chairman, Recreation, Parks and Culture Board  
Lowell Hodgson, Recreation & Culture Manager  
Wendy Martindale, Director, Visitor and Convention Bureau

City Of Red Deer,

The CASPA Board of Directors would like to forward some concerns to the City Of Red Deer at this time.

At the August 30, 1993 city council meeting the Maspatoon/Edgar Park land exchange was given second and third reading and CASPA was very pleased with these steps and believe the City is moving in a positive direction.

The CASPA Board of Directors have some concerns with the time restrictions that the City of Red Deer has put on the Athletic Park project that was not finalized until Sept/93. CASPA feels that there is not enough time to work with the other Associations involved to prepare and finalize a working relationship which will be nessassary to complete this project.

The advancement of the Ctap grant application deadline has taken important time away from working with the other Associations and the City of Red Deer. Priority has been given to the CTAP application because of it's importance to the success of the project. CASPA has met the new deadline of September 31/93 and are awaiting a response from the Province of Alberta.

The City of Red Deer and CASPA have met together for the first time (October 7/93) to review the first draft of the lease agreement. The meeting was very positive although there were minor concerns from both parties involved which still need to be addressed.

The Engineering firms that have been contacted with regards to a Concept Plan also are concerned that with these time restrictions in place, a quality plan would not be possible and this would not benefit either parties involved.

Since the beginning of the year CASPA has been setting goals and building fund raising projects. The majority of our goals have been met and the majority of the fund raising projects have been a success.

Fund raising has been a difficult task as we have not had a direct project to promote or focus on until the end of August, when the land exchange took place and was finalized.

As of September 31 CASPA has a shortfall of approx. \$6,500.00.

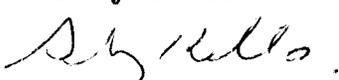
CASPA has initiated a fundraising project, asking it's members to invest in the project, but it's response is limited to the time frame CASPA is on.

CASPA also had arranged a Casino fund raiser for August 14/93 but problems with the licensing and date confusion with the Provincial Gaming Commission pushed the date of the Casino forward to Nov 10/11.

CASPA is continuing to look for solutions to the shortfall in regards to sponsors and financial institutions.

CASPA Board of Directors would like to ask the City of Red Deer to move the Oct 31 time deadline forward to January, 1994 to allow all parties involved to succeed in their goals, to build a Quality Athletic Park in our city.

CASPA BOARD OF DIRECTORS  
President  
Sherry Kells



FILE NO. R-40703

**DATE: November 15, 1993**

**TO: MAYOR AND CITY COUNCIL**

**FROM: EDNA ALLWRIGHT, Chairperson  
Recreation, Parks & Culture Board**

**RE: CENTRAL ALBERTA SLO-PITCH ASSOCIATION  
LEASE OF A PORTION OF EDGAR ATHLETIC PARK**

---

A grant request by the Central Alberta Slo-Pitch Association (C.A.S.P.A.) through the Provincial Community Tourism Action Program (C.T.A.P.) was considered by City Council at its meeting of June 21, 1993 when the following resolution was adopted:

"Resolved that Council of the City of Red Deer hereby approves the C.T.A.P. grant to the Central Alberta Slo-Pitch Association in the sum of \$50,000 for submission to the province subject to the following conditions:

1. That a lease agreement be concluded between C.A.S.P.A. and the City for the lease of the mutually agreed upon area within the new athletic park site by October 31, 1993.
2. That C.A.S.P.A. match the grant with a direct cash contribution of \$16,667.
3. That a development plan be prepared for the new athletic park site showing how the slowpitch park would relate to the other sport facilities and surrounding development. The cost of preparing this plan should be shared among the potential user groups. The City does not have adequate resources to prepare this plan but would assist in an advisory capacity and help initiate the plan.
4. That the revised conditions are acceptable to the Visitor and Convention Bureau."

Since that time, the Recreation & Culture Department and the Parks Department staff have been working with C.A.S.P.A. to assist them in making their application to C.T.A.P., and in preparing a draft agreement between C.A.S.P.A. and the City. This draft agreement is now in the hands of C.A.S.P.A.

The Recreation, Parks & Culture Board, at their meeting held on November 9, 1993, learned that C.A.S.P.A. had not completed all of the conditions of your June 21st resolution, and have asked for an extension until December 31, 1993 in order to comply with all conditions. The Recreation, Parks & Culture Board considered this extension request and, after discussing it, passed the following resolution:

.../2

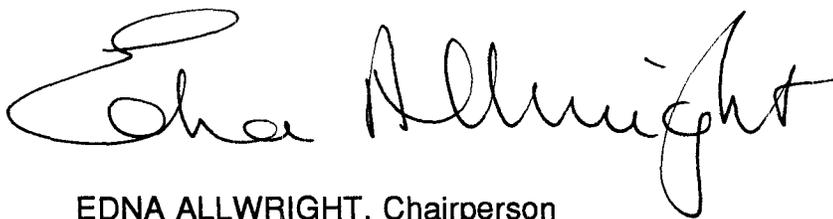
**Mayor and City Council**  
**November 10, 1993**  
**Page 2**

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Moved by J. Bower, seconded by A. Nichols

"That the Recreation Parks & Culture Board, having considered report from the Recreation & Culture Manager dated October 28, 1993 re: Central Alberta Slow Pitch Association/Lease of a Portion of Edgar Athletic Park, and correspondence from the Association's Board of Directors dated October 17, 1993, hereby support the request of the Association as outlined in said correspondence for an extension to their requirement to conclude the lease agreement, raise their cash contribution, and to develop a site plan by October 31, 1993, and that this extension be given until December 31, 1993."

MOTION CARRIED



EDNA ALLWRIGHT, Chairperson  
Recreation, Parks & Culture Board

LRH/lis

c. Lowell R. Hodgson  
Craig Curtis

Commissioners' Comments

We concur with the recommendations of the Recreation, Parks & Culture Board and Director of Community Services.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

**DATE: NOVEMBER 23, 1993**  
**TO: DIRECTOR OF COMMUNITY SERVICES**  
**FROM: CITY CLERK**  
**RE: CENTRAL ALBERTA SLO-PITCH ASSOCIATION:  
LEASE OF A PORTION OF EDGAR ATHLETIC PARK**

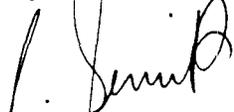
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Your recommendation, along with the comments of the Recreation, Parks and Culture Board recommending approval of an extension of Central Alberta Slo-Pitch Association's deadline for completion of the lease agreement, received consideration at the Council Meeting of November 22, 1993.

Following is the motion which was passed by Council in this regard:

"RESOLVED that Council of The City of Red Deer hereby approves an extension of Central Alberta Slo-Pitch Association's deadline for the completion of a lease agreement pertaining to a portion of Edgar Athletic Park, from October 31, 1993 to the end of January 1994, and as recommended to Council November 22, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. Trusting you will ensure the appropriate documentation is prepared and executed by both parties.



C. SEVCIK  
City Clerk

CS/clr

cc: Recreation, Parks and Culture Board  
Recreation and Culture Manager  
Red Deer Visitor and Convention Bureau  
Central Alberta Slo-Pitch Association

NO. 3

CS-P-4.645

**DATE: November 16, 1993**

**TO: CHARLIE SEVCIK  
City Clerk**

**FROM: CRAIG CURTIS  
Director of Community Services**

**DON BATCHELOR  
Parks Manager**

**RE: TOWNE CENTRE - CHRISTMAS DECORATION PROGRAM**

---

City Council considered the draft 1994 budget for the Towne Centre Association at their November 8, 1993 meeting. The Towne Centre indicated in the same document that they wish to withdraw their services for the installation and removal of Christmas decorations in the downtown area. Based on a report from the Community Services Director, Council passed the following resolution in regard to the Christmas decorations:

"Resolved that Council of The City of Red Deer hereby agrees that the Administration investigate alternatives to the current delivery of the Christmas Decorations Program and that said review take place immediately so that, if necessary, adjustments can be made to the scope of the program to ensure there is adequate budget to remove any decorations installed in 1993, and as recommended to Council November 8, 1993 by the City Commissioners."

The Administration has considered and discussed with the Towne Centre Association a number of alternatives for Christmas decorations; they include:

1. The City would install and remove the decorations, while the Towne Centre Association retained all maintenance, storage, repair, cleaning and replacement responsibilities.
2. The entire operation regarding Christmas decorations could be contracted out based on a tender procedure.
3. Other agencies may wish to consider assuming the responsibility of Christmas decoration operations in the downtown area.

.../2

4. The City of Red Deer and the Towne Centre Association share in the decoration responsibility, whereby the City would be responsible for storage and the Towne Centre Association would continue to be responsible for all decoration installation, removal, repair, replacement, etc.

In view of the time restraints, the first three alternatives are not recommended. In addition, it is questionable whether these alternatives would result in an operational cost saving.

The latter alternative is recommended and has been discussed with various City department managers, and the General Manager of the Towne Centre Association. It would result in a net cost savings to both the City and the Association, and could be implemented immediately and would result in the same level of service as previous years. This partnership is necessary due to significant increases in equipment and storage costs incurred by the Towne Centre Association in 1993. This recommended alternative would eliminate all storage costs, which have traditionally represented 45% of the total Towne Centre Christmas Decoration Budget in previous years.

Based on discussions with the Towne Centre Association's General Manager, this alternative would involve the following:

The City of Red Deer:

- To store all the decorations in the Transit Garage, requiring the relocation of two Public Works vehicles (steamer trucks). There would be no cost to the City, providing this storage space.

The Towne Centre Association:

- |  |                |
|--|----------------|
| ■ Installation, removal, cleaning, repair<br>replacement of decorations                                | \$ 5,500       |
| ■ Rental space for five days to conduct repairs  | 200            |
| ■ Purchase of tarps to protect the decorations<br>while in storage (1994 only)                         | 200            |
| ■ Modifications to a Towne Centre Association<br>trailer unit to store some decorations<br>(1994 only) | <u>300</u>     |
| <b>TOTAL</b>   | <b>\$6,200</b> |

City Clerk  
 Page 3  
 November 16, 1993

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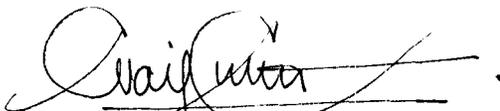
The City of Red Deer has invested \$31,000 in Christmas decorations, including 116 banners, 60 sprays, 48 wreaths, 22 candy canes and 23 bows. These decorations provide a festive atmosphere in the downtown area. The partnership recommended would ensure that the installation of decorations could proceed immediately, and that suitable funds are available for the removal, repair and partial replacement of decorations in 1994.

As outlined in the November 2, 1993 letter to Council from the Director of Community Services (attached), the 1993 fee for service to the Towne Centre Association for Christmas decorations is \$7,500. The alternative, as outlined, would result in a fee for service to the Towne Centre Association in 1994 and 1995 as follows:

■	1994	\$6,200
■	1995	\$5,700

**RECOMMENDATIONS:**

1. That City Council request that the Towne Centre Association proceed immediately with the installation of the Christmas decorations in accordance with the approved 1993 Fee for Service Budget.
2. That City Council approve the 1994 Downtown Christmas Decoration Program based on a partnership with the Towne Centre Association providing all installation, removal, repair and replacement services, and the City of Red Deer providing storage for the decorations.
3. That City Council support the Downtown Christmas Decoration Program for 1994, based on a \$6,200 fee for service, which will be considered during the 1994 Budget deliberations, on the understanding that this fee would be reduced by a minimum of \$500 in 1995.

  
 CRAIG CURTIS

  
 DON BATCHELOR

DB/ad  
 Att.

- c. John Ferguson, General Manager, Towne Centre Association  
 Kevin Joll, A/Transmit Manager  
 Gord Stewart, Public Works Manager

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

November 16, 1993

Attention Don Batchelor

RE: CHRISTMAS DECORATION PROPOSAL

Dear Don,

Please be advised that the Board Executive passed the following motion at a special meeting of the board at noon on today's date;

Be it resolved that;

The Executive of the Board of Directors of the Towne Centre Association are prepared to accept option # 4 at the request of the City of Red Deer for the calendar year 1994, as outlined by the Parks Manager in his report dated November 15, 1993, to the City Clerk. (Wendy Church/Ross Fletcher) passed unanimously.

Sincerely yours,  
TOWNE CENTRE ASSOCIATION

John P. Ferguson, General Manager.

**DATE:** November 2, 1993

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

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

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

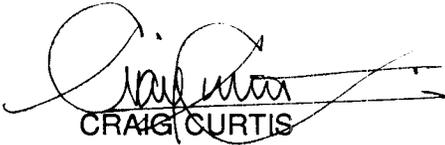
Charlie Sevcik  
Page 2  
November 2, 1993  
Towne Centre Association: 1994 Budget

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4. RECOMMENDATIONS

It is recommended that City Council:

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



CRAIG CURTIS

:dmg

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

Commissioners' Comments

We concur with the recommendations of the Parks Manager and Director of Community Services.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

**DATE: NOVEMBER 9, 1993**  
**TO: PARKS MANAGER**  
**FROM: CITY CLERK**  
**RE: TOWNE CENTRE - CHRISTMAS DECORATION PROGRAM**

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The above matter received consideration at the Council Meeting of November 8, 1993 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Administration investigate alternatives to the current delivery of the Christmas Decoration Program and that said review take place immediately so that, if necessary, adjustments can be made to the scope of the program to ensure there is adequate budget to remove any decorations installed in 1993, and as recommended to Council November 8, 1993 by the City Commissioners."

The decision of Council in this instance is submitted for your information and we would request that you coordinate this investigation and report back to the Council Meeting of November 22, 1993. We would appreciate your report, if at all possible, by no later than Tuesday, November 16, 1993, however I do appreciate the time constraints under which you will be working.



C. SEVCIK  
City Clerk

CS/clr  
*Encls.*

cc: Director of Community Services  
E. L. & P. Manager  
Public Works Manager  
Land and Economic Development Manager



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November 9th, 1993  
CITY COUNCIL  
City of Red Deer

Dear Council,

At your meeting of November 8th, Council made several comments and requests for information regarding the Christmas Decoration program. I am pleased to submit for councils information the attached responses to those comments and queries.

Sincerely yours  
Towne Centre Association

John P. Ferguson, General Manager.

## CHRISTMAS DECORATION PROGRAM SUMMARY 1993.

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### MALLS VS. DOWNTOWN

It was pointed out that the two regional malls produce far more elaborate displays than downtown totally at their own expense. This is quite true and a great deal of credit is due them for their initiative. It must be pointed out however that both regional malls have significantly more money in their marketing budget alone each year than the entire budget for the Towne Centre. In addition, their displays cover less than 1/3 the area that the core display does.

Never the less they do fully cover the cost of indoor display on private property.

### TCA'S AGREEMENT:

Towne Centre agreed to undertake the Christmas Display service seven years ago on the premise that adequate funds would be available to operate the program. In the first two years significant catch up was required in order to produce the new decorations as well as generate a complete budget of costs. Since '89 the Association annually indicated that problems existed with adequate funding particularly in the repair replacement section of the budget.

In 1990 the Chairman of the board addressed Council on the issue of an increase to the \$4,500 budget. He specifically suggested that financing the program was an increasing problem. In 1991 the Chairman again approached Council requesting the fund be increased to \$7,000 because of increased costs. He indicated that the program could not be completed for the current \$5000 grant. Council agreed to \$6,000 that year. In 1992 the Chairman again addressed Council indicating that the service could not be completed without an increase to \$7500. Council agreed to fund the program at \$7500.

Subsequent to these increases, the Board of Directors determined during our Budget meetings in October that we could not continue to operate this program properly without additional funds. At the same time the City was requesting a 2.25% reduction in the '94 grant request.

The Board decided that since we were unable to properly provide the service within our upcoming budget based on the \$7331 grant guideline, that another agency should be considered to undertake the program.

(cont'd)

**TCA FUNDS SHOULD SUBSIDIZE THE PROJECT:**

The Association has absorbed several thousand dollars of extra cost for this program since 1987. In each years total budget, an average of 50% of our budget expenditures are programmed for retail oriented projects. That is without additional funds being expended on the Christmas Decorations.

Even with this percentage of retail spending, retail remains only 22% of our membership. The board is faced with hard decisions on programming every year, and this year, the Christmas decoration program did not make the priority spending list.

The boards responsibility is to ensure that all our projects provide benefit to the broadest section of our members as is possible with the limited funding available. We have retailers in our City whoes marketing budget for a single major weekend promotion exceeds our entire budget for marketing in full year.

We have not eliminated all marketing for Christmas, and have budgeted for continuing sponsorship of the Teddy Bear Promenade. This event produces measurable results far greater than those we can measure from the decoration program. In addition, we continue to support advertising projects throughout the Christmas season.

**BUDGET SUMMARY OF EXPENSES FOR 1993;**

Removal January 1993	-	\$1,100.00
Warehouse storage Jan/Dec	-	\$3,600.00
Cleaning and repairs '93	-	\$550.00
Replacement of banners (50)	-	\$1,500.00
Installation Dec.'93	-	\$1,835.00
Portion of insurance	-	\$100.00
<b>TOTAL COSTS FOR '93</b>	<b>-</b>	<b>\$8,685.00</b>

In addition an estimated \$1200 in additional repairs including labor are needed for the collection. In 1994 at least another 50 banners will need replacement at a cost of \$1500.00

Warehouse rent including utilities, taxes and common area cost \$5.52 per square foot, with 1300 sq.ft. required. Half of this cost is charged against the storage of decorations.

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DECORATION COSTS:

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50% of the annual warehouse rental costs including utilities and triple net	- \$3,600.00
Installation; Bucket truck rental with operator \$45/hr.	- \$1,440.00
Labor 32 hours	- \$320.00
Banner fasteners	- \$75.00
Removal; Bucket truck rental with operator \$45/hr	- \$900.00
Labor 20 hours	- \$200.00
Cleaning of decorations; Labor 16 hours	- \$160.00
Car Wash	- \$80.00
Repair of decorations; Labor 24 hours	- \$240.00
Materials (budget)	- \$500.00
Banner replacement 4 yr cycle	- \$870.00
Major decoration replacement budget (2/yr)	- \$720.00
Insurance for fire, theft, vandalism while in storage	- \$100.00
<b>TOTAL ANNUAL BUDGET</b>	<b>\$9,205.00</b>

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INVENTORY:



# 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

November 9, 1993

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

Att: Mr. Herb Der,  
 Chairman

Dear Sir:

RE: TOWNE CENTRE ASSOCIATION 1994 BUDGET PROPOSAL  
 AND CHRISTMAS DECORATION PROGRAM

I would advise that your letter of October 27, 1993 concerning the 1994 Towne Centre Budget Proposal, appeared on the Council Agenda of November 8, 1993.

Following are the resolutions which were passed by Council regarding said matters:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Towne Centre Association Budget for 1994, be considered at the regular Council Meeting to be held on Monday, January 31, 1994, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Council further agrees that individual notices of the meeting be mailed out to every person assessed for business purposes in the BRZ area."

"RESOLVED that Council of The City of Red Deer hereby agrees that the Administration investigate alternatives to the current delivery of the Christmas Decoration Program and that said review take place immediately so that, if necessary, adjustments can be made to the scope of the program to ensure there is adequate budget to remove any decorations installed in 1993, and as recommended to Council November 8, 1993 by the City Commissioners."



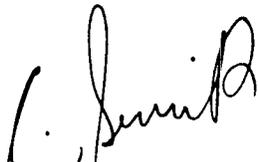
*a delight  
to discover!*

Towne Centre Association  
Page 2  
November 9, 1993

With regard to the first motion, this office will be mailing out notices of the meeting at which the Towne Centre Budget will be considered, early in the New Year.

In connection with the second resolution, we are requesting the Parks Manager, Mr. Don Batchelor, to coordinate the review of the current delivery of the Christmas Decoration Program and to report back to Council at the next meeting in view of the time constraints.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Community Services  
Parks Manager  
E. L. & P. Manager  
Land and Economic Development Manager  
Public Works Manager

**DATE: NOVEMBER 23, 1993**

**TO: DIRECTOR OF COMMUNITY SERVICES  
PARKS MANAGER**

**FROM: CITY CLERK**

**RE: TOWNE CENTRE - CHRISTMAS DECORATION PROGRAM**

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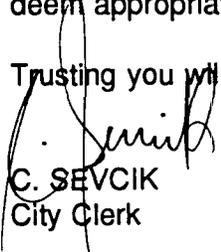
Your joint report dated November 16, 1993 pertaining to the above subject matter was considered at the Council Meeting of November 22, 1993 and at which meeting Council passed the following motion:

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

1. That City Council request that the Towne Centre Association proceed immediately with the installation of the Christmas decoration in accordance with the approved 1993 Fee for Service Budget.
2. That City Council approve the 1994 Downtown Christmas Decoration Program based on a partnership with the Towne Centre Association providing all installation, removal, repair and replacement services, and the City of Red Deer providing storage for the decorations.
3. That City Council support the Downtown Christmas Decoration Program for 1994, based on a \$6200 fee for service, which will be considered during the 1994 Budget deliberations, on the understanding that this fee would be reduced by a minimum of \$500 in 1995."

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

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/clr

cc: Director of Financial Services  
A/Transit Manager  
Public Works Manager

Towne Centre Association  
Att: Mr. John Ferguson  
General Manager

NO. 4

**DATE: NOVEMBER 10, 1993**  
**TO: CITY COUNCIL**  
**FROM: CITY CLERK**  
**RE: ALDERMAN VOLK - NOTICE OF MOTION:  
CHRISTMAS LIGHT COMPETITION**

---

At the Council Meeting of November 8, 1993 the following Notice of Motion with regard to the City hosting a Christmas Light Competition, received consideration:

Moved by Alderman Volk, seconded by Alderman Campbell-Cardwell

"WHEREAS, for sometime, the Chamber of Commerce has not hosted a Christmas Light Competition in our city; and

WHEREAS viewing Christmas lights is a form of free entertainment for many citizens; and

WHEREAS The City of Red Deer Transit Department currently holds a Christmas Light Sight-Seeing Tour each year and it would be easy for participants of the tour to judge a competition;

THEREFORE BE IT RESOLVED that The City of Red Deer host a Christmas Light Competition. Any person that would like their home judged must submit their address to the Transit Department. The lights will be judged by the participants of the Transit Department's Sight-Seeing Tour. The prizes will be as follows:

- 1st Prize: Free Electricity in December
- 2nd Prize: 50% off Electricity Bill in December
- 3rd Prize: 25% off Electricity Bill in December."

Prior to voting on said motion however, the matter was tabled for two weeks pending a clearer description of the program. Alderman Volk will be reporting verbally at the Council Meeting.

  
C. SEVCIK  
City Clerk

CS/clr

**DATE: NOVEMBER 10, 1993**  
**TO: ALDERMAN VOLK**  
**FROM: CITY CLERK**  
**RE: CHRISTMAS LIGHT COMPETITION**

---

At the Council Meeting of November 8, 1993 your Notice of Motion with regard to the City hosting a Christmas Light Competition received consideration.

The following is the motion as introduced by yourself:

"WHEREAS, for sometime, the Chamber of Commerce has not hosted a Christmas Light Competition in our city; and

WHEREAS viewing Christmas lights is a form of free entertainment for many citizens; and

WHEREAS The City of Red Deer Transit Department currently holds a Christmas Light Sight-Seeing Tour each year and it would be easy for participants of the tour to judge a competition;

THEREFORE BE IT RESOLVED that The City of Red Deer host a Christmas Light Competition. Any person that would like their home judged must submit their address to the Transit Department. The lights will be judged by the participants of the Transit Department's Sight-Seeing Tour. The prizes will be as follows:

1st Prize: Free Electricity in December  
2nd Prize: 50% off Electricity Bill in December  
3rd Prize: 25% off Electricity Bill in December."

The matter, however, was tabled for two weeks pending a clearer description of the program.

It is my understanding that you will be meeting with Mr. Al Roth, E. L. & P. Manager, with a view to further refining this program and we look forward to a further report from you and/or Mr. Al Roth in this regard, for inclusion on the November 22nd Agenda. If possible, we would appreciate this report by no later than Tuesday, November 16, 1993. However, I will understand if you are unable to make this deadline due to the time constraints.



C. SEVCIK  
City Clerk

CS/clr

cc: A. Roth

**DATE: NOVEMBER 23, 1993**

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

**FROM: CITY CLERK**

**RE: ALDERMAN VOLK - NOTICE OF MOTION:  
CHRISTMAS LIGHT COMPETITION**

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The following Notice of Motion which was submitted by Alderman Volk at the November 8, 1993 Meeting received brief consideration at the November 22nd Meeting, however, said motion was withdrawn by the mover and seconder:

"WHEREAS, for sometime, the Chamber of Commerce has not hosted a Christmas Light Competition in our city; and

WHEREAS viewing Christmas lights is a form of free entertainment for many citizens; and

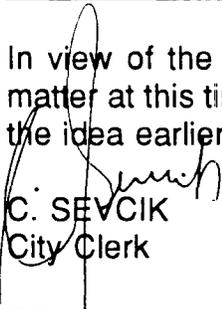
WHEREAS The City of Red Deer Transit Department currently holds a Christmas Light Sight-Seeing Tour each year and it would be easy for participants of the tour to judge a competition;

THEREFORE BE IT RESOLVED that The City of Red Deer host a Christmas Light Competition. Any person that would like their home judged must submit their address to the Transit Department. The lights will be judged by the participants of the Transit Department's Sight-Seeing Tour. The prizes will be as follows:

- 1st Prize: Free Electricity in December
- 2nd Prize: 50% off Electricity Bill in December
- 3rd Prize: 25% off Electricity Bill in December."

**MOTION WITHDRAWN**

In view of the above, no further action is necessary on your part with regard to said matter at this time. It is my impression however, that Alderman Volk may be resurrecting the idea earlier next year for implementation in 1994.

  
C. SEVCIK  
City Clerk

CS/clr

cc: Alderman Volk

NO. 5

FILE NO. R-40704

**DATE:** November 10, 1993

**TO:** MAYOR AND CITY COUNCIL

**FROM:** EDNA ALLWRIGHT, Chairperson  
Recreation, Parks & Culture Board

**RE:** GRANTS TO COMMUNITY SERVICE ORGANIZATIONS  
REVISED POLICY

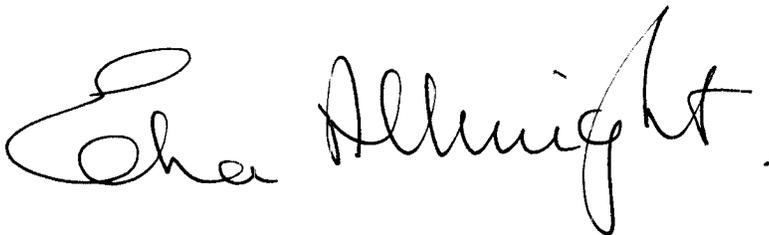
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The Recreation, Parks & Culture Board, at their meeting held on November 9, 1993, considered revised policy #420 (attached) understanding that this was missed in our earlier recommendation to you. At your September 27th meeting, you passed a resolution directing the administration to prepare an amendment to City policy #420 in consultation with the Recreation, Parks & Culture Board, and that revised policy was considered at this meeting with the following resolution being passed:

Moved by S. Hocken, seconded by J. Bower

"That the Recreation Parks & Culture Board, having considered report to the Cultural Advisory Committee from the Directors of Community and Financial Services dated October 19, 1993 re: Grants to Community Service Organizations/Revised Policy, and giving further consideration to the recommendation from the Cultural Advisory Committee concerning same, hereby support the resolution of the Cultural Advisory Committee and forward the revised Council Policy No. 420 as contained on the november 9, 1993 agenda, to Council of the City of Red Deer for their final endorsement."

MOTION CARRIED



EDNA ALLWRIGHT, Chairperson  
Recreation, Parks & Culture Board

LRH/ls  
Attach.

c. Lowell R. Hodgson  
Craig Curtis

**DATE:** November 3, 1993 **FILE NO. R-40690**  
**TO:** RECREATION, PARKS & CULTURE BOARD  
**FROM:** LOWELL R. HODGSON, Manager  
Recreation & Culture Department  
**RE:** GRANTS TO COMMUNITY SERVICE ORGANIZATIONS - ATTACHED  
REPORT FROM CRAIG CURTIS

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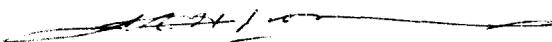
The Cultural Advisory Committee met Tuesday, November 2, 1993 and considered the attached report and revised Council Policy #420. After a brief discussion, the followed resolution was passed:

"Vinay Chafekar moved recommendation of the revised City Council Policy #420 to the Recreation, Parks & Culture Board and City Council."

MOTION CARRIED

**RECOMMENDATION:**

It is my recommendation that you support this resolution from the Cultural Advisory Committee and pass this revised policy onto City Council for their final endorsement.



LOWELL R. HODGSON, Manager  
Recreation & Culture Department

/ls  
Attach.

c. Lesia Davis  
Craig Curtis

**DATE:** October 19, 1993

**TO:** CULTURAL ADVISORY COMMITTEE

**FROM:** CRAIG CURTIS, Community Services Director  
ALAN WILCOCK, Financial Services Director

**RE:** GRANTS TO COMMUNITY SERVICE ORGANIZATIONS:  
REVISED POLICY

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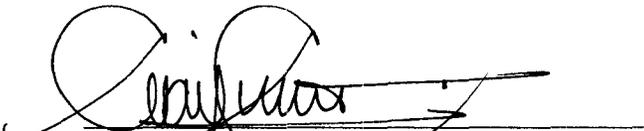
1. The attached reports on City recreation and cultural grants were considered by City Council at its meeting on September 27, 1993, when the following resolution was adopted:  
  
"RESOLVED that Council of The City of Red Deer, having considered report dated September 17, 1993 from the Director of Community Services re: City Recreation and Cultural Grants, hereby agrees to:
  1. Support the principle that funding for major cultural agencies (as listed in Table 1 of the report from the Director of Community Services dated August 10, 1993) be retained at the same level for 1994, adjusted by the departmental guidelines.
  2. Direct the Administration to negotiate two-year funding agreements with the City's major cultural agencies and bring back a report to the Cultural Advisory Committee and the Recreation, Parks & Culture Board, for consideration prior to submission to City Council, in conjunction with the 1994 budget.
  3. Direct the Administration to prepare an amendment to City Council Policy No. 420, in consultation with the Recreation, Parks & Culture Board."
2. In accordance with the direction from City Council, a revision of Policy No. 420 has now been prepared. This revised policy is based on the following assumptions:
  - That grant applications for 1994 and 1995 will be limited to groups which have received assistance in the past, with the exception of those groups which are hosting provincial, national, or international events. This restriction recognizes the fact that only limited funds will be available.
  - That funding for major cultural organizations will be considered within the Community Services General: Cultural Agencies Budget, and a sum of \$33,000 has been transferred into this program in the draft 1994 budget. This sum represents the amount allocated to these cultural agencies in the 1993 budget, adjusted by the departmental budget guideline. It is recognized that this sum may be reduced further during the 1994 budget deliberations.

Page 2  
October 19, 1993  
Grants to Community Service Organizations

---

3. RECOMMENDATION

It is recommended that a revised City Council Policy No. 420 be adopted.



---

CRAIG CURTIS



---

ALAN WILCOCK

:dmg

Att.

**Policy Section:****Policy Reference: 420**

FINANCE

**Policy Subject:****Page 1 of 2**

GRANTS TO COMMUNITY SERVICE ORGANIZATIONS

**Lead Role:**

Director of Financial Services  
 Director of Community Services

**Purpose**

To provide a procedure for the submission of grant requests to City Council.

**Policy Statement**

1. During the years 1994 and 1995, grant requests to City Council shall only be considered in the following two categories:

**Category 1: General Grants to Community Service Organizations**

**Category 2: Grants for the Hosting of Provincial, National or International Events**

2. **Category 1**

During the years 1994 and 1995, applications will only be received from the following community service organizations:

- Parkland Humane Society
- St. John Ambulance
- Red Deer Air Show Association
- C.N.I.B.

**Cross Reference****Remarks****Approved****Effective Date****Revision/Review**

**Policy Section:** FINANCE

**Policy Ref:** 420

**Policy Subject:** GRANTS TO COMMUNITY SERVICE ORGANIZATIONS

**Page:** 2 of 2

**Policy Statement** (cont'd.)

3. **Category 2**

Non-profit groups may submit applications for assistance in hosting provincial, national, or international events in the city. Such applications shall include the following additional information:

- Estimated number of participants.
- Estimated number of spectators.
- Estimated economic benefit to the community.

4. **Deadline and Application Requirements**

Grant applications in both categories shall be submitted to the Director of Financial Services by December 15 of the year prior to the grant being requested. City Council shall review all grant requests at a special meeting during budget deliberations.

Grant applications submitted by organizations shall include:

- The specific purpose of the application.
- The amount of funding requested.
- The previous year's financial statement certified correct by two directors, showing all surpluses and invested funds.
- Proposed budget for the current year, showing the utilization of any accumulated surpluses. It is expected that any surpluses above that required as working capital to fund current operating requirements shall be used to reduce the grant request.

Grants must be used within the city of Red Deer, unless otherwise authorized by City Council.

5. **Cultural Agency Agreements**

Financial support to the following major cultural organizations, which were previously funded through grants, shall be considered within the Community Services General: Cultural Agencies Budget:

- Red Deer Community Band Society
- Red Deer International Folk Festival Society
- Red Deer Symphony Orchestra
- Red Deer & District Allied Arts Council

Funding for these agencies shall be based on operating agreements that establish performance criteria (City Council Resolution, September 27, 1993).

Commissioners' Comments

We concur with the recommendation for the 1994 and 1995 budget. However, we recognize that the particular agencies that are selected under category 1 are there in part because of the services they provide to the community and in part because for historical reasons. For that reason we recommend that Council review the appropriateness of Municipal Grants going to each of these agencies and in particular, the principle of using taxpayers' dollars to contribute to charities, such as the CNIB, who provide a valuable service but are not unlike many other charitable agencies in the community.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

# **CITY RECREATION AND CULTURAL GRANTS**

**Background Material Presented to City Council**

**September 27, 1993**

NO. 5

CS-4.144

**DATE:** September 17, 1993

**TO:** City Council

**FROM:** Craig Curtis, Director  
Community Services Division

**RE:** CITY RECREATION AND CULTURAL GRANTS  
A memo from the Chairman of the Recreation, Parks  
& Culture Board dated September 16, 1993 refers.

---

I support the recommendations on this issue as submitted by the Recreation, Parks & Culture Board. However, the report failed to address the need to amend City Council Policy No. 420.

### RECOMMENDATIONS

It is recommended that City Council:

- Support the principle that funding for major cultural agencies (as listed in Table 1 of the report from the Director of Community Services dated August 10, 1993) be retained at the same level for 1994, adjusted by the departmental guideline.
- Direct the Administration to negotiate two-year funding agreements with the City's major cultural agencies and bring back a report to the Cultural Advisory Committee and the Recreation, Parks & Culture Board, for consideration prior to submission to City Council, in conjunction with the 1994 budget.
- Direct the Administration to prepare an amendment to City Council Policy No. 420, in consultation with the Recreation, Parks & Culture Board.



CRAIG CURTIS

:dmg

- c Lowell Hodgson, Recreation & Culture Manager  
Mark Jones, Recreation, Parks & Culture Board Chairman  
Glynis Wilson Boulton, Cultural Advisory Committee Chairman

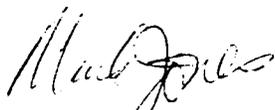
**DATE:** September 16, 1993  
**TO:** Mayor and Council  
**FROM:** Mark Jones, Chairman  
Recreation, Parks & Culture Board  
**RE:** City Recreation and Cultural Grants

---

Based on the attached report dated August 10, 1993, submitted by the Community Services Director and the Recreation & Culture Manager, the Recreation, Parks & Culture Board passed the following resolutions at their regular meeting on September 14, 1993:

- a) "That the Recreation, Parks & Culture Board, having considered report from the Director of Community Services dated August 10, 1993 re: City Recreation and Cultural Grants, hereby agree to rescind its previous recommendation regarding the public advertisement of municipal funding pertaining to recreation, parks and culture."
- b) "That the Recreation, Parks & Culture Board, having considered report from the Director of Community Services dated August 10, 1993 re: City Recreation and Cultural Grants, hereby recommend to Council of The City of Red Deer that funding for cultural agencies as listed in Table 1 be retained at the same level for 1994, adjusted by the departmental budget guideline."
- c) That the Recreation, Parks & Culture Board, having considered report from the Director of Community Services dated August 10, 1993 re: City Recreation and Cultural Grants, hereby recommend to Council of The City of Red Deer that it direct the administration to negotiate two-year funding agreements with the City's major cultural agencies and bring back a report to the Cultural Advisory Committee and the Recreation, Parks & Culture Board for consideration prior to submission to Council in conjunction with the 1994 budget."

Part of the discussion that related to the above resolutions focused on some of the major sports events that have been awarded to Red Deer in 1994, in which it was felt the cultural agencies would be undoubtedly asked to play a role.



MARK JONES

:dmg

Att.

- c Craig Curtis, Director of Community Services  
Lowell Hodgson, Recreation & Culture Manager  
Glynis Wilson Boulton, Cultural Advisory Committee Chair

R-40621

**DATE:** September 10, 1993  
**TO:** RECREATION, PARKS & CULTURE BOARD  
**FROM:** LOWELL R. HODGSON, Manager  
Recreation & Culture Department  
**RE:** CITY RECREATION & CULTURAL GRANTS

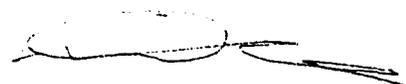
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Attached is a report with recommendations from our Community Services Director, Craig Curtis, regarding the above noted title.

The Cultural Advisory Committee reviewed and discussed the grants at their September 7, 1993 meeting, with the following motions passed:

**Motion:** Blaine Newton/Mary Lou Armstrong to defer the previous recommendation of the Committee to recommend to the Recreation, Parks & Culture Board that any funding pertaining to culture be publicly advertised until after the 1994 budget is approved.

**Motion:** Mary Lou Armstrong/Yvette Brideau to recommend to the Recreation, Parks & Culture Board that funding for the Cultural agencies as listed in Table 1 be retained at the same level for 1994, adjusted by the departmental budget guideline.



LOWELL R. HODGSON, Manager  
Recreation & Culture Department

LRH/kb

**DATE:** August 10, 1993

**TO:** • Cultural Advisory Committee  
• Recreation, Parks & Culture Board

**FROM:** Craig Curtis, Director  
Community Services Division

**RE:** CITY RECREATION and CULTURAL GRANTS

---

1. The City of Red Deer has had a budget for the funding of special operating grants to community service organizations for many years. These include grants to recreation, cultural and service organizations which operate special programs or facilities in the community.

In 1985, with the introduction of the provincial Community Recreation/Cultural (CRC) Grant Program, City Council adopted a policy that all eligible recreation and culture agencies would, in future, be funded through provincial grants, with the exception of the Red Deer Community Band Society and grants for provincial, national and international events. The policy for this revised grant program is outlined in City Council Policy No. 420 (att.)

As a result of the above decision, groups such as the Allied Arts Council and the Red Deer International Folk Festival Society were funded through the CRC Grant Program during its existence, and not the tax levy. During this period from 1985 to 1992, the City retained a reduced budget for the funding of miscellaneous grant requests, such as the Parkland Humane Society, the St. John Ambulance, the Red Deer Community Band Society and C.N.I.B.

2. The provincial C.R.C. Grant Program was cancelled in the fall of 1992, in spite of assurances by the Ministers of Recreation and Parks, and Culture and Multiculturalism, that a replacement program would be introduced.

The cancellation of the CRC Grant Program resulted in a major increase in funding requests directly to the City. Sixteen grant applications were received for 1993, eight of which related to recreation and culture programs. Total funding request was \$186,520, whereas, the draft budget, following the budget guideline of a zero per cent tax increase, only provided \$73,500 for all categories of application including recreation and culture. In view of this problem, I was requested to prepare a report and recommended that City Council adopt the following guidelines in evaluating the grant applications:

- That City Council give the highest priority to community groups which provide a service to the community on a long-term basis, whether they were funded through the CRC Grant Program or the tax levy.

**Cultural Advisory Committee****Page 2****August 10, 1993****City Recreation and Cultural Grants**

- That City Council not approve any increase in operating grants to individual groups.
  - That City Council not approve any new grants, with the exception of those relating to major national events.
3. City Council considered the grant applications at a special budget meeting on February 2, 1993. The recommended guidelines were, in most cases, adhered to, and the following recreation and culture grants were approved and funded through the tax levy:
- |   |               |
|---|---------------|
| • Red Deer Community Band Society .....         | \$ 13,700     |
| • Red Deer & District Allied Arts Council ..... | \$ 15,000     |
| • Red Deer International Folk Festival Society  |               |
| - Cronquist House .....                         | \$ 3,100      |
| - Canada Day Festival .....                     | \$ 5,300      |
| • Red Deer Symphony Orchestra .....             | \$ 6,300      |
| • Provincial One-Act Festival .....             | <u>\$ 500</u> |
| <br>• Total .....                               | <br>\$ 33,900 |

The above grants (with the exception of the Provincial One-Act Festival) were made to the major cultural groups in the city which had been supported on a long-term basis. Table 1 outlines a complete funding history of these agencies since 1984, and identifies the funding source. As can be seen, the 1993 grant, in most cases, represented a reduction in funding of approximately 33%. This has had a major impact on the ability of these agencies to operate their facilities and deliver effective programs. Nevertheless, in spite of short notice, the agencies have survived and identified a variety of new funding sources.

4. City Council's decision on the above grants was presented to the Cultural Advisory Committee for information at its meeting on April 6, 1993. After discussion, the committee adopted the following resolution:

"That it be recommended to the Recreation, Parks & Culture Board that any municipal funding pertaining to culture be publicly advertized, with an appropriate review process and with recommendations from the Cultural Advisory Committee."

The recommendation was considered by the Recreation, Parks & Culture Board at its meeting on April 19, 1993, when the following resolution was adopted;

**Cultural Advisory Committee****Page 3****August 10, 1993****City Recreation and Cultural Grants**

"That the Recreation, Parks & Culture Board recommend to Council of The City of Red Deer that any municipal funding pertaining to recreation, parks and culture be publicly advertised with an appropriate review process and with recommendations from this board."

My comments on this recommendation are as follows:

- I have concerns regarding the introduction and public advertisement of a City recreation and cultural grant Program at this time. In my view, public advertising would create an expectation in the community which could not be met due to the City's budget guidelines. Furthermore, the City's budget problems are likely to increase due to downloading from the provincial and federal governments.
- Cultural funding is not viewed as a high priority in some segments of the community, and public advertising of a new grant program may create unnecessary criticism, based on an incorrect assumption that additional funds are being allocated.
- The establishment and public advertising of a new recreation and cultural grant program would likely result in a large number of additional applications from groups. On the assumption that funding will not be increased, this could lead to funds being diverted from the major agencies which have been supported on an ongoing basis. This could lead to additional funding cuts to groups such as the Allied Arts Council and the Red Deer Symphony, which have not fully adjusted to the major reductions made earlier this year.
- In my view, City Council should be requested to allocate the same level of funding for recreation and culture grants as 1993, adjusted by the departmental guideline of -2.25%. This would result in total available funding of approximately \$33,100. It is my recommendation that this funding be utilized to continue to support the City's major cultural agencies as listed in Table 1 (att.). These agencies have provided service to the community on a long term basis and are considered to be an important investment in the City's "quality of life". Furthermore, as with other agencies, it may be desirable to enter into two-year funding agreements which would outline performance measures and provide an opportunity for better planning and financial management.

## 5. RECOMMENDATIONS

It is recommended that the Cultural Advisory Committee and the Recreation, Parks & Culture Board:

- Rescind their previous recommendation regarding the public advertisement of municipal funding pertaining to recreation, parks and culture.

**Cultural Advisory Committee**  
**Page 4**  
**August 10, 1993**  
**City Recreation and Cultural Grants**

---

- Recommend to City Council that funding for cultural agencies as listed in Table 1 be retained at the same level for 1994 and 1995, adjusted by the departmental budget guideline.
- Recommend to City Council that it direct the administration to negotiate two-year funding agreements with the City's major cultural agencies and bring back a report for consideration in conjunction with the 1994 budget.



CRAIG CURTIS

:dmg

**Attachments**

- c Lowell Hodgson, Recreation & Culture Manager
- Lesia Davis, Culture Programs Supt.

**TABLE 1: OPERATING GRANTS: 1984 - 1993  
APPROVED BY CITY COUNCIL**

ORGANIZATION	TAX LEVY									
	1984 (\$)	1985 (\$)	1986 (\$)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)
Red Deer Community Band Society	18,000	20,000	20,000	20,000	22,000	22,000	22,000	22,000	22,000	13,700

ORGANIZATION	TAX LEVY	C.R.C. GRANT PROGRAM								Tax Levy
	1984 (\$)	1985 (\$)	1986 (\$)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)
Red Deer & District Allied Arts Council	8,000	23,135	30,175	25,000	20,000	22,000	22,000	25,000	26,250	15,000
Red Deer Int'l. Folk Festival Society: Cronquist House	2,500	8,000	6,100	3,000	3,000	4,000	4,000	4,500	5,000	3,100
Red Deer Int'l. Folk Festival Society: Folk Festival	2,500	3,000	6,000	6,200	5,500	5,500	5,000	6,000	8,500	5,300
Red Deer Symphony Orchestra: Operating Cost, incl. Wkshps.	---	---	---	---	1,800	6,000	6,000	12,219	15,550	6,300

Policy Section:  
Finance

Page:  
. 1 of 3

Policy Subject  
Grants to Community Service Organizations

Policy Reference:  
420

Lead Role:  
City Treasurer

Resolution/Bylaw:  
December 20, 1982

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PURPOSE

To provide a procedure for the submission of grant requests to City Council.

POLICY STATEMENT

Section A

Grant requests that will be considered are categorized as:

1. One Time - Each one considered on its own merit and how it might benefit the City.
2. Cultural - (Other than those considered for funding from Provincial Recreation/Cultural grant funds) - Each one considered on its merits.
3. Religion - Each one considered on its merits.
4. Recreation - (Other than those considered for funding from Provincial Recreation/Cultural grant funds)
  - a) Grants can be made available for a special event such as a provincial, national or international event for non-profit groups.
  - b) No grants will be made available for the yearly cost of the recreation group operations.
  - c) Grants could be made available to non-profit groups who provide their own facilities and provide a recreation opportunity that may be otherwise initiated by the City or to support a City program.
5. Other: Each one considered on its merits.

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Cross Reference  
Council Agenda August 22, 1988

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Remarks

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Date of Approval:  
December 20, 1982

Effective Date:  
December 20, 1982

Date of Revision:  
August 22, 1988

Policy Section:  
Finance

Page:  
2 of 3

Policy Subject  
Grants to Community Service Organizations

Policy Reference:  
420

Lead Role:  
City Treasurer

Resolution/Bylaw:  
December 20, 1982

---

PURPOSE

POLICY STATEMENT

Section B

1. All grant requests received from Social Service, Cultural, Recreational or Tourism related groups are to be submitted to the appropriate City Boards or Societies for consideration from existing Provincial grant programs except for the following:

Parkland Humane Society

C.N.I.B.

Red Deer Community Band Society

2. Any grant request not recommended for funding by the appropriate City Board from Provincial funds and/or the appropriate City department budget would not be considered by Council for a general grant unless:
  - a) it was for a special event such as a provincial, national or international event for non-profit group, or
  - b) it was a non-profit group that provided its own facilities and a recreation opportunity that would otherwise have to be provided by the City or is supplementing an existing City program.

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Cross Reference

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Remarks

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Date of Approval:

Effective Date:

Date of Revision:  
July 22, 1991

Policy Section:  
Finance

Page:  
3 of 3

Policy Subject  
Grants to Community Service Organizations

Policy Reference:  
420

Lead Role:  
City Treasurer

Resolution/Bylaw:  
December 20, 1982

---

PURPOSE

POLICY STATEMENT

Section C

Grant applications are to be submitted to the City Treasurer by January 15th of the year the grant is required. Council then reviews all grant requests at a special meeting.

Grant applications submitted by organizations are to include:

1. The specific purpose of the request
2. Amount requested
3. Previous years financial statement certified correct by two directors
4. Proposed budget for current year
5. All surpluses and invested funds must be shown in (3)
6. Utilization of accumulated surpluses must be shown on the proposed budget. It is expected any surpluses above that required as working capital to fund current operating requirements would be used to reduce the grant request.
7. Representatives of organizations requesting grants should be present when Council considers their requests.
8. Grants must be used within the City of Red Deer unless otherwise authorized by Council.

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Cross Reference

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Remarks

---

Date of Approval:

Effective Date:

Date of Revision:

Commissioners' Comments

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

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE: NOVEMBER 23, 1993**  
**TO: RECREATION, PARKS AND CULTURE BOARD**  
**FROM: CITY CLERK**  
**RE: GRANTS TO COMMUNITY SERVICE ORGANIZATIONS /  
REVISED POLICY #420**

---

Your recommendations with respect to the above noted policy received consideration at the Council Meeting of November 22, 1993 and at which meeting Council passed the following motion approving the policy for 1994 only:

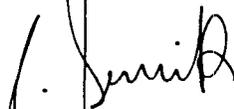
"RESOLVED that Council of The City of Red Deer hereby approves revised City Council Policy #420 pertaining to Grants to Community Service Organizations as stated, to apply for 1994 only."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.

Please note that Council approved the policy only for the year 1994 and with the expectation that there will be a review in the coming year of the appropriateness of municipal grants going to each of the agencies noted in the policy and in particular, the principle of using tax payers dollars to contribute to charities.

The revised policy will be sent to all Council Policy Manual holders under separate cover.

Trusting that the Board will review this policy in due course and report back to Council following your review.

  
C. SEVCIK  
City Clerk

CS/clr

cc: City Commissioners  
Director of Community Services  
Recreation and Culture Manager  
Cultural Program Superintendent

PUBLIC HEARINGSNO. 1

**DATE: NOVEMBER 10, 1993**  
**TO: CITY COUNCIL**  
**FROM: CITY CLERK**  
**RE: PUBLIC HEARING - EAST HILL AREA STRUCTURE PLAN AMENDMENT  
BYLAW 3075/B-93**

---

A Public Hearing has been advertised in regard to the above noted Bylaw Amendment, to be held in the Council Chambers of City Hall on Monday, November 22, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Bylaw 3075/B-93 is a Bylaw to amend the East Hill Area Structure Plan to include a public elementary school site in the NE 11-38-27-W4.

Enclosed hereafter is the plan showing the site in question.

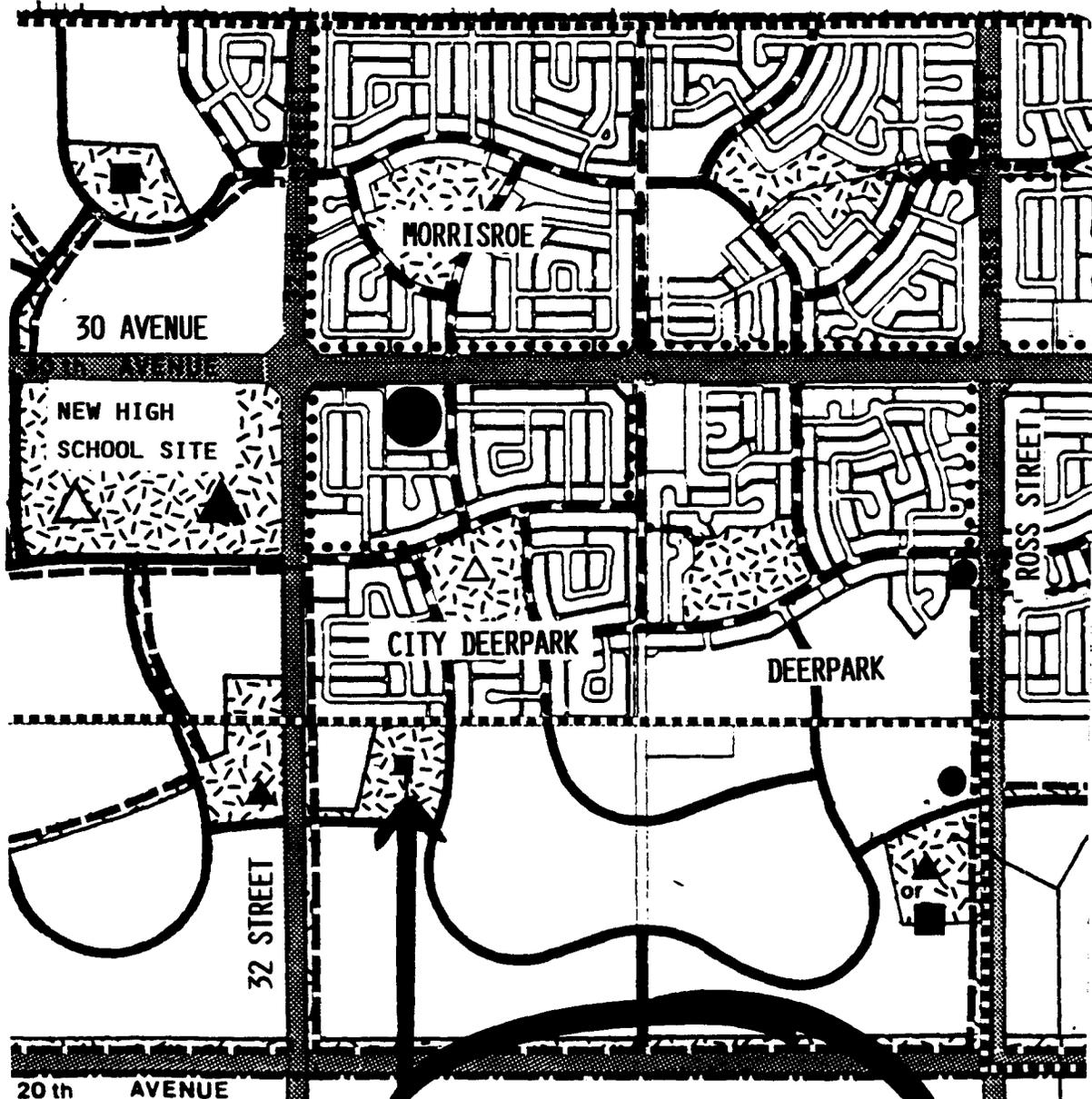
Following the Public Hearing Council may give the bylaw second and third reading.



C. SEVCIK  
City Clerk

CS/clr

# EAST HILL AREA STRUCTURE PLAN



\*NOTE: Add a public elementary school in the NE 11-38-27-4

- ▲ Public Middle School
- Public Elementary School



**DATE:           OCTOBER 26, 1993**

**TO:             RED DEER REGIONAL PLANNING COMMISSION**

**FROM:          CITY CLERK**

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

---

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

At the aforesaid meeting, Council gave first reading to Bylaw 3075/B-93, being a bylaw to amend the East Hill Area Structure Plan, by adding a public elementary school site in the NE 1/4 of 11-38-27-W4, a copy of which is enclosed herewith. This office will now proceed with advertising for Public Hearing to be held November 22, 1993.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/clr  
Encls.

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



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 26, 1993

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

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

Dear Mr. Congdon:

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

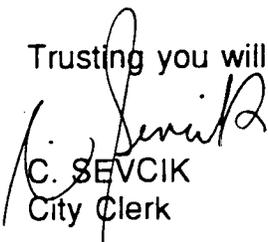
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This is to advise that the request from the Red Deer Public School District #104, to designate an elementary school site in the NE 1/4 of 11-38-27-W4, received consideration at the Council Meeting of October 25, 1993.

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

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

Trusting you will find this satisfactory.

  
 C. SEVCIK  
 City Clerk

CS/clr  
 Encls.

cc: Principal Planner  
 Council & Committee Secretary - Sandra



*a delight  
 to discover!*

NO. 2

**DATE: NOVEMBER 10, 1993**  
**TO: CITY COUNCIL**  
**FROM: CITY CLERK**  
**RE: PUBLIC HEARING - LAND USE BYLAW AMENDMENT 2672/R-93**

---

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment to be held in the Council Chambers of City Hall on Monday, November 22, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Bylaw 2672/R-93 pertains to the elimination of several exceptions under the Land Use Bylaw as the exceptions are no longer in existence and therefore unnecessary. For Council's information, we are reproducing once again the report from the Planning Commission which outlines the exceptions that are being eliminated.

Following the Public Hearing, Council may give the Bylaw second and third reading.



C. SEVCIK  
City Clerk

CS/clr



**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:** Charles Sevcik, City Clerk **DATE:** October 6, 1993

**FROM:** Frank Wong, Planning Assistant

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

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

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

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

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

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

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

MUNICIPALITIES WITHIN COMMISSION AREA

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

- 
- Exception No. 19      On those sites or portions thereof, herein listed "church is a permitted use"  
(a) Lot K, Plan 4213 M.C. (2672/M-85)  
**(3119 - 49 Avenue; the Owner has Agreed to the deletion of the church use)**
- Exception No. 21      On those sites or portions thereof, herein listed "a pistol range, club and sales related to" is a discretionary use.  
  
(a) Lot 10, Block 3, Plan 762 1422 (2672/I-86).  
**(4630 - 61st Street; the Owner has Agreed to the deletion of the pistol range use)**
- Exception No. 23      On those sites or portions thereof, herein listed "Day Care Facilities" is a discretionary use.  
  
(a) Lot 1-3 inclusive, Block 2, Plan 782-0286 (2672/O-86)  
**(Cronquist Business Park - the day care use is allowed under the new C1A District)**
- Exception No. 24      On those sites or portions thereof, herein listed "Rental Video Equipment" is a discretionary use.  
  
(a) Lot 13, Block 4, Plan 842-0286 (2672-D-87)  
**(Presently Allsports Replay - the sporting goods store and the video store are allowed under the new C1A District)**
- Exception No. 26      On those sites, or portions thereof, hereinafter listed, crematorium is a discretionary use, provided that the applicant for such use and the owner of the site enter into a restrictive covenant to prohibit the holding of funeral services thereon:  
  
(a) Lot 10F, Block 8, Plan 812 0345 (2672/EE-87).  
**(4660 - 78 A Street; crematorium was never in existence)**
- Exception No. 27      On those sites or portions thereof, herein listed, "Medical Clinic" is a discretionary use.  
  
(a) Part of Lot 2B, Plan 6233 R.S. (5020 - 51 Avenue) (2672/A-88)  
**(The Building was DEMOLISHED; a portion of the site is now part of the Superstore Lot and the remainder of the site is part of the road right of way)**

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

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

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

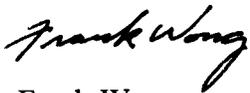
Charles Sevcik  
October 6, 1993

Page 5

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

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



Frank Wong  
Planning Assistant

FW/eam

**DATE:           OCTOBER 26, 1993**

**TO:             RED DEER REGIONAL PLANNING COMMISSION**

**FROM:          CITY CLERK**

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

---

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

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

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

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/clr  
Encls.

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

**BYLAW NO.2672/R-93**

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

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

That By-law No. 2672/80 be amended as follows:

1. Section 4.13.1 be amended:
  - (a) By deleting subsections 13, 17, 19, 21, 23, 24, 26, 27, 28, 29, 32, 36, 38, 45 and 46; and
  - (b) By deleting subclauses (1), (2), (4), (5), (6), (7), and (8) of subsection 35; and
  - (c) By renumbering the subsections then remaining consecutively from '(1) to ~~(21)~~'  
22
2. In all other respects, By-law No. 2672/80 is ratified and confirmed.
3. This Bylaw shall come into full force upon the passing of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 25 day of October 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: NOVEMBER 23, 1993**

**TO: RED DEER REGIONAL PLANNING COMMISSION**

**FROM: CITY CLERK**

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

**LAND USE BYLAW AMENDMENT 2672/R-93**

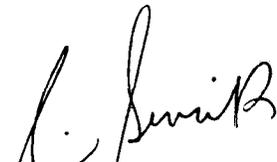
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Council of the City of Red Deer, at its meeting held on November 22, 1993, gave second and third reading to the aforementioned bylaw amendments, copies of which are enclosed herewith.

Bylaw 2672/R-93 pertains to the elimination of several exceptions under the Land Use Bylaw which are no longer in existence and therefore unnecessary.

Bylaw 3075/B-93 is a bylaw to amend the East Hill Area Structure Plan to include a public elementary school site in the N.E. 11-38-27-W4.

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



C. SEVCIK  
City Clerk

CS/clr  
Encls.

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

REPORTS

620-053

NO. 1

DATE: November 15, 1993  
TO: City Clerk  
FROM: Engineering Department Manager  
**RE: SPEED STUDY FOR ANNEXED ROADWAYS**

---

Subsequent to Local Authorities Board Order 20469, it is necessary to add newly annexed roadways to the Traffic By-law. The Engineering Department has completed a speed study for the roadways shown in Table 1.

The following factors were considered in determining the appropriate speed limits:

1. Roadway function
2. Adjacent development
3. Horizontal and vertical alignment
4. Roadway design speed
5. Presence of centre medians and intersection channelization
6. Frequency of side street/driveway access
7. Roadway surface type and condition
8. Number of travel lanes
9. Presence of on-street parking
10. Traffic volumes
11. Comments from other City Departments
12. \* 85 percentile speed
13. Existing speed limits of adjacent city roads

\* The actual measured speed is an important indicator in the establishment of a speed limit. If the 85 percentile speed varies from the posted speed by more than 10 km/h, the speed may be inappropriate or additional enforcement is required.

Figure 1 shows the existing speed limits in the annexed area. The proposed speeds are outlined in Table 1.

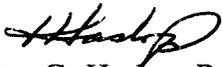
City Clerk  
November 15, 1993  
Page Three

The attached memos from the RCMP, Fire Department, Transit Department, and Red Deer Regional Planning Commission indicate their support for the proposed speed limits listed in Table 1. Sign costs will be absorbed in the Public Works Sign Maintenance Budget.

**RECOMMENDATION**

We recommend Council consider the following action:

1. Adopt the speed limits outlined in Table 1 and the Traffic By-law amendments shown in Appendix A.



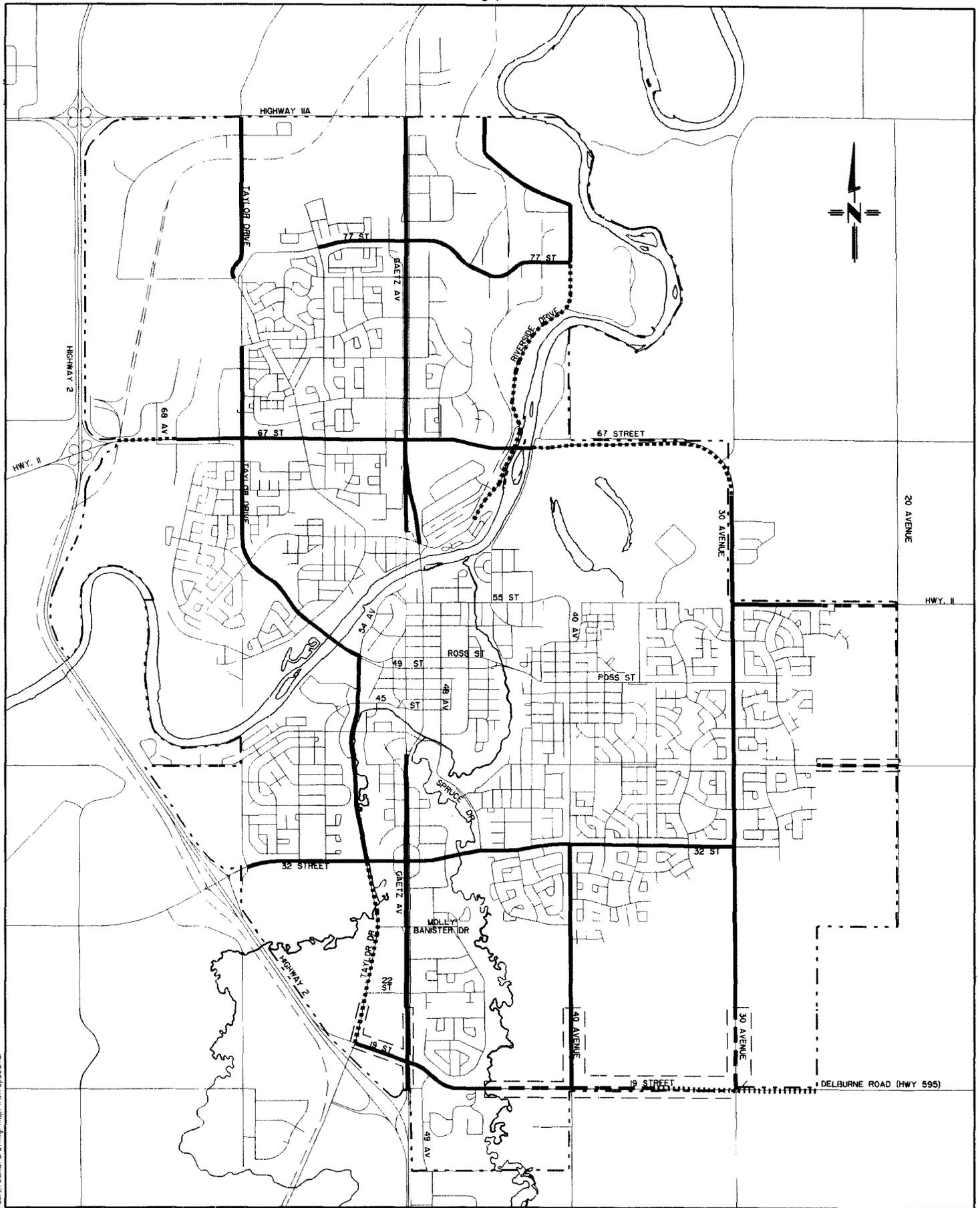
Ken G. Haslop, P. Eng.  
Engineering Department Manager

GB/cy  
Att.

**TABLE 1**

Annexed Roadway	From	To	Design Speed (kmh)	Existing Speed (kmh)	85% Speed (kmh)	Proposed Speed (kmh)
Taylor Drive	200 m south of 43 Street	32 Street	80	60	69	70
Taylor Drive	100 m south of 22 Street	19 Street (South City Limit)	80	70	79	70
19 Street (Delburne Road)	Taylor Drive (West City Limit)	800 m east of 50 Avenue	unknown	60	75	70
19 Street (Delburne Road)	800 m east of 50 Avenue	40 Avenue	unknown	80	83	70
50 Avenue	100 m south of 22 Street	225 m south of 19 Street (South City Limit)	80	60	70	60
40 Avenue	50 m south of Alton Street	19 Street (South City Limit)	unknown	60	72	70
19 Street (Delburne Road)	40 Avenue	800 m east of 40 Avenue	unknown	80	83	80
19 Street (Delburne Road)	800 m east of 40 Avenue	30 Avenue (East City Limit)	unknown	100	98	100
30 Avenue	800 m south of 32 Street	800 m north of 19 Street (Delburne Road)	unknown	60	81	80
30 Avenue	800 m north of 19 Street (Delburne Road)	19 Street (South City Limit)	unknown	80	82	80
39 Street	200 m east of Davison Drive	20 Avenue (East City Limit)	unknown	80	89	80

Note: The unknown design speed refers to those roadways that have been annexed and constructed by others.



/usr2/edms/drafting/map/rat/speedid.

-  60 km/h
-  70 km/h
-  80 km/h
-  100 km/h
-  CITY LIMITS
-  ANNEXED ROADS

THE CITY OF RED DEER  
EXISTING SPEED LIMITS

1:50,000

15-NOV-1993

FIGURE 1

## APPENDIX A

### **Schedule A (60 km/h) should be revised as follows:**

#### **AVENUES**

Replace "1. 30 Avenue, from the South City Limits to 150 metres north of 61 Street." with "1. 30 Avenue from 150 metres north of 61 Street to 800 metres south of 32 Street."

Replace "2. 40 Avenue, between 32 Street and the South City Limits." with "2. 40 Avenue from 32 Street to 50 metres south of Alton Street."

Replace "9. Taylor Drive from 67 Street to 32 Street." with "9. Taylor Drive, from 67 Street to 200 metres south of 43 Street."

#### **STREETS**

Delete "1. Delburne Road, between Gaetz (50) Avenue (Highway 2A) and the east boundary of NW 33-37-27-4".

### **Schedule B (80 km/h) should be revised as follows:**

#### **AVENUES**

Add "1. 30 Avenue from 800 metres south of 32 Street to the South City Limit."

#### **STREETS**

Add "2. 39 Street from 800 west of 20 Avenue to East City Limit.

Add "3. 19 Street from 40 Avenue to 800 metres east of 40 Avenue."

### **Schedule Q (70 km/h) should be revised as follows:**

#### **AVENUES**

Replace "2. Taylor Drive from 32 Street to South City Limit." with "Taylor Drive from 200 metres south of 43 Street to the South City Limit."

Add "4. 40 Avenue from 50 metres south of Alton Street to the South City Limit.

#### **STREETS**

Add "3. 19 Street from the West City limit to 40 Avenue."

**Create Schedule S (100 km/h)**

**STREETS**

Add "1. 19 Street from 800 east of 40 Avenue to the East City Limit."

**House Keeping**

Schedule A (60 km/h) Avenues # 6 and # 8 - Replace "64 Avenue" with "Taylor Drive".

Schedule A (60 km/h) Streets # 3 - Replace "55 Street, between 30 Avenue and the quarter mile east of the east boundary of NW 14-38-27-4." with "55 Street, from 30 Avenue to 400 metres west of 20 Avenue."

Schedule B (80 km/h) Streets # 1 - Replace "55 Street (Highway 11) between 20 Avenue and the quarter mile east of the east boundary of NW 14-38-27-4." with "55 Street (Highway 11) from 20 Avenue to 400 metres west of 20 Avenue."

**Commissioners' Comments**

We concur with the recommendations of the Engineering Department Manager.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner



Royal Gendarmerie  
 Canadian royale  
 Mounted du  
 Police Canada

Security Classification / Designation  
 Classification / Désignation sécuritaire

October 25, 1993

OCT 28 1993

Your file      Votre référence

City of Red Deer  
 Engineering Dept.  
 4914 - 45 Avenue  
 Box 5008  
 RED DEER, Alberta  
 T4N 3T4

Our file      Notre référence

ATTN: Ken G. HASLOP, P. Eng.  
 Engineering Dept. Manager

~~Ken~~  
 Hilary  
 BS

Dear Sir:

**RE: SPEED LIMIT AMENDMENTS**

---

Please be advised that I have discussed the proposed changes in speeds and agree with their implementation as proposed.

  
 (R.L. BEATON) Insp  
 O.i/c Red Deer City Detachment

MW/cef

Red Deer City Detachment  
 Bag 5033  
 Red Deer, Alberta  
 T4N 6A1

Canada

OCT 22 1993

DATE: October 21, 1993  
TO: Engineering Department Manager  
FROM: Fire Chief  
RE: SPEED LIMIT AMENDMENTS

~~KCA~~  
~~CR~~ leg  
RS

We have no objections to the proposed speed limit amendments as submitted.



R. Oscroft  
Fire Chief

RO/dd

OCT 29 1993

~~Handwritten initials~~  
GB

DATE: October 28, 1993  
TO: Engineering Department Manager  
FROM: Transit Manager  
RE: **SPEED LIMITS AMENDMENTS**

---

The Transit Department would concur with the proposed speed limit amendments as outlined in your memorandum of October 20, 1993.



Grant Beattie  
Transit Manager

GB/slm



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

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

*Ken  
Stirling  
GR*

MEMORANDUM

OCT 28 1993

**TO:** Engineering Department Manager

**DATE:** October 27, 1993

**FROM:** RCMP, City Detachment  
Fire Department  
Transit Department

**RE:** SPEED LIMIT AMENDMENTS

Please be advised that Planning Staff support the speed limit changes as proposed by your department.

*Frank Wong*  
\_\_\_\_\_  
Frank Wong  
Planning Assistant

FW/eam

MUNICIPALITIES WITHIN COMMISSION AREA

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

**DATE: November 15, 1993**

**TO: CITY COUNCIL**

**FROM: CRAIG CURTIS  
Director of Community Services**

**RE: CLAIM PROCESS/DISTRIBUTION OF FUNDS:  
F.C.S.S. FUNDED AGENCIES  
A memo from the F.C.S.S. Board dated November 8, 1993 refers.**

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1. The Social Planning Department has undertaken a complete review of the claim process by which funding is distributed to agencies supported under the Family and Community Support Services (F.C.S.S.) Program. The existing process, as outlined in City Council Policy #915, is extremely bureaucratic and labour intensive.
2. The F.C.S.S. Board considered a new process at its meeting on November 2, 1993. Under this process the requirement for monthly claims has been eliminated in favour of a single claim to be submitted in late December. Projects within the City will be provided a monthly allocation of 1/12th of their annual budget, subject to satisfactory progress reports.
3. I strongly support these initiatives which will reduce administration within the Social Planning Department and the contracted agencies. The concept of deficit funding should be eliminated in favour of contractual agreements including specific performance criteria.

One of the employees in the Social Planning Department recently resigned to take up a new position in Canmore. It is not proposed to fill this administrative position, and the revised funding process is one method by which it is proposed to adapt and streamline the workload.

4. **RECOMMENDATION:**

It is recommended that the revised City Council Policy #915 be adopted.

  
CRAIG CURTIS

:ad

- c. Roger Clarke, Chairman, Family and Community Support Services Board  
Colleen Jensen, Social Planning Manager

**DATE:** November 8, 1993

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** ROGER C. CLARKE, Chairman  
Family & Community Support Services (FCSS) Board

**RE:** CLAIM PROCESS/DISTRIBUTION OF FUNDS  
F.C.S.S. FUNDED AGENCIES

---

In an attempt to adapt to loss of staff and to streamline workload, the Social Planning staff has reviewed the current system of distributing allocated funds to projects funded by F.C.S.S. money. The attached report was brought to the November 2, 1993 F.C.S.S. Board meeting, which outlines the current system as follows:

- budget is submitted by the agency yearly, whereby a deficit amount is approved to be funded by F.C.S.S.;
- the approved allocation is then accessed by agencies when claims are submitted monthly to the Social Planning Department detailing expenditures, revenues and the resulting deficit;
- a cheque is then forwarded back to the agency in the amount of the deficit.

This process is labour-intensive, both for the department and the agency. The following process is now recommended:

- that a budget be submitted by the agency yearly, whereby a deficit amount is approved to be funded by F.C.S.S.;
- that projects under Red Deer & District F.C.S.S. that are outside of Red Deer still be funded as per the current claim form process, due to the nature of their needs.
- that projects within the city of Red Deer funded by F.C.S.S. be funded by 1/12 of their annual budget on the 30th of each month for eleven months and the last cheque of the year be paid after a single claim has been submitted in late December or early January of the following year. This will allow adjustments to reflect the agency's actual required deficit (not to exceed the approved amount).

**CHARLIE SEVCIK**  
**November 8, 1993**  
**Page Two**

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- that agencies be requested to provide mid-year reports for June 30 and September 30 which reflect year to date expenditures, revenues and resulting deficits.

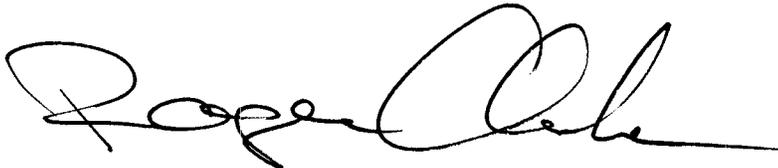
The F.C.S.S. Board approved the above process at the November 2, 1993 meeting in passing the following motion:

*"That the Red Deer & District Family & Community Support Services Board, having considered report from the Social Planning Manager dated October 21, 1993 re: Payments to Agencies - Process - 1994, hereby agree that projects be paid monthly, in equal instalments of their projected deficit, with one annual claim made at year end to allow for adjustments in deficit funding. Projects in the communities outside Red Deer will continue to be paid via claim. The Board further directs that the aforementioned report and recommendation be forwarded to City Council in order that the appropriate amendment can be made to City Council Policy No. 915."*

**RECOMMENDATION:**

That Council Policy No. 915 be approved, as revised, to reflect the above noted procedure which enables agencies to access approved F.C.S.S. funding.

A copy of Policy 915 as it currently reads and a copy of the revised Policy 915 is attached.



ROGER C. CLARKE, Chairman  
 Red Deer & District F.C.S.S. Board

/kb

cc - Craig Curtis, Director of Community Services

Commissioners' Comments

We concur with the recommendations of the Family & Community Support Services Board and the Director of Community Services.

"G. SURKAN"  
 Mayor

"M.C. DAY"  
 City Commissioner

Policy Section:  
Community Services

Page:  
1 of 1

Policy Subject  
Family and Community Support  
Services (F.C.S.S.) Project Budget  
Procedure

Policy Reference:  
915

Lead Role:  
Social Planning Manager  
Red Deer & District Family and  
Community Support Services (F.C.S.S.) Board

Resolution/Bylaw:

### PURPOSE

To clarify the requirements of projects funded by Family and Community Support Services funding relating to budget procedures, claims and deficit funding.

### POLICY STATEMENT

1. Budget requests for F.C.S.S. funded projects will be accepted and reviewed annually by the F.C.S.S. Board and respective committees, according to established assessment criteria and budget guidelines and deadlines.
2. The F.C.S.S. Board will recommend budget allocations to the City Commissioner for review, which will be subsequently forwarded to Council.
3. After approval of the budget by City Council and the provincial authorities, the City may forward an operating advance to the project administering authority.
4. The F.C.S.S. funded project will submit claims quarterly, at a minimum, with monthly claims preferred, to the City showing expenditures and revenues, with the City providing deficit financing based on the approved claim.
5. Changes in funding allocations in F.C.S.S. funded projects or transfers between budget categories must be approved by the F.C.S.S. Board, as per the agency funding agreement.
6. The F.C.S.S. Board may revise budget allocations within a project budget or transfer funds between projects, but must keep the overall F.C.S.S. budget within the amount approved by Council.
7. The F.C.S.S. Board may, from time to time, establish policies that apply to projects receiving F.C.S.S. funds. Projects must adhere to the policies set down by the F.C.S.S. Board.

### Cross Reference

### Remarks

Date of Approval:  
March 3, 1980

Effective Date:

Date of Revision:  
Revise FCSS/PSS  
Jan. 1, 1982  
Jan. 20, 1992

**Policy Section:**  
Community Services

**Page:**  
1 of 1

**Policy Subject:**  
Family and Community Support  
Services (F.C.S.S.) Project Budget  
Procedure

**Policy Reference:**  
915

**Lead Role:**  
Social Planning Manager  
Red Deer & District Family and  
Community Support Services (F.C.S.S.) Board

**Resolution/Bylaw:**

## PURPOSE

To clarify the requirements of projects funded by Family and Community Support Services funding relating to budget procedures, claims and deficit funding.

## POLICY STATEMENT

1. Budget requests for F.C.S.S. funded projects will be accepted and reviewed annually by the F.C.S.S. Board and respective committees, according to established assessment criteria and budget guidelines and deadlines.
2. The F.C.S.S. Board will recommend budget allocations to the City Commissioner for review, which will be subsequently forwarded to Council.
3. After approval of the budget by City Council and the provincial authorities, the City may forward an operating advance to the project administering authority.
4. Funding will be forwarded to agencies within the city of Red Deer in the amount of 1/12 of their approved deficit on the 30th of each month, with the final cheque of the year based on a single year-to-date claim which allows adjustments to actual expenditures, revenues and eligible deficit.
5. F.C.S.S. funded agencies within the city of Red Deer will be required to submit mid-year reports for June 30 and September 30 which reflect year-to-date expenditures, revenues and resulting deficits. This ensures accountability is attended.
6. Agencies within Red Deer and District F.C.S.S., which operate outside the city of Red Deer, will submit claims at least semi-annually to the City showing expenditure and revenues, with the City providing deficit financing based on the approved claim.
7. Changes in funding allocations in F.C.S.S. funded projects or transfers between budget categories must be approved by the F.C.S.S. Board, as per the agency funding agreement.
8. The F.C.S.S. Board may revise budget allocations within a project budget or transfer funds between projects, but must keep the overall F.C.S.S. budget within the amount approved by Council.
9. The F.C.S.S. Board may, from time to time, establish policies that apply to projects receiving F.C.S.S. funds. Projects must adhere to the policies set down by the F.C.S.S. Board.

## Cross Reference

## Remarks

**Date of Approval:**  
March 3, 1980

**Effective Date:**

**Date of Revision:**  
Revise FCSS/PSS  
January 1, 1982  
January 20, 1992

**DATE: NOVEMBER 23, 1993**  
**TO: DIRECTOR OF COMMUNITY SERVICES**  
**FROM: CITY CLERK**  
**RE: CLAIM PROCESS / DISTRIBUTION OF FUNDS:**  
**F.C.S.S. FUNDED AGENCIES POLICY #915**

---

Your recommendations, along with that of the Red Deer and District Family and Community Support Services Board, pertaining to the claim process by which funding is distributed to agencies supported under the F.C.S.S. program, received consideration at the Council Meeting of November 22, 1993.

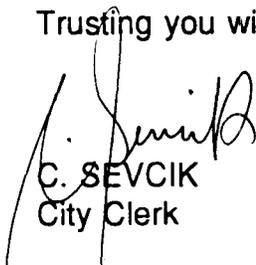
Following is the motion which was passed by Council approving revisions to Policy #915:

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

The revised policy will be sent to all Council Policy Manual holders under separate cover.

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

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Financial Services  
Social Planning Manager  
F.C.S.S. Board

NO. 3

DATE: November 16, 1993

TO: C. Sevcik, City Clerk

FROM: A. Scott, Land and Economic Development Manager

RE: **REQUEST TO LEASE FROM MR. W. PICKARD**  
**LOT 26 PUL, BLOCK 8, PLAN 912-3122 (DORAN CRESCENT)**  
(Please see attached map)

---

The attached request from Mr. Pickard, dated September 1, 1993, has been circulated to all administration departments. The replies were all positive except for the Red Deer Regional Planning Commission, who felt that the reserve should be retained as a pedestrian walkway.

As a result of the Planning Commission's concern, a meeting was held involving Avalon Homes, Red Deer Regional Planning, and Community Services. This meeting took place November 3, 1993, and at this time it was mutually agreed by all concerned that Lot 26 PUL can be leased to Mr. Pickard, whose property abuts the west side of the public utility lot. The Planning Commission's concerns were resolved when the developer, Avalon Homes, agreed to create a pedestrian walkway in the next phase of the development.

We have also contacted Mrs. Skinner (property owner abutting east side of PUL 26) concerning Mr. Pickard's request. She is in full agreement with the City granting a lease to Mr. Pickard.

Therefore, we respectfully request City Council's approval to enter into a lease with Mr. Pickard, subject to the following terms:

1. Lease rent of \$30.00 per year;
2. Five year term with option to renew for addition one year terms;
3. General liability insurance in the amount of \$1 Million, naming the City as additional insured;
4. Standard PUL lease agreement to apply.



Alan V. Scott

PAR/mm

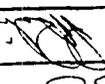
Att.

347 4101  
 172 Doran Crescent  
 Red Deer, AB  
 T4R 2M6

Sept 1, 1993.

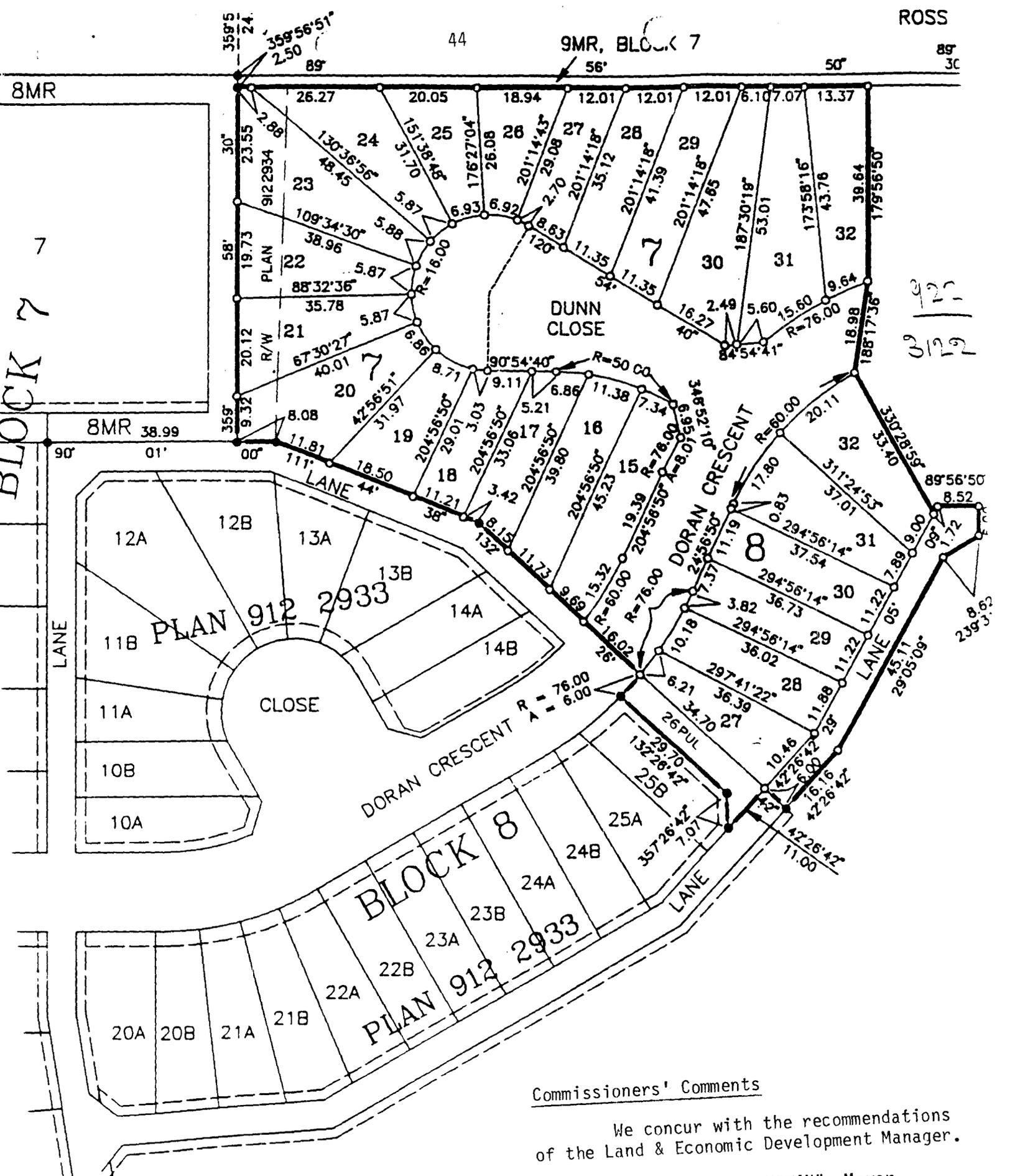
Dear Mr. Robinson.

As owner of lot #27 Block B (172 Doran Crescent)  
 I am requesting permission to lease the P.U.#26 from  
 the City of Red Deer. The purpose for leasing this  
 lot would be to construct a wooden fence at the  
 lane from lot #27 to lot #25 (Block B) thus  
 preventing this from becoming a thorough fare for  
 cyclists, dog walkers and others. The understanding  
 would be that I cut the grass on the P.U. and  
 be prepared to remove the fence if the city needs  
 to access the lane from the alley.

Rec'd By:	
Time:	1:00
Date:	5-8-93

yours sincerely,  


W.I. PICKARD



44

9MR, BLOCK 7

ROSS

89' 30"

8MR

BLOCK 7

LANE

10A

10B

11A

11B

12A

12B

13A

13B

14A

14B

BLOCK 8

PLAN 912 2933

PLAN 912 2933

LANE

DUNN CLOSE

DORAN CRESCENT

CLOSE

922  
3122

Commissioners' Comments

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

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

**DATE:** November 5, 1993

**TO:** PETER ROBINSON  
Land Appraiser

**FROM:** DON BATCHELOR  
Parks Manager

**RE:** LOT 26 P.U.L., BLOCK 7, PLAN 922 2122  
DEER PARK

---

As discussed, I would suggest that you contact Mr. Pickard and Mrs. Skinner and indicate that the above lot is available to lease as outlined in my November 4, 1993 letter.

I have attached the twenty-two (22) letters from the adjoining residents indicating their opposition to a walkway. They have indicated support, however, for the lease of this lot. A preliminary okay to the lease of this lot had been indicated to these residents in 1992, prior to them purchasing their individual lots.

A handwritten signature in black ink, appearing to read 'Don Batchelor', with a large circular flourish on the left side and a horizontal line extending to the right.

DON BATCHELOR

:ad  
Atts.

**DATE: NOVEMBER 23, 1993**

**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: LEASE OF LOT 26 PUL, BLOCK 8, PLAN 922-3122  
(DORAN CRESCENT) TO MR. W. PICKARD**

---

Your report of November 16, 1993 pertaining to the above was considered at the Council Meeting of November 22, 1993 and at which meeting Council passed the following motion in accordance with your recommendations:

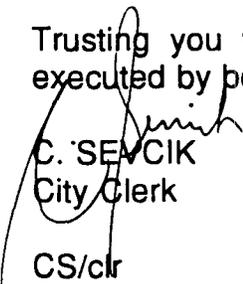
"RESOLVED that Council of The City of Red Deer hereby agrees to lease Lot 26 PUL, Block 8, Plan 922-3122 to Mr. W. Pickard, subject to the following terms:

1. Lease rent of \$30.00 per year;
2. Five year term with option to renew for additional one year terms;
3. General liability insurance in the amount of \$1 million, naming the City as additional insured;
4. Standard PUL lease agreement to apply,

and as recommended to Council November 22, 1993."

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

Trusting you will ensure that the appropriate lease agreements are prepared and executed by both parties.

  
C. SENCIK  
City Clerk

CS/clr

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

DATE: November 12, 1993  
TO: C. Sevcik, City Clerk  
FROM: A. Scott, Land and Economic Development Manager  
RE: **APPLICATION TO PURCHASE -  
JOLY PLYWOOD SALES LTD (WINDSOR PLYWOOD)**

---

At the January 18, 1993 meeting of Red Deer City Council, the following resolution received Council approval:

"RESOLVED that Council of The City of Red Deer hereby agrees that the City enter into a standard option and land sales agreement with Joly Plywood Sales Ltd. for the sale of Lot 28, Block 3, Plan 902-3044 (Riverside Light Industrial Park) subject to the following conditions:

1. The option period be for 90 days;
2. The purchase price to be our asking price of \$70,000/acre, estimated at \$74,200 for the 1.06 acre parcel;
3. The purchaser to be responsible for any costs associated with the survey and subdivision plan;
4. Standard purchase price schedule to apply, namely payment over twelve months in three equal instalments;
5. The completion of construction date to be extended to five years from the date of the agreement;
6. Upon payment in full for the land, the purchaser to be allowed to fence the property and use it for storage;
7. Any resale of the property prior to its development to be subject to the same development commitment as the original purchaser;
8. The City shall undertake an environmental property audit. In the event that environmental work is required, the City to be responsible for taking whatever steps are necessary to correct the situation. However, if extensive environmental clean up is necessary, the City at its option, may terminate the option agreement with the applicant;
9. An agreement being entered into satisfactory to the City Solicitor."

One of the critical components of the sale was Clause 8 contained in the resolution. An environmental audit was completed some time ago, and it was determined there is ground water contamination on the site, probably caused by the site being adjacent to a former Petro Canada bulk station. We have been negotiating with Petro Canada since, to ascertain what steps they intend to take in order to clean up the site.

City Clerk  
 Page 2  
 November 12, 1993

---

Joly Plywood Sales Ltd. is reluctant to proceed with the purchase of the site without a commitment for its future cleanup. As a result, a second site within the Riverside Light Industrial Subdivision, and located further east on 62 Street, has been offered to Joly Plywood.

The attached letter, dated October 25, 1993, requests that Joly Plywood be permitted to proceed with the purchase of this second site, identified as Lot 33, Block 3, Plan 902-3044. The site consists of 1.184 acres, and at \$70,000/acre is valued at \$82,880.

**Recommendation**

We would recommend that Council approve the sale of Lot 33, Block 3, Plan 902-3044 to Joly Plywood Sales Ltd. for the equivalent of \$70,000/acre, or a purchase price of \$82,880.

We would further recommend that the conditions contained within the original Council resolution of January 18, 1993, apply to this sale, namely:

1. The option period be for 90 days;
2. The purchase price be our asking price of \$70,000/acre, estimated at \$82,880 for 1.184 acres;
3. Standard purchase price schedule to apply, namely payment over twelve months in three equal instalments;
4. The completion of construction date to be extended to five year from the date of the agreement;
5. Upon payment in full for the land, the purchaser be allowed to fence the property and use it for storage;
6. Any resale of the property prior to its development to be subject to the same development commitment as the original purchaser;
7. An agreement being entered into satisfactory to the City Solicitor.

Council will note that Clauses 3 and 8 from the original resolution have been deleted. The parcel has been subdivided so there are no further costs associated with a survey and subdivision plan. The purchaser is satisfied that this site is environmentally acceptable and is not requesting an environmental audit be undertaken.

Respectfully submitted,

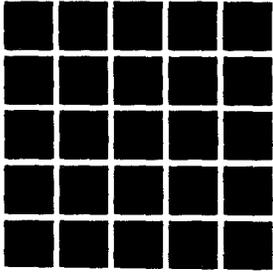
  
 Alan V. Scott  
 AVS/mm

Commissioners' Comments

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

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner



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

October 25, 1993

The City of Red Deer  
Box 5008  
RED DEER, Alberta  
T4N 3T4

**ATTENTION: ALAN V. SCOTT  
LAND & ECONOMIC DEVELOPMENT MANAGER**

Dear Mr. Scott:

RE: **WINDSOR PLYWOOD - RIVERSIDE LAND PURCHASE**

In response to your letter of October 7, 1993 I received a phone call from Lyle at Joly Plywood Sales Ltd. last week.

He would like to pursue a purchase of Lot 33, Block 3, Plan 902-3044 containing .98 Acres in Riverside Industrial Park under the same terms and conditions excepting for price as was previously established for the parcels beside Petro Canada.

Lyle wishes to purchase this lot and forget the other provided the environmental assessment and soil conditions of Lot 33 are satisfactory to him.

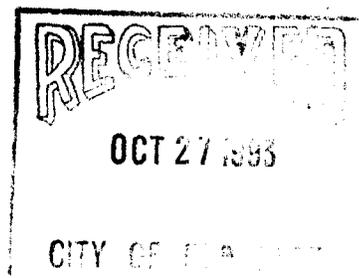
Al, I will be out of town until November 4, 1993 so I would ask you to talk to Lyle until my return, about this proposal.

Thank you.

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

*6911 D. B. Meuling*  
**MURRAY MEHLING**  
Commercial Specialist

MM:DB



202, 4708 - 50th Ave., Red Deer, Alberta, Canada T4N 4A1  
TELEPHONE (403) 340-1986 FAX (403) 347-1696

"COMMERCIAL REAL ESTATE SERVICES"

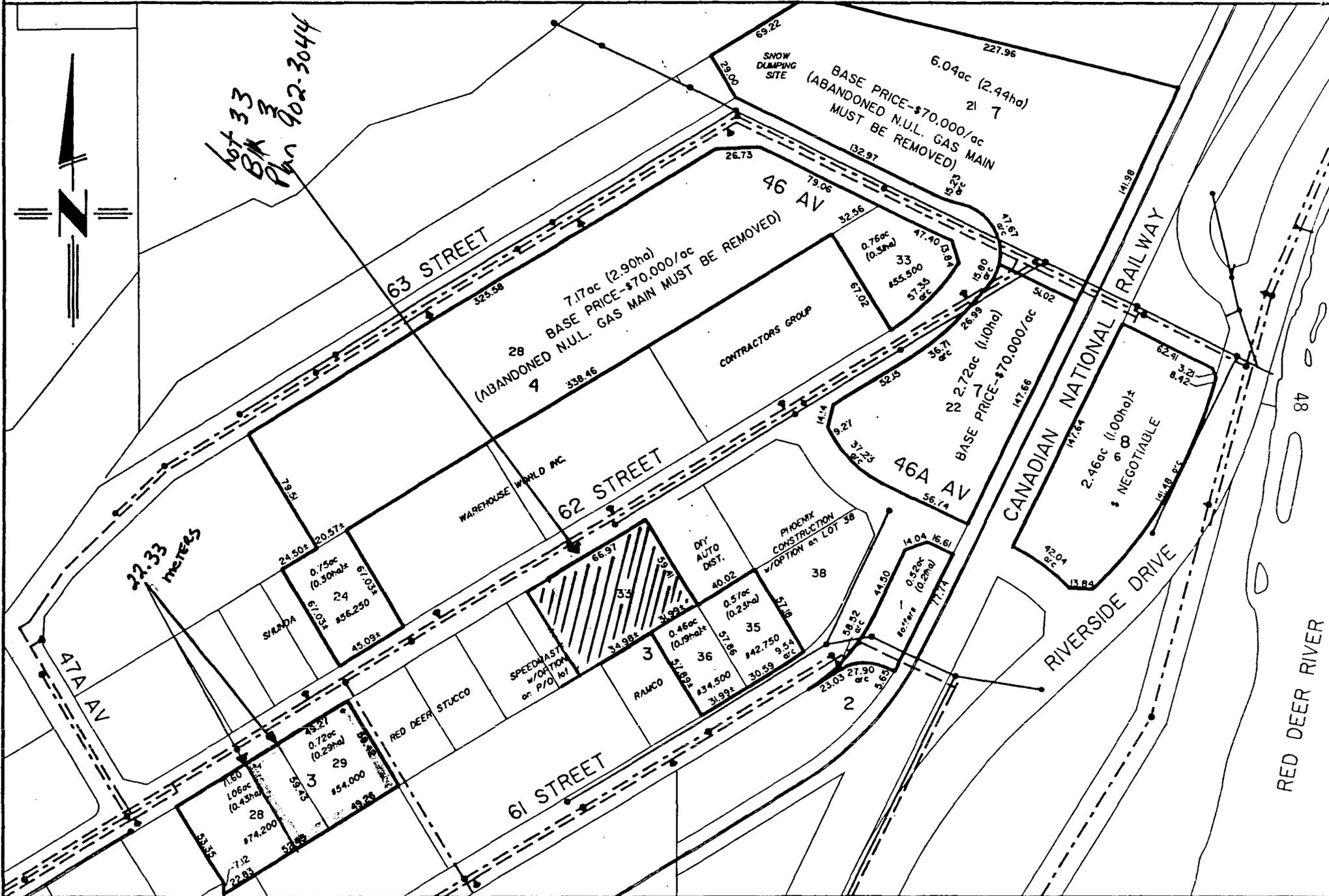
# RIVERSIDE LIGHT INDUSTRIAL PARK

SCALE 1:3000

29 JANUARY 1993

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

 WATER  
 SANITARY  
 STORM



**DATE: NOVEMBER 23, 1993**

**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: APPLICATION TO PURCHASE: JOLY PLYWOOD SALES LTD.  
(WINDSOR PLYWOOD)**

---

This is to advise that your report dated November 12, 1993 pertaining to the above was considered at the Council Meeting of November 22, 1993. At the aforesaid Council Meeting the following motion was passed in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer hereby approves the sale of Lot 33, Block 3, Plan 902-3044 to Joly Plywood Sales Ltd., subject to the following conditions:

1. The option period be for 90 days;
2. The purchase price to be \$70,000/acre, estimated at \$82,880 for 1.184 acres;
3. Standard purchase price schedule to apply, namely payment over twelve months in three equal instalments;
4. The completion of construction date to be extended to five years from the date of the agreement;
5. Upon payment in full for the land, the purchaser be allowed to fence the property and use it for storage;
6. Any resale of the property prior to its development to be subject to the same development commitment as the original purchaser;
7. An agreement being entered into satisfactory to the City Solicitor."

Land and Economic Development Manager  
Page 2  
November 23, 1993

The decision of Council in this instance is submitted for your information and I trust that you will ensure the appropriate documents are prepared for execution by both parties.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/clr

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

NO. 5

DATE: November 15, 1993  
TO: City Clerk  
FROM: Engineering Department Manager  
**RE: REQUEST FOR SIDEWALK INSTALLATION**

---

The Grandview School Parents Advisory Council is requesting that 75 m of sidewalk be constructed on the west side of 43 Avenue between 47 Street and 46 Street.

As shown on the attached drawing, students (grade 6 or younger) and pedestrians, walking to the School from the west, cross 43 Avenue either at 47 Street or 46 Street. The School indicated some students come through Barrett Park and a back alley to approach the School via 43 Avenue.

The 47 Street and 43 Avenue intersection is at the top of a steep hill. Visibility is restricted and it may be difficult for vehicles to stop under icy road conditions.

It is preferable that pedestrians cross at the 46 Street and 43 Avenue intersection as the visibility is much better. Pedestrian signs and crosswalks are installed to highlight this intersection as a safer crossing location. The School has organized patrols to help students to cross at this intersection.

However, there is no sidewalk along the west side of 43 Avenue between 47 Street and 46 Street. Students and pedestrians from the west are now walking along a slightly sloped grassed boulevard. The pedestrian usage is evident from the existence of a footpath.

The installation of the sidewalk would improve safety especially in winter conditions. Construction of 75 m of sidewalk is estimated to cost \$10,000. As the walkway would be entirely along property flankage (no assessable tax frontage) costs would normally be recovered through general benefit or overall taxation.

#### RECOMMENDATION

In view of the petition, and the pedestrian safety factor, we recommend that Council consider this project as part of the 1994 budget.



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

CYL/cy  
Att.

c.c. Director of Financial Services



Commissioners' Comments

We concur that the sidewalk would be an improvement to neighborhood safety and recommend that the project be brought forward for consideration during the 1994 budget. As Council is aware the entire scope of the Capital Construction Budget is being cut back and this project along with all others will have to be prioritized in order to determine which will actually receive funding.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

**DATE: NOVEMBER 23, 1993**

**TO: ENGINEERING DEPARTMENT MANAGER**

**FROM: CITY CLERK**

**RE: GRANDVIEW SCHOOL PARENTS ADVISORY COUNCIL:  
REQUEST FOR SIDEWALK INSTALLATION**

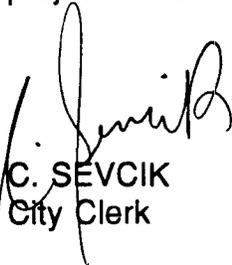
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Your memo dated November 15, 1993 pertaining to the above subject matter, was considered at the Council Meeting of November 22nd and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered report dated November 15, 1993 from the Engineering Department Manager regarding a request from the Grandview School Parents Advisory Council for sidewalk installation on the West side of 43rd Avenue between 47th Street and 46th Street, hereby agrees that said project be brought forward for consideration during the 1994 Budget, along with all other capital construction projects which will have to be prioritized in order to determine which projects will actually receive funding."

The decision of Council in this instance is submitted for your information and I trust that you will convey said decision to the Grandview School Parents Advisory Council.

Trusting that you will draw to the attention of the Parents Advisory Council that the passage of the aforesaid resolution does not guarantee that the sidewalk installation will be approved at budget time but merely that same will be considered along with other projects and will have to be prioritized.



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Financial Services  
Public Works Manager

NO. 6

DATE: November 9, 1993  
TO: Mayor Surkan and Members of Council  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **ARCHITECTURAL CONTROLS - ORIOLE PARK PHASE 2A**

---

Prior to the completion of development of this subdivision, Council rejected a proposal to apply architectural controls to the Oriole Park Phase 2A area, consisting of 32 single family lots, located in a heavily treed area on the west side of the existing Oriole Park.

Since the original recommendation was considered, we have completed a lot draw in the area, at which two residential building lots were sold and we have subsequently sold one additional lot over the counter.

Attached are letters from two individuals who have purchased lots in the new subdivision. In both cases, the purchasers expressed concern that no architectural controls exist. A third owner of a building lot in the area has indicated verbally his support of architectural controls.

We have monitored inquiries received since the lots were first developed, and a number of other potential buyers have indicated that the lack of architectural controls has had a bearing on their decision not to buy lots at this time.

Since receiving the letters from the two property owners, we have circulated this correspondence to various departments and, in all cases, the administration supports architectural controls.

### **Recommendation**

We would therefore recommend that Council reconsider architectural controls for Oriole Park Phase 2A. Based on the comments received from the various departments, we feel that a form of controls, at a less restrictive level than those imposed by the private sector, would be appropriate. Should Council agree to reconsider their original recommendation and support architectural controls, we would proceed to put together a package of controls for Council's consideration at their next meeting.



Alan V. Scott

AVS/mm

September 21, 1993

Mr. Alan Scott  
City of Red Deer

Dear Mr. Scott,

For the Osmond Close lot draw, I understand that about 65 information booklets were distributed prior to the lot draw. To me, this indicates considerable interest in these lots.

However, only five applications were received! In fact, there were really only four interested parties because one contractor and one home-owner were working together. As luck would have it, the names of the contractor and home-owner were the first two names selected in the draw, but both declined to select a lot because of the lack of architectural controls. Only two lots were selected during the draw, both by home-owners. I was one of them.

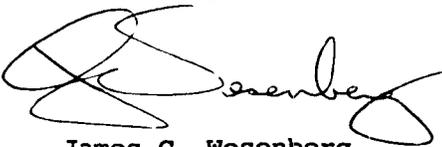
This poor showing at the lot draw, relative to the interest prior to the draw, should be of concern to the City of Red Deer. Why was there only five applications? Why did the contractors not participate?

As everyone knows, these lots have been made available at premium prices, i.e., comparable to Melcor. However, unlike Melcor, the guarantee of a premium community that results from architectural controls has not been put in place by the City of Red Deer.

I think that the City of Red Deer needs to decide on either regular price lots without architectural controls or premium price lots with architectural controls.

Since only two lots have been sold, is it possible for you to have this matter revisited by Council? By selecting a lot, I have already indicated my willingness to pay the premium price and the addition of architectural controls would be welcomed.

Thanking you in advance for your prompt attention to this matter.



James C. Wesenberg  
11 Orchard Green  
Red Deer, Alberta T4N 5B6  
Phone: Home 343-6912  
Business 343-4723

The City Of Red Deer	
Date:	Sept 22/93
Time:	
Rec'd By:	W. Baker

28 Sept '93

To: City of Red Deer

From: Ivan & Debbie Deager

Re: New Lot in Oriole Park

We have placed a deposit on Lot # 24. This note is to let us know that we are definitely in favor of a building restrictions ~~the~~ regarding the size of homes to be built in this area.

Thank you for considering our request.

*I. Deager*

The City Of Red Deer	
Date:	<u>Oct 6/93</u>
Time:	<u>10:10 A.M.</u>
Rec'd By:	<u>W. [Signature]</u>

DATE: October 22, 1993

TO: Engineering Manager  
Principal Planner  
Bylaws and Inspections Manager  
Director of Community Services

FROM: Land Supervisor

RE: **ARCHITECTURAL DEVELOPMENT CONTROLS  
CITY ORIOLE PARK PHASE 2A  
OSMOND CLOSE - PLAN 932-2354**

---

The March 17, 1993 meeting of City Council passed a resolution to not impose architectural controls for City Oriole Park Phase 2A.

The initial lot sale for Phase 2A was September 21, 1993. Phase 2A consists of 32 single family lots, with only three (3) being sold, to date.

In view of the written concerns of the purchasers, and expressed concerns of prospective purchasers, that no controls have been put in place, the October 19, 1993 meeting of the Subdivision Committee recommends that architectural development controls be developed for Osmond Close.

We would appreciate your input into the architectural development controls contemplated for this area.

As a guide, we have attached the following:

1. Copy of Architectural Development Guidelines developed by Melcor Developments Ltd. for Anders East and Victoria Park.
2. Copy of the Red Deer Regional Planning Commission's table indicating minimum house sizes for this area.
3. Copy of the report presented by the Land & Economic Development Department to the March 17, 1993 meeting of City Council.

Thank you.

William F. Lees  
WFL/pr  
encl.

COPY

DATE: November 3, 1993  
TO: Land Supervisor  
FROM: Engineering Department Manager  
RE: **ORIOLE PARK PHASE 2A  
ARCHITECTURAL CONTROLS**

---

We have the following comments in response to your memo of October 22, 1993 regarding architectural controls for the above noted subdivision:

1. We agree that architectural controls would benefit the lot purchasers by ensuring that the neighbouring houses would meet a minimum quality; thereby protecting his investment.
2. We do not feel that the architectural controls need to be as extensive as those stipulated for the Anders development. The controls could be limited to minimum house size, lot grading, exterior finish, and relation to adjacent houses (e.g. avoiding same house design next to one another and avoiding two storey next to single storey).
3. We would suggest that the minimum house size be in the order of 1,200 sq ft for bungalows and 1,800 sq ft for two storeys. This is more in line with Melcor's standards.

  
Ken Haslop, P. Eng.  
Engineering Department Manager

TCW/cy

CS-4.198

**DATE: November 2, 1993**

**TO: BILL LEES**  
**Land Supervisor**

**FROM: CRAIG CURTIS**  
**Director of Community Services**

**RE: ARCHITECTURAL DEVELOPMENT CONTROLS**  
**CITY ORIOLE PARK PHASE 2A**  
**OSMOND CLOSE - PLAN 932-2354**  
**Your memo of October 22, 1993 refers.**

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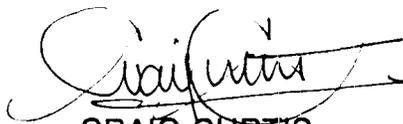
I have discussed your letter with the Parks, Recreation & Culture and Social Planning Managers and our comments are as follows.

We believe that architectural controls would be appropriate for this development if kept relatively simple for public interpretation and implementation/enforcement by the City.

The controls from a Community Services perspective should address the following:

- extent of tree clearing for development;
- site development and grading;
- landscaping and fencing.

These issues are best dealt with as part of the sales agreement, and imposed at the time of Development Permit application.



CRAIG CURTIS

DB/ad

c. Paul Meyette, Principal Planner, R.D.R.P.C.



**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

**DATE:** November 1, 1993

**TO:** Bill Lees, Land Supervisor

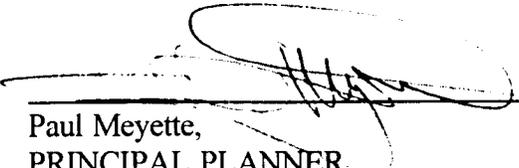
**FROM:** Paul Meyette, Principal Planner

**RE:** **ARCHITECTURAL CONTROLS - OSMOND CLOSE**

Thank you for your memorandum of October 22, 1993 proposing architectural controls for Osmond Close.

Planning staff support the creation of architectural controls for Oriole Park, Phases 2A and 2B. This area is a large lot development intended for larger homes; architectural controls may help in the marketing of the site.

Planning staff recommend that City architectural controls be relatively simple and that the complexities of the Melcor agreement be avoided. Any complex list of architectural control would require the contracting or hiring of additional staff to administer the controls. A simple list of architectural controls could include house size, front elevation and/or roof features. Issues such as the control of grade or house style and colour should be avoided.



Paul Meyette,  
PRINCIPAL PLANNER  
PM/cc

c.c. - Engineering Manager  
- Bylaws and Inspections Manager  
- Director of Community Services

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: 28 October 1993

FILE NO. 93-1610

TO: Land Supervisor

FROM: Bylaws and Inspections Manager

**RE: ARCHITECTURAL DEVELOPMENT CONTROL  
CITY ORIOLE PARK PHASE 2A  
OSMOND CLOSE - PLAN 932-2354**

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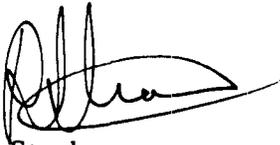
The control document used by Melcor covers just about every situation that might occur during construction.

I suggest that:

1. If we adopt similar guidelines, a review committee be set up to approve plans possibly using an outside firm (architectural design, etc.).
2. Unless a survey firm is used to check grades, I recommend we do not include this requirement (6.4)(6.6)(6.7).

We support the introduction of these standards.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We concur with the recommendations of the Land & Economic Development Manager. In the event that Council is willing to reconsider this issue, any member of Council other than Alderman Schnell, Alderman Statnyk or Mayor Surkan may raise the resolution for reconsideration.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

**DATE: NOVEMBER 23, 1993**  
**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**  
**FROM: CITY CLERK**  
**RE: ARCHITECTURAL CONTROLS - ORIOLE PARK PHASE 2A**

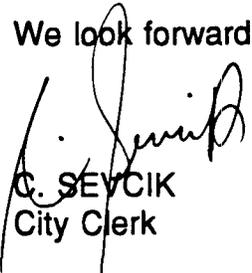
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Your report dated November 9, 1993 pertaining to the above topic was considered at the Council Meeting of November 22nd and at which meeting Council passed the following motion approving the development of architectural controls:

"RESOLVED that Council of The City of Red Deer hereby approves the development of architectural controls for Oriole Park Phase 2A."

The decision of Council in this instance is submitted for your information and appropriate action. I would also point out that some members of Council expressed the view that the architectural controls put forth in this instance should be of a minimal nature.

We look forward to a further report from the Administration in due course.



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
City Assessor  
Principal Planner  
Fire Chief

NO. 7

CS-4.208

**DATE:** November 15, 1993

**TO:** CITY COUNCIL

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** F.C.S.S. MINISTERIAL REVIEW  
A memo from the F.C.S.S. Board dated November 9, 1993 refers.

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1. In November 1991, the Minister of Family and Social Services released the "Final Report of the F.C.S.S. Ministerial Review Panel". The report includes 45 specific recommendations related to the Family and Community Support Services (F.C.S.S.) Program.
2. A F.C.S.S. Board response to the review was endorsed by City Council at its meeting on March 16, 1992, and forwarded to the Minister.
3. The Minister of Family and Social Services has now indicated that he is prepared to implement 36 of the 45 recommendations. However, he has circulated the remaining 9 recommendations for further comment by local councils. He states that "once consultation is complete, implementation will occur within the context of Government's fiscal realities".
4. The Social Planning Department has now prepared a further response to the remaining 9 recommendations, which was endorsed in an amended form by the F.C.S.S. Board at its meeting on November 2, 1993.
5. I support the response, as submitted by the F.C.S.S. Board, which is similar to the initial submission previously endorsed by City Council. It should be noted that the Administration and the Board are strongly opposed to recommendation #36 which would restrict municipal autonomy and empowerment. The development of a provincial "needs-based index" would likely be extremely time consuming and result in more rather than less bureaucracy.

6. **RECOMMENDATION:**

It is recommended that City Council:

- endorse the F.C.S.S. Board response to the remaining 9 recommendations in the "Final Report of the F.C.S.S. Ministerial Review Panel".

.../2

City Council  
Page 2  
November 15, 1993

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- express concern to the Minister of Family and Social Services that recommendation # 36 would unduly restrict municipal autonomy.



CRAIG CURTIS

:ad

- c. Roger Clarke, Chairman, F.C.S.S. Board  
Colleen Jensen, Social Planning Manager

**DATE: November 9, 1993**

**TO: CHARLIE SEVCIK**  
**City Clerk**

**FROM: ROGER C. CLARKE, Chairman**  
**F.C.S.S. Board**

**RE: F.C.S.S. MINISTERIAL REVIEW**

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**Background:**

1. In October, 1990, the Minister of Family & Social Services established a Ministerial Review Panel to conduct a comprehensive review of the Family & Community Support Services (F.C.S.S.) Program.
2. Over the next year, the F.C.S.S. Ministerial Review Panel gathered community input through a series of public forums and meetings with F.C.S.S. Boards, councils and other special interest groups. The panel visited Red Deer on May 9, 1991.
3. The Red Deer & District F.C.S.S. Board prepared a series of recommendations on the F.C.S.S. Program in the form of a brief to the Ministerial Review Panel. This brief was endorsed by the F.C.S.S. Board at its meeting on April 3, 1991, and submitted to City Council for information.
4. The "Final Report of the F.C.S.S. Ministerial Review Panel" was released by the Minister of Family & Social Services on November 1, 1991. The report includes 45 specific suggestions divided into the following categories:
  - Mandate
  - Organization/Operation/Accountability
  - Funding/Financial
5. In early 1992, the Red Deer & District F.C.S.S. Board formed a committee to consider the report in detail and draft a response on behalf of its member municipalities. The response is based on key recommendations in the approved Community Services Master Plan, and was endorsed by the F.C.S.S. Board at its meeting on March 3, 1992. A copy is included as an appendix to this document.

**CHARLIE SEVCIK**  
**November 9, 1993**  
**Page Two**

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6. The F.C.S.S. Board response was forwarded to Council at their March 16, 1992 meeting and was endorsed by the following resolution:

***"RESOLVED that Council of The City of Red Deer hereby endorses the response from the Red Deer and District F.C.S.S. Board related to the 'Final Report of the F.C.S.S. Ministerial Review Panel' and as presented to Council March 16, 1992."***

The response was subsequently forwarded to the Minister of Alberta Family & Social Services.

7. Municipalities and F.C.S.S. programs within the province have waited impatiently for some action in implementing the Review. On August 10, a letter was sent from Mr. Mike Cardinal, Minister of Family & Social Services, which indicated that the department is prepared to implement 36 of the 45 suggestions. A copy of the letter is included for your information.
8. Further, Mr. Cardinal indicated that the remaining 9 suggestions could have major impacts on municipalities. Subsequently a committee of the F.C.S.S. Board prepared a response to those 9 items which was considered at the November 2 meeting of the F.C.S.S. Board. Some minor revisions were made and the following resolution passed:

***"That the Red Deer & District Family & Community Support Services Board, having considered the submission of recommendations from the 1992 F.C.S.S. Ministerial Review, and the proposed recommendations of the subcommittee of the F.C.S.S. Board, hereby approve the recommended responses as amended and forward same to City Council for endorsement, which will subsequently be forwarded to the Minister of Alberta Family & Social Services."***

A copy of the F.C.S.S. Board response is attached for your review. The Board feels strongly that the F.C.S.S. program in the province has been very successful as a model in community-based service that focuses on prevention. Other provincial departments are using it as an example. A further benefit is the municipal/provincial partnership which allows communities to meet their own needs, with provincial monetary support.

**CHARLIE SEVCIK**  
**November 9, 1993**  
**Page Three**

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**RECOMMENDATION:**

That Council for The City of Red Deer endorse the F.C.S.S. Board response to the nine items relating to the Family & Community Support Services (FCSS) Ministerial Review as outlined in Mr. Cardinal's letter, and forward it to the Minister of Family & Social Services, along with a letter reinforcing the belief in the Family & Community Support Services model.

A handwritten signature in black ink, appearing to read "Roger Clarke". The signature is fluid and cursive, with a long horizontal stroke at the end.

ROGER C. CLARKE, Chairman  
Red Deer & District F.C.S.S. Board

/kb

cc - Craig Curtis, Director of Community Services

## F.C.S.S. MINISTERIAL REVIEW

Items which may have significant impact on local governments (as per August 10 letter, Mike Cardinal, Minister of Family & Social Services).

<p><b>MINISTERIAL RECOMMENDATION 12:</b> The Review Panel recommends that the province seriously reconsider the Inter-Municipal Task Force Report on Out-of-School Care and, in particular, that, "the province, in consultation with municipalities, be requested to establish a separate funding "element" for Out-of-School Care, with the basic F.C.S.S. philosophy, guidelines and administration, under the 80% - 20% formula, but which would be open-ended and drawn on by municipalities, depending on the needs being experienced within the local jurisdiction."</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>F.C.S.S. funds are undesignated at the moment. Do we want to begin a designation with School Age? We would lose local autonomy.</li> <li>Should perhaps Edmonton and Calgary be treated differently because of larger population/larger need? However, do we want to be treated differently in smaller urban and rural areas? Would it set a precedent? An open-ended fund to be drawn from is not realistic and secondly Edmonton/Calgary would draw the majority of this fund if there were one.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That FCSS funding remain undesignated to allow communities to respond to local needs as is most appropriate, retaining the fundamental principle of local autonomy.</p>
<p><b>MINISTERIAL RECOMMENDATION 19:</b> The Review Panel recommends that:</p> <ol style="list-style-type: none"> <li>The F.C.S.S. Unit, in collaboration with local authorities, explore, in accordance with Recommendation 3, specific outcome measures as criteria for future evaluation of service effectiveness and overall community development strategies.</li> <li>The F.C.S.S. Unit should be available upon request to local F.C.S.S. authorities to provide research expertise, methodologies and tools. Resources to support accountability mechanisms, such as audit and quality assurance, should be accessible through the provincial F.C.S.S. Unit.</li> <li>The province should support research devoted to longitudinal studies on prevention so that the cost-effectiveness of preventive interventions can be argued and supported with data.</li> </ol>	<p><b>BACKGROUND:</b> The intent seems to be to develop outcome measures which would allow evaluation of prevention.</p> <ul style="list-style-type: none"> <li>Evaluation is very important at a local level and this has been done in Red Deer &amp; District FCSS program via yearly reviews. Assessment of projects as per the project assessment criteria also is evaluative, and has been completed twice in the last 3 years.</li> <li>Developing standard criteria which applies to the whole province may not be workable. Playschools illustrate this, whereby, it is important to fund playschools in the small outlying communities but not in Red Deer. The tendency is also to develop quantitative measures, rather than qualitative and further to compare programs that are not comparable.</li> <li>Resources, including FCSS consultants, to assist in evaluation would be very helpful, particularly in small communities.</li> <li>Funding for indepth longitudinal studies would help to bring the importance of prevention to the forefront, although it may not be realistic during these economic times.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That evaluation should remain a local responsibility of high priority with resources and assistance provided by the FCSS unit; and further that longitudinal studies be encouraged as funding permits.</p>
<p><b>MINISTERIAL RECOMMENDATION 25:</b> The Review Panel recommends that:</p> <ol style="list-style-type: none"> <li>The existing administration and program components used to determine the allocations to local governments be merged into a single component.</li> <li>The provincial per capita allocation for all Albertans should be set at \$26.00 in 1991/92 dollars.</li> <li>The per capita allocation should reflect the Consumer Price Index (CPI).</li> <li>If it is not possible for the province to budget the funds necessary to implement the proposed per capita funding level, a planned phase-in should be established. It is recognized that the phase-in plan must reflect the economic conditions of the time.</li> <li>Special financial considerations should be determined for Indian bands, Metis settlements and isolated or unincorporated areas.</li> </ol>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>Merging the administration component and the program component would be beneficial. It leaves the community autonomous to decide how much should be spend on administration. It also removes the disincentive to regionalization.</li> <li>Increasing the per capita amount will be necessary in order to accommodate the combining of administration and program components. However, \$26.00/capita may not be realistic. Currently we receive \$13.12/capita plus our administration which is approximately \$1.31 per capita, with the total being \$14.43 (1993). Other municipalities are at a much higher per capita rate as their administration component is at \$9.50/capita for the majority of their population, whereas the majority of administration for Red Deer &amp; District is at \$ .70/capita (\$9.50 for first 5,000, \$1.10 for next 2,000, \$ .70/capita thereafter.)</li> <li>During difficult economic times, the demand for social programs increase substantially and therefore this is not the time to decrease funds.</li> <li>If the per capita allocation could reflect the C.P.I., at a minimum, this would be very beneficial. Since 1988 the C.P.I. has increased 21.15%, but funding has only increased 7.1%.</li> <li><b>The provincial perspective on all funding is toward prevention and F.C.S.S. is the best model available. Therefore an increase (or at a minimum, no decrease) is realistic.</b></li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the administration and program grant components be amalgamated into a single component, at a rate no less than the current allocation; and further that money already within the Department of Family &amp; Social Services or other relevant departments be redistributed to increase the FCSS allocation in a phased-in plan, working toward \$26.00/capita, with minimum yearly increases equal to the Consumer Price Index.</p>

<p><b>MINISTERIAL RECOMMENDATION 27:</b> The Review Panel recommends that the provincial program reinstate the requirement that the full local 20% share must be contributed by the municipality from tax-generated (mill rate) dollars by 1994.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>It is very important that municipalities contribute the 20% matching. This is because F.C.S.S. is established as a provincial/municipal partnership. If the increase were to go to \$26.00 in one step this may not be realistic; however, currently we already put more than the 20% share in (23% is our current contribution, split between the 6 municipalities). Municipalities gain a tremendous amount of service for a small investment. City Council Policy #913 supports this premise.</li> <li>In the Red Deer &amp; District program, the funded agencies also contribute a substantial amount already through fundraising and donations. User fees are also shown as an agency revenue before we fund the deficit.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the province reinstate the requirement that the full local 20% share must be contributed by municipally generated tax levy.</p>
<p><b>MINISTERIAL RECOMMENDATION 31:</b> a) The Review Panel recommends that the provincial program implement a policy that would allow local programs to retain surplus funds to a maximum of 10% of the annual provincial allocation. Any funds retained locally under the policy must be matched by a municipal 20% contribution and must be separately identifiable in the accounts of the municipality or the accounts of the board established by the municipality. Any surplus funds retained and expended in future periods must be expended in accordance with the legislation governing the program.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>Retention by the municipality, of up to 10% of the annual allocation should be supported. It must be clear that any retention of provincial funds must be matched by the municipal 20%. Retention of funds does reinforce good management.</li> <li>If a municipality is permitted to retain up to 10%, a plan for those funds, in keeping with the F.C.S.S. mandate, should be in place.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the province implement a policy that would allow municipalities to retain surplus funds to a maximum of 10% of the annual provincial allocation, with any retention of funds matched by the municipal matching share; and further that the municipality be required to develop a plan whereby funds would have specifically designated allocation.</p>
<p><b>MINISTERIAL RECOMMENDATION 31:</b> b) Municipalities are encouraged to adopt a similar surplus retention feature that may be applicable to those funded agencies that provide a service on behalf of the municipality.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>If Red Deer were to adopt this policy it may limit our ability to assist some projects, who have had unanticipated difficulties, by using funds from other projects that have under utilized their allocation. This is because we deficit fund projects.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That municipalities be allowed to retain the option of not developing a retention policy for projects delivering services on behalf of the municipality.</p>
<p><b>MINISTERIAL RECOMMENDATION 35:</b> The Review Panel recommends that the provincial program initiate the consolidation of forms and statistical reporting requirements in collaboration with municipalities and other major funding bodies with a view to simplifying the reporting process for agencies.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>This appears to be very positive. There is a tremendous amount of paperwork required to meet the current reporting needs, particularly for projects that receive small amounts of funds.</li> <li>The only possible negative may be a lesser amount of accountability. It does not seem that this would be a problem, however, as experience with other provincial funding certainly indicates that F.C.S.S. currently requires far greater accountability. The time and money spent on accountability must also be in keeping with the amount funded.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the Ministerial Recommendation 35 be implemented as recommended.</p>
<p><b>MINISTERIAL RECOMMENDATION 36:</b> The Review Panel recommends that the provincial program, in consultation with a representative number of municipalities, determine the factors to be included in a needs-based index and examine the advantages and disadvantages.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>It is very difficult to determine the impact of this recommendation. Looking at need is very difficult to do in an objective way.</li> <li>Communities must be very aware of special interest groups which are the "squeaky wheels". Some of the highest need may be seen for groups of the population which cannot, or do not, speak for themselves.</li> <li>To allow a "top-up" to the per capita grant in some ways removes the community autonomy. It puts the onus back on the province to "choose" who gets what.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That Ministerial Recommendation 36 not be implemented as it will threaten the principle of local autonomy.</p>
<p><b>MINISTERIAL RECOMMENDATION 37:</b> The Review Panel recommends that: a) The Minister of Family and Social Services initiate a review of the preventive programs and services now offered through the various program areas of the Department, to determine opportunities to consolidate and coordinate the delivery of these services through local governments involved in the F.C.S.S. Program. A review of this nature should involve representatives of municipal F.C.S.S. Programs in the process.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>This should be strongly supported as it may eliminate some duplication and may also allow for more effective and efficient delivery.</li> <li>The caution should be that if some of the services which are now delivered provincially are made the responsibility of municipalities, then there has to be some redistribution of funding - municipalities must be concerned of "offloading" vs downloading.</li> <li>Any review, as noted in the recommendation, should definitely include municipal representatives.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That a review, as noted in Ministerial Recommendation 37, be undertaken with a view to decrease duplication and increase effective and efficient delivery of service and further that if any service currently delivered by the province should become a municipal responsibility, then appropriate funds must be transferred as well.</p>



Office of the Minister

## FAMILY AND SOCIAL SERVICES

104 Legislature Building, Edmonton, Alberta, Canada T5K 2B6

403/427-2606 Fax 403/427-0954

August 10, 1993

To Chairpersons, FCSS Boards

I am pleased to be writing to you to inform you of my response to the Final Report of the FCSS Ministerial Review Panel. The recommendations contained in the document have my full support.

As you are aware 45 specific suggestions for action or change were made by the Review Panel. Alberta Family and Social Services, with the cooperation of other departments, will implement 36 of these. Many may be implemented at the discretion of local councils. Action on the remaining 9 items could have major impacts on community governments. Therefore, I am asking the FCSS Association, through its board, to consult with local councils on these recommendations. Once consultation is complete, implementation will occur within the context of government's fiscal realities.

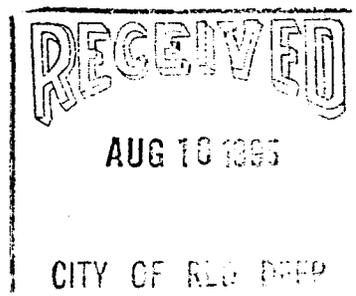
Eliminating the waiting list of municipalities was one of the major recommendations in the report. These communities are in areas of the province which have the greatest need for assistance in becoming self-sufficient in meeting the needs of their members. Part of the Welfare Reforms currently being implemented in Family & Social Services is a commitment to maintaining services for those who are truly in need. Consistent with this commitment, this recommendation has been implemented. As of April 1, 1993, 28 additional communities are eligible to receive FCSS finding (list attached).

For your information, I have enclosed a detailed listing of recommendations which are approved as well as those targeted for further consultation.

I am firmly committed to the mandate of the FCSS program and commend you on the fine work your programs are doing in your communities. I am pleased that the Review so strongly endorsed our program. I believe the reason FCSS is so effective is that we work in partnership to provide programs that respond directly to local needs. I look forward to continuing our work together in strengthening the communities of Alberta.

Sincerely,

Mike Cardinal  
Minister  
M.L.A., Athabasca/Wabasca



Enclosures

# **A P P E N D I X**

**Original Response as Endorsed by Council  
March 16, 1992**

**DATE: March 5, 1992**

**TO: CITY COUNCIL**

**FROM: FRANCES CRAIGIE, Chair  
Red Deer & District F.C.S.S. Board**

**RE: F.C.S.S. MINISTERIAL (Provincial) REVIEW**

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On October 26, 1990 the Honourable John Oldring, Minister of Family and Social Services, established a Ministerial Advisory Panel to conduct a comprehensive review of the Family and Community Support Services Program. Over the following year, community input was gathered through involvement of citizens of Alberta, social service organizations, and FCSS boards and administration. As you will remember, the Review Panel visited Red Deer on May 9, 1991.

The goals of the Review focused on eight issues including relevance, appropriateness, effectiveness, efficiency, monitoring/reporting, needs, equity and environmental sensitivity. The subsequent report which was released on November 1, 1991 resulted in 37 recommendations divided into three categories of mandate, organization/operation /accountability and funding/financial.

Early in 1992 the Red Deer & District FCSS Board formed a committee to consider the Review report in detail. A suggested local and provincial response was drafted for each of the 37 recommendations, along with five areas of priority identified as needing urgent response.

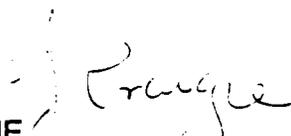
At the March 3, FCSS Board meeting the committee report was considered, along with the priorities and was approved by the following resolution:

"THAT the Red Deer & District Family and Community Support Services Board, having considered the proposed response to the Provincial FCSS Review hereby approve the response and endorse the priorities as outlined in the report from the Social Planning Manager dated February 21, 1992, and further that same be recommended to City Council for approval."

Recommendation:

- That City Council approve the attached overall response to the Provincial FCSS Review and endorse the five identified priorities as approved by the Red Deer & District FCSS Board.

FRANCES CRAIGIE



**DATE: February 21, 1992**

**TO: F.C.S.S. BOARD**

**FROM: COLLEEN JENSEN**  
**Social Planning Manager**

**RE: PROVINCIAL F.C.S.S. REVIEW**

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The F.C.S.S. Board committee, established to consider implications and strategies with regard to the Provincial F.C.S.S. Review, has prepared the attached report including suggestions for both the local and the provincial level. The committee felt very strongly that the reaffirmation of the Family & Community Support Services mandate including the elements of partnership, prevention, local autonomy, voluntarism, and community-based solutions was of the utmost importance. This is the principle recommendation which the committee used as a basis to focus on priorities. The following are committee recommendations on priorities in order of importance.

1. **Public Awareness of F.C.S.S. (Recommendation #14)**

General public, users of service, politicians at all levels of government, and other service providers must be made aware of what FCSS is and its importance and strengths, in order that greater benefits can be obtained.

2. **Funding (Recommendations #25 & 33b)**

The recommendations regarding the need for increased funding must be strongly endorsed. A greater public awareness in the strengths of FCSS will assist in this process. The province must also be made to realize that announcing the yearly allocation in January or earlier is essential.

3. **Coordinated Service with the Elimination of Duplication (Recommendation #37a/b)**

In times of decreasing budgets the need to coordinate, with no duplication, is of utmost importance. This relates to recommendation #13 (Premier's Council in Support of Alberta Families/Drug Foundation) and #11 (Home Care).

4. **Local Autonomy (Recommendation #4)**

The need for each individual community to determine the most appropriate and effective services, and the method by which they are delivered, remains extremely important. In setting standards, the erosion of local autonomy must be safeguarded against.

F.C.S.S. Board  
Page 2  
February 21, 1992  
Provincial F.C.S.S. Review

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5. **Voluntarism**

There must be a strong commitment to voluntarism within FCSS programs with recognition given to appropriate management and support necessary to fulfil the needs of the volunteer.

**Recommendation**

That the Red Deer and District FCSS Board approve the attached overall response to the Provincial FCSS Review and endorse the priorities as outlined in the above overview. Following approval, it should be forwarded to City Council for March 16, after which letters should be sent to Premier Getty and Minister Oldring.



COLLEEN JENSEN

CJ/kl

Att.

**FAMILY AND COMMUNITY SUPPORT SERVICES  
PROVINCIAL REVIEW**

CSMP = Community Services Master Plan    L = Local    P = Provincial    FCSSA = Family & Community Support Services Association

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
1. Reaffirms the mandate of FCSS with the elements of partnership, prevention, local autonomy, voluntarism, and community based solutions.	* Recommend endorsement by Councils of participating municipalities in letters to MLA's.	* The province must strive toward a working partnership of the province, the FCSSA and local municipalities.	L - April/92 FCSSA & P - Immediate & ongoing	
2. Operating principles to reaffirm above.	* Review current goals and objectives and make necessary changes to ensure appropriate principles are met.		L - June/92 & annually thereafter	
3. Definition of prevention.	* Endorse.	* Endorse.		
4. Re-affirms the principle of local autonomy.	* Continue to emphasize a decentralized service delivery system through contracting with community, non-profit groups, recognizing the autonomy of agencies and recognizing the autonomy of agencies and requiring full accountability for public funding provided for the services. (CSMP, Section 7.4.2)	* Endorse.	L - Ongoing	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
5. That voluntarism be preserved and encouraged.	<ul style="list-style-type: none"> <li>* Continue to recognize the importance of training and support to volunteers, particularly in the area of board development, with a <b>yearly board development workshop</b> for board members and <b>staff of affiliated agencies.</b> (CSMP, Section 7.4.1)</li> <li>* Support the effective management of volunteers through continued involvement of the Volunteer Managers Sub-committee of Community Services Network and promoting the benefits to other agencies. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Endorse, however, the province must provide adequate support to ensure volunteer expertise is maximized through adequate management. This may involve monetary allocation.</li> <li>* Province should review legislation as it relates to liability and voluntarism. Review as per family policy grid.</li> </ul>	<p>L - Annually P - Immediate action.</p> <p>L - Ongoing P - Immediate action.</p>	
6. All FCSS programs be encouraged to respond more pro-actively to demographic, social, and economic trends.	<ul style="list-style-type: none"> <li>* Produce a report annually on Red Deer's changing demographics and distribute the report widely to relevant community groups. (CSMP, Section 7.4.1)</li> <li>* Recognize the importance and community impact of increasing immigration and advocate for community initiatives to effect a positive integration of new Canadians into the community. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Province should provide assistance in the interpretation of statistics. The FCSS Consultants may play a role here.</li> </ul>	<p>L - Annually P - Immediate investigation.</p>	
7. FCSS programs should promote, encourage and facilitate citizen participation in the planning, delivery and governance of programs.	<ul style="list-style-type: none"> <li>* Continue to monitor community social needs and, with the assistance of others in the community, work towards solutions for the needs identified. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Should strongly support, however, must be aware not to over-regulate so as not to erode local autonomy.</li> </ul>	<p>L - Ongoing P - Immediate and on-going.</p>	<ul style="list-style-type: none"> <li>* There must be a balance between accountability and autonomy.</li> </ul>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
8. Initiate and/or strengthen formal planning and coordination links with related organizations and agencies (i.e. health units, school boards).	* Monitor services in the community to ensure a community awareness of other initiatives and to avoid duplication of effort. (CSMP, Section 7.4.1)	* Encourage FCSSA to establish or strengthen provincial links.	L - Ongoing FCSSA - Immediate	
	* Initiate a joint meeting of the Red Deer Regional Health Unit and the Red Deer & District F.C.S.S. Board.		L - June/92	
9. The Province to determine mandate, resources and management of social/health programs in consultation with municipalities.	* Request AFSS (FCSS Branch) to begin a process of defining responsibilities in collaboration with all players.		L - Immediate	* Consultation is the <u>key!</u>
10. Alberta Community Mental Health Services and FCSS collaborate to develop service guidelines and move toward appropriate Mental Health Services in all communities.	* Endorse.			* This is particularly important in the rural communities.
11. That Alberta Health, in collaboration with AFSS, other key players and municipal authorities initiate a thorough review of Home Care and Home Support, determining the feasibility of each department offering the service in its entirety. Local autonomy must be preserved.	* Endorse. * Discuss this issue at a local level, perhaps through a joint meeting with the Red Deer Regional Health Unit.	* The province should coordinate recommendations from the Mirosh Report, the Hyndman Report, and the Brassard Report.  * FCSSA should support and encourage the above initiative.  * Work through the current committee (Home Care Program Advisory Committee) of which FCSSA has a representative.	L - Immediate endorsement with discussion in June/92 FCSSA - Immediate P - Immediate action.	* Funding must receive careful consideration and subsequent clarification.

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<p>12. Out of School Care</p> <p>* Reconsider the Inter-Municipal Task Force report on Out of School Care with particular emphasis to:</p> <p>- separate funding</p>	<p>* Review the implications to Red Deer FCSS.</p>	<p>* Province needs to clarify implications for funding.</p>	<p>L - Sept/92 P - Immediate</p>	<p>* Local autonomy eroded if funding earmarked for SACC.</p> <p>* Make budgets and administration more cumbersome.</p> <p>* Red Deer already cost shares with CAP for SACC How would this be affected?</p>
<p>- explore ways which local school boards could support out of school care.</p>	<p>* Endorse recommendation. Good use of building, taxes, etc.</p> <p>* Send letter of thank you to Red Deer school boards for support given.</p>	<p>* Province should explore positive aspects of good building use, taxes, etc. with organizations such as Alberta School Trustees Association and Alberta Association of School Superintendents.</p>	<p>L - Immediate P - Immediate</p>	
<p>13. "Premiers' Council in Support of Alberta Families" and the "Foundation for Family Life and Substance Abuse" be encouraged to work with and to strengthen FCSS.</p>	<p>* Request of the province that FCSS subsume the Premier's Council in Support of Alberta Families and that AADAC subsume the Foundation for Family Life and Substance Abuse.</p>	<p>* If Premier's Council continues, it should be steered in a research direction.</p> <p>* Province should be very aware not to continue establishing organizations that duplicate and overlap mandate of well established government related departments.</p>	<p>L - Immediate</p>	<p>* The Red Deer FCSS Board clearly felt that FCSS and AADAC already have the mandate to do what the Premier's Council and the Foundation are doing. Wasted government funds</p>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<p>14. Raise the profile of FCSS by:</p> <p>a) FCSS unit to disseminate province-wide information.</p> <p>b) Local FCSS programs to implement public awareness campaign.</p>	<p>* Develop and implement a community awareness campaign, in conjunction with the province, to promote an understanding of the <b>services of the funded agencies and their affiliation with the FCSS Program and the department.</b> (CSMP, Section 7.4.2)</p> <p>* Send communication to large businesses/employers regarding the positive benefits of FCSS to their employees.</p>	<p>* Province should endorse.</p>	<p>L - Immediate &amp; ongoing.</p> <p>P - Immediate.</p>	
<p>c) Provincial FCSS unit pro-actively network and market FCSS within the Alberta Government.</p>	<p>* Local FCSS and municipal Councils need closer communication with M.L.A.'s (i.e. copy letters, respond to requests, send reports).</p>	<p>* Province should endorse and FCSSA should encourage all members to pursue this.</p>	<p>L - Immediate &amp; ongoing.</p> <p>FCSSA - Immediate.</p> <p>P - Immediate</p>	
<p>15a Current roles and responsibilities of province and the local authorities be maintained and enhanced to reflect a collaborative planning focus.</p> <p>b) FCSS Unit prepare a description of roles and responsibilities for circulation at the local level.</p>		<p>* Province should strongly endorse.</p>	<p>P - Immediate</p>	
<p>16a FCSS Branch should include research, planning, evaluation expertise.</p> <p>b) Increase the number of consultants based on an established rationale.</p> <p>c) AFSS encourage to establish multi-person offices geographically.</p>		<p>* Endorse for smaller municipalities who need this.</p>	<p>P - Immediate</p>	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<p>17a FCSS Branch remain with AFSS, maintaining its current reporting relationship.</p> <p>b) Director of FCSS Unit should report directly to Deputy Minister to enhance the profile of FCSS.</p> <p>c) Higher, separate profile relationship for FCSS, in the long-term.</p>	<p>* Ask that the reporting be direct to the Deputy Minister.</p>	<p>* Province should endorse.</p> <p>* FCSSA should become more involved in advocacy for FCSS.</p>	<p>L - Immediate FCSSA - Immediate P - Immediate</p>	<p>* The province (AFSS) should review the proposed restructuring in light of this recommendation and try to move FCSS up in the line of reporting.</p>
<p>18. That the FCSSA and province representatives meet on a quarterly formalized basis to address mutual concerns.</p>	<p>* Local Boards should take more responsibility to get information to the FCSSA to ensure good use of the Association.</p>	<p>* Province should endorse.</p>	<p>L - Immediate P - Immediate</p>	
<p>19a Explore, in accordance with recommendation #3, specific outcome measures as criteria for evaluation of service.</p>	<p>* Encourage self-evaluation in affiliated agencies and their boards as a part of monitoring the effectiveness and efficiency of service. (CSMP, Section 7.4.1)</p> <p>* Conduct an in-depth review of goals and objectives of all FCSS funded agencies, including the determination of the most appropriate measures of assessing performances every 3 years with 1/3 of the FCSS services being reviewed annually. (CSMP, Section 7.4.2)</p> <p>* Continue with an external review of one service each year and increase the budget allocation for this review. (CSMP, Section 7.4.2)</p>		<p>L - Dec/92 &amp; ongoing.</p>	<p>* Increased funding for reviews is seen as important.</p>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
b) FCSS Unit should be available upon request to local FCSS programs to provide research expertise, methodologies and tools.		* This is appropriate for those who need it.		
c) Support longitudinal studies on prevention so that cost-effectiveness of prevention can be argued.		* Strongly encourage province to support. Red Deer has interest in providing data for a study.	P - As funds available.	* It must be realized that this is a costly endeavour.
20. Encourage municipalities to appoint boards to oversee FCSS programs with varying degrees of authority. A combination of elected officials and citizens at large.	* Strongly support as our own board is an example of this.  * Red Deer to continue as unit authority and will be responsible for the administration of the Red Deer & District FCSS Board and ensure compliance with the joint agreement between the partners in the regional program. (CSMP, Section 7.4.1)		L - Ongoing	
21. Explore both formal and informal regionalization, removing the monetary disincentive.	* Give a high priority to maintaining a strong "regional" program. (CSMP, Section 7.4.2)	* Province should endorse and even provide incentives for regionalization.	L - Ongoing P - Immediate	
22. FCSS programs continue the option to operate without a director.		* Endorse in principle; suggestion to consider part-time director, when a program grows to a certain stage.		
23. Facilitate access to RITE line to connect FCSS programs.		* Endorse; suggest FCSSA advocate for this.	FSSA - Immediate P - Immediate	
24. Opportunity for Metis and Native involvement in FCSS.		* FCSSA should continue with the work underway with the Native and Metis communities.		

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<p>25. <b>Funding</b></p> <p>a) Single component formula for funding, including administration and planning and program money.</p> <p>b) \$26 per capita for provincial allocation in 1991/92 dollars.</p> <p>c) Allocation to reflect Consumer Price Index.</p> <p>d) Phase in of allocation if economics dictate.</p> <p>e) Special considerations for Native, Metis, isolation or unincorporated.</p>	<ul style="list-style-type: none"> <li>* FCSS Board lobby directly with the Minister.</li> <li>* Request City Council support in principle.</li> <li>* Work in partnership with municipal councillors to make them aware of the importance of this issue.</li> </ul>	<ul style="list-style-type: none"> <li>* Agree.</li> <li>* Assume it represents provincial share. Agree.</li> <li>* Agree</li> </ul>	<p>L - Immediate P - Immediate action.</p>	<ul style="list-style-type: none"> <li>* Will municipalities be able to match the 20% portion of this dramatic increase? This could pose a problem for Red Deer.</li> <li>* Clarification is needed as to how this increase relates to the role FCSS funds will play in Home Support.</li> <li>* Will out of school care be part of this allotment?</li> </ul>
<p>26. No decrease in current funding for FCSS over \$26 now.</p>		<ul style="list-style-type: none"> <li>* Endorse.</li> </ul>		
<p>27. 20% Funding must be contributed from municipality tax dollars.</p>		<ul style="list-style-type: none"> <li>* Endorse in principal.</li> </ul>		<ul style="list-style-type: none"> <li>* Does the municipality have the 20%, particularly if it is \$26 per capita provincial share?</li> <li>* "Special Projects" funding could not be set up with excess funds, with agencies (projects) generating the 20%.</li> <li>* Local autonomy is somewhat eroded.</li> </ul>
<p>28. Municipalities on waiting list include; waiting maximum of two years.</p>		<ul style="list-style-type: none"> <li>* Endorse. If communities knew it would only be two years, then the community could get organized to be ready to operate when the money is available to bring them on stream.</li> </ul>	<p>P - Immediate</p>	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
29. Salaries, benefits for FCSS employees should be competitive in the context of local conditions.	* Continue to broker benefits package for funded agencies.	* Suggest FCSSA do more in this area: study salaries/benefits, provincially.	L - Ongoing FCSSA - Immediate investigation of idea.	* Large municipalities can easily broker benefits. This has been very successful in Red Deer.
30. Apportion part of budget for innovative projects.		* Good idea; however, economics dictate supporting existing programs first. Also, innovative projects can result in need for continuation, more money.		* Concern regarding local autonomy being eroded.
31. Implement a policy that allows local programs to retain surplus funds up to a maximum of 10% of the annual provincial allocation.	* Review as a high priority the feasibility of 3-5 year funding for services sponsored by FCSS, including the possibility of retention of funds. (CSMP, Section 7.4.2)	* Province should endorse.	L - 1993 P - Immediate	
32. Use of allocated funds should continue to be restricted to operating costs.	* Endorse.	* Should endorse and encourage caution when capital expenditures are made to ensure thought is given to any subsequent operational cost as a result of capital purchase.		
33a Commence a three year financial commitment on the basis of a "rolling block".	* See #31 above.	* Province should explore and endorse when details are determined.		
b) Provincial funding announced in advance of municipal financial year.	* Send letter to Minister Oldring expressing our thanks for his efforts in this regard. (c.c. Premier Getty and Chairman of Treasury Board)	* Endorse. Suggest January as the latest date for decision.	L - Immediate P - Immediate action.	
34a Standardized financial reporting form for use in the preparation of an annual financial submission by municipalities.	* Submit Red Deer's standard chart of accounts to FCSS Branch indicating success with use.	* Encourage use of standard chart of accounts.	L - Immediate	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
b) Regulation 18 regarding audits and financial statements be simplified in order to allow more administrative leeway in preparation of these documents.	* Endorse examination of Regulation 18.			* Implications of change must be carefully considered particularly as it relates to accountability.
c) Municipalities review financial reporting, ensuring that procedures and requirements are simplified.	* Carried out in 1989 with development of standard chart of accounts.		L - Ongoing	
35. Provincial program initiate the consolidation of forms and statistical reporting requirements in collaboration with municipalities and other major funding bodies with a view to simplification.		* Should be explored thoughtfully and carefully. Simplification is certainly desired, but not to the detriment of information required.	P - Immediate investigation.	* May encounter difficulties as funders fund for different reasons, therefore needing different stats (i.e. FCSS need stats on prevention, others fund re: treatment). * Varying year ends of funders a problem. * Assistance (i.e. consultants) required regarding the determination of the likelihood of need. * Standardization is greatly needed in determining units of service client hours, etc. to ensure valid stats.
36. Examine needs-based index rather than per capita funding.	* No support for this recommendation.			* More information needed re: implications. * Difficult to determine need (subjective rather than objective). * "Squeaky wheels" get grease and disenfranchised, who may really be in need, are often not heard.

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
37a Minister of AFSS should review preventive programs and services offered through various program areas of the Department with a view to consolidate and coordinate delivery.	* Endorse & lobby.	* Should actively pursue.	L - Immediate P - Immediate	* See comment of #13 and recommendation #11.
b) May wish to examine preventive programs offered by other Departments to enhance coordination and avoid duplication.	* Endorse & lobby.	* Should actively pursue.	L - Immediate P - Immediate	

Commissioner's Comments

We concur with the recommendations.

"M.C. DAY"  
City Commissioner



November 24, 1993

The Honourable Mike Cardinal, M.L.A.  
Minister of Family and Social Services  
104 Legislature Building  
Edmonton, Alberta T5K 2B6

Dear Mr. Cardinal:

**RE: F.C.S.S. MINISTERIAL REVIEW**

This correspondence is further to your letter of August 10, 1993, wherein you advised that you are prepared to implement 36 of the 45 recommendations outlined in the "The Final Report of the F.C.S.S. Ministerial Review Panel." Regarding your request for further comment by local councils on the remaining nine recommendations, I wish to advise as follows:

At the Council meeting of November 22, 1993, the enclosed recommendations from the Red Deer and District F.C.S.S. Board were considered with the following motion being unanimously passed by Council:

*"RESOLVED that Council of The City of Red Deer, having considered recommendations from the F.C.S.S. Board and the Director of Community Services re: F.C.S.S. Ministerial Review, hereby agrees as follows:*

- 1. To endorse the F.C.S.S. Board's response to the remaining nine recommendations in the "Final Report of the F.C.S.S. Ministerial Review Panel".*
- 2. That Council particularly stresses to the Minister of Family and Social Services the importance of not implementing any recommendations which would reduce the local autonomy of the program,*

*and as recommended to Council November 22, 1993."*

**THE CITY OF RED DEER**

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195

Minister of Family and Social Services

November 24, 1993

Page 2

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In particular, we would like to draw to your attention Recommendation 36, which we strongly oppose, as the implementation of same would restrict municipal autonomy and empowerment. The development of a provincial "needs-based index" would likely be extremely time consuming and result in more rather than less bureaucracy. As noted in the resolution, Council does not support implementing any recommendations that reduce local autonomy.

We thank you for the opportunity to provide further comment on this important matter, and trust that you will give due consideration to the recommendations summarized by the Red Deer and District F.C.S.S. Board, as approved by Council.

Sincerely,

  
GAIL SURKAN  
Mayor

cs/mm

Enclosure

- c Craig Curtis, Director of Community Services
- c Colleen Jensen, Social Planning Manager
- c F.C.S.S. Board
- c Charlie Sevcik, City Clerk
- c Paula Dorval, Alberta Family and Social Services

**DATE:** November 9, 1993

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** ROGER C. CLARKE, Chairman  
F.C.S.S. Board

**RE:** F.C.S.S. MINISTERIAL REVIEW

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**Background:**

1. In October, 1990, the Minister of Family & Social Services established a Ministerial Review Panel to conduct a comprehensive review of the Family & Community Support Services (F.C.S.S.) Program.
2. Over the next year, the F.C.S.S. Ministerial Review Panel gathered community input through a series of public forums and meetings with F.C.S.S. Boards, councils and other special interest groups. The panel visited Red Deer on May 9, 1991.
3. The Red Deer & District F.C.S.S. Board prepared a series of recommendations on the F.C.S.S. Program in the form of a brief to the Ministerial Review Panel. This brief was endorsed by the F.C.S.S. Board at its meeting on April 3, 1991, and submitted to City Council for information.
4. The "Final Report of the F.C.S.S. Ministerial Review Panel" was released by the Minister of Family & Social Services on November 1, 1991. The report includes 45 specific suggestions divided into the following categories:
  - Mandate
  - Organization/Operation/Accountability
  - Funding/Financial
5. In early 1992, the Red Deer & District F.C.S.S. Board formed a committee to consider the report in detail and draft a response on behalf of its member municipalities. The response is based on key recommendations in the approved Community Services Master Plan, and was endorsed by the F.C.S.S. Board at its meeting on March 3, 1992. A copy is included as an appendix to this document.

**CHARLIE SEVCIK**  
**November 9, 1993**  
**Page Two**

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6. The F.C.S.S. Board response was forwarded to Council at their March 16, 1992 meeting and was endorsed by the following resolution:

***"RESOLVED that Council of The City of Red Deer hereby endorses the response from the Red Deer and District F.C.S.S. Board related to the 'Final Report of the F.C.S.S. Ministerial Review Panel' and as presented to Council March 16, 1992."***

The response was subsequently forwarded to the Minister of Alberta Family & Social Services.

7. Municipalities and F.C.S.S. programs within the province have waited impatiently for some action in implementing the Review. On August 10, a letter was sent from Mr. Mike Cardinal, Minister of Family & Social Services, which indicated that the department is prepared to implement 36 of the 45 suggestions. A copy of the letter is included for your information.
8. Further, Mr. Cardinal indicated that the remaining 9 suggestions could have major impacts on municipalities. Subsequently a committee of the F.C.S.S. Board prepared a response to those 9 items which was considered at the November 2 meeting of the F.C.S.S. Board. Some minor revisions were made and the following resolution passed:

***"That the Red Deer & District Family & Community Support Services Board, having considered the submission of recommendations from the 1992 F.C.S.S. Ministerial Review, and the proposed recommendations of the subcommittee of the F.C.S.S. Board, hereby approve the recommended responses as amended and forward same to City Council for endorsement, which will subsequently be forwarded to the Minister of Alberta Family & Social Services."***

A copy of the F.C.S.S. Board response is attached for your review. The Board feels strongly that the F.C.S.S. program in the province has been very successful as a model in community-based service that focuses on prevention. Other provincial departments are using it as an example. A further benefit is the municipal/provincial partnership which allows communities to meet their own needs, with provincial monetary support.

**CHARLIE SEVCIK**  
**November 9, 1993**  
**Page Three**

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**RECOMMENDATION:**

That Council for The City of Red Deer endorse the F.C.S.S. Board response to the nine items relating to the Family & Community Support Services (FCSS) Ministerial Review as outlined in Mr. Cardinal's letter, and forward it to the Minister of Family & Social Services, along with a letter reinforcing the belief in the Family & Community Support Services model.



ROGER C. CLARKE, Chairman  
Red Deer & District F.C.S.S. Board

/kb

cc - Craig Curtis, Director of Community Services

## F.C.S.S. MINISTERIAL REVIEW

Items which may have significant impact on local governments (as per August 10 letter, Mike Cardinal, Minister of Family & Social Services).

<p><b>MINISTERIAL RECOMMENDATION 12:</b> The Review Panel recommends that the province seriously reconsider the Inter-Municipal Task Force Report on Out-of-School Care and, in particular, that, "the province, in consultation with municipalities, be requested to establish a separate funding "element" for Out-of-School Care, with the basic F.C.S.S. philosophy, guidelines and administration, under the 80% - 20% formula, but which would be open-ended and drawn on by municipalities, depending on the needs being experienced within the local jurisdiction."</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>F.C.S.S. funds are undesignated at the moment. Do we want to begin a designation with School Age? We would lose local autonomy.</li> <li>Should perhaps Edmonton and Calgary be treated differently because of larger population/larger need? However, do we want to be treated differently in smaller urban and rural areas? Would it set a precedent? An open-ended fund to be drawn from is not realistic and secondly Edmonton/Calgary would draw the majority of this fund if there were one.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That FCSS funding remain undesignated to allow communities to respond to local needs as is most appropriate, retaining the fundamental principle of local autonomy.</p>
<p><b>MINISTERIAL RECOMMENDATION 19:</b> The Review Panel recommends that:</p> <p>a) The F.C.S.S. Unit, in collaboration with local authorities, explore, in accordance with Recommendation 3, specific outcome measures as criteria for future evaluation of service effectiveness and overall community development strategies.</p> <p>b) The F.C.S.S. Unit should be available upon request to local F.C.S.S. authorities to provide research expertise, methodologies and tools. Resources to support accountability mechanisms, such as audit and quality assurance, should be accessible through the provincial F.C.S.S. Unit.</p> <p>c) The province should support research devoted to longitudinal studies on prevention so that the cost-effectiveness of preventive interventions can be argued and supported with data.</p>	<p><b>BACKGROUND:</b> The intent seems to be to develop outcome measures which would allow evaluation of prevention.</p> <ul style="list-style-type: none"> <li>Evaluation is very important at a local level and this has been done in Red Deer &amp; District FCSS program via yearly reviews. Assessment of projects as per the project assessment criteria also is evaluative, and has been completed twice in the last 3 years.</li> <li>Developing standard criteria which applies to the whole province may not be workable. Playschools illustrate this, whereby, it is important to fund playschools in the small outlying communities but not in Red Deer. The tendency is also to develop quantitative measures, rather than qualitative and further to compare programs that are not comparable.</li> <li>Resources, including FCSS consultants, to assist in evaluation would be very helpful, particularly in small communities.</li> <li>Funding for indepth longitudinal studies would help to bring the importance of prevention to the forefront, although it may not be realistic during these economic times.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That evaluation should remain a local responsibility of high priority with resources and assistance provided by the FCSS unit; and further that longitudinal studies be encouraged as funding permits.</p>
<p><b>MINISTERIAL RECOMMENDATION 25:</b> The Review Panel recommends that:</p> <p>a) The existing administration and program components used to determine the allocations to local governments be merged into a single component.</p> <p>b) The provincial per capita allocation for all Albertans should be set at \$26.00 in 1991/92 dollars.</p> <p>c) The per capita allocation should reflect the Consumer Price Index (CPI).</p> <p>d) If it is not possible for the province to budget the funds necessary to implement the proposed per capita funding level, a planned phase-in should be established. It is recognized that the phase-in plan must reflect the economic conditions of the time.</p> <p>e) Special financial considerations should be determined for Indian bands, Metis settlements and isolated or unincorporated areas.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>Merging the administration component and the program component would be beneficial. It leaves the community autonomous to decide how much should be spend on administration. It also removes the disincentive to regionalization.</li> <li>Increasing the per capita amount will be necessary in order to accommodate the combining of administration and program components. However, \$26.00/capita may not be realistic. Currently we receive \$13.12/capita plus our administration which is approximately \$1.31 per capita, with the total being \$14.43 (1993). Other municipalities are at a much higher per capita rate as their administration component is at \$9.50/capita for the majority of their population, whereas the majority of administration for Red Deer &amp; District is at \$ .70/capita (\$9.50 for first 5,000, \$1.10 for next 2,000, \$ .70/capita thereafter.)</li> <li>During difficult economic times, the demand for social programs increase substantially and therefore this is not the time to decrease funds.</li> <li>If the per capita allocation could reflect the C.P.I., at a minimum, this would be very beneficial. Since 1988 the C.P.I. has increased 21.15%, but funding has only increased 7.1%.</li> <li>The provincial perspective on all funding is toward prevention and F.C.S.S. is the best model available. Therefore an increase (or at a minimum, no decrease) is realistic.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the administration and program grant components be amalgamated into a single component, at a rate no less than the current allocation; and further that money already within the Department of Family &amp; Social Services or other relevant departments be redistributed to increase the FCSS allocation in a phased-in plan, working toward \$26.00/capita, with minimum yearly increases equal to the Consumer Price Index.</p>

<p><b>MINISTERIAL RECOMMENDATION 27:</b> The Review Panel recommends that the provincial program reinstate the requirement that the full local 20% share must be contributed by the municipality from tax-generated (mill rate) dollars by 1994.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>It is very important that municipalities contribute the 20% matching. This is because F.C.S.S. is established as a provincial/municipal partnership. If the increase were to go to \$26.00 in one step this may not be realistic; however, currently we already put more than the 20% share in (23% is our current contribution, split between the 8 municipalities). Municipalities gain a tremendous amount of service for a small investment. City Council Policy #913 supports this premise.</li> <li>In the Red Deer &amp; District program, the funded agencies also contribute a substantial amount already through fundraising and donations. User fees are also shown as an agency revenue before we fund the deficit.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the province reinstate the requirement that the full local 20% share must be contributed by municipally generated tax levy.</p>
<p><b>MINISTERIAL RECOMMENDATION 31:</b> a) The Review Panel recommends that the provincial program implement a policy that would allow local programs to retain surplus funds to a maximum of 10% of the annual provincial allocation. Any funds retained locally under the policy must be matched by a municipal 20% contribution and must be separately identifiable in the accounts of the municipality or the accounts of the board established by the municipality. Any surplus funds retained and expended in future periods must be expended in accordance with the legislation governing the program.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>Retention by the municipality, of up to 10% of the annual allocation should be supported. It must be clear that any retention of provincial funds must be matched by the municipal 20%. Retention of funds does reinforce good management.</li> <li>If a municipality is permitted to retain up to 10%, a plan for those funds, in keeping with the F.C.S.S. mandate, should be in place.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the province implement a policy that would allow municipalities to retain surplus funds to a maximum of 10% of the annual provincial allocation, with any retention of funds matched by the municipal matching share; and further that the municipality be required to develop a plan whereby funds would have specifically designated allocation.</p>
<p><b>MINISTERIAL RECOMMENDATION 31:</b> b) Municipalities are encouraged to adopt a similar surplus retention feature that may be applicable to those funded agencies that provide a service on behalf of the municipality.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>If Red Deer were to adopt this policy it may limit our ability to assist some projects, who have had unanticipated difficulties, by using funds from other projects that have under utilized their allocation. This is because we deficit fund projects.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That municipalities be allowed to retain the option of not developing a retention policy for projects delivering services on behalf of the municipality.</p>
<p><b>MINISTERIAL RECOMMENDATION 35:</b> The Review Panel recommends that the provincial program initiate the consolidation of forms and statistical reporting requirements in collaboration with municipalities and other major funding bodies with a view to simplifying the reporting process for agencies.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>This appears to be very positive. There is a tremendous amount of paperwork required to meet the current reporting needs, particularly for projects that receive small amounts of funds.</li> <li>The only possible negative may be a lesser amount of accountability. It does not seem that this would be a problem, however, as experience with other provincial funding certainly indicates that F.C.S.S. currently requires far greater accountability. The time and money spent on accountability must also be in keeping with the amount funded.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That the Ministerial Recommendation 35 be implemented as recommended.</p>
<p><b>MINISTERIAL RECOMMENDATION 36:</b> The Review Panel recommends that the provincial program, in consultation with a representative number of municipalities, determine the factors to be included in a needs-based index and examine the advantages and disadvantages.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>It is very difficult to determine the impact of this recommendation. Looking at need is very difficult to do in an objective way.</li> <li>Communities must be very aware of special interest groups which are the "squeaky wheels". Some of the highest need may be seen for groups of the population which cannot, or do not, speak for themselves.</li> <li>To allow a "top-up" to the per capita grant in some ways removes the community autonomy. It puts the onus back on the province to "choose" who gets what.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That Ministerial Recommendation 36 not be implemented as it will threaten the principle of local autonomy.</p>
<p><b>MINISTERIAL RECOMMENDATION 37:</b> The Review Panel recommends that: a) The Minister of Family and Social Services initiate a review of the preventive programs and services now offered through the various program areas of the Department, to determine opportunities to consolidate and coordinate the delivery of these services through local governments involved in the F.C.S.S. Program. A review of this nature should involve representatives of municipal F.C.S.S. Programs in the process.</p>	<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>This should be strongly supported as it may eliminate some duplication and may also allow for more effective and efficient delivery.</li> <li>The caution should be that if some of the services which are now delivered provincially are made the responsibility of municipalities, then there has to be some redistribution of funding - municipalities must be concerned of "offloading" vs downloading.</li> <li>Any review, as noted in the recommendation, should definitely include municipal representatives.</li> </ul>	<p><b>FCSS BOARD RECOMMENDATION:</b> That a review, as noted in Ministerial Recommendation 37, be undertaken with a view to decrease duplication and increase effective and efficient delivery of service and further that if any service currently delivered by the province should become a municipal responsibility, then appropriate funds must be transferred as well.</p>

**RESPONSE TO THE**

**RECOMMENDATIONS OF THE**

**FAMILY AND COMMUNITY SUPPORT SERVICES (FCSS)**

**REVIEW PANEL**

July 20, 1993 (Revised date)

## CATEGORIZATION OF THE RECOMMENDATIONS

<h3>Approved for Implementation</h3>
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These recommendations will either be implemented by the province or may be implemented by local Councils at their discretion. Staff assistance is available to communities at their request. Of the 45 distinct suggestions made by the Review Panel, 36 are in this group.

### i. Implemented

Effective April 1, 1993, 28 communities (list attached) were admitted to the FCSS program. One half year's funding is allocated for 1993/94. Full year funding will commence in 1994/95.

All Metis Settlements are now on the program. Indian Bands are funded by the Federal government under the Memorandum of Understanding.

Number	Subject
24	Bands and Metis Settlements
28	Waiting List

### ii. To be Implemented

Number	Subject
1	Reaffirm FCSS Mandate
2	Operating Principles
3	Definition of Prevention
4	Reaffirm Local Autonomy
5	Enhance Voluntarism
6	Proactive Responses
7	Citizen Participation
8	Local Planning Links
9	Social/Health mandate
10	Mental Health
11	Home Support Services
12b	Out of School Care - Schools
13	Premiers Council - Families
14a	Province Wide Information
14b	Public Awareness
14C	FCSS Branch Network
15	Roles and Responsibilities
16	FCSS Consulting Services
17	Profile of FCSS Branch

-2-

18	Formal Meetings
20	Citizen Boards
21	Regionalization
22	Operate Without a Director
23	RITE System Access
26	Grandfather Feature
29	Agency Benefit Packages
30	Innovative Projects
32	Funds for Operating Costs
33	Advance Commitments
34a	Provincial Financial Reporting - Forms
34b	Provincial Financial Reporting - Process
34c	Local Financial Reporting
35b	Local Program Reporting
37b	Review Preventive Programs

<b>Consult Locally (Councils)</b>
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These are items which may have a significant impact on local governments. The recommendations will be directed to the FCSS Association with a request that they elicit a response from municipal Councils through local FCSS Boards. There are nine items in this group.

Number	Subject
12a	Out of School Care Funding
19	Outcome Measures
25	\$26.00 Per Capita Allocations
27	Local 20% Share
31a	Surplus Retention
31b	Agency Surplus Retention
35a	Provincial Program Reporting
36	Needs Based Allocations
37a	Review Preventive Services

Commissioners' Comments

We concur with all of the recommendations put forward by the FCSS Board. We recommend that Council particularly stress to the Minister the importance of not implementing any recommendations which would reduce the local autonomy of the program, which is in fact its strongest practical advantage. With that point of view, in addition to highlighting recommendation 36, we recommend highlighting all other recommendations which would tend to undermine local autonomy.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

NO. 8

TO: City Council

From: Tim Guilbault

RE: Lot Pricing Trends

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As you know our lot pricing policy has concerned me for some time. During the past few days I have collected related information from various departments and charted the information in graph form. I submit the attached for your information only.

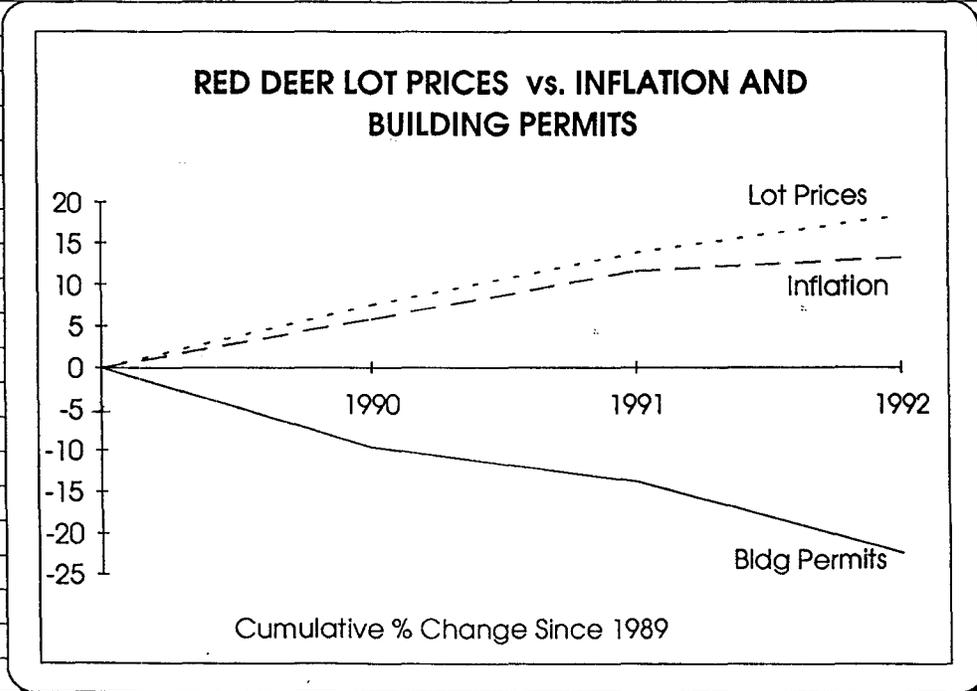
The inflation figures used are an average of the CPI index for Calgary and Edmonton.

The building permit figures are actual numbers of building permits issued in each of the past years for single family dwellings. I then looked at the percentage change, which has been dropping over the past several years.

Council has increased lot prices at different times of the year in the past. To calculate yearly increases, I have pro-rated the increases, based upon the number of months remaining in a given year, and allocated the remainder of the increase to the following year.

To graph the data I have used 1989 as the base year, each indicator starting at zero in 1989, then plotted the cumulative percentage change from 1989 to 1992 for lot prices, inflation, and building permits.

Single Family								
Building Permits	Actual	% Change	Cum. Total	Cum. Change	1989	1990	1991	1992
1989	299		Base Yr = 0	Bldg Permits	0	-9.7	-13.8	-22.4
1990	270	-9.70%	-9.7	Inflation	0	5.8	11.6	13.2
1991	259	-4.10%	-13.8	Lot Prices	0	7.5	13.8	18.3
1992	234	-9.60%	-22.4	(Pro-rated)				
Inflation	% Increase	Cum Total						
1989	4.1	Base Yr- 0						
1990	5.8	5.8						
1991	5.8	11.6						
1992	1.6	13.2						
Lot Price Inc.	% Increase	Actual Totl		Pro-rated				
6-Dec-88	4	4	.3/88 & 3.7/89	Pro-rated/yr	Cum.for graph			
18-Oct-89	7	11	2.6/89 & 4.4/90	1989	= 6.3	0	Base Yr	
29-May-90	4	15	2.3/90 & 1.7/91	1990	= 7.5	7.5		
18-Oct-90	4	19	.8/90 & 3.2/91	1991	= 6.3	13.8		
22-Aug-91	3.8	22.8	1.4/91 & 2.4/92	1992	= 4.5	18.3		
14-Nov-91	0	22.8		0	1993	= 6.3		
10-Sep-92	5.2	28	2.1/92 & 3.1/93					
19-Jul-93	7	35	3.2/93 & 3.8/94					



Commissioners' Comments

This has been submitted for information only at this time and prior to Council being requested to review lot prices. The Annual Report from the Land Bank Operation will be submitted shortly and Council should at that time thoroughly review all our policies with respect to land.

It should be noted that we are currently selling everything we have put on the market with the exception of the exclusive Oriole Park lots and Kentwood where sales are slow despite the fact that the lots are priced at 12% below the private sector rates.

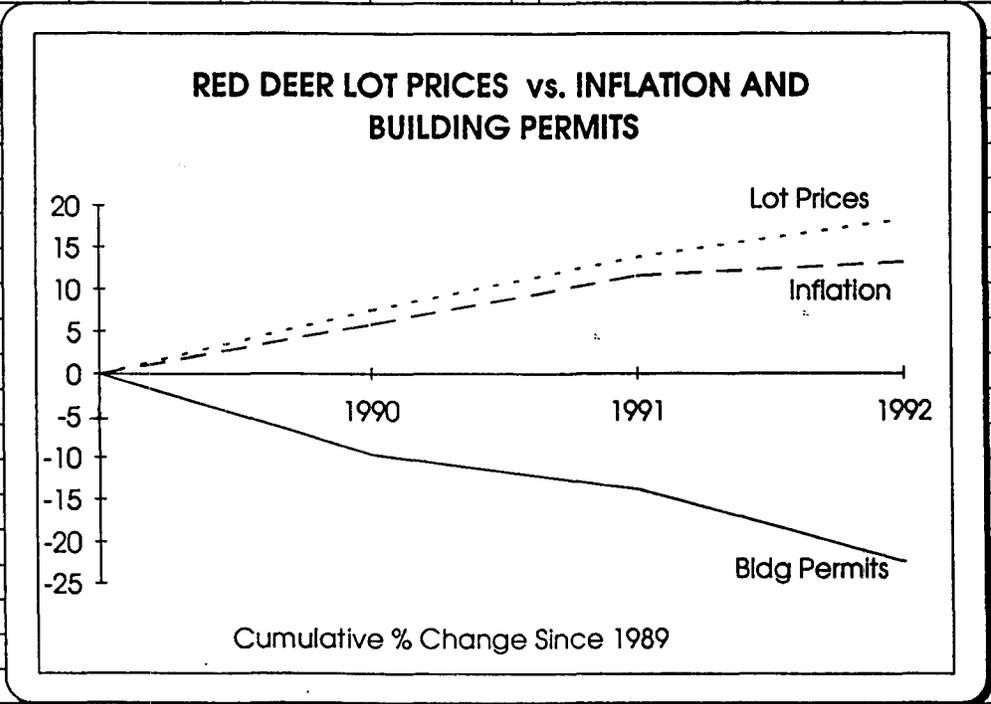
"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

*duplex*

Single Family		Actual	% Change	Cum. Total	Cum. Change	1989	1990	1991	1992
297	24	1989	299	Base Yr = 0	Bldg Permits	0	-9.7	-13.8	-22.4
242	56	1990	270	-9.70%	Inflation	0	5.8	11.6	13.2
263	112	1991	259	-4.10%	Lot Prices	0	7.5	13.8	18.3
200	68	1992	234	-9.60%	(Pro-rated)				
g. F.D. Duplexes.									
Inflation		% Increase	Cum Total						
	1989	4.1	Base Yr- 0						
	1990	5.8	5.8						
	1991	5.8	11.6						
	1992	1.6	13.2						
Lot Price Inc.		% Increase	Actual Totl	Pro-rated					
	6-Dec-88	4	4	.3/88 & 3.7/89	Pro-rated/yr				Cum.for graph
	18-Oct-89	7	11	2.6/89 & 4.4/90	1989	= 6.3		0	Base Yr
	29-May-90	4	15	2.3/90 & 1.7/91	1990	= 7.5		7.5	
	18-Oct-90	4	19	.8/90 & 3.2/91	1991	= 6.3		13.8	
	22-Aug-91	3.8	22.8	1.4/91 & 2.4/92	1992	= 4.5		18.3	
	14-Nov-91	0	22.8		0 1993	= 6.3			
	10-Sep-92	5.2	28	2.1/92 & 3.1/93					
	19-Jul-93	7	35	3.2/93 & 3.8/94					

311  
298  
315  
268



NO. 9

CS-4.206

**DATE: November 16, 1993**

**TO: CITY COUNCIL**

**FROM: CRAIG CURTIS  
Director of Community Services**

**RE: CHILES DEVELOPMENT CORPORATION:  
 ■ REQUEST TO TIE INTO THE CITY SEWERAGE SYSTEM  
 ■ DEVELOPMENT PROPOSAL  
 A memo from the Environmental Advisory Board dated  
 November 12, 1993 refers.**

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1. The Chiles Development Corporation is proposing a major development immediately north of the City boundary within the County of Red Deer. The development has been in the planning stages for many years and includes a mobile home park (Phase 1), additional residential development and a golf course along the river valley. The proposal is illustrated in a series of attachments which may be described as follows:
  - Attachment #1 shows the property owned by Mr. Chiles and under consideration for various forms of development.
  - Attachment #2 shows the site of the proposed mobile home park (Phase 1) in relation to the total site and the escarpment.
  - Attachment #3 shows the total development proposal including the mobile home park (Phase 1), additional residential development, which is located directly on the escarpment, and the proposed golf course, including a bridge across the river.
  - Attachment #4 shows the proposed sewer alignment along the former C.N.R. right of way linking the mobile home park (Phase 1) and the City's existing sanitary sewer.
  - Attachment #5 shows the location of the development proposal in relation to the "river valley concept" which was adopted by the City and County Councils and forms part of the draft Joint General Municipal Plan.

.../2

City Council  
Page 2  
November 16, 1993

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2. In September, the Chiles Development Corporation requested permission from The City to tie its development proposal into the City sewage treatment plant via an alignment along the escarpment within the former C.N.R. right-of-way (Attachment #4).

This matter was considered by City Council at its meeting of October 12, 1993. City Council agreed to treat the sewage from the proposed Chiles Mobile Home Park subject to a number of conditions. These conditions included the following:

- That the contractual arrangement would be between the City and the Waskasoo Regional Services Board.
- That the City of Red Deer Engineering Department would work with the Board/County/Chiles Development Corporation to determine a "mutually acceptable alignment" for the sewage main running from the development to the City sewerage system.
- That escarpment stability should be assured through all surface disturbances and construction.
- That the integrity of Lot 2 (Municipal Reserve) contained in Waskasoo Park, zoned A2-Environmental Preservation District not be jeopardized in terms of tree loss or escarpment protection.
- That the development proposal be referred to the City/County Joint General Municipal Planning Committee for inclusion in the Joint General Municipal Plan, incorporating the following principles:
  - that development be allowed only above the escarpment;
  - that recreation and agricultural usage be allowed in the river valley below the escarpment;
  - that the escarpment itself be retained in its natural state.

City Council did not accept a recommendation from the Environmental Advisory Board that the selected alignment "not be on the old C.N.R. alignment due to significant tree loss and escarpment disturbance". However, the inclusion of the condition relating to the integrity and protection of Lot 2 (Municipal Reserve) along the escarpment would appear to limit consideration of this alternative.

3. The total Chiles development was again considered by the Environmental Advisory Board at its meetings on October 19 and 26. The Board:
- reaffirmed its recommendation to City Council that the sewer should not be constructed within the former C.N.R. right-of-way due to the instability of the escarpment and the tree loss which would be incurred.
  - recommended a number of actions to City Council related to the total development proposal including:
    - a request for a formal Environmental Impact Assessment (E.I.A.) by the Province of the total Chiles development proposal.
    - a requirement for a rigorous hydro-geological study of the total development as it relates to the escarpment.
    - a review of the total project within the context of the draft Joint General Municipal Plan.
4. I have reviewed the Chiles Development Proposal, together with the reports from the Engineering Department, the Environmental Advisory Board and the Red Deer River Naturalists. My comments are as follows:
- The development proposals for the Chiles property are extremely sketchy. However, these are the only plans which are available at this time. It should be noted that the County has only formally approved Phase 1 of the development which comprises the mobile home park above the escarpment. (Attachment #2)
  - It is easy to limit debate to the issues which directly affect the City at this stage. These relate primarily to the principle of linking with the City sewerage system and the alignment of this linkage. However, Mr. Chiles has indicated that the mobile home park is only Phase 1 of a much larger development (Attachment #3). Consequently, it is considered that the City should express any concerns relating to the total development at this time. Otherwise, Mr. Chiles may assume that the City is supportive of the overall plan.
  - I am strongly opposed to the construction of the sewer line within the old C.N.R. right-of-way (as shown on Attachment #4) for the reasons outlined by the Environmental Advisory Board. These relate to the stability of the

City Council  
 Page 4  
 November 16, 1993

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escarpment, which has failed on numerous occasions, and the tree loss within the right-of-way, which is part of Waskasoo Park. I believe the issues outlined in the letter from the City Solicitor dated November 12, 1993, require careful consideration, especially if the development ultimately falls within the City boundary.

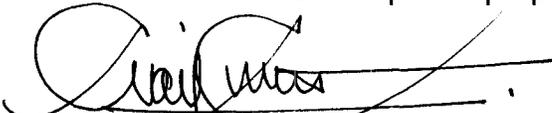
Mr. Chiles has been left with the impression that this alternative may be acceptable and is about to undertake a costly engineering study of the impact. I recommend that City Council support the position of the Environmental Advisory Board and specifically exclude this alternative from further study.

- I support the recommendations of the Environmental Advisory Board as they relate to the total development proposal, and its inclusion within the Joint General Municipal Plan.

5. **RECOMMENDATIONS:**

I support the comments of the Environmental Advisory Board and recommend that City Council:

- reaffirm its agreement to treat the sewage from the proposed Chiles Mobile Home Park (Phase 1), subject to the additional condition that the selected alignment should not be along the old C.N.R. right-of-way, due to the instability of the escarpment and the significant tree loss which would be incurred within this portion of Waskasoo Park.
- support the recommendations, adopted by the Environmental Advisory Board at its meeting of October 26, 1993, as they relate to the total development proposal and its inclusion in the Joint General Municipal Plan.



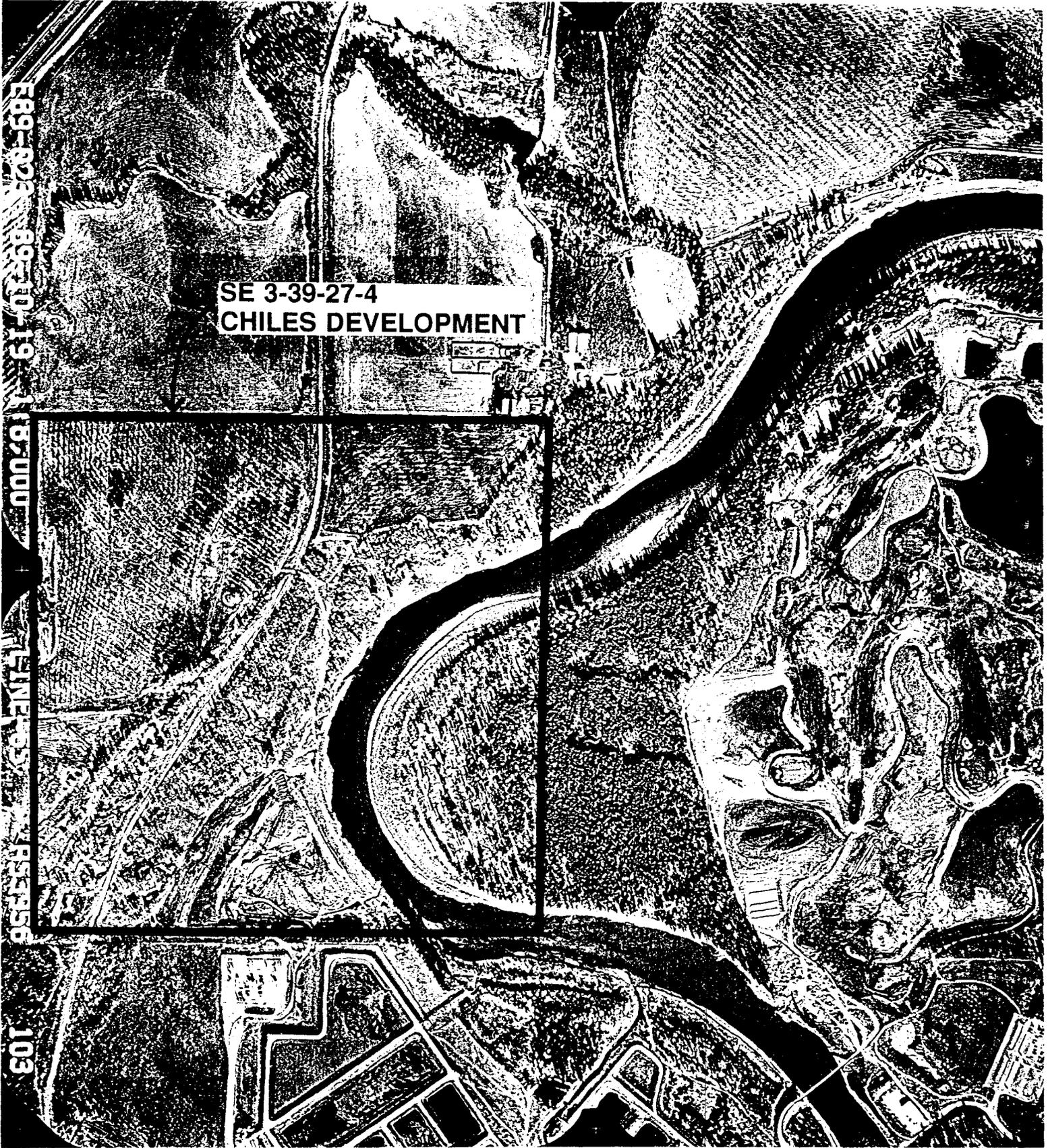
CRAIG CURTIS

:ad  
 Atts.

- c. Greg Hall, Chairman, Environmental Advisory Board  
 Don Batchelor, Parks Manager  
 Bryon Jeffers, Director of Engineering Services

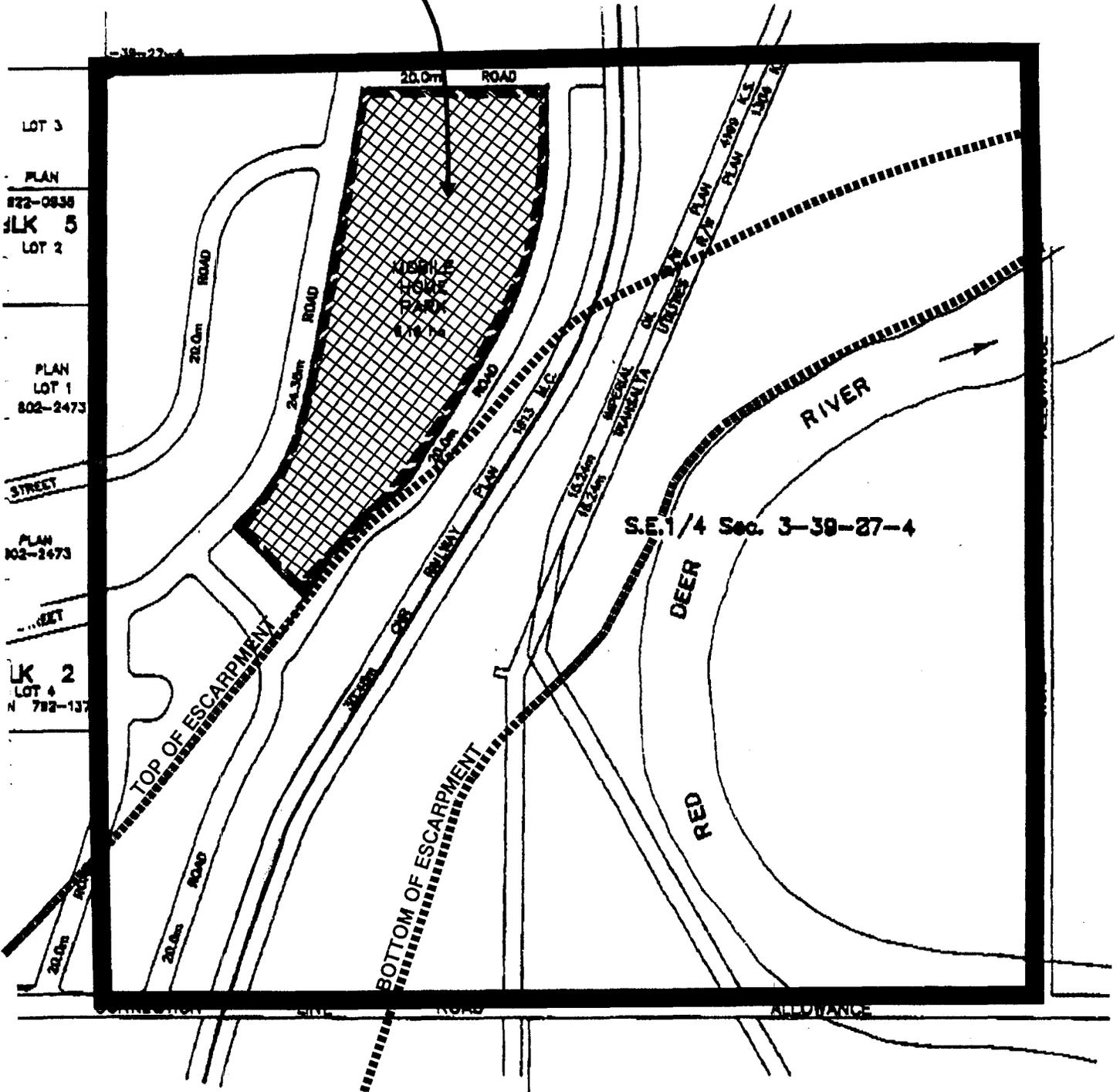
SE 3-39-27-4  
CHILES DEVELOPMENT

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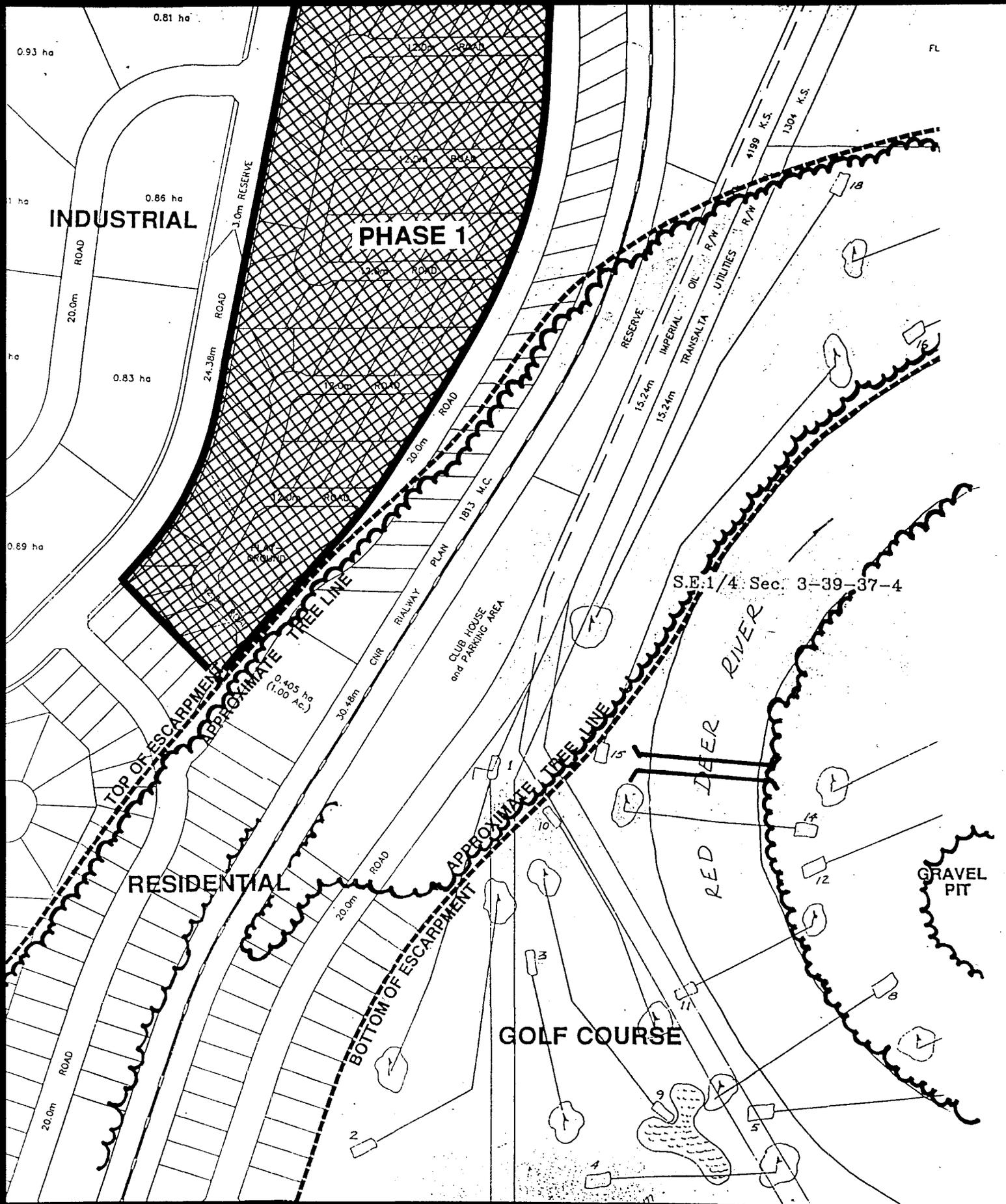
**PHASE 1  
MOBILE HOME PARK**

SE 3-39-27-4



**BLINDMAN INDUSTRIAL  
AREA STRUCTURE PLAN**





**ATTACHMENT 3  
CHILES DEVELOPMENT PROPOSAL**

**PHASE 1**

OCT. 1993



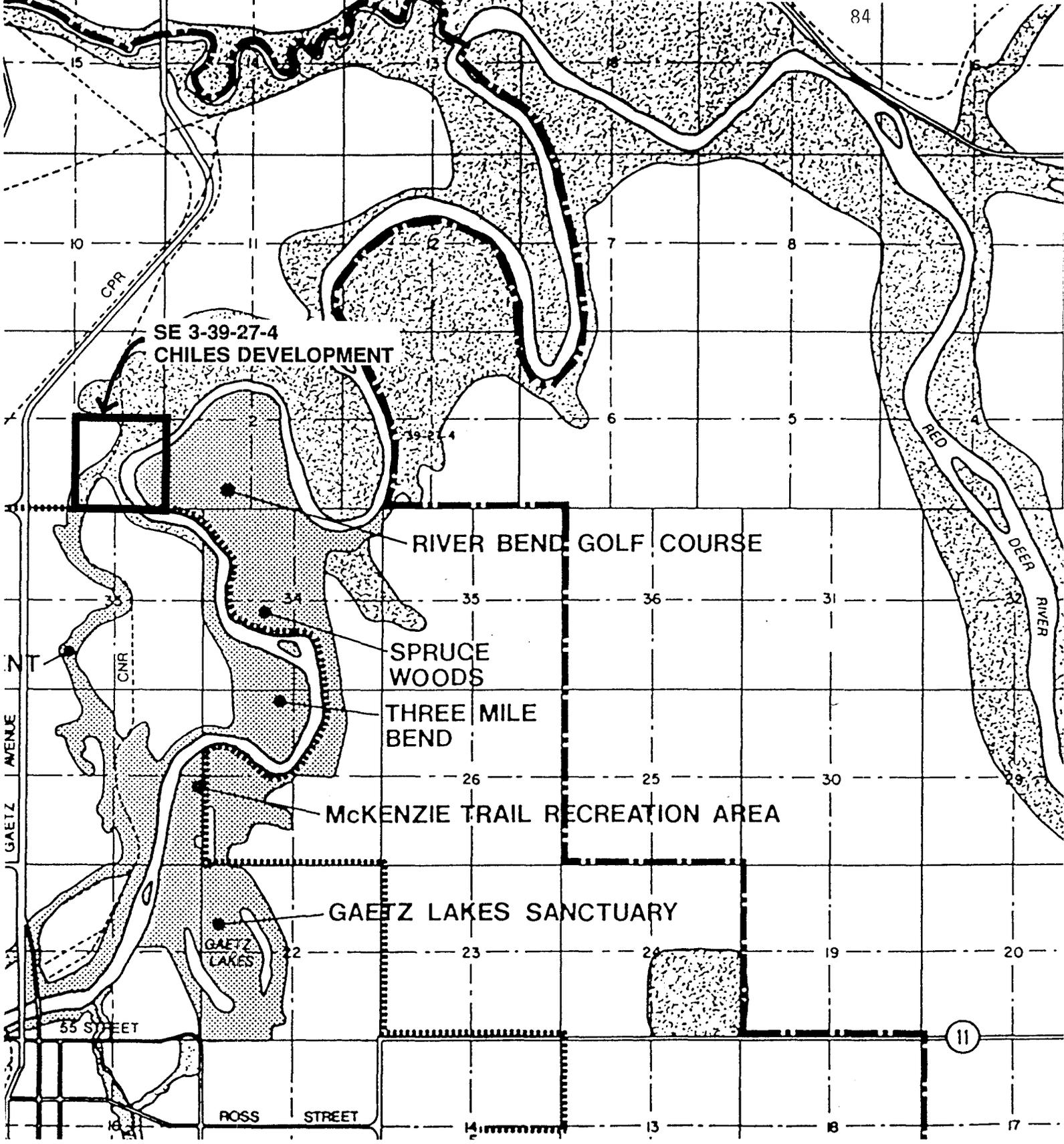
HIGHWAY 2A TO LACOMBE

CHILES INDUSTRIAL PARK

PROPOSED

SEWAGE TREATMENT PLANT

EXISTING SANITARY SEWER



-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  WASKASOO PARK
-  RIVER VALLEY CONCEPT

**CITY OF RED DEER**  
**URBAN GROWTH STRATEGY**  
 PLAN 28  
 RIVER VALLEY CONCEPT

CS-P-4.610

**DATE: November 17, 1993**

**TO: CITY COUNCIL**

**FROM: GREG HALL, Chairman  
ENVIRONMENTAL ADVISORY BOARD**

**RE: CHILES DEVELOPMENT CORPORATION:  
PROPOSAL FOR DEVELOPMENT**

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City Council considered a request by Mr. N. Chiles to develop the first phase of a development adjacent to the city limits, and the river escarpment which would require a connection to the Waskasoo Regional Sewer System. Council passed the following resolutions at their October 12, 1993 meeting:

"RESOLVED that Council of The City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Subdivision, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City Agreement with the Board would remain the same as in the past. The design, construction and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement.
5. Escarpment stability should be assured through all surface disturbances from excavations for road construction, basements and underground utilities.
6. Submission of a geotechnical evaluation of the escarpment and riverbank area as it relates to this development proposal, and a suitable top-of-bank setback area.

.../2

City Council  
 Page 2  
 November 17, 1993

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7. The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements.
8. That the integrity of Lot R-2 (Municipal Reserve) contained in Waskasoo Park, zoned A-2 Environmental Preservation District, not be jeopardized in terms of tree loss or escarpment protection.
9. Any further development on the site beyond the Mobile Home Park be referred to Alberta Environmental Protection for the determination of an environmental impact assessment study.
10. That the proposal be referred to the City/County Joint General Municipal Planning Committee for inclusion in the Joint General Municipal Plan, incorporating the following principles:
  - a. that development be allowed only above the escarpment; and
  - b. that recreational and agricultural uses be allowed in the river valley below the escarpment; and
  - c. that the escarpment itself be retained in its natural state."

Based on Council's resolutions, the Engineering Department Manager forwarded a letter to Mr. Chiles (Attachment I) outlining specific requirements needed in order for this proposal to be further considered.

Subsequent to the City Council meeting, the Environmental Advisory Board again considered the Chiles Development proposal in light of a letter received from the City Solicitor and further information presented by the Red Deer River Naturalists (Mr. Michael O'Brien, Attachment II). The Board passed the following resolution at their October 19, 1993 meeting:

"That the Environmental Advisory Board reaffirm to City Council their position that the sewage line from the proposed Chiles mobile home park outside the City limits not go through the C.N.R. line based on information from the City Solicitor dated October 19, 1993, and City Engineering Manager dated October 18, 1993. The Board further states its opposition to the loss of trees which will cause further slumping of the hillside and escarpment area."

The Environmental Advisory Board called an additional meeting on October 26, 1993 to deal with concerns raised by the Red Deer River Naturalists relative to the Chiles Development proposal. In addition, concern was expressed in regard to this development proposal not conforming to the Red Deer River Valley Concept Plan (Attachment III), which was approved in principle by the Councils of the County of Red Deer and the City of Red Deer. In addition, the Chiles proposal

City Council  
Page 3  
November 17, 1993

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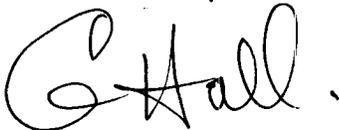
does not confirm to the draft Joint General Municipal Plan (Attachment IV). The Environmental Advisory Board then passed the following motions at their October 26, 1993 meeting:

"THAT the Environmental Advisory Board having considered a report from the Red Deer River Naturalists recommend to City Council:

1. That the City and County request a formal Environmental Impact Assessment (E.I.A.) by the Province for the total Chiles Project, including proposed residential development, golf course, and river bridge, including the cutting of trees and gravel extraction within the river valley.
2. That the City recommend to the County that it require an independent and rigorous hydro-geological study prior to any further support to the proposed Chiles Development. (The City has already required a hydro-geological study for the City portion of the project.)
3. That the City Solicitor be requested to determine the possible liability by the City, the County, C.N.R. and the developer in relation to the proposed impact on the escarpment and the river.
4. That the total Chiles Project be reviewed within the context of the Joint General Municipal Plan and all related joint City/County public hearing process."

**RECOMMENDATION:**

1. That City Council outline to Mr. Chiles that, in view of inherent bank stability concerns and the City Solicitor's comments of November 12, 1993, that a sewer alignment through the treed area and the escarpment would not be acceptable.
2. That City Council support and consider the October 26, 1993 resolutions of the Environmental Advisory Board in all subsequent plan reviews for the total Chiles Development Proposal and their inclusion in the Joint General Municipal Plan.



GREG HALL

DB/ad  
Atts.

October 18, 1993

Mr. Norman Chiles  
Chiles Development Corporation  
R.R.1, Site 15, Box10  
Red Deer, Alberta  
T4N 5E1

Dear Sir:

RE: **PROPOSED DEVELOPMENT SE-3-39-27-4**  
**CONNECTION TO CITY OF RED DEER SANITARY SEWERAGE SYSTEM**

As you are aware, City Council at the October 12, 1993 meeting, approved your request to tie into the city sanitary system in principle, as part of our agreement with the Waskasoo Regional Services Board, subject to a number of conditions. The following items are of immediate concern to the Engineering Department:

1. Slope Stability Analysis to determine risk to sewer main, the development, and the Regional Services Board.
2. A mutually acceptable alignment for the sewer main.
3. Detailed design of the acceptable alignment.
4. Determination of the damaged environmental area based on the detailed design.
5. An alignment restoration plan based on the damaged area.
6. Negotiation of easements across City land.
7. A mutually acceptable construction specification and Development Agreement.

To initiate the project, we would suggest that you engage the services of a mutually acceptable, qualified, geotechnical firm for the slope analysis and a municipal engineering firm, familiar with The City of Red Deer's design requirements. Submission of a slope stability analysis report and a predesign report relative to the alignment possibilities to service the development, will be the immediate requirements. Following this, you will be required to submit detailed design drawings and construction specifications for City approval and gain the approval of the Waskasoo Regional Services Management Board prior to any field work beginning. The City will require assurances similar to those outlined in our standard Development Agreement, at least on the portion within the City Limits.

Mr. N. Chiles  
Page 2  
October 18, 1993

We are pleased to work with your firm, The County of Red Deer, and the Waskasoo Management Board toward the successful completion of this project. It is anticipated that the municipal engineering firm retained will be responsible for initiating and coordinating all work.

Should you need further clarification relative to City involvement in the above, do not hesitate to call.

Yours truly,



Ken Haslop, P. Eng.  
Engineering Department Manager

KGH/emg

- c.c. P. Meyette Planning Commission
- c.c. Parks Department Manager
- c.c. L. McLeod, Administrator Waskasoo Regional Services Board
- c.c. A. Weerasinghe, Alberta Environment Manager Approvals Branch

October 5, 1993

To: The City of Red Deer Environmental Advisory Board

From: Red Deer River Naturalists

**Re: Chiles Development Proposal**

The above noted development proposal affecting the river has recently come to our attention. Since the Red Deer River has been the focus of our organization for nearly a century, we therefore welcome this opportunity to mention certain natural history principals and pose certain questions to the Board prior to their making recommendations to City Council.

We would like to begin by complementing the City on being one of the first jurisdictions in the Province of Alberta to establish an Environmental Advisory Board - a body which allows a second look at proposals which might be a danger to the natural environment . Our organization believes that the proposed development poses a number of major environmental problems, and also problems of public health and safety and may, therefore, be one of the most important issues to have come before this Board to date.

Of importance are a number of environmental issues which bear examination. Since the problems are not immediately self evident and appear to have been missed by both the developer and the reviewing bodies, they will require some explanation. The issues include the following:

**THE PROPOSED BRIDGE**

- placement of a bridge near or on a curve in a river is an unorthodox and questionable proposal. Is this indeed a part of the proposal? Can that be changed?

- It is now well recognized that stabilized river flows, created by dam construction on a river, result in increased "chanelization" and erosion on that river. Simply put, stabilized river flow rates increase the cutting action of the river. We therefore feel that careful modelling of the river to determine where a bridge may be safely located is important vis a vie this development. It is not clear from the application that the developer has taken into careful consideration the effects of the Dickson dam on river flows and erosion patterns. An unstable, unsafe or even washed out bridge is more than just an environmental concern, it is also an issue of basic public safety.

It appears that the bridge and much of its approach paths would be in the flood plain and this reinforces our concerns with the quality of design and planning involved with the development. It should have been fairly obvious that any structure on the flood plain is very vulnerable to failure, yet the developer's plans seem not to take this into account at all.

Given the location of the approach roads and their design, it seems very probable



Given the location of the approach roads and their design, it seems very probable that the function of the river valley as a wildlife corridor will be impaired. Setting aside the foregoing objections, it is imperative that any construction take into account the wildlife corridor function of the river valley. We see no evidence of this concern being addressed in the development proposal.

Navigable Waters Act jurisdictional questions in relation to recreational boat traffic, fish and other wildlife habitat, (possible walleye spawning waters), and any other environmental questions they are now empowered to ask, should be answered and approved prior to the City becoming too involved - in view of the unusual placement of the bridge.

- We suggest that construction questions of the supports for the proposed bridge in relation to siltation, resultant downstream water quality and fish habitat disruption and the consequent involvement of Federal Fisheries jurisdictional questions will arise on the application to bridge the river.

Provincial Fisheries and Wildlife Branch involvement regarding Wildlife Riparian Habitat questions ( identification of an affect on the existing riverside flood pools for amphibian, waterfowl, osprey, king fisher and heron feeding needs) as well as the identification of possible spawning areas should be conducted before any design work is undertaken since it will affect where and how a bridge can be placed. Is this being done?

- The appearance of the Bridge as it relates to aesthetics of the river valley and adjacent park should be considered. Considerable cost has been given to a compatible design for the nearby Waskasoo Park foot bridge. One would presume the province would want aesthetic as well as modern construction standards applied to the proposed bridge since it will impact visually on the previous Provincially funded project. Aesthetics should be an important concern to the region due to the important tourism value of the river for an appealing canoeing experience which should consistently provide an appropriate riparian habitat view.

### **RIVER VALLEY WILDLIFE CORRIDOR CONCERNS**

- We suggest that wildlife corridor issues have been an ongoing concern of the City and therefore issues relating to any development in the river valley and escarpment land as it relates to a deterioration of wildlife habitat and freedom of movement must be given close examination and continue to have a high priority for preservation.

- The principles of the existing River Valley Concept Plan would be severely compromised if the proposed development were to involve removal of trees, (particularly any large, mature spruce or poplar), reduce or inhibit wildlife movement along the river, or destroy unusual or unique habitat features of the area. A hundred meter treed and undeveloped setback from the river should therefore be a minimum requirement of this or any other future development in our view and in the view of a local Fish and Wildlife officer we consulted in this matter. We expect this Board would concur.

- An examination of bird and mammal habitat implications is vital. The land on the east side of the river appears to be a less heavily treed extension of the best remaining stand of mature and dead poplar for cavity nesting birds of any in the existing Waskasoo Park system. Destruction of any large trees, whether dead or still living, should be avoided as they probably provide some of the best remaining natural cavity-nesting duck and pilated woodpecker habitat in the region.

Therefore, we suggest that an examination and evaluation of the trees within the development area should be a function the Board should undertake or propose to be undertaken

- This general pocket, to the west of the Municipal golf course, may contain the only significant valley floor flood plain mature spruce in the area since the other stand, on the Northey property, is in the process of being logged and destroyed for gravel extraction. (The particularly sharp curve coupled with the serpentine nature of the river in the immediate upstream area has resulted in ice jams preventing the usual annual scouring, clearing action of the former dramatic ice break-ups which have helped shape the river valley in the thousands of years since the last ice age. Mature stands of large old spruce are therefore highly unusual in the length of the Red Deer River and would be a particularly interesting feature of a River Valley Park. The question of whether a few golf holes might accelerate the destruction of the remaining evidence of a rare natural geographical phenomena thousands of years in the making is an important question to be asked and examined. There may never be another opportunity, for this vulnerable pocket of old growth bottom-land forest may now be unique within the bounds of the proposed River Valley Park boundary, and this development might compromise or possibly destroy it through additional tree cutting and altered erosion patterns.

### GOLF COURSE ISSUES

- There will be the potential for water run-off contamination of the river if the golf course land slopes towards the river, and if chemical use: whether herbicides, pesticides, mercury based fungicides, dew worm or rodent poison is contemplated. Resultant river water contamination in this particular area could result in danger to the local aquatic wildlife food chain, to human consumption of fish upstream and down, as well as problems for possible downstream human and industrial use of the water. (We must be prepared to consider the cumulative effect of development with regard to water quality and not just the one development in isolation, a principle being established in the Northern Rivers studies examining pulp mill impacts.

note: An examination of the existing City golf course might provide a rebuttal that it is not ideally located either. However, its design did provide a fairly good tree buffer between the fairways and the river, generally at least a hundred yards and often more, and much of the drainage is directed to containment ponds on the course. The City course also has the advantage of being on generally higher as well as flatter ground than much of the proposed Chiles development appears to be, and so the location and design of the City course provides a much greater soil buffer than would the one under discussion. Also, the City has chosen not to use many of the most obnoxious chemicals; this is being done due to a moral commitment rather than because of any presently existing laws.

- The stretch of water on this particular river bend tends to be the only one for miles which remains open through much of the winter and is thus a major feeding spot for waterfowl during winter and through much of the year. Both the open water and food rich water is probably due to the warm and nutrient-rich effluent from the City sewage treatment plant. However, we suggest the exact reason why this is such an unusually attractive area for waterfowl should be studied, and that the nature of the food source and the suspected danger of food chain contamination must be closely examined since it effects a migratory waterfowl resource as well as a particularly attractive and unusual viewing opportunity for park users in summer and skiers in winter. This migratory bird safety issue may be an issue regulated by international law. We expect the Board will want to take this into consideration since none of us would want to invite an international as well as a national issue to bring discredit on the developer, the County, or the City.

- We suspect that there is a possibility of gravel seams in the area. If so, this would lead to a higher than usual potential for groundwater contamination from golf course chemical use. Therefore, there seems an obvious need for hydrological studies to establish that the development area is not underlain by any gravel seams.

### ESCARPMENT QUESTIONS

- There appears to be little set back for the trailer park in the plan, and that some of the development actually is on the river bank slope. Although on a steeper bank now, Riverview Park suffers from a similar problem, which has been estimated by an Alberta Environment study to cost 6 million 1984 dollars to fix. (It may be pertinent to note that the County has not notified the affected residents of the study nor yet begun work to attempt to remedy the problem although County Council was advised of the problem ten years ago.

Note also that the New Oriole Park subdivision, also on a steeper slope, has been provided with a set back of approximately 60 meters from the bank to minimize the possibility of property damage due to erosion and slumping. The less severe slope of the riverbank along the Chiles land is probably due to centuries of slumping, some of it only two years old. What reason is there to believe that this ancient geological process has been stopped by the rather minor remedial action and repair by the CPR? We suggest that it is highly unlikely that it has or even that it can be.

This raises the important question of responsibility and liability. Perhaps the need for a perpetual security bonding should be examined which would provide compensation in the event of property loss or loss of life. We also suggest that it be determined whether the County, the CPR, Mr. Chiles and his descendants, or the City will be responsible to provide the eventual remedy to the likely erosion and slumping problems of the escarpment.

- It should be explained that some of the C P Rail line has been swept away by slumping in recent years - within the boundaries of this very development. Also, about 3/4 of a mile upstream of the proposed trailer park development, a relatively small slump has recently appeared on a disturbed but grassed portion of the escarpment, even though it too is now several hundred yards away from the river and has long been removed from the eroding forces of the current. Our river valley soils (primarily composed of lake sediment) are not very stable. Allowing housing development

of any kind near or on the slopes would appear to be unwise. Loss of property and lives may or may not happen within Mr. Chiles's life time. So again, we suggest that long term liability should be established in view of the obvious risk and because it is likely that at least part of the development will eventually become part of the River Valley Park and under City ownership and responsibility.

- Apparently, government liability has already been established and money paid out in slumping situations in the Peace River area for properties which were allowed to be developed where they shouldn't have been. A call to the Land Use Branch of Environmental Protection will establish that in the opinion of that branch, the Municipality that issues a development permit, or the subdivision approving authority, is liable for damages that result from improperly placed development. It was also the opinion of the official spoken to that set back from a bank would normally be a minimum of the height of the bank - or a lot more depending on unfavourable geotechnical data.

Frankly, we cannot understand why the County would consider approval of such a development in this particular spot without having at least taken a wide environmental reserve for a set back at the top of the bank. Did they not take into account their own future liability and litigation if there are problems, or will it be only the taxpaying public that is liable for damages. We suggest that the examination and answer to this question deserves wide circulation for it may affect the situation of many people.

- The plan appears to show that there is roadway development close to the top of the escarpment as well as a residential subdivision. We hear that the Maskapatoon Park area was reputedly turned over to the City by the County for a very small sum, at least in part to avoid the high costs relating to inappropriate road placement near the escarpment and the resultant bank erosion in that area. We might point out that the near vertical bank in the Maskapatoon area may in fact consist of more stable conditions than in the Chiles area in view of the cliff face remaining largely in tact rather than having slumped and eroded into a slope as in this proposed development.

- Watering of lawns is said by soil engineers to be a primary cause of bank destabilization in residential areas. Enquiries should therefore be established to see that the County intends to place prohibitions to disallow the watering of gardens and lawns in this subdivision.

- Tree removal should be strictly avoided on the bank and escarpment since trees soak up natural moisture and help maintain some stability. Trees that are planted should have deep root systems.

We suggest that bank stability questions and the pretty obvious need for extensive geotechnical studies should be required for this proposal. You will recall that such studies were required of the Province on the recommendations of this Environmental Advisory Board earlier this year for any future housing development on the east escarpment of the Gaetz Lake Sanctuary. Again, that escarpment is well away from the present course of the river, but it is considered to be unstable.

## PLANNING NEEDS

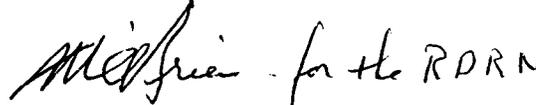
Lack of environmental considerations, long term planning objectives, or co-operation with the City in joint fringe area planning has long been seen as a standard feature and attitude of past County Councils. Private ownership rights and taxation opportunities generally have taken precedence over considerations of the environment or even consideration of the public good. We hope that this attitude and practice is changing.

This present development of residences and a golf course would appear to be so obviously and seriously flawed from both the viewpoint of the environment and public safety that it should provide the City and the County with a clear and timely opportunity to participate in a beneficial joint planning exercise.

## RECOMMENDATIONS

The RDRN would support the Environmental Advisory Board in making recommendations on the following matters:

1. This Board or the City or the County request a formal E.I.A. (Environmental Impact Study) by the province for the Chiles subdivision and golf course prior to any aspect of it being approved or continuing, including the cutting of any trees or gravel extraction on the escarpment or the river plain.
2. Recommend to the County the advisability to hire independent and rigorous hydrogeological studies prior to their giving any further support to this development so as to avoid the kind of costly and divisive hearings that resulted from the Pine Lake Landfill issue being initially approved prior to thorough study.
3. Recommend to the City to have their solicitor determine the potential for eventual liability to the City, the County, the railway and the developer if the City should co-operate in facilitation of this development when problems relating to issues of public health and safety; wildlife movement and habitat disruption; and riparian food source contamination and possible resultant migratory bird damage have all been pointed out as possible problems that may result if this project proceeds in its present direction.
4. Recommend that the City point out to the County the advantages of establishing a politically independent Environmental Advisory Board such as your own, as urged by the Federal Government some years ago, since such a Board can assist in the evaluation of developments which may prove incompatible with country wide efforts to safeguard and improve environmental protection in Canada.

Sincerely,  
  
 Michael O'Brien

## RED DEER RIVER CORRIDOR PARK

## AN INTEGRAL PART OF A REGIONAL RECREATION PLAN

## RESULTANT ACTION

On September 16, 1974, this concept was presented to the members of the Red Deer Regional Planning Commission at their regular monthly meeting. After the presentation, the following resolution was moved by Mr. Jansen (Town of Didsbury) and seconded by Mr. Stokes (Town of Coronation):

- \* "The Red Deer Regional Planning Commission hereby endorses the Red Deer River Corridor Park concept, and instructs the staff of the Commission to protect the land areas within the proposed park system through the exercise of the Subdivision and Transfer Regulations, until the concept can be examined and evaluated as an integral part of the total regional outdoor recreation system". CARRIED

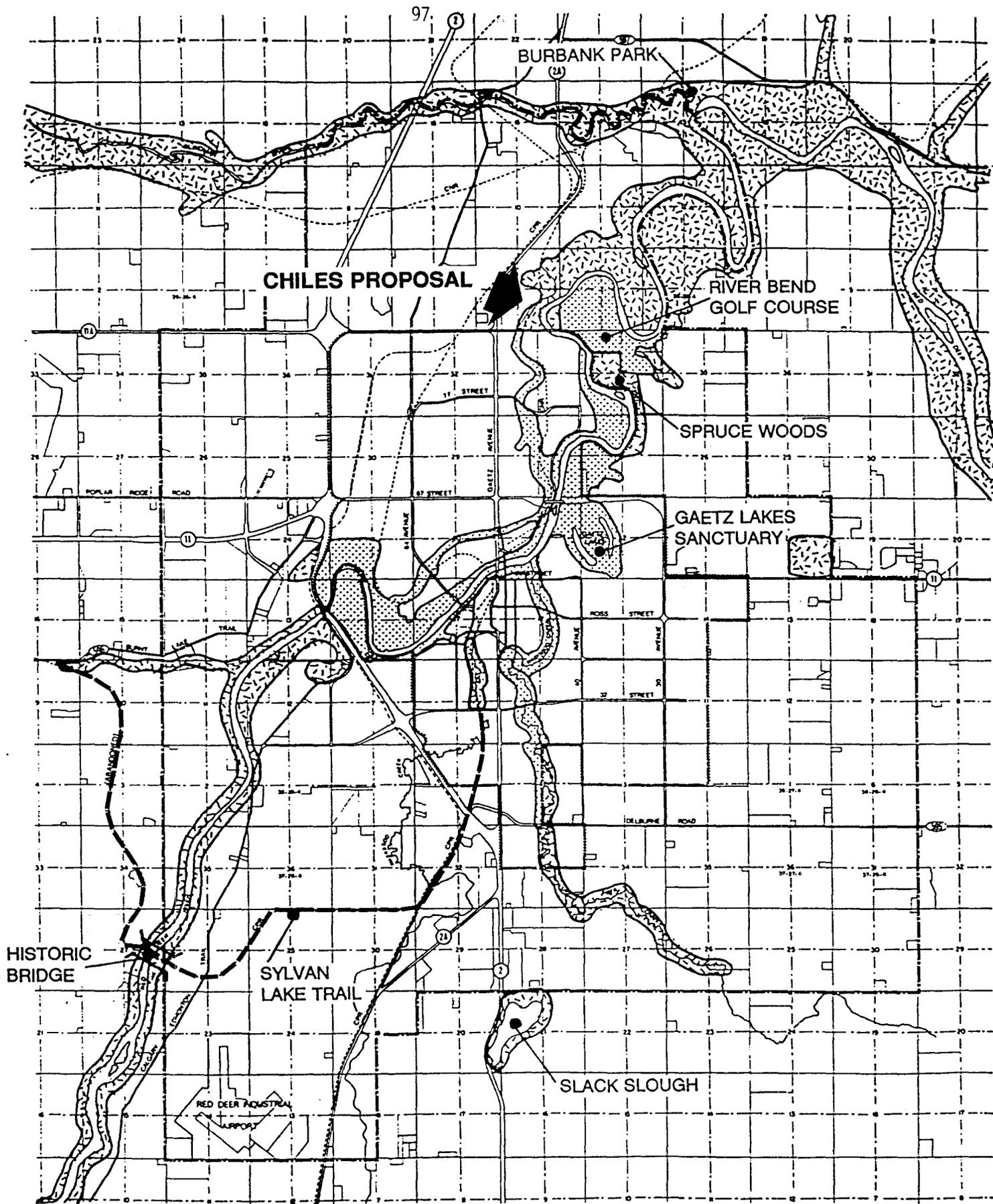
On October 22, 1974, a similar presentation was made to the City of Red Deer Recreation Board. Upon completion of a review of the concept, the following resolution was moved by Mr. Ben Mudd and seconded by Mr. Harry Kuharchuk:

- \* "That the Board endorse the plan as presented by Mr. Shaw and that the Board proceed to place the proposal before City Council at the earliest possible date". CARRIED

The linear corridor park concept has also been considered by the Councils of the three municipalities who have administrative jurisdiction over the lands contained within the proposed park. Approval in principle was given by the Councils of the City of Red Deer, the County of Lacombe and the County of Red Deer as shown by the following resolutions:

- \* "RESOLVED, that Council of the City of Red Deer approve in principle the Red Deer Corridor Park Study as presented to Council, January 20, 1975".
- \* "On February 18, 1975, the Council of the County of Red Deer endorsed the concept of the Red Deer River Corridor Park, understanding that this is a concept only and that further work and consultation needs to be undertaken".
- \* "That the County of Lacombe No. 14 endorse the Red Deer River Corridor Study concept in principle, at its meeting of March 14, 1975".

In addition, the editorial in the September 21, 1974, edition of the Red Deer Advocate voiced appreciation for the proposed linear park concept. The pertinent portion of that editorial is appended to this report.



WASKASOO PARK

RIVER VALLEY CONCEPT

FIGURE 1  
RED DEER RIVER VALLEY CONCEPT

**DRAFT**

**THE CITY AND COUNTY OF RED DEER  
JOINT GENERAL MUNICIPAL PLAN**

**June 30, 1993**

(COUNTY-A:JGMP0000.CRD)

## **4.0 NATURAL ENVIRONMENT**

### **4.1 Objectives**

Protection and conservation of the natural environment within the Planning Area, in keeping with the Regional Plan, is a desired objective for both municipalities. The area contains a number of significant environmental features including escarpments, wetlands, flood plains, unstable slopes, treed lands and prime agricultural lands. In addition, the natural resource extraction activities such as sand and gravel and oil and gas production areas that are located within the Planning Area must be considered. A concentrated and conscious effort to protect these significant environmental features will be undertaken with the purpose of conserving these resources, open spaces, scenic areas, natural areas and significant habitats for future generations.

### **4.2 Policies**

The two municipalities will jointly ensure the conservation and protection of the natural environment within the Planning Area through the following policies:

- 4.2.1 Conservation of good agricultural land to ensure that it is not prematurely or inefficiently developed for another use.
- 4.2.2 Protection of escarpments within the planning area in their natural state.
- 4.2.3 Not permitting development within the 1:100 year floodplain other than development which is recreational or agricultural in orientation or areas for which special controls have been developed to prevent flood damage.
- 4.2.4 Evaluate resource extraction proposals based upon conservation of major treed areas within the designated river corridor area.
- 4.2.5 Protection of all water bodies and water courses within the region from the discharge of untreated sewage.
- 4.2.6 Protection of the integrity of receiving streams by controlling storm water runoff.
- 4.2.7 Protection of wildlife corridors throughout the planning area.
- 4.2.8 Use of Development Controls to ensure minimal environmental damage and ensuring reclamation is achieved after resource extraction.

## **5.0 LAND USE**

### **5.1 Objective**

Land Use is a key component of the joint general municipal plan and requires open and direct communication between municipalities to facilitate effective co-operative planning. The objective of land use planning directions within the Planning Area is to provide for an integrated and effective land use pattern which is analyzed from a long term intermunicipal view point without unnecessarily infringing upon the rights of the other municipality. Regular discussions between municipalities regarding land use, development and conflicts or consequences related thereto, are a primary objective

## 11.0 AREA SPECIFIC POLICIES

### 11.1 Area 1: Blindman Industrial Area

#### a) Site Description:

The area contains a mixture of industrial and to a lesser extent residential uses. The area includes about 305 ha (754 acres) or about 4.7 quarter sections. The lands are located north of the City and all but about 80 ha (200 ac) (Sec 3), east of Hwy 2A and west of the escarpment of the Red Deer River. Approximately 50 ha (124 acres) of the area is existing industrial development. The land located east of the Hwy is contained within the Blindman Industrial ASP adopted by the County in 1979 with amendments in 1981. The area is unserved by municipal sewer and water systems and uses onsite well water and sewage disposal systems. The Industrial District of the County Land Use Bylaw contains a variety of permitted and discretionary uses. About 1 dozen residences exist in the area. These residences could lead to land use conflicts with industrial development. The City recognizes the industrial use of this area. The lands are situated within the City's long term growth area. (See Policy Area map).

#### b) Policies:

The County may continue to develop the site primarily for light industrial purposes according to the policies of the ASP. There should be no further extension of the country residential development to the area due to potential land use conflicts with industrial land use. The longer term considerations for the area could include the possible provision of municipal sewer and water systems into the area.

### 11.2 Area 2: River Corridor Area

#### a) Site Description:

The area contains lands of fragile and sensitive environments along the Red Deer River and Piper and Waskasoo Creeks situated within both the municipalities. This includes the river valley floodplain and escarpment. The land is contained within the Red Deer River Corridor Plan adopted in 1974 by both municipalities and includes Waskasoo Park, along with other valley locations. The land within the County is also identified in the County of Red Deer ESA. The River Corridor Plan states that the area plays an important role in the economic, recreational and aesthetic (visual) components of both municipalities.

#### b) Policies:

The protection of the river valley corridor is vital to the well being of both municipalities. The corridor should be recognized as primarily a recreational and natural area and should be allowed to develop for farm purposes only where such developments are compatible with the

special nature of the area. Protection of the area's sensitive features and water quality are paramount in considering new proposals for land use and development activities. This is also necessary with respect to runoff control measures for intensive livestock operations, landfill sites and other potential pollution sources. The consideration of designating additional natural areas, and sensitive lands should be pursued. A review and updating of the River Corridor study should be undertaken.

### 11.3 **Area 3: Heritage Ranch/Cronquist/Riverview Park**

#### a) Site Description:

This area contains approximately one quarter section of land located on the east boundary of Highway #2. This area is comprised of a 24 lot country residential subdivision, the proposed site of the Alberta Sports Hall of Fame and "The Crossing" (Tourist Information/Attraction) and a proposed residential subdivision (Cronquist).

#### b) Policies:

This area includes land within both Municipalities. Riverview park is fully developed. This plan should not support any further subdivision unless the subdivision is serviced with sewer and water. The Sports Hall of Fame is in the planning stages. This plan should support the development of this facility and other related tourist facilities at the Heritage Ranch site. The residential development of the Cronquist land should also be supported subject to the adoption of an area structure plan.

### 11.4 **Area 4: East Hill Area Structure Plan**

#### a) Site Description:

The City's GMP and East Hill Area Structure Plan identifies the area as the City's primary short and intermediate term future urban growth area. The approximate 1686 ha (4166 ac) - 18 quarter section area is situated north of the Delburne Road (SR 595), mainly south of 67th Street and west of 20 Avenue. Currently, 20 quarter sections are located within the City of which 6½ quarters including Morrisroe, Rosedale, Clearview, Eastview and Deer Park are developed. These subdivisions contain about 11,200 persons and 3750 dwelling units. The most southerly 7½ quarter sections are unserviced and require the installation of a major storm sewer and detention pond system to adequately drain the area.

69 Welton Crescent  
Red Deer, AB  
T4N 6B1  
November 8, 1993

Greg Hall, Chairperson  
Environmental Advisory Board

Dear Greg;

As I will be in Edmonton on business the day the Board meets to discuss the Chiles development with City Council representatives, I have summarized my comments on the issue in this letter.

I fully support the points covered in your October 28 memo to City Council.

I would also like to suggest that, in general, Council be encouraged to look at this issue from the broad perspective of what serves the community and the environment best in the long run, rather than in the narrow terms of jurisdiction. Council, representing the 58,000 citizens of Red Deer, has the right and responsibility to show leadership in the long-term planning of river valley use, and has done so in the past. Previous joint city and county plans have agreed that the river valley should be maintained as a wildlife corridor, with low-impact recreational use.

The issue, from citizens' perspectives, involves not just sewage treatment lines, but the overall appropriateness of the development. In other words, the Chiles development is not just an engineering issue, but a quality of life issue.

While the city cannot directly control the development, it can exert influence and show leadership. The county should be encouraged to look at the longer term planning and environmental issues, as identified in such documents as the Red Deer River Corridor Park plan (1974) and the Red Deer River Naturalists' 1993 response to the Chiles Development Proposal.

While some of these environmental issues lie outside the city's legal jurisdiction, they are important to city residents, and therefore our elected representatives should require a full environmental impact assessment (with public hearings) for the *total* Chiles Project. Should the developer choose to pursue other options for sewage disposal, the overall environmental issues still remain, and the City must have a voice in bringing those concerns to the attention of the County.

Sincerely,



Sandi Koop  
Citizen Representative  
E.A.B.

cc. Mayor Surkan  
Alderman Statnyk  
Alderman Guilbault

TO THE ENVIRONMENTAL ADVISORY BOARD

RE: CHILES DEVELOPMENT:

UPON VIEWING THE ABOVE PROPOSAL FROM  
MR CHILES, WE OPPOSE ANY DEVELOPMENT  
ALONG THE TOP, SIDE, OR BOTTOM OF THE  
ESCARPMENT. WE ALSO STRONGLY OPPOSE  
ANY DEVELOPMENT ALONG THE RIVER CORRIDOR

THE MAIN REASON FOR OPPOSING THE DEVELOPMENT  
ABOVE THE ESCARPMENT IS DUE TO THE  
SLUMPING WHICH HAS OCCURRED IN THE AREA  
BECAUSE OF THE SOIL CONDITION THAT ARE

PRESENT. WE OPPOSE THE RIVER CORRIDOR  
DEVELOPMENT DUE TO THE OBSTRUCTION TO  
WILDLIFE MOVEMENT THROUGHOUT THE CORRIDOR.  
WE ALSO OPPOSE ANY FURTHER BRIDGES OVER  
THE RIVER DUE TO THE SENSITIVE ENVIRONMENT  
THAT HAS ESTABLISHED THERE.

WE AGREE IN PRINCIPAL THE MOTION  
DATED OCT 5/93 BY THE ENVIRONMENTAL BOARD  
AND PASSED. WE URGE THE CITY TO PROTECT  
OUR WILDLIFE CORRIDORS, TO ENSURE THE  
FUTURE OF WILDLIFE WHICH IS A <sup>MAJOR</sup> PART  
OF OUR CITY'S ENVIRONMENT

*Handwritten signature*  
Secretary

Commissioners' Comments

We concur with the recommendations of the Environmental Advisory Board. In the event that Council is willing to reconsider this issue, any member of Council other than Alderman Guilbault, Alderman Statnyk and Alderman Campbell-Cardwell may raise the resolution for reconsideration.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 23, 1993

Chiles Development Corporation  
R.R. 1, Site 15, Box 10  
Red Deer, Alberta  
T4N 5E1

Att: Mr. Norman Chiles

Dear Sir:

RE: CHILES DEVELOPMENT CORPORATION:  
REQUEST TO TIE INTO THE CITY SEWAGE SYSTEM DEVELOPMENT  
PROPOSAL S.E. 3-39-27-4

At the Council Meeting of November 22, 1993 further recommendations from the Environmental Advisory Board pertaining to the above subject matter, received consideration with the following motion being passed:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Subdivision, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.

... / 2



*a delight  
to discover!*

2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement.
5. Escarpment stability should be assured through all surface disturbances from excavations for road construction, basements and underground utilities.
6. Submission of a geotechnical evaluation of the escarpment and riverbank area as it relates to this development proposal, and a suitable top-of-bank setback area.
7. The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements.
8. That the integrity of Lot R-2 (Municipal Reserve) contained in Waskasoo Park, zoned A-2 Environmental Preservation District, not be jeopardized in terms of tree loss or escarpment protection.
9. Any further development on the site beyond the Mobile Home Park be referred to Alberta Environmental Protection for the determination of an environmental impact assessment study.

10. That the proposal be referred to the City/County Joint General Municipal Planning Committee for inclusion in the Joint General Municipal Plan, incorporating the following principles:
  - a. that development be allowed only above the escarpment; and
  - b. that recreational and agricultural uses be allowed in the river valley below the escarpment; and
  - c. that the escarpment itself be retained in its natural state.
  
11. That the selected alignment not be on the old C.N.R. alignment, due to the significant tree loss and escarpment disturbance."

The above resolution is the same as the Council resolution of October 12, 1993 except that condition #11 has been added, which prohibits the construction of the sewer line within the old CNR right-of-way.

In addition, Council passed a further resolution in regard to recommendations from the Environmental Advisory Board as outlined in their report dated November 17, 1993:

"RESOLVED that Council of The City of Red Deer hereby agrees that the recommendations from the Environmental Advisory Board as outlined in the report dated November 17, 1993 re: Chiles Development Corporation: Proposal for Development, be submitted to the City/County Joint General Municipal Planning Committee for discussion and consideration."

In this regard, I am enclosing herewith the report from the Environmental Advisory Board referred to in the above noted resolution. By way of a copy of this letter we are referring the matter to the City/County Joint General Municipal Planning Committee for consideration, as directed by Council.

Chiles Development Corporation  
Page 4  
November 23, 1993

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

Sincerely,



C. SEVCIK  
City Clerk

CS/clr

cc: City Commissioners  
Director of Engineering Services  
Director of Community Services  
Parks Manager  
Environmental Advisory Board  
City/County Joint General Municipal Planning Committee  
Red Deer River Naturalists  
Principal Planner



# PITCH-IN ALBERTA

Waste management...in action!

NO. 1

October 19, 1993

Our File: 3P05

Ms. Gail Surkan  
Mayor  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

Dear Mayor and Members of Council:

Indiscriminate dumping is on the increase. Most communities, responding to a recent survey by PITCH-IN, indicated they rely more than ever on PITCH-IN WEEK volunteers to clean-up, to keep their community clean and to stay within their maintenance budgets. The results of the 1993 PITCH-IN WEEK Campaign as well as the research conducted are on the back of, and with, this letter.

Even though the provincial government does provide some support, PITCH-IN ALBERTA is not a government program. We represent voluntary groups and our supporters donate their time in your community. We motivate and assist your schools and other community groups to get them involved in beautification and clean-up projects in your community. But we have very limited funds to get the job done.

**1994 PITCH-IN WEEK is scheduled for May 2 - 8, 1994. However, at this point we are not sure whether the Campaign will be held in years to come or what assistance and materials we will be able to provide to schools, youth groups and others in your community in 1994. This will depend on the financial support which you provide to the Campaign.**

PITCH-IN WEEK will only continue if we work together. Your community is asked to make a small contribution towards the cost of PITCH-IN WEEK. We request you contribute \$1,000.00 to the Campaign.

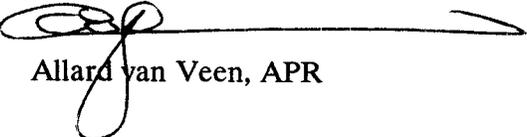
We know that the economy is in terrible shape. However, without PITCH-IN WEEK your cost of cleaning-up illegal, indiscriminate dumping and other litter would be considerably higher. So it makes sense to help PITCH-IN volunteers do the job for you, in your community, thereby reducing your costs.

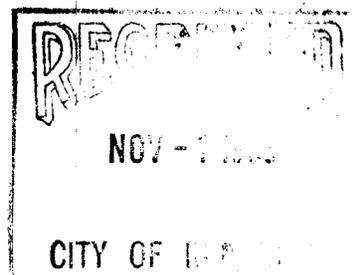
Please respond to this request at your earliest opportunity. We need to know soon how much support we will be able to give to the volunteers in your community when they approach us for support of their local projects.

Thanks for PITCHING-IN!

Kindest regards,

**PITCH-IN ALBERTA**

  
Allard van Veen, APR



Provincial Office: 9435 - 47th Street, Edmonton, Alberta T6B 2R7  
Telephone: (403) 466-4621 Fax: (403) 466-4802  
PITCH-IN is a registered trademark in Canada

## SURVEY RESULTS OF LOCAL GOVERNMENTS MAY, 1993

**We surveyed you, the Municipal Governments of Alberta. This is what you told us about your Solid Waste problems and PITCH-IN ALBERTA ....**

- Over 97% of Alberta communities surveyed feel that a spring clean-up campaign is worthwhile; 80% also think fall clean-ups are useful.
- Over 95% feel PITCH-IN WEEK cleans-up litter in their community

***We operate spring and fall campaigns to help clean-up your community and to educate your citizens about the littering problem.***

- Over 90% of Alberta municipalities surveyed feel that waste management issues are becoming MORE of a concern in their communities.
- Almost 70% of local governments in Alberta surveyed by PITCH-IN CANADA are concerned about the increase in illegal dumping in their community.
- Almost 80% of communities surveyed in Alberta feel that preventative programs are even more important than clean-ups in solving the litter problem.

***Our year-round CIVIC PRIDE PROGRAM will help your community deal effectively with the solid waste management problems in your community. CONTACT US FOR MORE DETAILS.***

- Most communities rely on PITCH-IN ALBERTA's volunteers to help clean up.
- Over 97% of respondents feel that educational programs are an important part of litter control.

***Our programs motivate and educate volunteers and the public in controlling and managing their community's solid waste problems.***

- Most municipal departments surveyed lack budgets to produce educational materials and to promote clean-ups. Most respondents agree that it is useful to purchase such materials from PITCH-IN'S MATERIAL ORDER CENTRE.

***Our Material Order Centre offers a wide variety of promotional, educational, and technological tools to help your community control its solid waste problem.***

**YOU TOLD US THAT OUR PROGRAMS ARE USEFUL AND WANTED IN YOUR COMMUNITY. HELP US TO CONTINUE MAKING THEM AVAILABLE TO YOU! PLEASE MAKE YOUR DONATION TO PITCH-IN ALBERTA TODAY.**

# 1993 PITCH-IN WEEK

## HIGHLIGHTS

### Objectives of the Campaign

- involve a large number of Albertans in environmental enhancement activities
- clean up litter from urban, rural and wilderness areas
- encourage voluntary action as a means of resolving the littering problem
- make Albertans aware of the value of waste as a resource
- encourage the reduction/re-use/recycling of waste

### The Results

- 1,749 organizations participated in PITCH-IN WEEK and the Highway Clean-Up Campaign
- 2,697 projects were undertaken throughout the Province
- 393,000 volunteers were involved in the projects undertaken, some in more than one PITCH-IN activity
- 594 volunteer coordinators directed programs at a local level
- 36% of all projects separated the waste collected for recycling or educational purposes
- projects took place in 228 communities
- donated labour totalled approximately \$9.5 million (this excludes donations of equipment, supplies, etc.) This was a direct saving to taxpayers.
- Public Service Advertising donated by print and electronic media towards making Albertans aware of their responsibility toward maintaining a clean and healthy environment totalled hundreds of thousands of dollars

### The Projects and Number of People

<u>Description of Clean-Up Project</u>	<u>No. of Volunteers</u>	<u>No. of Organizations</u>
Schoolyard	146,219	605
Neighbourhood	73,733	408
Park/Playground/Churchyard	644	454
Ravine	7,400	45
River/Stream	5,894	51
Highway	27,767	675
Cemetery	1,555	15
Entire Community	35,059	278
Lakeshore	2,858	23
Business	10,394	54
Beach	1,390	15
Other	<u>19,565</u>	<u>74</u>
	393,498	2,697

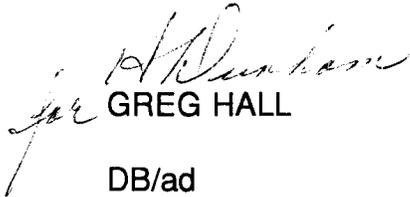
CS-P-4.648

**DATE:** November 17, 1993  
**TO:** CITY COUNCIL  
**FROM:** GREG HALL, Chairman  
Environmental Advisory Board  
**RE:** PITCH-IN '94

---

The Environmental Advisory Board considered a report concerning Pitch-In '94 from the Parks Manager at their November 16, 1993 meeting, where they approved the following resolution:

"That the Environmental Advisory Board support and recommend to City Council that a donation of \$500 be forwarded to Pitch-In Alberta for the Pitch-In '94 Program."

  
GREG HALL  
DB/ad

CS-P-4.618

**DATE: November 2, 1993**

**TO: CHARLIE SEVCIK  
City Clerk**

**FROM: DON BATCHELOR  
Parks Manager**

**RE: PITCH-IN ALBERTA - 1994 PITCH-IN WEEK  
Your memo of November 1, 1993 refers.**

---

The City of Red Deer is in receipt of a request from Pitch-In Alberta to provide a contribution to the 1994 Clean Up - Pitch-In Campaign of \$1,000. The Pitch-In Program relies on contributions from the corporate and local government sectors to fund the organization, promotional materials, education literature and garbage bags which have contributed to the success of the program in previous years.

In 1993, the Parks Department again coordinated a very successful Pitch-In Program, with over 8,000 volunteers contributing their time to cleaning up the 1700 hectares (4,200 acres) of parkland in the city. Contributions were made by such individuals and organizations as the:

- |   |                             |
|---|-----------------------------|
| ■ Red Deer Public School Board                        | ■ Parkland Treatment Centre |
| ■ Red Deer Catholic Board of Education                | ■ S.P.C.A.                  |
| ■ Red Deer Fish & Game Association                    | ■ John Howard Society       |
| ■ Red Deer Junior Forest Wardens                      | ■ Red Deer Christian School |
| ■ Red Deer Special Olympics                           | ■ Red Deer Scouts           |
| ■ Hilltop Estates Residents                           | ■ Rotary Club               |
| ■ Waskasoo Neighbourhood Residents                    |                             |
| ■ Kerry Wood Nature Centre Association                |                             |
| ■ Red Deer Church of Jesus Christ & Latter Day Saints |                             |

The 1993 campaign was conducted May 3-9, 1993 and was very effective in cleaning up the city from the debris accumulated over the winter months. In addition, with some increase in dumping fees at the landfill site, an increase in indiscriminate dumping on vacant city land and parkland was encountered. This trend is anticipated to continue in 1994. The contribution by the City of Red Deer to this program in 1993 was \$500. In view of the budgetary guidelines for 1994, I cannot support the increase requested by Pitch-In Alberta.

City Clerk  
Page 2  
November 2, 1993

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Appreciating the environmental and community benefit of this program, I support the concept of the City providing a financial contribution, but suggest that it be retained at the same value as the 1993 program.

RECOMMENDATION:

That City Council approve a \$500 contribution to the 1994 Pitch-In Program and that this be communicated to Pitch-In Alberta as soon as possible.



DON BATCHELOR

:ad

- c. Craig Curtis, Director of Community Services  
Neil Evans, Parks Facilities Superintendent  
Pete Wasylyshyn, Parks Planner  
Environmental Advisory Board

Commissioners' Comments

We concur with the recommendations of the Parks Manager.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 23, 1993

Pitch-In Alberta  
9435 - 47 Street  
Edmonton, Alberta  
T6B 2R7

Att: Mr. Allard van Veen

Dear Sir:

RE: 1994 PITCH-IN WEEK

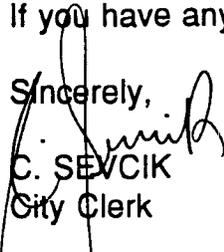
Your letter of October 19, 1993 pertaining to the above matter was considered at the Council Meeting of November 22, 1993, and at which meeting Council passed the following motion approving a \$500 contribution to the 1994 Pitch-In Program:

"RESOLVED that Council of The City of Red Deer hereby approves a \$500 contribution to the 1994 Pitch-In Program and as recommended to Council November 22, 1993."

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,

  
C. SEVCIK  
City Clerk

CS/clr

- cc: Director of Financial Services
- Director of Community Services
- Parks Manager
- Parks Facilities Superintendent
- Parks Planner
- Environmental Advisory Board



*a delight to discover!*

NO. 2

Harry B. Colquhoun

Roll Number 14-3-3220

35 Rutherford Close  
Red Deer, Ab. T4P 3L1

October 29, 1993

City Clerk  
City of Red Deer  
4914 - 48 Ave., Box 5008  
Red Deer, Ab. T4N 3T4

Dear Sir:

I recently wrote to the Tax Department requesting a refund of a property tax penalty of \$143.42 that had been imposed upon me. (A copy of my letter is enclosed.) My request was refused. I wish to appeal the Tax Department decision to City Council.

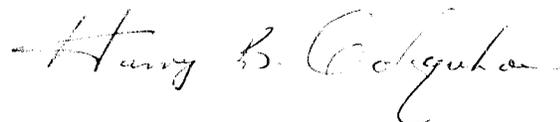
I really do feel, that given the circumstances, the assessed penalty is totally inappropriate and should be cancelled and the money returned. It is such a frustrating thing to pay thousands of dollars to move from one part of Canada to the other (Ontario to Alberta), spend most of one's life savings in buying and furnishing a house in the city to which one has moved, pay a large property tax bill (payable on arrival) and then discover that \$143.42 cents has been added to the bill as a penalty for failure to pay a property tax notice one has not received--indeed could not receive, since the notice was mailed before I arrived in town!

It was my feeling when I wrote to the Tax Department with my request that my request would probably be turned down on the basis of some technicality or some fine point in the Tax Act. I was not disappointed. My request was apparently to be rejected on the strength of Section 114(2).

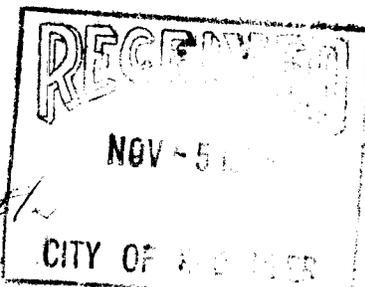
I must say, it is really poor comfort and totally frustrating to someone who is seeking redress for what one feels to be a wrong to have one's request dealt with in such an impersonal way. One is looking for understanding and goodwill, not for interpretations of the tax law. Surely the town can be flexible enough to wave such regulations when the case is meritorious--certainly as a gesture of goodwill to new residents who will be adding to the social and economic welfare of the town.

Please have the Council review this situation with an eye to rescinding the tax penalty. Thank you for your consideration.

Sincerely,



Harry B. Colquhoun



*Encl. /  
Copy of letter  
to Tax Dept.*

Copy

Roll Number 14-3-3220

35 Rutherford Close  
Red Deer, Ab. T4P 3L1

October 18, 1993

City of Red Deer  
Tax Department  
4914 - 48 Ave., Box 5008  
Red Deer, Ab. T4N 3T4

Dear Sir/Madam:

I am writing in regards to the tax penalty of \$143.42 that was assessed me on the property I acquired recently at 35 Rutherford Close after a move from Ontario to Alberta. I feel that the penalty is totally inappropriate and should be rescinded.

In the first place, I was given no indication that the taxes were due on the property until I received a "Property Tax Reminder Notice," in other words a delinquent tax notice. (The penalty of \$143.42 was assessed 01/07/93) After I received the notice, I went carefully through all the mail I had received upon arrival in Red Deer, but no original property tax notice was to be found. It may have gone to the previous owner, but none had been sent to me, the new owner. (I took possession of the house June 1, 1993.)

Please review this situation. You will appreciate that the costs to our family, including the move from Ontario to Red Deer, have been significant of late. We will be happy to have our \$143.42 returned to us. Thank you for your consideration.

Sincerely,

Rev. Harry B. Colquhoun

Copy

**DATE:** 15 November 1993  
**TO:** City Clerk  
**FROM:** City Assessor  
**RE:** HARRY B. COLQUHOUN - TAX PENALTY

---

Real estate is sold and transferred during the year on a regular basis. If the sale and transfer occurs in the first six months of the year, property tax payment can be confusing to the purchaser if the solicitor does not communicate all the terms and conditions or the purchaser does not understand all the terms and conditions.

We assume, without having the documents at our disposal, that, in the statement of adjustments prepared by the solicitor in this transaction, a tax adjustment was made crediting Mr. Colquhoun with the vendor's share of the property taxes. This credit should have been for 5/12 of the 1993 taxes, assuming that the stated June 1, 1993, possession date is accurate. When the adjustment is made, it then becomes the responsibility of the purchaser to pay the taxes, logically, because the vendor has paid his share to the purchaser. As stated, the purchaser may not have understood the situation or possibly was not apprised of the situation. At any rate, the taxes were not paid on time, and consequently the penalty was levied.

Revised tax notices are not mailed to new owners when property is sold, and, in this case, even if they were, would not have been received in time because notification from Land Titles Office was not received until June 25, 1993.

#### **RECOMMENDATION**

**We sympathize with the purchaser of the property, but respectfully recommend that the penalty not be reduced or cancelled. Perhaps the purchaser should discuss this situation with the solicitor who did the legal work, in an effort to resolve the situation.**



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

AK/ngl

c.c. Director of Finance

Commissioners' Comments

We concur with the recommendation of the City Assessor. As Council is aware under normal circumstances all tax adjustments are made at the point of purchase through the legal transaction involved in transferring title of the property. Hundreds of properties exchange hands in the community under these conditions each year and on the odd occasion a purchaser is not made aware of the situation by his realtor or his lawyer. While we sympathize with the difficulty Mr. Colquhoun has experienced, the situation is not different from many other land transactions in the community and we cannot support an exception in this instance.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

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: Harry B. Colquhoun - Tax Penalty

Please submit comments on the attached to this office by 93 NOV 15

for the Council Agenda of 93 NOV 22.

  
 C. SEVCIK  
 City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132  
November 23, 1993

Mr. Harry B. Colquhoun  
35 Rutherford Close  
Red Deer, Alberta  
T4P 3L1

Dear Mr. Colquhoun:

RE: PROPERTY TAX PENALTY \$143.42 / ROLL 14-3-3220

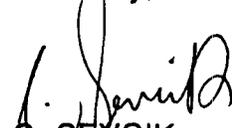
I would advise that your letter of October 29, 1993 pertaining to the above subject matter was considered at the Council Meeting of November 22, 1993 and at which meeting Council passed the following motion denying your request:

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Harry B. Colquhoun for a refund of a property tax penalty in the amount of \$143.42 be not approved and as recommended to Council November 22, 1993."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith the administrative comment which appeared on the agenda relative to same (pages 114 and 115).

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

Sincerely,



C. SEVCIK  
City Clerk

CS/clr  
Encls.

cc: Director of Financial Services  
City Assessor



*a delight  
to discover!*

**STACEY, LAWSON  
ASSOCIATES LTD.**

Wayne A. Stacey, P.Eng.  
Robert D.F. Lawson, P.Eng.

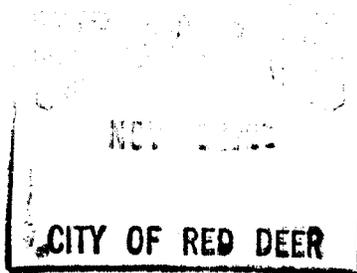
116

5-1420 Youville Drive  
Ottawa, Ontario, Canada  
K1C 7B3  
TEL: (613) 830-6985  
FAX: (613) 830-8124

NO. 3

4 November 1993

Charlie Sevcik  
City Clerk's Office  
City of Red Deer  
4914 - 48th Ave  
Red Deer AB T4N 3T4



Dear Mr. Sevcik:

**Re: Proposed New TV Transmitter Installation at Red Deer,  
Alberta; The Alberta Channel Inc.**

Under provisions of Industry & Science Canada's *Broadcast Procedures and Rules*, Part IV, Section C-5.5.2, we are required to give notification to the City of Red Deer that our client, the Alberta Channel Inc, has applied to the federal authorities to for permission to establish a new TV broadcasting transmitter within your zoning jurisdiction. Before implementing the facilities, the applicant will require a broadcasting licence from the CRTC and a broadcasting technical certificate from Industry & Science Canada.

A map showing the proposed transmitter site is enclosed (Fig. 14). The antenna will be attached to the side of the existing CBC broadcasting tower, already located at that site. The proposed installations will not substantially alter the appearance of the tower or the site itself. A sketch of the antenna elevations is included as Figure 9.

We are further required to advise the City of Red Deer that the operation of this broadcasting facility will produce a signal level in excess of 115 dBu within a certain area near the transmitter site, as shown on the enclosed Figure 14. Within this area, radio receivers and other radiofrequency devices may malfunction in the presence of strong signals emanating from the proposed transmitter. Should there be any valid complaints of interference to radio frequency devices within the area described, the Alberta Channel Inc would be responsible for correcting them. A list of complaints that would not be considered valid is attached for your information.

...2/

Please be advised as well of the following:

1. In areas where broadcast signals are strong, overloading problems can sometimes occur in consumer electronic devices, as a result of design limitations, including inadequate or improper shielding. If there are complaints of this nature from outside the area described above, but within the station's service contour, the applicant is required to provide advice to complainants and suggest remedial actions.
2. If the City of Red Deer were to permit future building development to occur within the previously-described 115 dBu contour, the applicant would not be required under federal regulations to take any action to correct complaints, but may agree to do so voluntarily.

If the City of Red Deer has any comments regarding this proposal, a written response should be made to the Edmonton District Office of Industry & Science Canada. The address of this office is provided on the attached sheet.

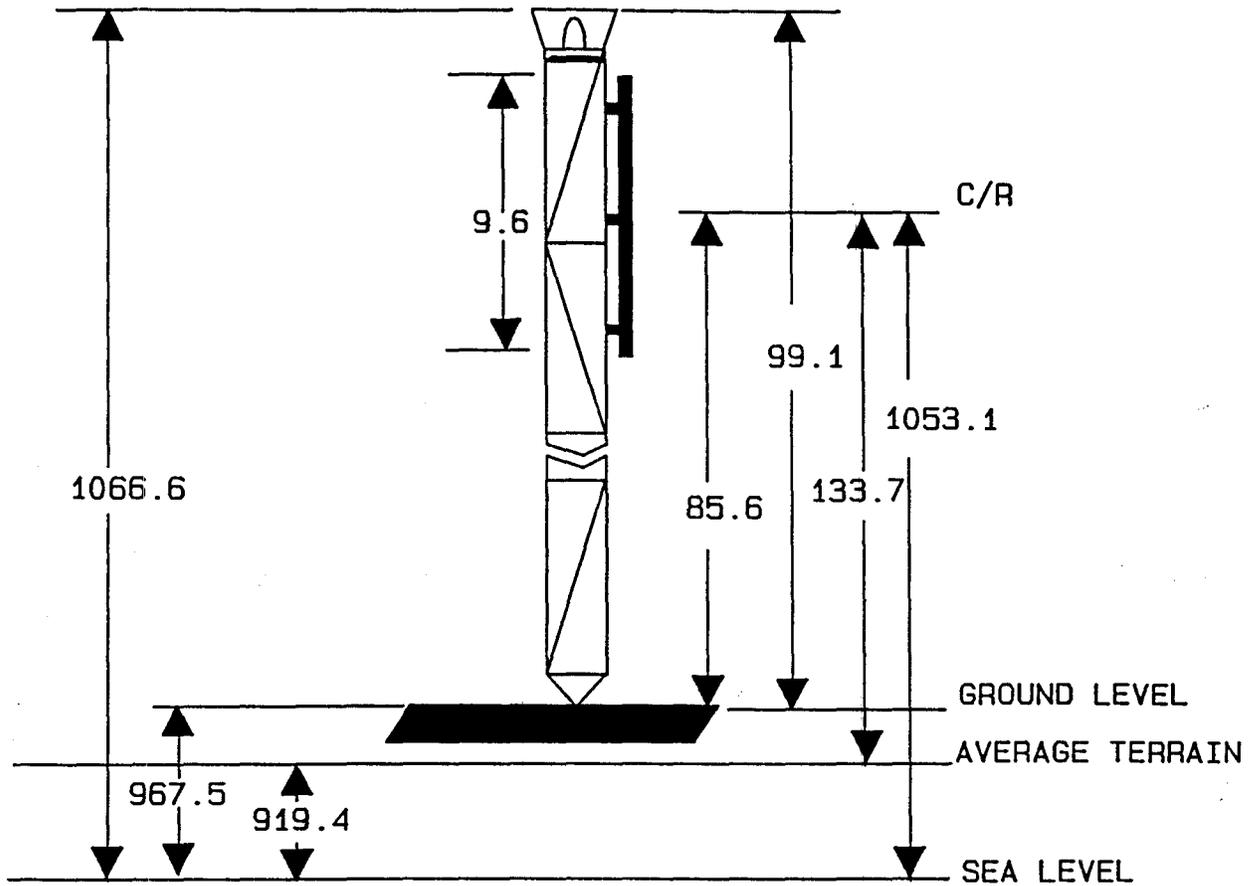
If you have any questions about the proposed facilities, or the contents of this letter, please feel free to contact us.

Yours truly,



Wayne A. Stacey, P.Eng

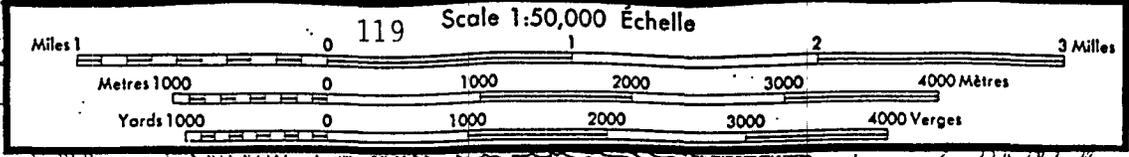
cc. Mr. Bill Dormer, Broadcasting Regulation Branch, ISC Ottawa  
District Manager, Industry & Science Canada - Edmonton  
Mr. A. Stuart Craig, the Alberta Channel Inc.



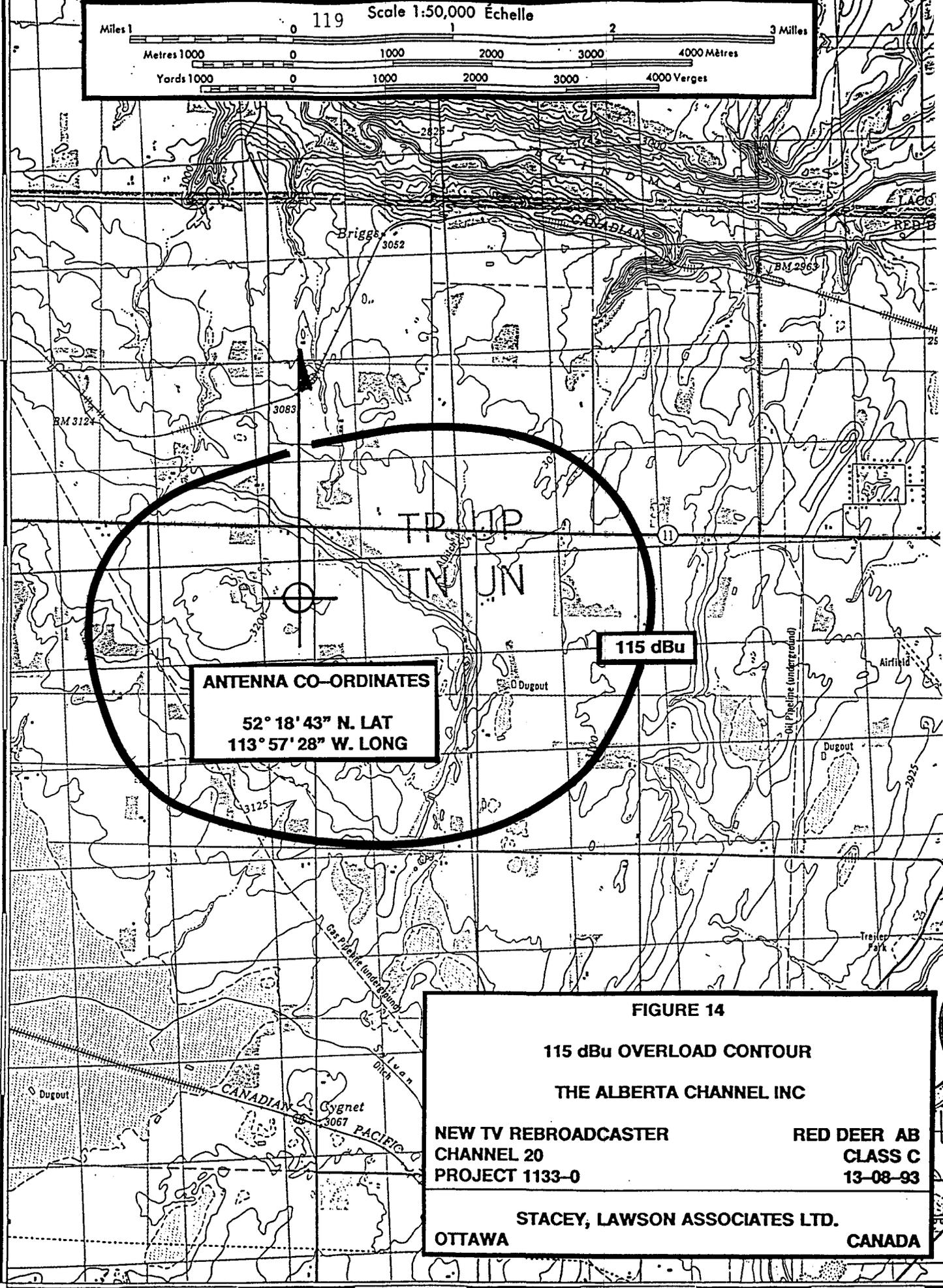
ALL ELEVATIONS IN METRES

**FIGURE 9**  
**ANTENNA ELEVATIONS DIAGRAM**  
**THE ALBERTA CHANNEL INC**

NEW TV REBROADCASTER	RED DEER AB
CHANNEL 20	CLASS C
PROJECT 1133-0	13-08-93
STACEY, LAWSON ASSOCIATES LTD.	
OTTAWA	Rev 19-10-93
	CANADA



Tp 39  
-05  
-04  
-03  
20'  
-01  
5800  
-5800  
-99  
-98  
-97  
Tp 38  
-96  
-95  
5794000m. N.  
5794000m. N.  
-95  
52°15'



**ANTENNA CO-ORDINATES**  
**52° 18' 43" N. LAT**  
**113° 57' 28" W. LONG**

**115 dBu**

**FIGURE 14**

**115 dBu OVERLOAD CONTOUR**

**THE ALBERTA CHANNEL INC**

<b>NEW TV REBROADCASTER</b>	<b>RED DEER AB</b>
<b>CHANNEL 20</b>	<b>CLASS C</b>
<b>PROJECT 1133-0</b>	<b>13-08-93</b>

**STACEY, LAWSON ASSOCIATES LTD.**

**OTTAWA** **CANADA**

114°00' 296000m. E. 97 98 99 R 28<sup>300</sup> 55' 02 03 04  
706000m. E. 10

**C-5.5.3 Sharing of Responsibility**

Within the 120 dBu contour of co-located or near co-located TV stations on channels 2-6 inclusive, or within the 115 dBu contour of TV stations on channels 7-69 inclusive, should a new station experience problems of overloading, blanketing or IM interference or cause such problems to the reception of other broadcasting stations, all stations involved shall assume their appropriate share of the responsibility to remedy such problems.

**C-5.6 List of Complaints Judged Not Valid by the Department of Communications**

The following list identifies the types of complaints judged not valid by the Department and for which the broadcaster is not responsible for remedial action:

- (a) where the complaint is attributed to the use of a malfunctioning or mistuned receiver or an improperly installed or defective antenna system;
- (b) where the complaint involves non-radio frequency devices such as computers, microprocessors, calculators, audio or video tape recorders, record or disc players, electronic organs, telephones, hi-fi amplifiers, garage door openers, etc.;
- (c) where the complaint is attributed to the desired signal being received at a location outside the coverage area of the station;
- (d) where the complaint is attributed to the desired signal not being favourably received because of adverse local propagation conditions or building penetration losses;
- (e) where the complaint involves the reception of signals originating from outside of Canada;
- (f) where the complaint involves the malfunction of radio frequency devices that are located inside the 120 dBu contour for TV Channels 2-6 inclusive, or inside the 115 dBu contour for TV Channels 7-69 inclusive, if the devices were introduced within the contour after the station started operating with the new facilities;
- (g) where the complaint involves a high gain receiving antenna and/or an antenna booster amplifier intended for reception of distant stations which, as a consequence, overloads the receiver or creates intermodulation in the amplifier output;
- (h) where the complaint is attributed to overload interference in radio receivers that are located outside the 120 dBu contour for Channels 2-6 inclusive, or outside the 115 dBu contour for Channels 7-69 inclusive;
- (i) where the complaint is attributed to the reception of a first-adjacent TV channel station which, under normal allotment criteria, is not fully protected from interference;
- (j) where the complaint is attributed to the reception of a second-adjacent TV channel station which has less than Grade A signal strength, providing the applicant's site has been chosen to minimize this problem (typical receivers cannot reject a strong local signal when tuned to receive a weak adjacent channel station);
- (k) any other complaint which, in the judgement of the Department, is considered not valid.



**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:** Charles Sevcik, City Clerk **DATE:** November 10, 1993

**FROM:** Frank Wong, Planning Assistant

**RE:** **PROPOSED NEW TV TRANSMITTER INSTALLATION AT RED DEER, AB;  
THE ALBERTA CHANNEL INC.**

---

The applicant is proposing to install a new TV transmitter which would be attached to the side of the existing CBC broadcasting tower located in the NE 32-38-28-4, which is approximately 4½ miles west of the City (see attached plan).

The new transmitter will produce a signal level in excess of 115 dBu (radio frequency signal strength) up to a certain distance (contour). This signal level of 115 dBu, as plotted on the attached plan, may cause interference to electronic devices. The 115 dBu contour ends at approximately 2 miles from the City and should not create any problems for the City now or in the future as we do not anticipate the City to expand westwards in the foreseeable future.

Planning staff has taken the liberty of forwarding a copy of the proposal to the County of Red Deer, the municipality responsible for the development and zoning around the transmitter site.

Sincerely,

Frank Wong  
Planning Assistant

FW/eam

cc. Lorne McLeod, County of Red Deer  
Director of Community Services  
Economic Development Manager  
Fire Chief  
R.C.M.P. Inspector

Director of Engineering Services  
Bylaws & Inspections Manager  
E.L. & P. Manager  
Public Works Manager

---

MUNICIPALITIES WITHIN COMMISSION AREA

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



DATE: November 12, 1993  
TO: City Clerk  
FROM: Fire Chief  
RE: ALBERTA CHANNEL INC. -  
NEW TV BROADCASTING TRANSMITTER

---

The proposed new TV transmitter is co-located on an existing CBC transmission tower west of the City, and south of Highway 11.

As the existing facility has not caused transmission problems for City owned mobile or portable radios the new facility should not either.



R. Oscroft  
Fire Chief

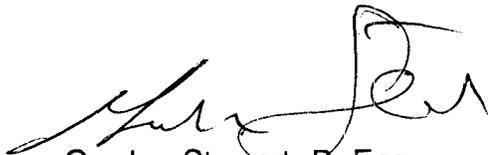
RO/dd

**DATE:** November 15, 1993  
**TO:** City Clerk  
**FROM:** Public Works Manager  
**RE:** **ALBERTA CHANNEL INC. - NEW TV BROADCASTING TRANSMITTER**

---

The proposed tower site is within the County of Red Deer, approximately 4 miles west of The City of Red Deer.

Provided we can receive assurances that the signal from this tower will not affect the radio communication system of The City of Red Deer, we have no objections to this site.



Gordon Stewart, P. Eng.  
Public Works Manager

/blm

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

DATE: 10 November 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **ALBERTA CHANNEL INC.**

---

In response to your memo concerning the above, the map included with the application does not give us enough information to locate the transmitter; however, as the application is to attach this equipment to an existing tower, we would not object to the proposal.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

**DATE: 15 NOV 93**

**TO: CITY CLERK - C. SEVCIK**

**FROM: OIC RED DEER CITY RCMP - INSP. R.L. BEATON**

**RE: ALBERTA CHANNEL INC. -  
NEW TV BROADCASTING TRANSMITTER**

\*\*\*\*\*

In reply to your correspondence of November 9, 1993, I have reviewed Mr. Wayne STACEY's letter with our Regional Informatics NCO and he assures me that the installation of the new TV Transmitter will not have any affect on our police radio system. Therefore, we have no objection to the installation of the TV Transmitter.



(R.L. BEATON) Insp.  
O. i/c Red Deer City Detachment

DATE: November 10, 1993  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: Alberta Channel Inc. - New TV Broadcasting Transmitter

---

The proposed new TV Transmitter installation near Red Deer may have some effect on the operation of The City's radio system.

I would suggest that The City of Red Deer should register this concern with Industry and Science Canada and, furthermore, that Industry and Science Canada should require the applicant to conduct a study into our concern prior to a license being issued.



A. Roth,  
Manager

AR/jjd

Commissioners' Comments

We concur with the recommendations of the E.L. & P. Manager that the City register a concern with Industry and Science Canada and request that the applicant be required to conduct a study addressing our concern prior to the issuance of a license. We have recently upgraded our communication system, partly because the old system was obsolete, but also to improve our reception in certain areas where reception was poor which manifests itself at times of emergency. Having upgraded the system at considerable expense to overcome this deficiency, we need assurance that the introduction of this transmitter will not reduce the quality of our reception with the new system.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

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: ALBERTA CHANNEL INC. - NEW TV BROADCASTING TRANSMITTER

Please submit comments on the attached to this office by Nov. 15

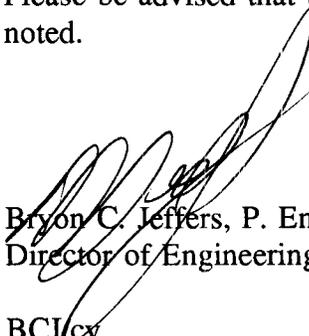
for the Council Agenda of Nov. 22/93

  
C. SEVCIK  
City Clerk

DATE: November 15, 1993  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **ALBERTA CHANNEL INC.  
NEW TV BROADCASTING TRANSMITTER**

---

The above noted site is located west of The City of Red Deer, placing it outside City limits. Please be advised that the Engineering Department has no comments with respect to the above noted.



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

BCJ/cy

**DATE:** November 10, 1993

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** ALBERTA CHANNEL INC. NEW TV BROADCASTING TRANSMITTER  
Your memo of November 9, 1993 refers.

---

I have discussed this with the Social Planning, Parks and Recreation & Culture Managers and we have no comments from a Community Services perspective.

  
CRAIG CURTIS

:ad

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
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- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- \_\_\_\_\_

FROM:

CITY CLERK

RE: ALBERTA CHANNEL INC. - NEW TV BROADCASTING TRANSMITTER

Please submit comments on the attached to this office by Nov. 15

for the Council Agenda of Nov. 22/93

*No objection*  
*HW*

*C. Sevcik*  
C. SEVCIK  
City Clerk

**PRAIRIES AND NORTHWEST TERRITORIES REGION**

**Winnipeg**

**Manitoba District Office**  
Room 200  
386 Broadway  
Winnipeg, Man.  
R3C 3Y9  
(204) 983-5590  
Facsimile: (204) 983-3182

**Brandon**

**Sub-office**  
Room 201  
153 - 11th Street  
Brandon, Man.  
R7A 0P7  
(204) 726-7583  
Facsimile: (204) 726-7539

**Saskatoon**

**District Office**  
Room 1150  
606 Spadina Crescent East  
Saskatoon, Sask.  
S7K 3H1  
(306) 975-4893  
Facsimile: (306) 975-4231

**Regina**

**District Office**  
Room 1020  
2002 Victoria Avenue  
Regina, Sask.  
S4P 0R7  
(306) 780-5007  
Facsimile: (306) 780-6506

**Edmonton**

**District Office**  
1610 Canada Place  
9700 Jasper Avenue  
Edmonton, Alta.  
T5J 4C3  
(403) 495-2470  
Facsimile: (403) 495-6501

**Calgary**

**District Office**  
Room 820  
220 Fourth Avenue S.E.  
Calgary, Alta.  
T2G 4X3  
(403) 292-4207  
Facsimile: (403) 292-4295

**Grande Prairie**

**District Office**  
8th Floor  
9909 - 102nd Street  
Grande Prairie, Alta.  
T8V 2V4  
(403) 532-3533  
Facsimile: (403) 538-3250

**Yellowknife**

**District Office**  
Precambrian Building, 10th Floor  
P.O. Box 2700  
Yellowknife, N.W.T.  
X1A 2R1  
(403) 920-6603  
Facsimile: (403) 920-6601



## 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  
November 23, 1993

Industry and Science Canada  
District Office 1610, Canada Place  
9700 Jasper Avenue  
Edmonton, Alberta  
T5J 4C3

Dear Sir/Madam:

RE: PROPOSED NEW T.V. TRANSMITTER INSTALLATION AT RED DEER,  
ALBERTA: THE ALBERTA CHANNEL INC.

We have received notification from Stacey, Lawson Associates Ltd., on behalf of their client, The Alberta Channel Inc., of an application to the Federal Authorities for permission to establish a new T.V. broadcasting transmitter in the Red Deer area.

Council of the City of Red Deer, at its meeting held on November 22, 1993, considered this matter with the following motion being passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Stacey Lawson Associates Ltd. re: Proposed New T.V. Transmitter Installation at Red Deer, Alberta; The Alberta Channel Inc., hereby agrees that as the proposed new T.V. transmitter installation may have some effect on the operation of the City's radio system, the City register this concern with Industry and Science Canada with the request that the applicant be required to conduct a study addressing our concern, prior to the issuance of a license."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all material which was presented on the November 22nd Council agenda (pages 116 - 128).

... / 2



*a delight  
to discover!*

Industry and Science Canada  
Page 2  
November 23, 1993

We thank you for the opportunity to comment on this application and trust that you will give appropriate consideration to the concern expressed by Council with the request that the applicant undertake a study addressing the City's concerns prior to the issuance of a license.

Sincerely,



C. SEVCIK  
City Clerk

CS/clr  
Encls.

cc: City Commissioners  
Fire Chief  
Public Works Manager  
Bylaws and Inspections Manager  
Insp. Beaton  
E. L. & P. Manager

Stacey, Lawson Associates Ltd.  
5, 1420 Youville Drive  
Ottawa, Ontario  
K1C 7B3

NO. 4THE CITY OF RED DEER  
CLERK'S DEPARTMENT

November 1, 1993

RECEIVED	
TIME	2:15 p.m.
DATE	Nov. 1 '93
BY	<i>C. Smith</i>

City Clerk  
4914-48 Avenue, Box 5008  
Red Deer, Alberta  
T4N 3T4

I am writing this letter to complain about the increase in the parking rates that have been applied to the Knox Presbyterian Church located at 4718 Ross Street, Red Deer, Alberta.

The Church was renting 3 lots that are located immediately west of it in a City Parking Lot. The rental in 1992 was \$30.00 per stall for a total of \$90.00 for the three.

A letter was received by the Church in December, 1992, that the rates would be increased to \$50.00 per stall for a total of \$150.00 for the three stalls. This is an increase of 60% which I think is unrealistic. I am enclosing a list of properties that are presently being rented by Empire Parking Inc. in the downtown properties that they lease privately.

As you will note, the only 2 properties that are renting for \$50.00 per stall are located in the downtown core.

The three lots that are the most comparable to the Church parking lots are the Old Tomboy's lot which is south of the Remand Centre, the Church is north of it and these stalls rent for \$30.00 per month.

The Associate Clinic, which is closer to the downtown core, rents for \$30.00 per stall and 4815-47 Avenue, next to the Red Deer Daycare Centre, is also \$30.00 per stall.

I cannot possibly understand the Parking Commissions theory that a comparable rental for the Church should be \$50.00 per stall.

I contacted Mr. Doug Kutinsky regarding the Churches parking and the only reason I received was that we were fortunate to be able to get parking so close to the church so it should be worth \$50.00 per stall.

Unfortunately, this theory does not appear to have any reasoning or comparable properties to back up this increase, so we are appealing the decision to the Council.

As the Church cannot afford to pay the additional increase, they have been forced to give up one stall, which they require.

I have checked around the City of Red Deer for lot rentals and firmly believe the Church is being overcharged.

Therefore, it is my opinion that a fair market rental for the 3 stalls would still be \$90.00 per month.

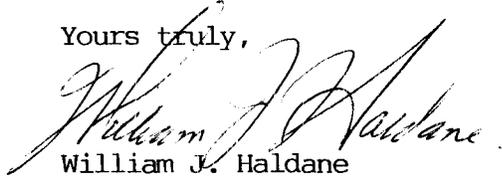
A 60% increase is unreasonable but if an increase has to be made I am sure the Church would be willing to accept a 10% increase because the parking is close to the Church as the Parking Commission stated. This would increase the cost to \$99.00 rounded to \$100.00 per month for three stalls.

In my estimation this would be satisfactory to the Church and should be satisfactory to the Parking Commission.

Another argument, or I should say concession, that should be considered when deciding about the rental rate is the island that

was placed directly in front of the Church when Ross Street was realigned. Because of this island, if a funeral is held at the Church, the 2 funeral cars no longer have room to park in front of the Church. There is now only room for one and the other is parked in the parking lot which is very inconvenient. The Church is not asking for compensation for this but as we lost this parking facility in front of the Church, we should get some consideration in our other parking.

Yours truly,

A handwritten signature in cursive script, appearing to read "William J. Haldane". The signature is written in dark ink and is positioned above the printed name.

William J. Haldane

c.c Mr. Doug Kutinsky  
c.c. Parking Commission

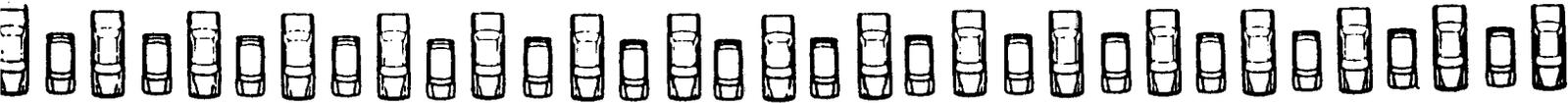


# EMPIRE PARKING INC.

LOCATION AND RATES FOR DOWNTOWN PARKING  
CONTACT 347-1990

SECURED R.Y. PARKING AND STORAGE AVAILABLE  
CONTACT 342-4110 SOUTH  
OR 342-5292 NORTH

# DOWNTOWN PARKING



LOT •	ADDRESS	LANDMARKS	MONTHLY RATE	DAY RATE
LOT 10 :	5115 -48 STREET	BEHIND BUMPER TO BUMPER	25 00	
LOT 14 :	5028 ROSS STREET	NEXT TO MINUTE MUFFLER	50 00	
LOT 15 :	5109 - 39 STREET	SOUTH OF HOSPITAL	14 00	
LOT 21 :	BAY / ZELLERS LOT	BEHIND STORES	50 00	3 75*
LOT 23 :	4124 GAETZ AVENUE	BESIDE DAIRY QUEEN	27 50	1 50
LOT 24 :	4616 - 50TH AVENUE	BESIDE THE CASINO	27 50	
LOT 25 :	47TH ST & 52ND AVE	BEHIND CENTRAL T.V.	19 00	
LOT 26 :	4815 - 47TH AVENUE	BESIDE RED DEER DAYCARE	30 00	
LOT 27 :	4716 GAETZ AVENUE	BESIDE MOORES	35 00	
LOT 28 :	4733 - 49TH STREET	OLD TOMBOYS LOT	30 00	
LOT 29 :	4824-51 STREET	BEHIND PARSONS CLINIC	35 00	
LOT 30 :	51ST AVE & 52ND ST.	BEHIND TURBO / BOWLADROME	27 50	2 25
LOT 31 :	4921 - 55TH STREET	ACROSS FROM THE GREEN APPLE	20 00	
LOT 32 :	4822 - 52 STREET	BY FLETCHER'S PRINTING	35 00	
LOT 33 :	48TH ST & 48TH AVE	BY ASSOCIATE CLINIC	30 00	2 00
MONTHLY RATES SUBJECT TO 6ST.				*PREPAID RATE

2 STALLS LEASED  
KNOX PRESBYTERIAN  
CHURCH.

8 STALLS LEASED  
CENTURY 21

METERED PARKING

PRIVATE  
PARKING

METERED  
PARKING

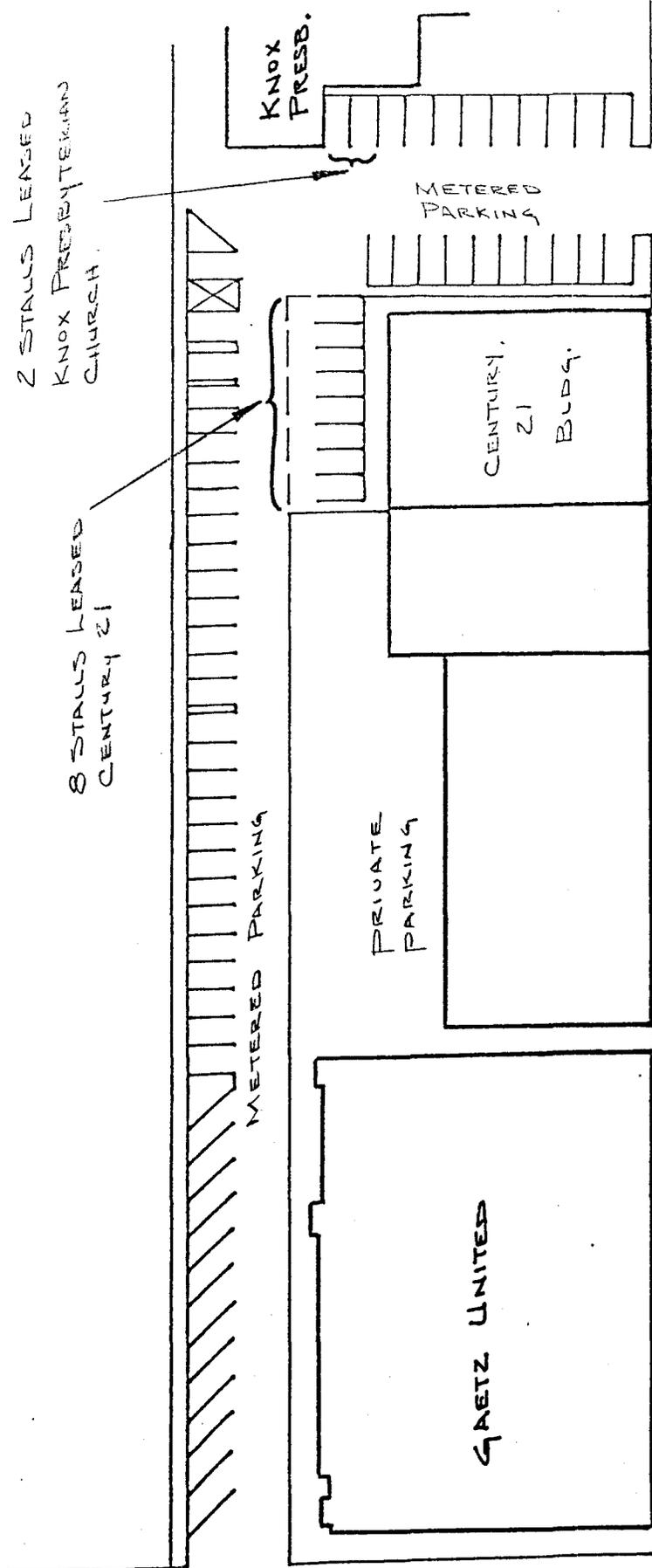
KNOX  
PRESB.

CENTURY,  
21  
BUDG.

GAETZ UNITED

ROSS STREET

48 AVE.



DATE: 9 November 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **KNOX PRESBYTERIAN CHURCH**

---

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

The Parking Administrator has outlined the history of how lease rates for leasing of stalls was determined and background on the churches lease of stalls. Several points should be emphasized:

1. The Parking Commission, when deciding lease rates made a decision to set rates at or above rates charged in the private sector. This was done to encourage the private sector to develop off-street parking, enabling the Parking Commission to concentrate on providing parking in the core area of the City.
2. The primary purpose of City owned parking spaces is to provide space for short term parking. When leased stalls are provided, especially in the core area, then a premium price should be assessed to these units.

Mr. Haldane's argument that there is cheaper parking available is correct; however, it is not as convenient as the parking provided by the City, almost at the door of the church. If the church wishes to lease stalls at a cheaper rate, but not as convenient to them, there are spaces available in lots further from their site.

The lease prices are consistent with similar privately owned lots, leasing is a convenience that should command a premium price and the spaces are convenient to the church site. Also, the land the parking lot is located on has been for sale in smaller parcels for a number of years, with very few persons buying.

**Recommendation:** That the lease prices not be changed.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: 8 November 1993 FILE NO. 93-1610

TO: Bylaws & Inspections Manager

FROM: Parking Administrator

RE: **KNOX PRESBYTERIAN CHURCH  
LOT P8 STALL LEASE**

---

Mr. William Haldane, in his November 1, 1993 letter is expressing his concerns regarding the rate charged for the stalls leased by the Knox Presbyterian Church in the City's P8 parking lot and the lack of parking available for church functions such as funerals.

The following are the chronological events dealing with the establishment of the current lease rates.

1. February 13, 1978 - Council approved a lease with Knox Presbyterian for 1 stall in the City's P8 lot at \$25.00/stall/month.
2. March 1, 1982 - Council approved lease rates at \$30.00/stall/month.
3. October 15, 1991 - Council approved a lease of 8 stalls in the City's P8 to Century 21 for \$35.00 + GST/stall/month.
4. December 12, 1991 - Knox Presbyterian requested to lease 3-4 stalls.
5. January 15, 1992 - The Parking Commission recommended leasing Knox Presbyterian 4 stalls in the City's P8 lot for \$35.00 + GST/stall/month.
6. February 18, 1992 - City Council approved leasing Knox Presbyterian 3 stalls in the City's P8 lot for \$35.00 + GST/stall/month.
7. October 21, 1992 - The Parking Commission, having reviewed the parking stall lease rates and given consideration to the concern that the City was providing leased stalls at the door of businesses cheaper than those of the private sector, recommended to City Council that all leased stall rates be \$50.00 + GST/stall/month.
8. February 12, 1993 - Knox Presbyterian was notified that City Council had approved the 1993 budget, which endorsed the Parking Commission recommendation to increase all parking stall lease rates to \$50/stall/month.
9. June 17, 1993 - The Board of Managers of Knox Presbyterian Church wrote the Parking Administrator to inform the City they would like to lease only two (2) stalls, starting July 1, 1993.

## KNOX PRESBYTERIAN CHURCH

November 8, 1993

Page 2

The Parking Administration and Commission have maintained a commitment to provide short term and day parking options for the customers and visitors doing business Downtown. Monthly parking passes have been offered on lots on the periphery of Downtown satisfy the parking requirements of Downtown employees.

The city is currently leasing stalls in only one parking lot (the P8 lot behind Gaetz United Church and adjacent to Knox Presbyterian Church). Two (2) stalls are being leased to Knox Presbyterian. The stalls are located just outside their side entrance. Eight (8) stalls are being leased to Century 21. These stalls are located adjacent to the back door at the rear of their office.

The concern that the lease rates are out of line do not consider that the stalls leased are located right outside the door in a high demand area, located next to 48 Avenue and Ross Street and the rate is consistent with the \$50.00 + GST rate charged by Empire Paarking (see attached) in Lot 14 (5028 Ross Street) and Lot 21 (Bay/Zeller's Lot).

In response to the concern about unavailable on-street parking for church functions such as funerals. The City has always allowed the churches Downtown to barricade off stalls required free of charge and Bylaw enforcement is relaxed in the area when a funeral is being conducted. Knox Presbyterian has been allowed to barricade off stalls required adjacent to the church in the City's P8 lot.

Yours truly,



Doug W. Kutinsky  
Parking Administrator  
BYLAWS & INSPECTIONS DEPARTMENT

DWK/vs



# EMPIRE PARKING INC.

LOCATION AND RATES FOR DOWNTOWN PARKING  
CONTACT 347-1990

SECURED R.Y. PARKING AND STORAGE AVAILABLE  
CONTACT 342-4110 SOUTH  
OR 342-5292 NORTH

# DOWNTOWN PARKING

LOT #	ADDRESS	LANDMARKS	MONTHLY RATE	DAY RATE
LOT 10 :	5115 -48 STREET	BEHIND BUMPER TO BUMPER	25 00	
LOT 14 :	5028 ROSS STREET	NEXT TO MINUTE MUFFLER	50 00	
LOT 15 :	5109 - 39 STREET	SOUTH OF HOSPITAL	14 00	
LOT 21 :	BAY / ZELLERS LOT	BEHIND STORES	50 00	3 75*
LOT 23 :	4124 GAETZ AVENUE	BESIDE DAIRY QUEEN	27 50	1 50
LOT 24 :	4616 - 50TH AVENUE	BESIDE THE CASINO	27 50	
LOT 25 :	47TH ST & 52ND AVE	BEHIND CENTRAL T.V.	19 00	
LOT 26 :	4815 - 47TH AVENUE	BESIDE RED DEER DAYCARE	30 00	
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LOT 30 :	51ST AVE & 52ND ST.	BEHIND TURBO / BOWLADROME	27 50	2 25
LOT 31 :	4921 - 55TH STREET	ACROSS FROM THE GREEN APPLE	20 00	
LOT 32 :	4822 - 52 STREET	BY FLETCHER'S PRINTING	35 00	
LOT 33 :	48TH ST & 48TH AVE	BY ASSOCIATE CLINIC	30 00	2 00

MONTHLY RATES SUBJECT TO GST.

\*PREPAID RATE

Commissioners' Comments

Technically speaking, Mr. Haldane is correct that our lease rate for the stalls in question is above the rate for others which might be considered comparable - such as those behind the Parsons Clinic. As pointed out by the Bylaws & Inspections Manager, our current policy allows for us to charge at a rate higher than current private rates for premium locations, given the fact that we are not in the competitive business of providing lease parking and are only dealing with the disposal of some residual properties.

For these reasons, we concur with the recommendation of the Bylaws & Inspections Manager. An alternate would be to move the rate to the \$35.00 rate which is comparable to the lot behind the Parsons Clinic. We would then have to offer the same rate to Century 21 who are currently leasing the other eight stalls in the area.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner

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
- PARKING ADMINISTRATOR, D. KUTINSKY

*\*\*NOTE:: It may be possible that this can be resolved administratively but we are circulating it for comments in the event it has to go to Council.*

FROM:

CITY CLERK

RE: KNOX PRESBYTERIAN CHURCH - Lease of Parking Stalls

Please submit comments on the attached to this office by NOV 15

for the Council Agenda of NOV 22

  
 C. SEVCIK  
 City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 2, 1993

Haldane Appraisals Co. Ltd.  
2nd Floor, 4920 Gaetz Avenue  
Red Deer, Alberta  
T4N 4A8

Att: Mr. William J. Haldane

Dear Sir:

**RE: KNOX PRESBYTERIAN CHURCH - INCREASE IN PARKING RATES**

---

I wish to acknowledge with thanks your letter of November 1, 1993, concerning the increase in parking rates that have been applied to the Knox Presbyterian Church located at #4718 Ross Street, Red Deer, Alberta.

It may be possible that your concern might be resolved administratively, however, we have circulated same for comment in the event it has to go to Council for resolution. In the event it is necessary to refer the matter to Council, the item would appear on the November 22, 1993 agenda.

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

Sincerely,



C. SEVCIK  
City Clerk

CS/clr

*a delight  
to discover!*

**DATE: NOVEMBER 23, 1993**

**TO: BYLAWS AND INSPECTIONS MANAGER**

**FROM: CITY CLERK**

**RE: PARKING STALL RATES -  
PARKING LOT ADJACENT KNOX PRESBYTERIAN CHURCH**

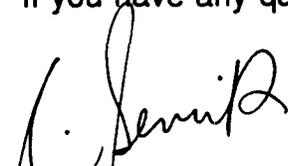
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At the Council meeting of November 22, 1993 the following resolution was passed by Council pertaining to the rates charged for leasing of parking stalls in the lot referred to above:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. William J. Haldane pertaining to the parking rates applied for the lease of parking stalls to the Knox Presbyterian Church, 4718 Ross Street, hereby agrees that the rates in this parking lot be changed back to \$35.00 per stall."

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

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



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Financial Services  
Parking Administrator



# 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

November 23, 1993

Haldane Appraisals Co. Ltd.  
2, 4920 Gaetz Avenue  
Red Deer, Alberta  
T4N 4A8

Att: Mr. William J. Haldane:

Dear Sir:

RE: KNOX PRESBYTERIAN CHURCH - PARKING RATES

---

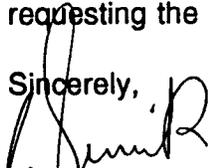
Your letter of November 1, 1993 regarding the increase in parking rates applied to the Knox Presbyterian Church, located at 4718 Ross Street, received consideration at the Council Meeting of November 22, 1993 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. William J. Haldane pertaining to the parking rates applied for the lease of parking stalls to the Knox Presbyterian Church, 4718 Ross Street, hereby agrees that the rates in this parking lot be changed back to \$35.00 per stall."

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

We thank you for your presentation in this instance and by way of a copy of this letter we are requesting the Parking Administrator to adjust the lease rates as per Council's resolution.

Sincerely,



C. SEVCIK  
City Clerk

CS/clr

cc: Director of Financial Services  
Bylaws and Inspections Manager  
Parking Administrator



*a delight  
to discover!*

PETITIONS & DELEGATIONSNO. 1

August 31, 1993

Dear Mrs. Surkan:

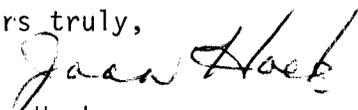
I wrote to you previously on August 23rd, 1993, pertaining to our problem in the Pines Subdivision.

Attached please find a PETITION from residents who dwell SOUTH of the Laneway where the barricade was removed.

I received an excellent response from everyone I approached in the concerned area.

I have also listed several incidents which have occurred in this same area.

Yours truly,

  
 Joan Hoek  
 24 Page Ave.  
 346-1876

- |                  |   |   |
|------------------|---|---|
| 24 Page Ave.     | - | Twice tried to syphon gas tank last fall.<br>two lawn chairs stolen in back yard (one week old)<br>(happened in July/93)<br>Motion light in back installed last fall. |
| 26 Page Ave.     | = | Car window on passenger side smashed.   |
| 34 Page Ave.     | - | Vandalism with truck  |
| 36 Page Ave.     | - | Car broken into - have now installed three<br>motion lights in back yard.   |
| 180 Pameley Ave. | - | Owner away on holidays from Aug.6th. for two<br>weeks. House was broken into while they were<br>away and everything stolen that the thieves<br>could carry.           |

PETITION

THIS PETITION IS BEING COMPILED WITH REGARD TO THE BARRICADE THAT WAS REMOVED AT THE "SOUTH" END OF THE LANEWAY BEHIND PAGE AVENUE IN THE PINES SUBDIVISION.

THE UNDERSIGNED ARE REQUESTING THAT THIS BARRICADE BE INSTALLED AGAIN DUE TO THE FOLLOWING REASONS.

1. TRAFFIC HAS INCREASED TO A HIGH LEVEL, DAY & NIGHT.
2. NOISE LEVEL HAS ALSO INCREASED, ESPECIALLY AT NIGHT.
3. THERE HAVE BEEN SEVERAL CASES OF THEFT AND VANDALISM SINCE THE LANEWAY WAS OPENED.
4. CONDITION OF LANEWAY IS DEPLORABLE IN THIS AREA, LACK OF GRAVEL, LOTS OF POTHoles, DUE MAINLY TO INCREASE IN TRAFFIC.

THESE SIGNATURES ARE FROM RESIDENTS "SOUTH" OF THE BARRICADE ONLY AS THESE ARE THE PEOPLE CONCERNED WITH THE ABOVE.

Joan Haack  
24 Page Ave.

Lot 16, Block 7, Plan 7520506

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NO.</u>
Joan Haack	24 Page Ave	346-1876
Grace Maetche	22 Page Ave	342-6809
Edith Carl	20 Page Ave	343-3598
Shelby Campbell	20 Page Ave	346-0735
Myrtle	18 PAGE AVE	346-7875
Wm. Emsley Jr.	47 Phelan Close	346-0942
Eleanor Lewis	47 Phelan Close	346-0342
V KOENIG	55 PHELAN CL	3478524
DAVE WILSON	65 PHELAN CROSS.	343-0687

- 2 -

NAME	ADDRESS	PHONE No.
Joan Howell	26 Page Ave	341-5084
Phil Bana	28 PAGE AVE.	342-7395
Anthony (TUCK)	180 Pamela Ave	342-4026
Larry [unclear]	172 Pamela Ave	342-2155
Deanna [unclear]	160 Pamela Ave	346-7364
[unclear]	156 PAMELY AVE	346-1793
Debbie Mosser	34 Page Ave.	346-7018
Linda Pelzer	36 Page Ave.	342-1259

August 23/93

Dear Mrs. Surban:—

I am writing to voice a complaint with reference to our back lane on Page Ave in the Pines Subdivision.

I have lived at 24 Page Ave for 4 years now with no problems re: theft or vandalism.

Up until last Spring there were two barricades on this particular lane way, so it was just used by residents living on Page Ave.

Last Spring the barricade on the South end was removed and the problems started.

My son and I park at the back of the house.

1. Last summer, someone tried to siphon gas from my car, they failed in their efforts, but luckily left my gas tank cover on the truck lid.

- 2 -

2. Also, around the same time, an attempt was made to also syphon gas from my sons car.
3. The lady next door to me at 26 Page Ave (Joan Howell 341-5084, had her front window smashed on her car on the passenger side. This happened in Jan/93.
4. Last Thursday night, 2 brand new garden chairs (one week old) were stolen from my back yard.

Early last summer I had a motion light installed in the back yard, but apparently this hasnt deterred anyone.

The dust in the laneway is terrible now due to the heavy traffic as so many cars are using the laneway how to dodge lights on Gasty Ave. Plus the traffic continues at all hours of the night and as the bedrooms are at the back of the house, it's very disturbing.

-3-

The condition of the laneway up to where this first barricade was, is very bad. Lots of potholes and lack of gravel due to excessive traffic on this particular section of road.

I would greatly appreciate any assistance you could give me in this regard.

Yours truly,

Joan Hoek  
24 Page Ave  
Red Deer  
T4P 1J8  
346-1876

Lot 16A  
Block 7  
Plan 7520506

November 15, 1993

Mr. Charles Sevcik, City Clerk  
 The City of Red Deer  
 P. O. Box 5008  
 Red Deer, Alberta T4N 3T4

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	2:50
DATE	Nov. 16/93
BY	ds

Dear Mr. Sevcik,

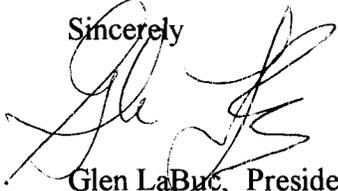
Further to our conversation, please find enclosed a copy of the survey that was conducted amongst those residents that the Pines Community Association deemed to be effected by the closure of the lane adjacent to Lot 78, Block 7, Plan 752-0506 and Lot 75, Block 7, Plan 752-0506 in the Pines Subdivision in the vicinity of Phelan Crescent.

As you are aware, this issue was turned over to the Pines Community Association to be settled and it is the opinion of the Association, based on the results of the survey, that the barrier be *re-installed* with the goal to leave said barrier left in place *for good*. At a time when the City budgets and restraint are of concern to all citizens, the costs of continually installing and removing these barriers is both an inconvenience, as well as a waste of money. With the barrier in use again, the need for lane grading and gravel should be reduced or eliminated.

I am concerned that this permanent closure will result in increased and illegal use of the "bus only" route at the west end of Page Avenue. I personally have witnessed vehicles using this area as both an entrance and exit to the Pines and we would request that the R.C.M.P. be made aware of the proposed closure and our concerns, and enforce the "bus only" exit.

Once again, the Pines Community Association respectfully requests that the Red Deer City Council considers, and approves, our request to re-install the aforementioned barrier. I look forward to your reply to this letter.

Sincerely



Glen LaBuc, President  
 Pines Community Association  
 Home: 340-1126 Bus.: 343-7030

Enclosure

## Pines Community Association Survey

**Are you in favor of re-installing said barrier in an effort to discourage lane short-cutting?** Survey to reach a consensus on replacing a lane barrier in the lane adjacent to Lot 78, Block 7 and Lot 75, Block 7 regarding Barrier #3. (Please see attached.)

The Pines Community Association has requested that those who would be affected be surveyed. These areas are residents of: 1) South side of Page Avenue to Pameley Avenue; 2) Pameley Avenue from #180 to #156; 3) North side of Patterson Crescent up to, and including, Lions Seniors Center, and; 4) Phelan Crescent.

NAME	ADDRESS	PHONE NO.	REPLACE		SIGNATURE (Over Age 18)
			YES	NO	
Linda Robertson	78 Page Ave.	343-1984	Yes		L. Robertson
Shelley Hey	76 Page Ave	346-7602	✓		Shelley Hey
Quamey Montgomerie	72 PAGE AVE	340-3544	NO		
Eric Poulin	68 page ave	346-9857	YES		Eric Poulin
Tracy NEAMAN	64 Page AVE	347-7838	YES		Tracy Neaman
Mana van Os Mc Grath	60 Page Ave	347-9864	yes		Mani van Os
Linda Thetrault	58 Page Ave	341-4737	yes		L. Thetrault
Brenda Lane	56 Page AVE	346-2377	yes		Brenda Lane
Karen O'Connell	54 Page Ave	342-5288	No		Karen O'Connell
DWIGHT DIEHL	52 PAGE AVE	346-0358	YES		D. Diehl
Donald Ottosen	48 Page Ave.	347-4843	Yes		Donald Ottosen
Bill Engbers	46 " "	342-7632	yes		Bill Engbers
ROBERT CHL HAUSER	44 Page Ave	342-5112	Yes		Robert Chl Hauser
RICHARD STOYBERG	42 PAGE AVE	342-0405	YES		R. Stoyberg
Terry Cngpiel	40 Page Avenue	347-9214	YES		Terry Cngpiel
Mark Berlinsue He	34 Page Ave	346-7019	yes		Mark Berlinsue He
ANNE WALKER	32 Page AVE	341-5153	YES		Anne Walker





Votes

- REPLACE BARRICADE

- 33

- 7

YES

NO

no

commitment

- 4

44

Mr. Ed. Smith @ 59 Phelan Lane - would be willing to attend any Assoc. Meetings re: the replacing of barricade.

His Mobile Home borders the Laneway and he has lots of problems with this manner - 65 Phelan Lane. - His young son is chronically ill and as his bedroom borders this laneway, the increased noise and traffic is very disturbing for him.

To my knowledge 7 people in 4 households requested that the barricade be removed.

DATE: September 28, 1993  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **PETITION - BARRICADE IN LANE WEST OF PAGE AVENUE  
PINES SUBDIVISION**

---

The attached drawing shows the three barricades behind Phelan Crescent. In October 9, 1991, the President of the Pines Community Association (Mr. Guy Gibson), verbally indicated that the Association wanted to have barrier number 3 removed. He was advised that the barriers were installed under Council Resolution and, therefore, could only be removed upon authorization of the Mayor and/or City Council.

The background to the barrier installations is summarized as follows:

1. Barricade 1 was installed December 1980. The barricade was requested by the resident of 3 Phelan Close, to stop lane shortcutting. A petition was signed by all but two residents of Phelan Close.
2. Barricade 2 was installed November 1981. The barricade was requested by the Pines Community Association in conjunction with the barriers installed at the north end of Page Avenue. The purpose was to discourage lane shortcutting.
3. Barricade 3 was installed July 1982. The barrier was requested by the Pines Community Association to discourage shortcutting lane traffic. This barrier was not supported by the Engineering Department due to the extremely long driving distance (4500 feet) that would result for some residents to drive from their front to rear yard.

On October 15, 1991, City Council considered the request to remove barrier 3 and passed the following resolution:

"RESOLVED that Council of The City of Red Deer hereby agrees that the barricade in the lane adjacent to Lot 78, Block 7, Plan 752-0506 and Lot 75, Block 7, Plan 752-0506 in the Pines Subdivision in the vicinity of Phelan Crescent, be removed."

City Clerk  
Page 2  
September 28, 1993

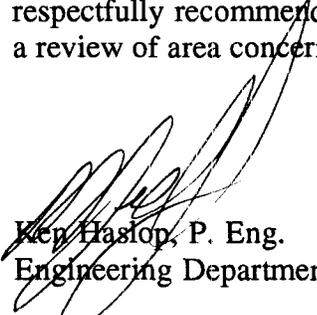
The attached correspondence shows that the barrier was removed October 28, 1991. Subsequently, we received four phone calls within the next few days expressing concern over the removal.

During a field inspection on September 8, 1993, it was noted that the laneway is well travelled as evidenced by the spread of gravel onto the paved streets at the entrance and exits, the amount of dust accumulated on adjacent fences and trees, and the presence of a large number of potholes. Although traffic count information is not available, four vehicles used the lane during the five minute inspection. One came from the north end of Page Avenue where barriers prevent normal access to the subdivision, one came from the middle of Page Avenue just north of Pameley Avenue, and one entered from Phelan Crescent and parked in the lane. The origin of the fourth vehicle is unknown, but likely came from an area rear lot or garage.

Factors contributing to additional traffic using these laneways are the barriers installed at the north end of Page Avenue that prohibit normal subdivision access and the lack of a traffic signal on Gaetz Avenue at 71 Street. We noted at a recent Engineering Department display at the Westerner, the lack of a traffic signal at this location was one of the top concerns expressed by the public.

### **RECOMMENDATION**

In view of further action affecting and raising concern of other area residents, we would respectfully recommend that Council defer the petition to the Pines Community Association for a review of area concerns to decide if there is a solution that the whole community can live with.



Ken Haslop, P. Eng.  
Engineering Department Manager

KGH/emg

Att.

c.c. Director of Community Services

c.c. Fire Chief

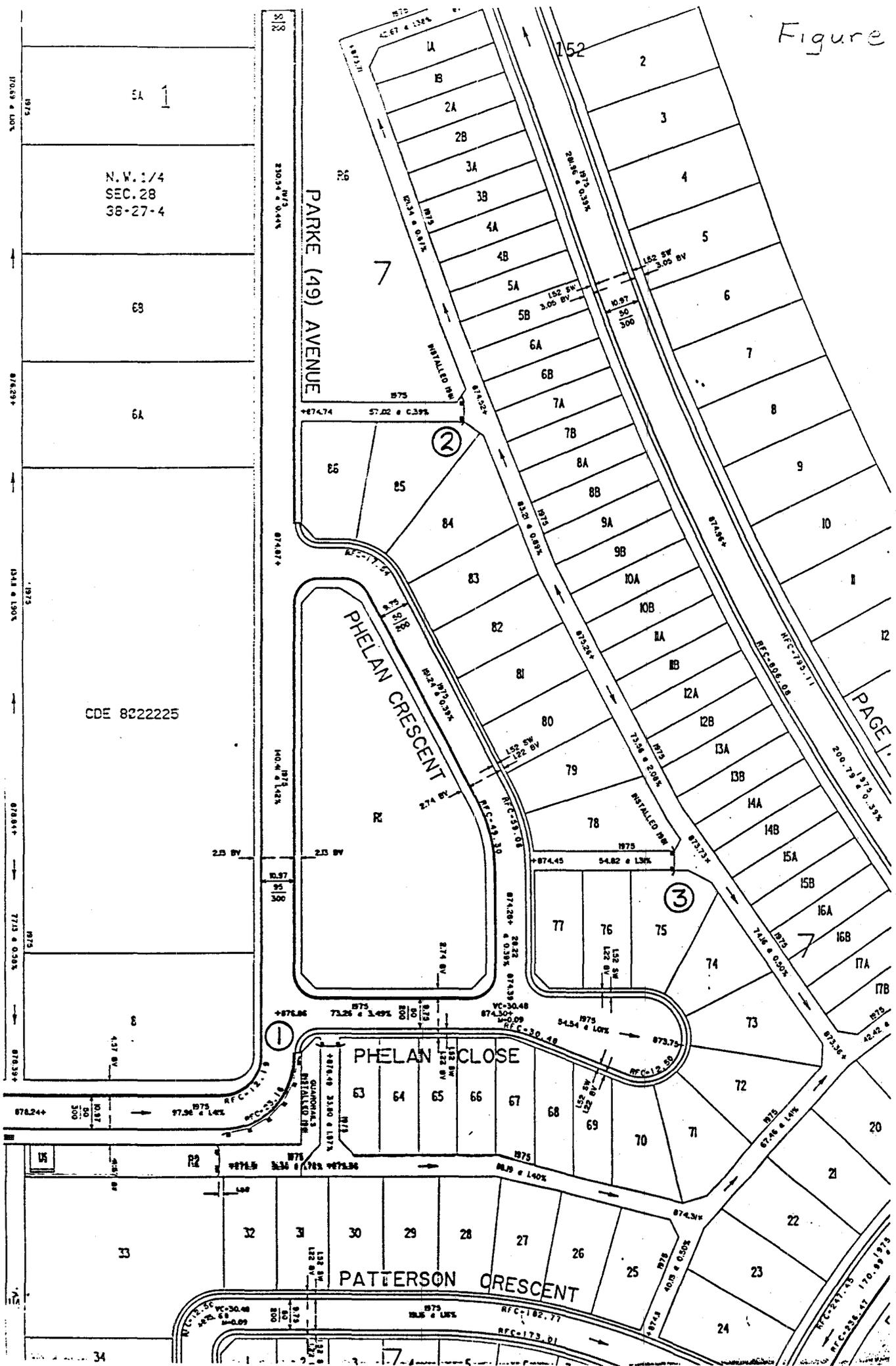
c.c. Public Works Manager

c.c. RCMP Inspector

c.c. Principal Planner

c.c. Transit Manager

Figure 1



**DATE:** September 10, 1993  
**TO:** City Clerk  
**FROM:** Public Works Manager  
**RE: PETITION - BARRICADE IN LANE BEHIND PAGE AVENUE**

---

The Engineering Department will comment on the history and traffic related concerns related to the lane and the barriers.

We received one complaint about this lane, on April 5. This was before we had done our regular spring grading. The lane was graded on April 16, 1993 as part of our regular spring grading.

Upon receiving the letter from Joan Hoek, we inspected the lane again. The condition warranted grading and this was done September 9, 1993.

**RECOMMENDATION**

Submitted for the information of Council.



Gordon Stewart, P. Eng.  
Public Works Manager

/blm

c Director of Community Services  
Director of Engineering Services  
Fire Chief  
R.C.M.P. Inspector  
Principal Planner



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

154

Security Classification / Designation  
Classification / Désignation sécuritaire

September 2, 1993

Your file      Votre référence

.

The City of Red Deer  
Mayor & Commissioner's Office  
4914 - 48th Avenue  
Red Deer, Alberta  
T4N 3T4

Our file      Notre référence

ATTENTION: Mary McGARRY

Dear Ms. McGARRY:

RE: LETTER FROM JOAN HOEK

---

Our office has looked into the above noted area of concern. I agree with Mrs. HOEK's comments on the heavy traffic generated in the alleyway. It is obvious that this part of the alley bears considerably more traffic than the other adjoining alleyways in the same locale.

This alley is obviously being used as a short cut by a good number of vehicles to enter and exit the area. Because of the extended distance of this alley, I have no doubt that the speeds of vehicles is high.

I understand that a barricade had been erected before and this certainly helped reroute or distribute traffic more evenly to other exits.

My recommendation would be to re-establish the barricades.

Yours truly,

(R.L. BEATON) Insp.  
O i/c Red Deer City Detachment

/ls

Red Deer City Detachment  
Bag 5033  
Red Deer, Alberta  
T4N 6A1

Canada

DATE: September 9, 1993

TO: City Clerk

FROM: Fire Chief

RE: PETITION - BARRICADE IN LANE BEHIND PAGE AVENUE

The Fire Department does not favour the closure of lanes or streets as it affects emergency operations should primary accesses be blocked due to traffic or street and utility repairs.

A handwritten signature in black ink, appearing to read "R. Oscroft". The signature is written in a cursive style with a prominent initial "R" and a stylized "O".

R. Oscroft  
Fire Chief

RO/dd



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

**M E M O R A N D U M**

**DATE:** September 14, 1993

**TO:** Charles Sevcik, City Clerk  
City of Red Deer

**CC:** Director, Community Services  
Fire Chief  
Director, Engineering Services  
RCMP Inspector  
Transit Manager  
Public Works Manager

**FROM:** Frank Wong, Planning Assistant

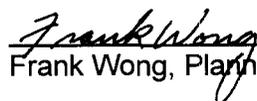
**SUBJECT:** PETITION - BARRICADE IN LANE BEHIND PAGE AVENUE

The petitioners, residents in the vicinity of Page Avenue, Pameley Avenue and Phelan Crescent are requesting that the City reinstall the barricade that was removed on October 28, 1991. They cite that since the barrier was removed, there was an increase in traffic, increase in noise, several cases of theft and vandalism, and the laneway has deteriorated since then.

The removal of the subject barricade was the result of a request from the Pines Community Association. This group of petitioners should try to express their concerns to their Community Association to see if they can work out a compromise.

Recommendation

Our recommendation is similar to that of the Engineering Department's. The petitioners should work with the Pines Community Association to develop a compromise.

  
Frank Wong, Planning Assistant

MUNICIPALITIES WITHIN COMMISSION AREA

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

**DATE:** September 9, 1993

**TO:** Charlie Sevcik  
City Clerk

**FROM:** Craig Curtis, Director  
Community Services Division

**RE:** Petition: Barricade in Lane Behind Page Avenue  
Your memo dated September 7, 1993 refers.

---

I have discussed this item with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

:dmg

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

Commissioners' Comments

We concur with the recommendations of the Pines Community Association and recommend that the barrier be replaced.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 21, 1993

Mr. Guy Gibson  
 President  
 Pines Community Association  
 20 Parsons Close  
 Red Deer, Alberta  
 T4P 2C8

342-7871

New President is: Glen LaBuc  
 340-1126 res 164 Pamela Ave.  
 • info from Joan Hoek Nov. 15 '93  
 • she says we should be hearing from the Assoc.  
 in near future.

No answer Nov. 10 '93

Dear Sir:

**RE: PETITION - BARRICADE IN LANE WEST OF PAGE AVENUE /  
 PINES SUBDIVISION**

I am enclosing herewith correspondence from Joan Hoek and a Petition from residents who dwell South of the laneway where the barricade was removed.

We have circulated this Petition to the various relevant City Departments and upon receipt of their comments, it was felt that this matter should be referred to the Pines Community Association prior to the matter being placed on a Council agenda. In this regard I am also enclosing herewith for your information, all of the Administrative Comments received thus far. We would appreciate receiving comments from the Pines Community Association for consideration on a future Council agenda and in this regard, I would advise that the next Council Meetings in October are the 12th and the 25th. The deadline for said Council Meetings is October the 4th and 18th, respectively.

... / 2



*a delight  
 to discover!*

Mr. Guy Gibson  
Page 2

Trusting you will give this matter due consideration and that we will receive your comments as soon as possible so that the matter might be referred to Council.

Sincerely,

C. SEVCIK  
City Clerk

CS/clr  
Encls.

cc: Joan Hoek  
24 Page Avenue  
Red Deer, Alberta  
T4P 1J8

Report Revised

230-030

DATE: September 10, 1993  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **PETITION - BARRICADE IN LANE WEST OF PAGE AVENUE  
PINES SUBDIVISION**

---

The attached report prepared October 9, 1991 by the Engineering Department summarizes the events leading to barrier placement on the lanes surrounding Phelan Crescent.

The attached Resolution of Council dated October 15, 1991, authorized the removal of barrier #3 which is the item of concern in the current petition. We have attached for the information of Council a plan that shows where the petitioners reside.

The attached correspondence shows that the barrier was removed October 28, 1991. Subsequently we received four phone calls within the next few days expressing concern over the removal.

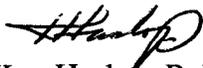
During a field inspection on September 8, 1993, it was noted that the laneway is well travelled as evidenced by the spread of gravel onto the paved streets at the entrance and exits, the amount of dust accumulated on adjacent fences and trees, and the presence of significant potholes. Although traffic count information is not available, four vehicles used the lane during the five minute inspection. One came from the north end of Page Avenue where barriers prevent normal access to the subdivision, one came from the middle of Page Avenue just north of Pameley Avenue, and one entered from Phelan Crescent and parked in the lane. The origin of the fourth vehicle is unknown, but likely came from an area rear lot or garage.

Factors contributing to additional traffic using these laneways are the barriers installed on Page Avenue at the north end that prohibit normal access and the lack of a traffic signal on Gaetz Avenue at 71 Street. We noted at the recent Engineering Department display at the Westerner, the lack of a traffic signal at this location was one of the top concerns expressed by the public.

City Clerk  
Page 2  
September 10, 1993

RECOMMENDATION

In view of further action affecting and raising concern of other area residents, we would respectfully recommend that Council defer the petition to the Pines Community Association for a review of area concerns to decide if there is a solution that the whole community can live with.



Ken Haslop, P. Eng.  
Engineering Department Manager

KGH/emg

- c.c. Director of Community Services
- c.c. Fire Chief
- c.c. Public Works Manager
- c.c. RCMP Inspector
- c.c. Principal Planner
- c.c. Transit Manager



OCT 29 1991

CITY OF RED DEER  
RECEIVED

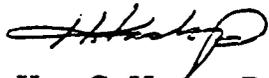
OCT 25 1991

PUBLIC WORKS DEPT.

DATE: October 24, 1991  
TO: Public Works Manager  
FROM: Engineering Department Manager  
RE: PHELAN CRESCENT BACK LANE BARRICADES  
BARRICADE NO. 3

---

Attached is a copy of a plan indicating barricade 3 and a copy of the Council resolution for the removal of same. Please proceed to have this barricade removed as soon as possible.



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

/emg  
Att.



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

October 16, 1991

007 18 1991

Guy Gibson, President  
Pines Community Association  
20 Parsons Close  
RED DEER, Alberta  
T4P 2C8

Dear Sir:

At the meeting of Council of The City of Red Deer on October 15, 1991, consideration was given to your request for the removal of the barricade located in the lane in the vicinity of Phelan Close and Phelan Crescent.

At the above noted meeting, Council passed the following resolution in accordance with your request.

"RESOLVED that Council of The City of Red Deer hereby agrees that the barricade in the lane adjacent to Lot 78, Block 7, Plan 752-0506 and Lot 75, Block 7, Plan 752-0506 in the Pines Subdivision in the vicinity of Phelan Crescent, be removed."

The decision of Council in this instance is submitted for your information. This office will be notifying the Engineering Department to remove said barricade at their earliest convenience.

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

Sincerely,



KELLY KLOSS  
Acting City Clerk

KK/jt

c.c. Director of Engineering Services



*a delight  
to discover!*

DATE: October 9, 1991  
TO: Mayor  
FROM: Engineering Department Manager  
RE: PHELAN CRESCENT BACK LANE BARRICADES

---

The attached drawing shows the three barricades behind Phelan Crescent. Guy Gibson, President of the Pines Community Association previously phoned in a request for the removal of barricade number 3. He indicated the Pines Community Association wanted the barricade removed discretely such that no one other than the adjacent residents would know about it. He was advised that these barricades were installed under Council resolution and can only be removed with the authorization of the Mayor and/or City Council.

The background for the installation of the three barricades is as follows:

1. Barricade 1 was installed in December 1980. The barricade was requested by a resident of 3 Phelan Close, to stop back lane bypass traffic. A petition for this barricade was signed by all but two residents around Phelan Close.
2. Barricade 2 was installed in November 1981, in conjunction with the Page Avenue road closure. The barricade was requested by the Pines Community Association. Residents adjacent to this section of the back lane complained about shortcutting traffic at that time.
3. Barricade 3 was installed in July 1982. The barricade was requested by the Pines Community Association. Phelan Close and Phelan Crescent residents wanted the barricade installed to eliminate shortcutting traffic, despite an Engineering Department report indicating the barricade will result in a 4500 ft driving distance between the residents' front and back yards.

We would recommend all barricades to be left as is, unless the Pines Community Association formally requests barricade changes. If the Mayor or City Council wish any of the barricades to be removed, this can be done within two weeks notice at a cost of approximately \$500.

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

RBH/emg  
Att.

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
- 

*John Ferguson*  
~~\_\_\_\_\_~~

• I advised Paul  
Doerk 93.09.21

FROM: CITY CLERK

RE: PETITION - Barricade in lane behind  
Page Avenue

Please submit comments on the attached to this office by SEP 20/93

for the Council Agenda of SEP 27/93

*C. Sevcik*  
C. SEVCIK  
City Clerk

## MEMORANDUM

**DATE:** August 30, 1993

**TO:**

- Bryon Jeffers, Director of Engineering
- Inspector Beaton, Officer in Charge  
Red Deer City Detachment

**FROM:** Mary McGarry  
Mayor and Commissioner's Office

**RE:** Letter from Joan Hoek

---

We would appreciate receiving your comments on the attached letter so that we may respond to Mrs. Hoek.

May we have your comments by September 10.

Thank you.

*Mary*

2/12  
C. 110



August 27, 1993

Mrs. Joan Hoek  
24 Page Avenue  
Red Deer, Alberta  
T4P 1J8

Dear Mrs. Hoek:

Thank you for your letter of August 23, 1993, which we received today.

The Mayor is away from the office today so I have sent your letter to the appropriate City departments for review and comment.

I appreciate your concern and that you took the time to write us. A letter from the Mayor will be sent to you once all the comments surrounding this issue have come to her attention.

Sincerely,

A handwritten signature in cursive script that reads "Mary McGarry".

MARY McGARRY  
Administrative Assistant  
Mayor and Commissioner's Office

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 7, 1993

Mrs. Joan Hoek  
24 Page Avenue  
Red Deer, Alberta  
T4P 1J8

Dear Mrs. Hoek:

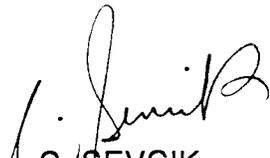
**RE: PETITION - BARRICADE IN LANE BEHIND PAGE AVENUE**

Thank you for your letter in regard to the above. I would advise that this matter will be presented to Red Deer City Council at its meeting on September 27, 1993.

In the event you wish to be present, please call this office on Friday prior to the said meeting to determine a suitable time.

Trusting you will find this satisfactory.

Sincerely,

  
C SEVCIK  
City Clerk

CS/clr

*a delight  
to discover!*



# 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

November 23, 1993

Mrs. Joan Hoek  
24 Page Avenue  
Red Deer, Alberta  
T4P 1J8

Dear Mrs. Hoek:

RE: PETITION - BARRICADE IN LANE WEST OF PAGE AVENUE  
ADJACENT LOTS 78 & 75, BLOCK 7, PLAN 752-0506

I would advise that your letter and petition requesting that Council reinstall the barricade referred to above, received consideration at the Council Meeting of November 22, 1993.

At the aforesaid meeting, Council passed the following motion denying your request:

"RESOLVED that Council of The City of Red Deer hereby agrees that the lane barricade adjacent Lots 78 and 75, Block 7, Plan 752-0506, West of Page Avenue in the Pines subdivision, be not reinstalled."

It would appear that some of the reasons for not supporting your request are as follows:

1. The installation of the barricade results in an extremely long distance for some residents to drive from their front to rear yard;
2. The placement of the barricade, while appearing to correct a problem for some residents, creates problems for other residents;

... / 2



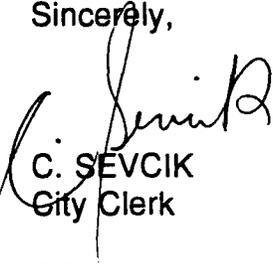
*a delight  
to discover!*

Mrs. Joan Hoek  
Page 2  
November 23, 1993

3. The acts of vandalism and theft appear to be more of an enforcement problem with little relevance to the existence of a barricade. This aspect, however, is being referred to the R.C.M.P. for their attention.

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

Sincerely,



C. SEVCIK  
City Clerk

CS/clr

cc: City Commissioners  
Director of Engineering Services  
Director of Community Services  
Public Works Manager  
Fire Chief  
Principal Planner  
Insp. Beaton

Pines Community Association  
c/o Mr. Glen LaBuc  
164 Pameley Avenue  
Red Deer, Alberta  
T4P 1J2

**BYLAW NO. 2800/B-93**

Being a Bylaw to amend Bylaw No. 2800/82, the Traffic Bylaw of The City of Red Deer.

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

That Bylaw 2800/82 be amended as follows:

- 1 Schedule A by deleting Sections 1, 2, and 9 under the heading, "Avenues" and substituting therefor the following:
  - "1 30 Avenue from 150 metres north of 61 Street to 800 metres south of 32 Street."
  - "2 40 Avenue from 32 Street to 50 metres south of Alton Street."
  - "9 Taylor Drive, from 67 Street to 200 metres south of 43 Street."
- 2 Schedule A by deleting Section 1 under the heading, "Streets".
- 3 Schedule A, Sections 6 and 8 under the heading, "Avenues" by deleting "64 Avenue" and substituting therefor "Taylor Drive".
- 4 Schedule A by deleting Section 3 under the heading, "Streets" and substituting therefor "55 Street, from 30 Avenue to 400 metres west of 20 Avenue".
- 5 Schedule B by adding the following under the heading, "Avenues":
  - "1 30 Avenue from 800 metres south of 32 Street to the South City Limit."
- 6 Schedule B by adding the following under the heading, "Streets":
  - "2 39 Street from 800 west of 20 Avenue to East City Limit.
  - 3 19 Street from 40 Avenue to 800 metres east of 40 Avenue."
- 7 Schedule B by deleting Section 1 under the heading, "Streets" and substituting therefor "55 Street (Highway 11), from 20 Avenue to 400 metres west of 20 Avenue".

8 Schedule Q by deleting Section 2 under the heading, "Avenues" and substituting therefor the following:

"2 Taylor Drive from 200 metres south of 43 Street to the South City Limit."

9 Schedule Q by adding the following under the heading, "Avenues":

"4 40 Avenue from 50 metres south of Alton Street to the South City Limit."

10 Schedule Q by adding the following under the heading, "Streets":

"3 19 Street from the West City limit to 40 Avenue."

11 By adding a new Schedule S as attached hereto.

12 By adding the following in Part 1 under the heading, "Speed":

"SPEED LIMIT RE: SCHEDULE "S"

11.4 No person shall drive a vehicle in excess of 100 kilometres per hour on any highway referred to in Schedule "S" annexed hereto and made part of this bylaw."

13 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

**SCHEDULE S**

100 km/h

Referred to in Part 1

**STREETS**

- 1 19 Street from 800 east of 40 Avenue to the East City Limit.

DATE: November 23, 1993  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

---

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

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, NOVEMBER 22, 1993,  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Regular Meeting of November 8, 1993.

**DECISION - MINUTES CONFIRMED**

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Land and Economic Development Manager - Re: Applications to Purchase Sites B & C - Former Railway Lands . . . 1

**DECISION - APPROVED PURCHASE**

- 2) Director of Community Services - Re: Central Alberta Slo-Pitch Association: Lease of a Portion of Edgar Athletic Park/Request for Extension of Deadline for Completion of Lease

**DECISION - APPROVED REQUEST . . . 5**

- 3) Director of Community Services - Re: Towne Centre/Christmas Decoration Program . . . 9

**DECISION - APPROVED PROGRAM**

- 4) City Clerk - Re: Alderman Volk/Notice of Motion: Christmas Light Competition . . . 15

**DECISION - WITHDRAWN**

- 5) Recreation, Parks & Culture Board - Re: Grants to Community Service Organizations/Revised Council Policy 420 . . . 16

**DECISION - APPROVED REVISED POLICY**

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: East Hill Area Structure Plan Amendment/Bylaw 3075/B-93 Public Elementary School Site . . . 23

- 2) City Clerk - Re: Land Use Bylaw Amendment 2672/R-93/elimination of several exceptions . . . 25

(4) **REPORTS**

- 1) Engineering Department Manager - Re: Speed Study for Annexed Roadways/Traffic Bylaw Amendment 2800/B-93 . . . 31

**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 2) Director of Community Services - Re: Claim Process/Distribution of Funds: F.C.S.S. Funded Agencies/Revised Council Policy 915 . . . 37

**DECISION - APPROVED REVISED POLICY**

- 3) Land and Economic Development Manager - Re: Request to Lease from Mr. W. Pickard/Lot 26 PUL, Block 8, Plan 912-3122 (Doran Crescent) 42

**DECISION - APPROVED LEASE**

- 4) Land and Economic Development Manager - Re: Application to Purchase/Lot 33, Block 3, Plan 902=3044, Riverside Light Industrial/Joly Plywood Sales Ltd. (Windsor Plywood) . . 45

**DECISION - APPROVED PURCHASE**

- 5) Engineering Department Manager - Re: Request for Sidewalk Installation/Grandview School . . 49

**DECISION - AGREED TO DEFER TO 1994 BUDGET MEETINGS**

- 6) Land and Economic Development Manager - Re: Architectural Controls/Oriole Park Phase 2A . . 52

**DECISION - APPROVED CONTROLS**

- 7) Director of Community Services - Re: F.C.S.S. Ministerial Review . . 61

**DECISION - ENDORSED F.C.S.S. BOARD'S RESPONSE TO REVIEW**

- 8) Tim Guilbault - Re: Lot Pricing Trends . . 73

**DECISION - RECEIVED AS INFORMATION**

- 9) Director of Community Services - Re: Chiles Development Corporation: Request to Tie Into the City Sewerage System/Development Proposal 76

**DECISION - AGREED NOT TO ALLOW TIE IN VIA THE OLD C.N.R. ALIGNMENT**

(5) **CORRESPONDENCE**

- 1) Pitch-In Alberta - Re: 1994 Pitch-In Week/Financial Support . . 106

**DECISION - APPROVED SUPPORT**

- 2) Harry B. Colquhoun - Re: Request for Refund of Property Tax Penalty 12

**DECISION - DENIED REQUEST**

- 3) Stacey, Lawson Associates Ltd. - Re: Proposed New Transmitter  
Installation at Red Deer, Alberta: The Alberta Channel Inc. . . 116

**DECISION - AGREED TO REQUEST STUDY TO DETERMINE IMPACT ON  
CITY'S RADIO SYSTEM**

- 4) William J. Haldane - Re: Parking Rates/Knox Presbyterian Church/4718  
Ross Street . . 129

**DECISION - AGREED TO RETAIN RATES AT \$35 PER MONTH**

(6) **PETITIONS & DELEGATIONS**

- 1) Residents of the Pines Subdivision - Re: Barricade/South End of Laneway  
behind Page Avenue . . 139

**DECISION - AGREED NOT TO INSTALL BARRICADE**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/R-93 - Re: Land Use Bylaw Amendment/Elimination of Several Exceptions under the Land Use Bylaw - 2nd & 3rd readings . . 25

**DECISION - GIVEN 2ND & 3RD READINGS**

- 2) 2800/B-93 - Re: Traffic Bylaw Amendment/Speed Study for Annexed Roadways - three readings . . 31, 158

**DECISION - 1ST & 2ND READINGS GIVEN**

- 3) 3075/B-93 - Re: East Hill Area Structure Plan Amendment/Inclusion of a Public Elementary School Site in the NE 11-38-27-W4 - 2nd & 3rd readings . . 23

**DECISION - 2ND & 3RD READINGS GIVEN**

**ADDITIONAL AGENDA**

- 1) Principal Planner & Bylaws & Inspections Manager - Re: Location of Liquor Retailing Operations in the City of Red Deer

**DECISION - AGREED TO CONSIDER LIQUOR SALES AS FOLLOWS: PERMITTED IN C1, C1A & C4, DISCRETIONARY IN C2, AND NOT PERMITTED IN C3**

- 2) Mayor Surkan - Re: Province-Wide 911 Emergency System

**DECISION - AGREED TO SUPPORT SUBJECT TO CONCERNS EXPRESSED BY MAYOR SURKAN RELATIVE TO COST DISTRIBUTION AS WELL AS OTHER SALIENT ISSUES**

DATE: November 23, 1993  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

*file*

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SUMMARY OF DECISIONS

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, NOVEMBER 22, 1993,  
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(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: East Hill Area Structure Plan Amendment/Bylaw 3075/B-93 Public Elementary School Site . . . 23
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- 2) 2800/B-93 - Re: Traffic Bylaw Amendment/Speed Study for Annexed Roadways - three readings . . . 31, 158

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- 1) Principal Planner & Bylaws & Inspections Manager - Re: Location of Liquor Retailing Operations in the City of Red Deer

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- 2) Mayor Surkan - Re: Province-Wide 911 Emergency System

**DECISION - AGREED TO SUPPORT SUBJECT TO CONCERNS EXPRESSED BY MAYOR SURKAN RELATIVE TO COST DISTRIBUTION AS WELL AS OTHER SALIENT ISSUES**