

## 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, JULY 23, 1990  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

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2. Committee Appointment.
3. Committee appointment.
4. Legal Opinion.
5. Legal Opinion.

ADDITIONAL AGENDA

FOR THE REGULAR MEETING OF RED DEER CITY  
COUNCIL, TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, JULY 23, 1990, COMMENCING  
AT 4:30 P.M.

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- 1) Minister of Public Works - Re: Grants in Lieu of Taxes.

ADDITIONAL AGENDA #2

FOR THE REGULAR MEETING OF RED DEER CITY  
COUNCIL, TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, JULY 23, 1990, COMMENCING  
AT 4:30 P.M.

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- 1) Fire Department, Fire Station #1 Replacement -  
Architect's Selection.

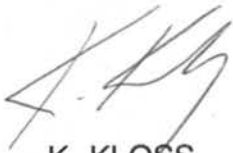
1.  
UNFINISHED BUSINESS

NO. 1  
DATE: July 16, 1990  
TO: City Council  
FROM: Assistant City Clerk  
RE: ROD McWILLIAM - LICENSE TO OCCUPY -  
RETAINING WALL / 78 FLAGSTAFF CLOSE

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As Council will recall, at the Council meeting of June 25, 1990, consideration was given to the above topic, however, same was tabled to the July 23, 1990 Council meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board.

This matter is again presented to Council with the relevant comments attached.



K. KLOSS  
Assistant City Clerk

KK/jt

Att.

June 1, 1990

Re: Rod McWilliam  
78 Flagstaff Close  
1/1/802-2768

THE CITY OF RED DEER	
CIVIL ENGINEERING DEPARTMENT	
RECEIVED	
FILE	11-45
DATE	June 4/90
BY	AP

Members of City Council

Please accept this letter as a request to City Council for a "License to Occupy" 8' onto city easement for the purpose of an existing retaining wall as shown on the attached plan. My property is located at 78 Flagstaff Close and the retaining wall extends onto city right of way.

Due to the fact that it appeared this area would not be used in future, and due to approval from adjacent property owners, I went ahead and built the retaining wall without realizing that I also required a license to occupy from the city of Red Deer. The retaining wall is constructed out of green treated wood and is aesthetically pleasing to the eye. I constructed the retaining wall for the purpose of holding the grade due to the severity of the slope beyond the retaining wall. Also, I wanted to create a yard appearance for my children to play without fear that my children would fall down the slope.

I respectfully request approval from City Council for a License to Occupy.

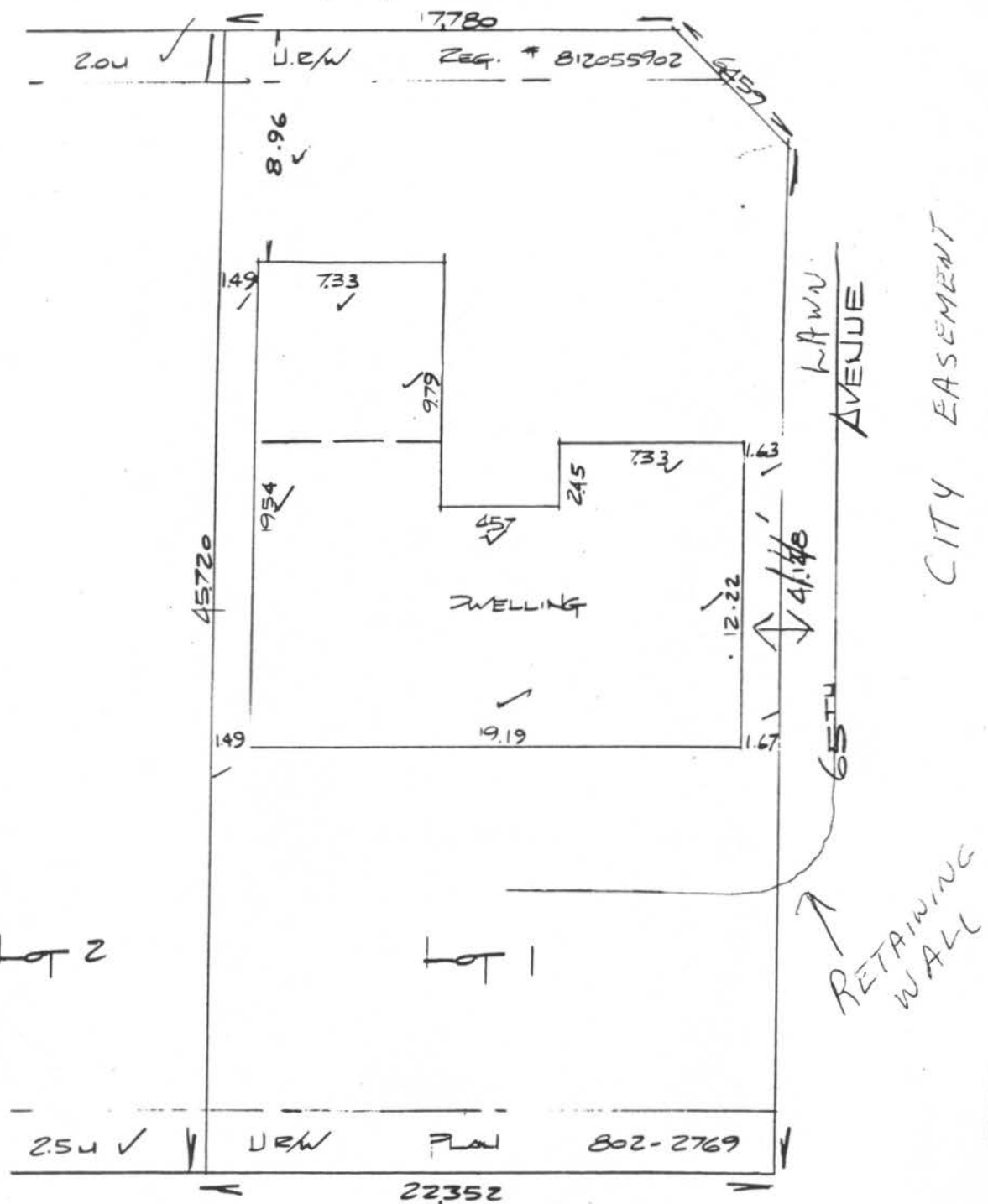
Thank you for your consideration in this matter

Yours truly,



Rod McWilliam

# FLAG STAFF 3. CLOSE



Lot 2

Lot 1

Lot A PLAN 1726 T.R.

R1



BETA SURVEYS LIMITED

Phone : 342-6203

Client File :

Our File : 1578



DATE: July 13, 1990

TO: CITY COUNCIL

FROM: CRAIG CURTIS  
Director of Community Services

RE: ROD McWILLIAM - LICENSE TO OCCUPY/  
RETAINING WALL - 78 FLAGSTAFF CLOSE  
Your memo dated June 4, 1990 refers.

---

1. Rod McWilliam is requesting a license to occupy a portion of Municipal Reserve adjacent to his residence at 78 Flagstaff Close, to accommodate the encroachment of an existing retaining wall. This Municipal Reserve was created to accommodate a future pedestrian trail linkage between this area and Great Chief Park/Bower Ponds. As this site is Municipal Reserve, no encroachment could be permitted and the area would have to be formally disposed of at market value.
2. This issue was considered by City Council at its meeting on June 25, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod McWilliam dated June 1, 1990 re: License to Occupy Request/Retaining Wall/78 Flagstaff Close, hereby agrees that said request be tabled to the July 23, 1990 Council Meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board, and as recommended to Council June 25, 1990."
3. On June 26, 1990, a petition was submitted to the Parks Department signed by twenty-five residents of Flagstaff Close and the new Fairways development. The petition opposes the construction of the pedestrian trail between Flagstaff Close and Great Chief Park, for the following reasons:
  - It is considered that the construction of the trail is unnecessary, as the area is well served by existing paths along Kerry Wood Drive.
  - It is considered that the trail would create an increase in pedestrian traffic which would be an "unjustified invasion of privacy" and a "serious threat to residential and personal security".

City Council  
Page 2  
July 13, 1990  
R. McWilliam/Flagstaff Close

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In view of the above concerns, the Parks Manager recommended that the trail not be constructed at this time, and that a portion of the Municipal Reserve be formally cancelled and sold to Mr. McWilliam for consolidation with his property.

4. This matter was considered by the Recreation, Parks & Culture Board at its meeting on July 10, 1990, when the following resolutions were adopted:

"THAT the Recreation, Parks & Culture Board support and recommend to City Council that a portion of the Municipal Reserve be cancelled for sale purposes, at fair market value, with proceeds from the sale going to the Public Reserve Trust Fund; that the survey and advertising costs be the responsibility of Mr. McWilliam, and that the area of sale be to the satisfaction of the Parks Department.

THAT the petition submitted be received as information and that the Parks Department not proceed with the development of a walkway through the Municipal Reserve at this time, but negotiate an Adopt-A-Park Agreement with the Fairways development for the landscape maintenance of the balance of the reserve parcel."

5. I have discussed this matter further with the Parks, Recreation & Culture and Social Planning Managers. We support the proposal that the trail should not be constructed at this time. However, we consider that the trail may well be required in the future, as it follows a direct pedestrian desire line which was established prior to the development of the Fairways project. We further consider that the trail would primarily serve residents in the area and would not create an invasion of "privacy" or "personal security".

6. **RECOMMENDATION**

I support the comments of the Parks Manager and the Recreation, Parks & Culture Board, and recommend that City Council:

- approve not proceeding with the construction of the proposed trail between Flagstaff Close and Great Chief Park, at this time;

City Council  
Page 3  
July 13, 1990  
R. McWilliam/Flagstaff Close

---

- approve the cancellation of a portion of Lot 3 M.R. and its sale to Mr. McWilliam, at market value, for consolidation with his residential property;
- require the applicant to bear all costs of advertising, subdivision and consolidation.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Jack Engel, Recreation, Parks & Culture Board Chairman

DATE: July 12, 1990  
TO: CITY COUNCIL  
FROM: JACK ENGEL, Chairman  
Recreation, Parks & Culture Board  
RE: LICENCE TO OCCUPY REQUEST/RETAINING WALL  
at 78 Flagstaff Close

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The Recreation, Parks & Culture Board dealt with the request of Mr. McWilliam to lease a portion of the municipal reserve adjacent to 78 Flagstaff Close. The Board also dealt with a petition signed by the residents of Flagstaff Close and the Fairways which indicates their request to not develop a pathway in the respective reserve lot. In view of this petition and the report of the Parks Manager (attached), the Board passed the following resolutions:

1. That the Recreation, Parks & Culture Board support and recommend to City Council that a portion of the municipal reserve be cancelled for sale purposes, at fair market value, with proceeds from the sale going to the public reserve trust fund; that the survey and advertising cost be the responsibility of Mr. McWilliam, and that the area of sale be to the satisfaction of the Parks Department.
2. That the petition submitted be received as information and that the Parks Department not proceed with the development of a walkway through the municipal reserve at this time, but negotiate an Adopt-A-Park Agreement with the Fairways Development for the landscape maintenance of the balance of the reserve parcel.

The above is submitted for City Council's consideration as requested at the June 25, 1990 Council meeting.

*for A. Dunham*  
JACK ENGEL  
:ad

- c. Craig Curtis, Director of Community Services  
Al Knight, City Assessor  
Ken Haslop, Engineering Manager  
Djamshid Rouhi, Sr. Planner, R.D.R.P.C.

DATE: July 4, 1990  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: DON BATCHELOR  
Parks Manager  
RE: FLAGSTAFF CLOSE/FAIRWAYS  
LEASE OF M.R. & WALKWAY

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Mr. R. McWilliam has submitted a request to lease a portion of the municipal reserve adjacent to his residence at 78 Flagstaff Close (see Attachment I) to allow the continued encroachment of an existing retaining wall on the public parkland.

This issue was dealt with at the June 25, 1990 meeting of City Council, at which time the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod McWilliam dated June 1, 1990 re: License to Occupy Request/Retaining Wall/78 Flagstaff Close, hereby agrees that said request be tabled to the July 23, 1990 Council meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board, and as recommended to council June 25, 1990."

On June 26, 1990 the attached petition was delivered to the Parks Department requesting that the proposed shale walkway not be developed in the reserve parcel between the Flagstaff residences and the Fairways residences (see Attachment II). It has been the intent of the Parks Department to install this walkway primarily for the residents of the Flagstaff and Fairways developments for access to Bower Ponds and Great Chief Park. In view of their opposition to the walkway, as outlined in their petition, I would recommend that the reserve lot not be developed as a pedestrian path, and that Mr. McWilliam's request to lease a portion of the municipal reserve be supported. It should be noted that the lease of municipal reserve requires that the "Reserve" designation be removed via a formal process of advertising and registering a plan of survey; these costs should be the responsibility of Mr. McWilliam.

#### RECOMMENDATIONS:

1. That the Recreation, Parks & Culture Board support and recommend to City Council that a portion of the municipal reserve be cancelled for sale purposes, at fair market value, with proceeds from the sale going to the public reserve trust fund; that the survey and advertising cost be the responsibility of Mr. McWilliam, and that the area of sale be to the satisfaction of the Parks Department.

- 
2. That the petition submitted be received as information and that the Parks Department not proceed with the development of a walkway through the municipal reserve at this time, but negotiate an Adopt-A-Park Agreement with the Fairways Development for the landscape maintenance of the balance of the reserve parcel.

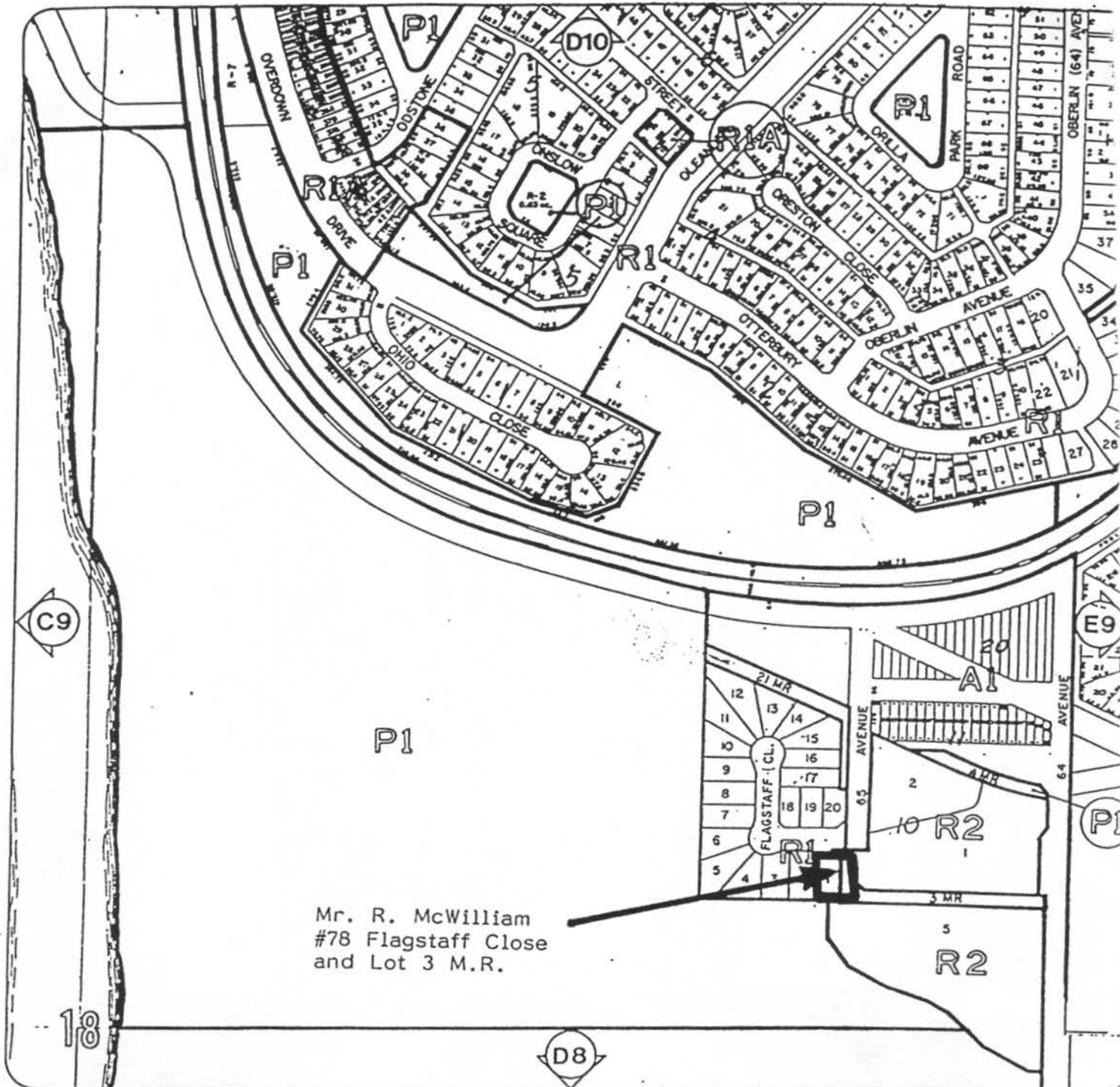
A handwritten signature in black ink, appearing to read 'Don Batchelor', with a long horizontal line extending to the right.

DON BATCHELOR

DB/ad

Atts.

- c. Allan Knight, City Assessor  
Djamshid Rouhi, Sr. Planner, R.D.R.P.C.  
Ken Haslop, Engineering Manager  
Craig Curtis, Director of Community Services



**Revisions :**

2588/L-80 (18/8/80)  
2672/FF-81 (18/1/82)  
2672/I-83 (2/8/83)  
2672/U-86 (15/12/86)  
2672/Q-87 (24/08/87)  
2672/S-88 (01/05/89)  
2672/K-89 (29/05/89)

2672 / N-89 (08/08/89)





## TO THE CITY OF RED DEER:

We, the undersigned residents of 65 Avenue and 49 Street (The Fairways), and Flagstaff Close have been informed that a walking path is to be paved through the middle of our area. Although we know that increasing the city's recreation facilities is a prime civic concern, we strongly urge the council to relocate this particular section of the city's path system so that it does not pass so closely through our neighborhood.

We oppose the proposed location of the path for two reasons:

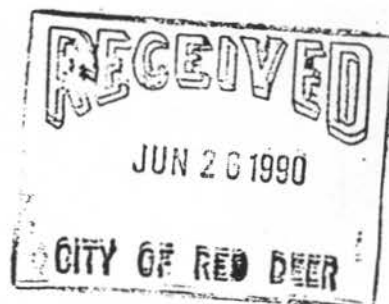
Firstly, we feel that the building of the path is completely unnecessary. We feel that the planned "loop" around the housing developments "The Fairways", and "The Fountains" (Rod Stevens) is neither long enough nor unique enough to warrant its construction. The path's transportation and recreation purposes are already well served by the existing paths south of Kerrywood Drive, a mere 500 yards away.

Our most serious concern involves the inevitable increase in traffic through the path. Because our area is new, such an increase will surely follow the path's construction. The path will lay a mere 9 feet from one of the area's houses. We feel that this is not only an unjustified invasion of privacy, but a serious threat to the residential and personal security that residents in the area have invested so much time and money to obtain. We are not aware of any other residential sections in Red Deer that have path locations which invite these kinds of security concerns.

In summation, we feel that the security problems and decrease in privacy caused by the path greatly outweigh the need for what is really a short and unnecessary "detour" from the existing paths. We urge the council of the City of Red Deer to eliminate this proposed section of the path, or find an alternative location.

sincerely,

the (undersigned) residents of  
65 Avenue and 49 Street and  
Flagstaff Close.



## - PETITION BY ELECTORS

Page \_\_\_\_\_

(Pursuant to the Municipal Government Act)

To: The Mayor and Council at the \_\_\_\_\_ of \_\_\_\_\_, Alberta

The undersigned persons, being electors of the \_\_\_\_\_ of \_\_\_\_\_, Alberta, hereby petition council for:

(\*\*Accurately state purpose and objectives of Petition in this space)

EACH PETITIONER by signing this petition certifies that he (or she) is an elector of the \_\_\_\_\_ of \_\_\_\_\_.

Signature of Petitioner	Printed Name	*** Complete Municipal Address	****Signature of Adult Witness	Printed Name (Witness)
<i>[Signature]</i>	RON MUNRO	#3 4901-65 <sup>th</sup> AVE	<i>[Signature]</i>	J. HOE
<i>[Signature]</i>	M. Murray	#5 4901-65 <sup>th</sup> Ave	<i>[Signature]</i>	J. HOE
<i>[Signature]</i>	J. O'NEIL	#11 4901-65 <sup>th</sup> Ave	<i>[Signature]</i>	J. HOE
<i>[Signature]</i>	MARTY VECNER	#10 4901-65 <sup>th</sup> Ave	<i>[Signature]</i>	J. HOE
<i>[Signature]</i>	J. HOE	#1 4901-65 <sup>th</sup> AVE	<i>[Signature]</i>	b. mcwilliam

5

## NOTES:

\* This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.

\*\* Each page of the petition shall contain an accurate and identical statement of the purpose and objectives of the petition.

\*\*\* In the absence of a municipal address, indicate legal description of property on which petitioner resides.

\*\*\*\* Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of his or her belief, the persons whose signatures they witnessed are electors of the municipality.

Signature	Printed Name	Address	Signature Witness	Printed Writ
Gail Ogilvie	GAIL OGILVIE	50 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Erwin Schried	ERWIN SCHRIED	46 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Jeanette Hoffmann	JEANETTE HOFFMAN	42 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Cheryl M. Seitzinger	CHEYL M. SEITZINGER	30 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Larry Lepore	LARRY LEPORE	14 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Ma Tommy Wong	TAMMY WONG	58 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Ar Harris	AR HARRIS	70 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
C.S. Neave	C.S. NEAVE	74 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
David Trueman	DAVID TRUEMAN	34 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Nettie Harris	NETTIE HARRIS	70 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Kathleen Smith	KATHLEEN SMITH	62 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Scott Smith	SCOTT SMITH	62 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Sharon Smith	SHARON SMITH	62 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Mel Johnson	MEL JOHNSON	38 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Debbie Davis	DEBBIE DAVIS	22 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Dixie Binkins	DIXIE BINKINS	22 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Marie-Claude Gervais	MARIE-CLAUDE GERVAS	118 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Greg + Guy Johnson	JOHNSON	2 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Bev McWilliam	BEV MCWILLIAM	78 FLAGSTAFF CL.	b.m.c.william	b.m.c.william
Rod McWilliam	ROD MCWILLIAM	78 FLAGSTAFF CL.	b.m.c.william	b.m.c.william

DATE: July 16, 1990

TO: City Clerk

FROM: City Assessor

RE: ROD MCWILLIAM - LICENSE TO OCCUPY/RETAINING WALL  
78 FLAGSTAFF CLOSE

---


The June 25, 1990 meeting of City Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod Mc William dated June 1, 1990 re: License to Occupy Request/Retaining Wall/78 Flagstaff Close, hereby agrees that said request be tabled to the July 23, 1990 Council Meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board, and as recommended to Council June 25, 1990."

This matter has been discussed by the Recreation, Parks & Culture Board, and in a report to City Council have recommended that the lands required for the retaining wall be disposed of to Mr. McWilliam.

We would recommend that sale of these lands be subject to the following:

1. Market value of lands to be satisfactory to Director of Finance (Estimate \$1.80/sq. ft. - \$500.00)
2. Mr. McWilliam be responsible to pay all legal survey fees, land transfer fees, advertising fees, subdivision registration and planning fees pertaining to the consolidation of the M.R. lands with his existing Lot 1, Plan 802-2768, Estimated \$2,000.00.
3. City Engineering Department to determine if existing utilities through remaining portion of Municipal Reserve are covered by registered easements for future access for maintenance purposes.
4. Area of land to be purchased by Mr. McWilliam to be determined by registered plan of survey. All monies to be paid in trust to City Solicitor prior to plan being released for registration.
5. Proceeds from sale to be placed in public reserve trust fund.
6. Agreement satisfactory to City Solicitor.

  
Al Knight

AK/WFL/dm

cc Director of Engineering  
Director of Community Services  
Parks Manager  
Senior Planner

DATE: July 17, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: LICENSE TO OCCUPY REQUEST/RETAINING WALL AT  
78 FLAGSTAFF CLOSE

---

Pursuant to the Recreation, Parks, and Culture Board report to Council dated July 12, 1990, with respect to the above noted retaining wall, please be advised that while we have no objection to the sale or lease of all or a portion of the municipal reserve adjacent to 78 Flagstaff Close, we respectfully recommend to Council that a 6 m easement be provided in its place to allow maintenance of the existing sanitary force main located therein. As this is a private line constructed for The Fountains condominium development, the easement should be provided in the name of the City and the developer jointly.



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

TCW/emg

c.c. Recreation, Parks, and Culture Board  
c.c. Director of Community Services  
c.c. City Assessor  
c.c. Senior Planner

COMMISSIONERS' COMMENTS:

In view of the recommendation that no trail be built at this time, we would support the comments of the administration and Recreation & Culture Board that the portion of Municipal Reserve be sold to Mr. McWilliam with the terms and conditions outlined. Council should note that the Planning Act does not allow the lease of Municipal Reserve for this private purpose, and to accommodate Mr. McWilliam's request, the land must be purchased.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner



DATE: June 27, 1990  
TO: Parks Manager  
FROM: Assistant City Clerk  
RE: ROD MCWILLIAM - LICENSE TO OCCUPY/RETAINING WALL/78  
FLAGSTAFF CLOSE

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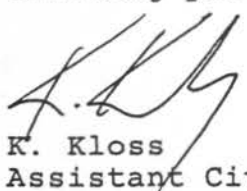
I would advise that at the Council meeting of June 25, 1990, consideration was given to the above topic and at which meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod McWilliam dated June 1, 1990 re: License to Occupy Request/Retaining Wall/78 Flagstaff Close, hereby agrees that said request be tabled to the July 23, 1990 Council meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board, and as recommended to Council June 25, 1990."

The decision of Council in this instance is submitted for your information and appropriate action. I assume you will now be in contact with residents of Flagstaff Close and the Fairways as well as the Recreation, Parks & Culture Board, to determine the need for a pedestrian trail in the vicinity of these lands.

As outlined in the above resolution, this matter will be brought back to Council on July 23, 1990.

Trusting you will find this satisfactory.

  
K. Kloss  
Assistant City Clerk

KK/ds

c.c. Dir. of Community Services  
Recreation & Culture Manager  
Recreation, Parks & Culture Board  
City Assessor  
Sr. Planner  
Dir. of Engineering Services  
Bylaws & Inspections Manager

Kelly  
NOTE if the recommendation  
coming back to cl from  
Rec Bd is to dispose of the  
resene, A Knight is to  
be advised so that he  
can prepare comments  
regarding disposition.  
90/07/05





## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

June 27, 1990

Mr. Rod McWilliam  
78 Flagstaff Close  
Red Deer, Alberta

Dear Sir:

At the Red Deer City Council Meeting of June 25, 1990, your letter dated June 1, 1990, concerning a license to occupy request for a retaining wall at 78 Flagstaff Close was given consideration. As a result of some question as to whether a proposed trail adjacent to the Flagstaff residence would be needed, the following motion was passed agreeing to table same to the July 23, 1990, Council meeting.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod McWilliam dated June 1, 1990 re: License to Occupy Request/Retaining Wall/78 Flagstaff Close, hereby agrees that said request be tabled to the July 23, 1990 Council meeting to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board, and as recommended to Council June 25, 1990."

The decision of Council in this instance is submitted for your information. If you have any additional information you would like to bring to Council's attention relative to this matter, I would ask that we receive same by no later than July 11 so we can include the information on the Council agenda of July 23.

If you wish to appear at the July 23 Council meeting, please contact this office on Friday, July 20 to determine a time that would be convenient for you to attend.

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

Sincerely,

K. Kloss  
Assistant City Clerk  
c.c. Dir. of Community Services  
Parks Manager

Recreation & Culture Mgr.  
Sr. Planner



*a delight  
to discover!*

CS-2.811

DATE: June 15, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: ROD McWILLIAM - LICENSE TO OCCUPY/  
RETAINING WALL - 78 FLAGSTAFF CLOSE  
Your memo dated June 4, 1990 refers.

---

1. Rod McWilliam is requesting a license to occupy a portion of Municipal Reserve adjacent to his residence at 78 Flagstaff Close, to accommodate the encroachment of an existing retaining wall. This Municipal Reserve was created to accommodate a future pedestrian trail linkage between this area and Great Chief Park/Bower Ponds. As this site is Municipal Reserve, no encroachment could be permitted and the area would have to be formally disposed of at market value.
2. It is understood that some residents in this area are opposed to the development of the trail. However, this requires further discussion, and the Parks Manager has recommended that the matter be tabled until July 23, 1990, to allow the administration to discuss the issue with the residents and facilitate consideration by the Recreation, Parks & Culture Board.

3. RECOMMENDATION

I support the comments of the Parks Manager, and recommend that the application for license to occupy be tabled until July 23, 1990, to allow the administration the opportunity to discuss the proposed trail with adjacent residents and facilitate consideration of the issue by the Recreation, Parks & Culture Board.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Jack Engel, Recreation, Parks & Culture Board Chairman

CS-P-2.281

DATE: June 15, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: DON BATCHELOR  
Parks Manager

RE: ROD McWILLIAM - LICENSE TO OCCUPY/  
RETAINING WALL/78 FLAGSTAFF CLOSE  
Your memo dated June 4, 1990 refers.

---

Rod McWilliam has submitted a request to obtain a license to occupy a portion of right-of-way, or easement, adjacent to his residence at 78 Flagstaff Close (Attachment I). In reviewing the respective subdivision plan, the area in question is not right-of-way, but is, in fact, Municipal Reserve (Attachment II).

This 6m-wide Reserve parcel was created as part of the adjacent Fairways development for the purpose of providing a walkway linkage for residents from Flagstaff Close and the Fairways development, to Bower Ponds/Great Chief Park. Some local residents have indicated that they may prefer that this walkway not be developed for reasons of privacy and perceived better security. No official letter or petition has been received to date.

Although it has always been the intention of Community Services to provide a pedestrian trail system through Lot 3 M.R. (Attachment II), it may be in the best interest of all concerned to table Mr. McWilliam's request until a clearer understanding of the desirability of this path with Flagstaff Close and Fairways residents is determined. The encroachment of the existing retaining wall beyond Mr. McWilliam's property line has existed for several years, and a deferral at this time would not affect the development timeline for the pathway or M.R., as this is not scheduled until 1991.

For the reasons outlined above, I suggest Council defer this item to their meeting of July 23, 1990, to allow sufficient time to discuss the pedestrian path proposal with local residents.

#### RECOMMENDATION

That City Council table this issue to the July 23, 1990 meeting.



DON BATCHELOR  
DB:dmg  
Att.

Charlie Sevcik  
Page 2  
June 15, 1990  
Rod McWilliam

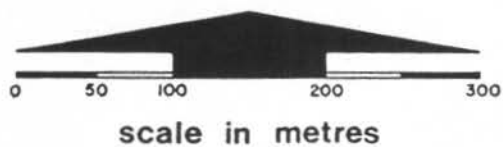
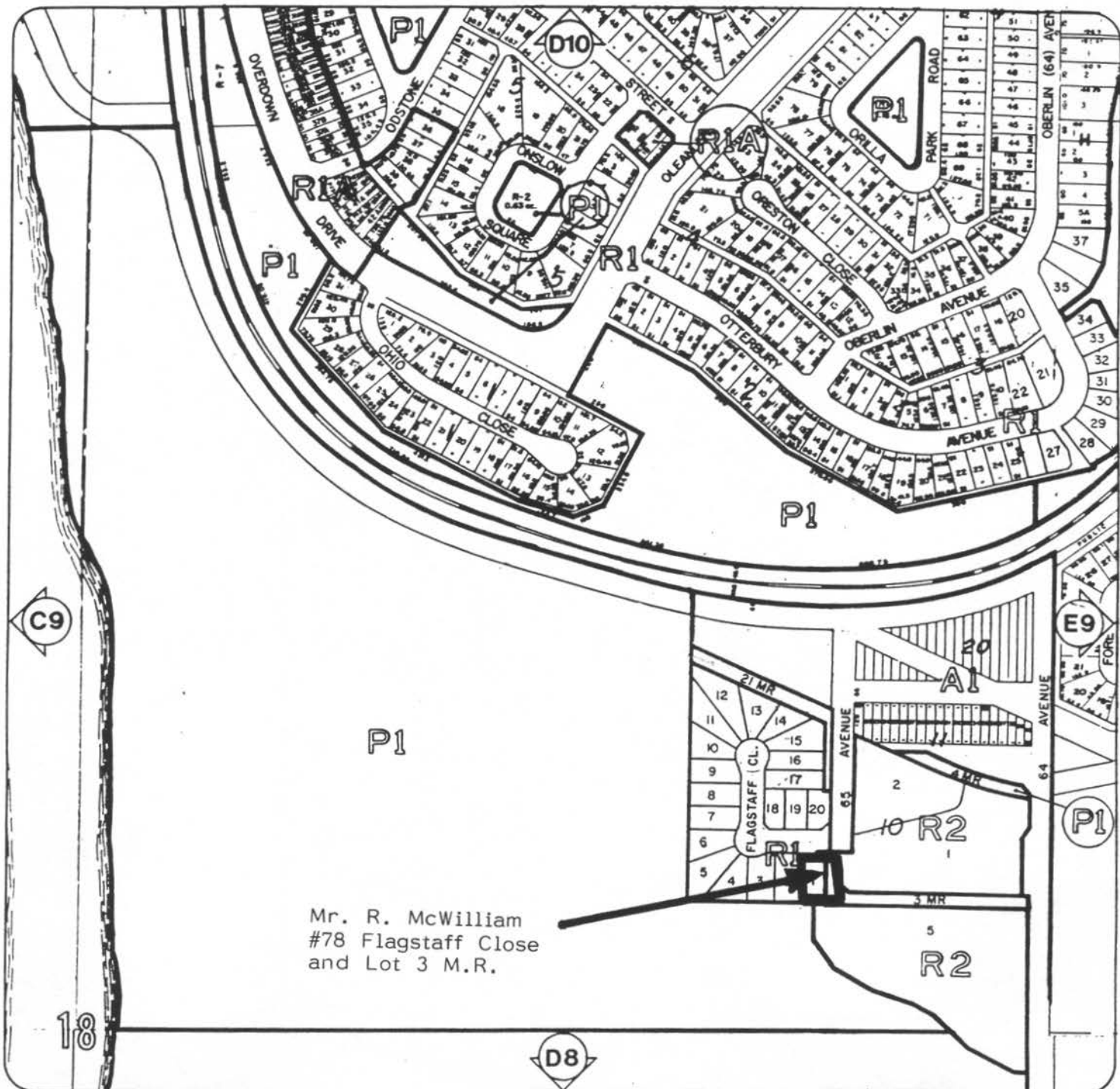
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- c. Craig Curtis, Director of Community Services  
Al Knight, City Assessor  
Djamshid Rouhi, Sr. Planner, R.D.R.P.C.  
Ken Haslop, Engineering Department Manager

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

D.9



**Revisions :**

2588/L-80 (18/8/80)  
2672/FF-81 (18/1/82)  
2672/I-83 (2/8/83)  
2672/U-86 (15/12/86)  
2672/Q-87 (24/08/87)  
2672/S-88 (01/05/89)  
2672/K-89 (29/05/89)

2672 / N-89 (08/08/89)



FLAGSTAFF  
CLOSE

PLAN  
802-2768

MUNICIPAL  
RESERVE

FARRELL AVENUE

EXISTING RETAINING WALL  
- ENCROACHING  $\pm 2$  METRES  
ONTO MUNICIPAL RESERVE

# FAIRWAYS

LOT 1 (1.163 ha.)

10

PROPOSED SHALE  
PEDESTRIAN TRAIL

ADDITION TO ROAD  
( 0.156 ha. )

LOT 4 M.R. (0.128 ha.)

LOT 2 (0.538 ha.)

10



**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

June 15, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Rod McWilliam - License to Occupy  
Retaining Wall - 78 Flagstaff Close

Mr. Rod McWilliam is requesting the City to grant him a license to occupy 2.43 m (8 ft.) of city easement for maintaining an existing retaining wall, because of excessive slope.

The area in question is not a city easement, but it is registered as Municipal Reserve. Under Sections 115-117 of the Planning Act, Municipal Reserve cannot be sold or leased without removing the M.R. designation through public hearing.

The purpose of creating M.R. in this location (see the attached map) is to provide a walkway between Flagstaff Close and Great Chief Park.

The north-south portion of reserve is 6 m wide and the east-west portion is 8 m. If 2.43 m is leased out, that portion of walkway stays at 3.56 m (11.68 ft.).

I understand a petition is forthcoming from the people in the area requesting that the walkway not be developed.

We are recommending this matter be tabled pending receipt of the petition from the area residents.

Yours truly,

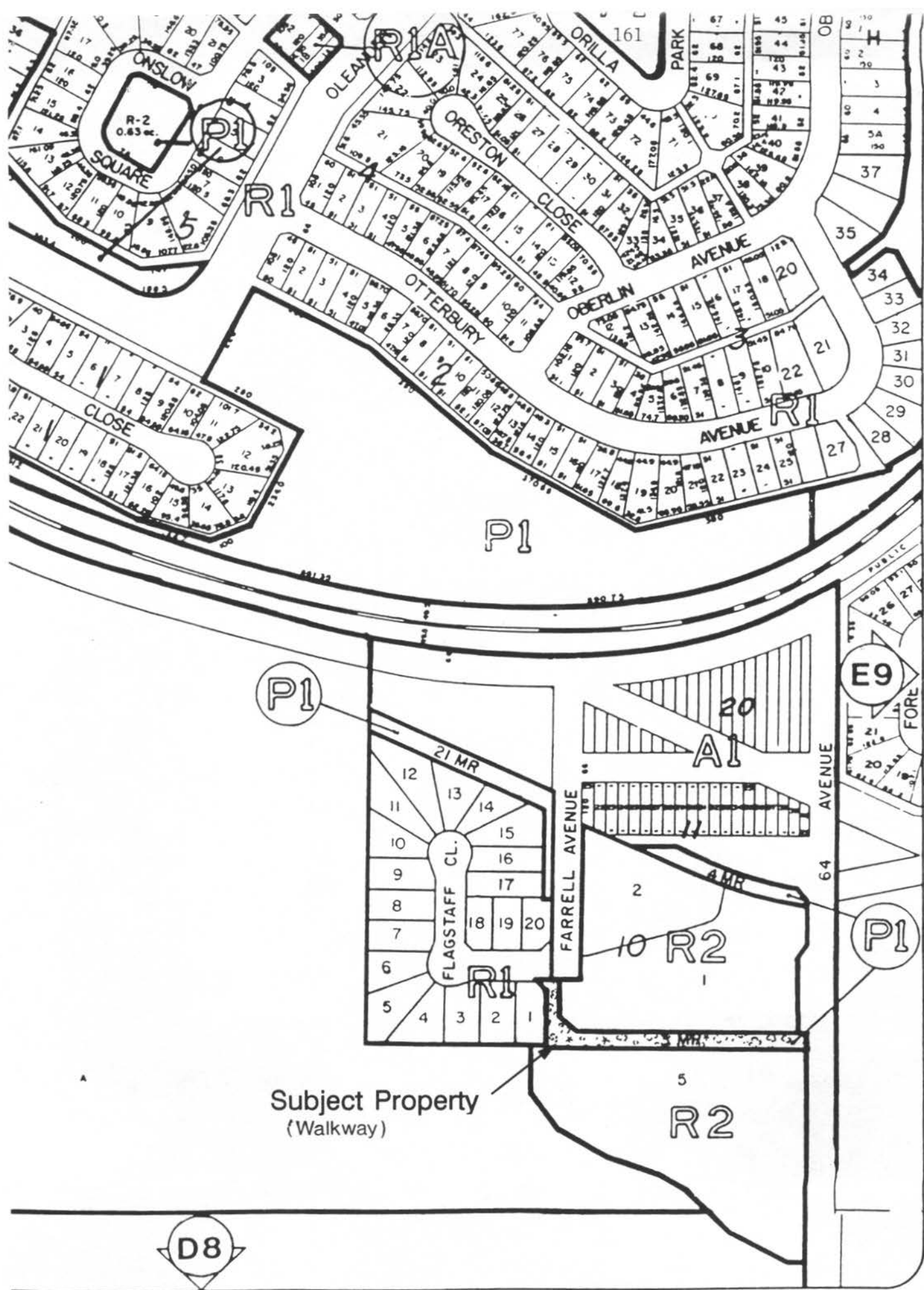
D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaw & Inspection Manager  
- City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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





DATE: June 18, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: ROD MCWILLIAM - 78 FLAGSTAFF CLOSE  
LICENSE TO OCCUPY

---

The land in question is a 6.0 m wide City owned parcel designated as municipal reserve.

There is an existing sanitary force main in the reserve strip, providing sanitary service to the Fountains development at the base of the escarpment.

The developer (Canavest), on top of the escarpment immediately to the east of the municipal reserve strip, has the responsibility to construct stairway/walkway and landscaping within this 6.0 reserve strip. We understand from the Parks Department that a concrete retaining wall on property line is also required to accommodate the pedestrian facility.

In view of the above, we would recommend the removal of the existing encroachment to permit the Parks Department to construct their facility.



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

KGH/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Sections Manager

DATE: June 7, 1990

FILE NO.

TO: City Clerk

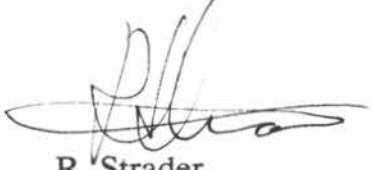
FROM: Bylaws and Inspections Manager

RE: ROD MCWILLIAM - LICENSE TO OCCUPY/RETAINING WALL  
78 FLAGSTAFF CLOSE

---

In response to your memo of June 4, 1990, we wish to advise that we have no objections to the proposed license.

Yours truly,

A handwritten signature in dark ink, appearing to be 'R. Strader', written over a horizontal line.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 8, 1990

TO: C. Sevcik  
City Clerk

FROM: Daryle Scheelar  
E. L. & P. Dept.

RE: Rod McWilliam - License to Occupy  
Retaining Wall - 78 Flagstaff Close

---

E. L. & P. have no objections to this proposal.

If you have further questions or comments, please advise.



Daryle Scheelar,  
Distribution Engineer

/jjd

DATE; June 6, 1990  
TO; City Clerk  
FROM; Fire Chief  
RE; ROD McWILLIAMS  
LICENSE TO OCCUPY 78 FLAGSTAFF CLOSE

---

We have no concerns regarding this application for a license to occupy.



R. Oscroft,  
FIRE CHIEF

RO/cb

Commissioner's Comments

We would concur with the comments of the Dir. of Community Services.

"R.J. MCGHEE"  
Mayor

DATE June 4, 1990

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input checked="" type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input checked="" type="checkbox"/>	FIRE CHIEF
<input checked="" type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
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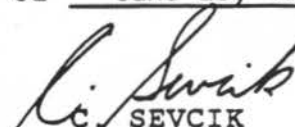
FROM:

CITY CLERK

RE: Rod McWilliam - License To Occupy / Retaining Wall  
/ 78 Flagstaff Close

Please submit comments on the attached to this office by June

18 for the Council Agenda of June 25, 1990.

  
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 342-8132

June 4, 1990

Mr. Rod McWilliam,  
78 Flagstaff Close  
RED DEER, Alberta  
T4N 6V1

*Gen. Mgr.  
Honda Red Deer Sales  
7424-50 Ave.  
Red Deer T4P 1X7  
Bus. 347-7700  
Res. 343-6041*

Dear Sir:

**RE: LICENSE TO OCCUPY - RETAINING WALL / 78 FLAGSTAFF CLOSE**

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on June 25, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



RED DEER

*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 342-8132

July 24, 1990

Mr. Rod McWilliam  
78 Flagstaff Close  
RED DEER, Alberta  
T4N 6V1

Dear Mr. McWilliam:

**RE: RETAINING WALL - LICENSE TO OCCUPY**

Further consideration was given to the above matter at the Council meeting of July 23, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rod McWilliam dated June 1, 1990 re: License to Occupy - Retaining Wall/78 Flagstaff Close, hereby approves sale of a portion of Municipal Reserve adjacent to 78 Flagstaff Close to Mr. Rod McWilliam subject to the terms and conditions as outlined by the administration, as submitted on the Council Agenda of July 23, 1990;

Council further agrees that should Mr. McWilliam not wish to proceed with the purchase of these lands, Mr. McWilliam be directed that the portion of his retaining wall which is constructed on Municipal Reserve be removed by September 1, 1990;

and as presented to Council July 23, 1990."

As noted in the above resolution, the approval to sell a portion of the Municipal Reserve adjacent to 78 Flagstaff Close is subject to the terms and conditions outlined by the administration. In this regard, I am enclosing herewith all administrative comments which appeared on the Council agenda of July 23, 1990 (pages 1-16).

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to discover!*



Mr. Rod McWilliam  
July 24, 1990  
Page 2

If you wish to proceed with the purchase of these lands, we would request that you acknowledge acceptance of the terms and conditions by signing the enclosed copy of this letter and return same to this office at your earliest convenience. As further noted in the resolution, should you not wish to proceed with the purchase of the lands, the retaining wall is to be removed by no later than September 1, 1990.

If you have any questions, please do not hesitate to contact the undersigned, and we await your response as to whether or not you wish to proceed with the purchase of said lands.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. Director of Community Services  
Parks Manager  
Engineering Department Manager  
City Assessor  
Recreation, Parks & Culture Board  
Red Deer Regional Planning Commission, Principal Planner



July 12, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Red Deer Tourist and Convention Board  
Bed and Breakfast Operators

The Chairman of the Red Deer Tourist and Convention Board is requesting City Council to amend the Land Use Bylaw to permit the operation of Bed and Breakfast accommodation in R1 and R2 residential districts.

The City Council, at their meeting dated June 25, 1990 passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Tourist and Convention Board dated June 7, 1990 re: Bed and Breakfast Operations, hereby approves the concept of bed and breakfast in principle and hereby directs the City administration, in consultation with other interested parties, to prepare a detailed report addressing all areas of concern relative to bed and breakfast and report back to City Council for further consideration, and as presented to Council June 25, 1990."

#### Background

In 1984 the Town of Sylvan Lake proposed an Area Redevelopment plan policy. That document included a statement re provision/encouragement of low cost accommodation near the lake. The Land Use Bylaw was amended in 1984 to make provision for this type of accommodation. Bed and Breakfast use is permitted only in the R5 District. This is an older area close to the lake with narrow lots which are undergoing rejuvenation. So far no request has been made to the Town to establish this service in the Town of Sylvan Lake.

We met with Ms. Martindale the Manager of the Tourist and Convention Board and Mr. Strader the Building and Bylaw Manager and discussed the introduction of this service into the City of Red Deer. The following items were agreed upon:

#### 1. Definition

"bed and breakfast service" means the provision of breakfast together with the rental of a maximum of two bedrooms and the bathroom facilities of a private detached dwelling or duplex permanently occupied by the provider of the service;

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik

July 12, 1990

2. The Use

Bed and Breakfast to be allowed in R1 (single family) and R2 (general residential) Districts as a discretionary use.

3. Signage

No sign will be permitted either in the house window or on the front yard.

4. Approval Process

When an application is received, the Building Manager will notify the adjacent property owners within 60 m (200 feet) and request their views. When M.P.C. considers the application, due consideration should be given to the views of the adjacent property owners. The decision of M.P.C. is subject to appeal.

5. Time Limit

The decision of M.P.C. is valid for one year subject to renewal. The decision may be cancelled if the conditions of approval are not met.

6. Parking Requirements

One additional stall per guest room.

7. Length of Stay

The guests could stay a maximum of one week.

Summary

Bed and Breakfast may be established in the City with the approval of the Municipal Planning Commission. It will be a discretionary use in R1 (single family) and R2 (general residential) Districts. The owner must be residing in the premises and not more than two rooms could be used as guest rooms. Adequate parking to be provided for the guests. The adjacent property owners will be notified before a decision is made and the decision is subject to appeal.

The decision would be subject to annual renewal and if the conditions are not met, it could be cancelled at any time. The maximum length of stay is limited to one week to avoid the premises being used as a boarding or rooming house.

Yours truly

D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

c/c Manager of Tourist and Convention Board  
Manager of Bylaws and Inspections  
Thomas H. Chapman, City Solicitor



June 7, 1990

Mayor and Members of Council  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee and Members of Council:

A bed and breakfast is a private residence that is used to accommodate guests overnight, with breakfast provided. The combination of attentive personal service and warm hospitality which bed and breakfast hosts provide, makes this a desirable part of a vacation experience. The bed and breakfast industry is well established in Europe and in Maritime Canada.

The lack of bed and breakfast accommodation in Red Deer was identified as a concern in the city's tourism action plan, developed by the Tourist and Convention Board and adopted by Council in December 1988. Visitors regularly inquire at our tourist information centre about bed and breakfast accommodation in the city, and tourism trends indicate that interest in this style of accommodation will grow.

In order to address this concern, the Tourist Board, in cooperation with the Hospitality and Tourism Department at Red Deer College and the David Thompson Country Tourist Council, recently conducted a seminar for potential bed and breakfast operators. The seminar was attended by a number of people from Red Deer and other communities in central Alberta who are interested in pursuing this family business opportunity.

2/...

Mayor and Members of Council  
Page 2  
June 7, 1990

It has come to our attention that Red Deer's zoning bylaw does not allow for this use. On behalf of these Red Deer residents interested in operating a bed and breakfast, and visitors to our city who prefer this type of accommodation, the Tourist Board asks that Council amend the bylaw. We would strongly recommend that bed and breakfast operations be permitted as a discretionary use in R-1 and R-2 zones.

We would be happy to provide any further details on bed and breakfast operations which Council may need in order to consider this request.

Sincerely,

*Wendy Macindale*  
per

Afzal Rajan  
Chairman  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

COMMISSIONERS' COMMENTS:

At the request of Council, additional information has been provided on Bed & Breakfast accommodations. We have some concerns with respect to allowing this use in residential areas. As Council is aware, the Municipal Planning Commission has been very strict with respect to approving home occupations because of the concerns of residents with respect to the generation of extra traffic and people in residential areas, and Bed and Breakfast will be such a generator. Further, the enforcement of Bed and Breakfast as opposed to boardinghouse use will be virtually impossible.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: June 26, 1990  
TO: D. Rouhi, Senior Planner  
FROM: Assistant City Clerk  
RE: RED DEER TOURIST AND CONVENTION BOARD -  
BED AND BREAKFAST OPERATIONS

---

I would advise that at the Council meeting of June 25, 1990, consideration was given to the letter from the Tourist and Convention Board dated June 7, 1990 concerning the operations of bed and breakfast and at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Tourist and Convention Board dated June 7, 1990 re: Bed and Breakfast Operations, hereby approves the concept of bed and breakfast in principle and hereby directs the City administration, in consultation with other interested parties, to prepare a detailed report addressing all areas of concern relative to bed and breakfast and report back to City Council for further consideration, and as presented to Council June 25, 1990."

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you co-ordinate said report as outlined in the above motion. It is anticipated that this report will encompass comments from various City administration as well as could include concerns by other interested parties such as the Chamber of Commerce.

Trusting you will find this satisfactory. I look forward to your report in due course.



K. KLOSS  
Assistant City Clerk

KK/jt

c.c. Tourist & Convention Board Manager  
Director of Community Services  
Director of Engineering Services  
Director of Financial Services  
Bylaws & Inspections Managers

City Assessor  
Economic Development Manager  
Fire Chief  
Parks Manager



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 26, 1990

Red Deer Tourist and Convention Board  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

Attention: Afzal Rajan, Chairman

Dear Sir:

I would advise that at The City of Red Deer Council meeting held on June 25, 1990, your letter dated June 7, 1990 concerning bed and breakfast operations was considered, with the following motion being passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Tourist and Convention Board dated June 7, 1990 re: Bed and Breakfast Operations, hereby approves the concept of bed and breakfast in principle and hereby directs the City administration, in consultation with other interested parties, to prepare a detailed report addressing all areas of concern relative to bed and breakfast and report back to City Council for further consideration, and as presented to Council June 25, 1990."

The decision of Council in this instance is submitted for your information. As outlined in the above motion, this matter has been referred to City administration to prepare a detailed report addressing all areas of concern relative to bed and breakfasts, and to report back to Council. Mr. Djamshid Rouhi of the Red Deer Regional Planning Commission will be co-ordinating this report, and as such, if the Board has any further information to add to its current submission, please contact him at 343-3394.

....2



*a delight  
to discover!*

Mr. Afzal Rajan, Chairman  
Red Deer Tourist and Convention Board  
June 26, 1990  
Page 2

This office will advise you as to when this matter will again be placed before City Council. If you have any questions, please do not hesitate to contact the undersigned.

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in dark ink, appearing to be 'K. Kloss', written over the printed name.

K. KLOSS  
Assistant City Clerk

KK/jt

c.c. Tourist and Convention Board Manager  
Senior Planner



CS-2.814

DATE: June 18, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: RED DEER TOURIST & CONVENTION BOARD:  
BED & BREAKFAST OPERATORS  
Your memo dated June 7, 1990 refers.

---

1. The City's Tourism Action Plan identified the lack of bed and breakfast accommodation in Red Deer as a major concern. The Red Deer Tourist & Convention Board is, consequently, proposing that the City's Land Use By-Law be amended to permit bed and breakfast operations as a discretionary use in the R1- and R2-RESIDENTIAL use zones.
2. I have discussed this proposal with the Recreation & Culture, Parks and Social Planning Managers, and the Museums Director. We strongly support the need for bed and breakfast operations to be permitted within the city. It is, therefore, recommended that City Council request the Red Deer Regional Planning Commission to investigate this matter, and prepare a suitable amendment to the Land Use By-Law.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Rick Assinger, Social Planning Manager  
Morris Flewwelling, Museums Director  
Djamshid Rouhi, Sr. Planner, R.D.R.P.C.  
Wendy Martindale, Manager, Red Deer Tourist & Convention Board



June 15, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Red Deer Tourist & Convention Board  
Bed and Breakfast Operators

The Chairman of the Red Deer Tourist and Convention Board is requesting City Council to amend the Land Use Bylaw to permit the operation of Bed and Breakfast accommodation in the R1 and R2 residential districts, as a discretionary use.

#### Land Use Bylaw

In the City of Red Deer Land Use Bylaw 2672/80, there are four residential districts known as R1, R2, R3 and R4.

#### R1 - Low Density Residential

This district is known as single family area, and are located mainly in the newer residential areas further away from the City Centre. In this district, single family is allowed as a permitted use. Other uses, such as special residential (churches, kindergarten, schools, group homes, day care) and home occupations, are discretionary uses.

#### R2 General Residential District

These are medium density residential districts and they are normally located in older residential neighbourhoods. In the past there were a number of R2 districts in the City. Some of these have been either designated to R1 or R1A (duplex), based on the request of the area residents.

In the R2 district, all the uses allowed in R1 under permitted and discretionary uses are allowed, plus lodging, boarding houses and basement suites.

/2

C. Sevcik, City Clerk  
Re: Bed and Breakfast

Pg. 2

### R3 Multiple Family District

These districts provide for all types of multiple family units. They are regarded as high density districts. They are located mainly on the fringe of the City Centre and to a limited extent could be found in other parts of the City, including new residential areas.

### R4 Relocatable Dwelling Units

These districts are known as Mobile Home Parks for rental, or mobile home subdivisions for home ownership.

The introduction of Bed and Breakfast in the single family areas may interfere with the amenity of the area which is enjoyed by the residents. The following points require careful consideration before any action is taken in this regard.

- Definition of Bed and Breakfast use.
- Parking standard to correspond with the number of rooms used for Bed and Breakfast purposes. This includes space for motor homes, trailers, cars to park off the street.
- Signage - should the house be allowed to display signs in the front window or front yard? If yes, its size, etc.
- The approval process - should the neighbours be notified as soon as the application is received? Should the neighbours be allowed to make presentation to M.P.C. before any decision is made? Should the M.P.C. decision be subject to annual review and cancellation at any time?
- Occupancy - should the maximum number of rooms allocated for this use, or the number of unrelated guests, be regulated?

Our purpose in proposing these questions is to maintain the single family character of the area and prevent any action which may unduly interfere with the amenities of the neighbourhood, or, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

There are some merits to the introduction of Bed and Breakfast places in the City of Red Deer. However, we feel this matter requires careful consideration before any changes are contemplated in the Land Use Bylaw.

We would recommend the Red Deer Tourist and Convention Board, in consultation with the City Administration, Chamber of Commerce, etc., prepare a detailed report addressing all areas of concern and report back to City Council for further consideration of this matter.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaw & Inspection Manager  
- City Assessor  
- Economic Development Manager  
- Fire Chief

DATE: June 13, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: RED DEER TOURIST AND CONVENTION BOARD  
BED AND BREAKFAST OPERATORS

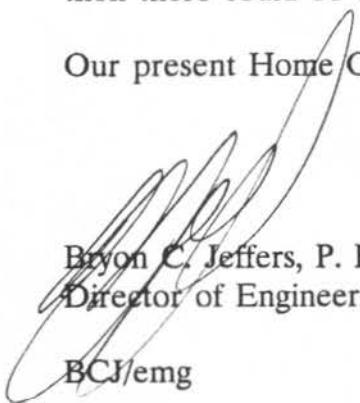
---

Engineering Services has reviewed the request from the Red Deer Tourist and Convention Board.

We can appreciate the background to the request. Bed and Breakfast arrangements do exist in other cities.

We would have some concern of the size of such a business. One or two suites may not present a problem within a neighbourhood. If a larger number of suites were developed, then there could be traffic, parking, and noise concerns arising from neighbours.

Our present Home Occupation By-law would not, as we understand it, allow such a use.



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

BCJ/emg

c.c. Director of Community Services  
c.c. Director of Financial Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Economic Development Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

DATE: June 13, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **BED & BREAKFAST OPERATORS**

---

FILE NO.

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

The proposed use could affect adjacent properties because of increased traffic, signage and other conflicts between usual residential activities and a quasi-commercial use. Input should, therefore, be accepted from adjacent property owners.

Discretionary use approvals are advertised on a weekly basis and can be appealed to the Development Appeal Board. We have had complaints that people have missed these published approvals; however, in general, the system has worked reasonably well.

We trust this is the information required.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 8, 1990  
TO: City Clerk  
FROM: Economic Development Manager  
RE: **RED DEER TOURIST AND CONVENTION BOARD -  
BED AND BREAKFAST OPERATORS**

---

I would support the Red Deer Tourist and Convention Board's request for an addition to the zoning bylaw, which would permit the establishment of bed and breakfast operations as discretionary uses in R-1 and R-2 zones.

The bed and breakfast concept is one of the fastest growing tourist accommodation sectors in existence. Originating in Europe, bed and breakfasts have gained a significant market segment in the Maritime provinces of Canada and the New England states. From there, the concept is spreading westwards throughout North America. Not only does it offer an economical alternative to full service hotel and motel accommodation, but it provides the tourist with an opportunity to visit with some very interesting families.

Care will have to be taken to ensure that bed and breakfasts are of the highest standard, but I am confident that the Tourist Board will offer the necessary training to ensure quality operators.



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

DATE: June 15, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: RED DEER TOURIST & CONVENTION BOARD -  
BED AND BREAKFAST OPERATIONS

---

The Land, Tax and Assessment Department has no serious apprehensions with regard to the concept of the bed and breakfast operations as proposed; however, the hotel/motel and eating establishments may have some apprehensions and desire to make some comments in this regard, because it may affect their industry.



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

AK/ngl

Commissioner's Comments

The request from the Tourist & Convention Board is to establish the concept of allowing "Bed & Breakfast" in R1 and R2 zones as a discretionary use. If Council supports such a concept in principle then we would recommend the administration bring back a detailed report for Council's consideration.

"R.J. MCGHEE"  
Mayor

DATE: July 24, 1990

TO: Red Deer Regional Planning Commission  
Senior Planner, D. Rouhi

FROM: City Clerk

RE: RED DEER TOURIST AND CONVENTION BOARD  
BED AND BREAKFAST OPERATORS

---

Your report dated July 12, 1990 pertaining to the above topic was considered at the Council meeting of July 23rd, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated July 12, 1990 re: Red Deer Tourist and Convention Board, Bed and Breakfast Operators, hereby agrees that the request be approved and as outlined by the City Planner in the agenda."

The decision of Council in this instance is submitted for your information and we would request that you prepare a bylaw amendment for consideration at the next meeting of Council.



C. SEVCIK  
City Clerk

CS/jt

c.c. Tourist and Convention Board  
Bylaws & Inspections Manager  
City Solicitor



DATE: July 16, 1990  
TO: City Council  
FROM: Assistant City Clerk  
RE: ALARM BYLAW 3017/90

---

As Council will recall, at the Council meeting of June 11, 1990, first reading was given to the Alarm Bylaw 3017/90 with second and third reading deferred to allow the solicitation of comments from the public in regard to the proposed bylaw.

This office advertised Council's intent to pass said bylaw in the June 22nd and June 29th editions of the Red Deer Advocate. To date, we have received one letter from the public with regard to this bylaw, a copy of which follows.

Consideration of the Alarm Bylaw 3017/90 is again presented to Council.



K. KLOSS  
Assistant City Clerk

KK/jt

3910-50 Street,  
Red Deer, Alberta,  
T4N 1W3,  
July 10, 1990.

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

RECEIVED	
TIME	2:20
DATE	July 12/90
BY	ds

Mr. C. Sevcik,  
City Clerk,  
City of Red Deer,  
Red Deer, Alberta.

Dear Sir;

Re: The proposed licensing of businesses and residential security alarm systems.

We, the undersigned feel there should be no such penalty imposed against the holders of said security systems for the following reasons:

1. Most of us, we're sure, are careful, conscientious owners. However, if there are abusers, hold them to account, not the innocent. (We have never had a false alarm in the 27 months since installing our system.)
2. Since the crime rate is becoming worse every year, with break-and-enter, physical attacks and rapes in ones own home becoming all too prevalent, it would seem to indicate we are not receiving adequate police protection. So to combat this, some of us have installed security systems to -
  - a. protect ourselves, loved ones and/or our possessions.
  - b. to help the police apprehend criminals.

These security systems are a great expense to install. Then we pay a monthly monitor fee. This monitoring in itself helps control false alarms. Now you want to, in effect, charge us for trying to protect ourselves?

We have checked with two local security alarm companies and one in Edmonton, also the R.C.M.P. here. Though they all agreed something should be done about false alarms, none we spoke to favoured going this route. Though none kept a record of a break down as to percentage ratio of private residence to business false alarms, we gathered the feeling was that the latter was the worst.

3. The owners of residential security alarms are probably from all age groups and incomes. However, we feel likely the greater percentage would be senior citizens. These, for the most part, would be on a fixed income and any permit or license fee would be a further financial burden.

4. If the City Council still does not agree with our above comments and feels a permit would be the answer, then we feel that at the worst it should be a 2 tier system, one charge for businesses and a considerably less fee for residential.

Please keep in mind the businesses would be able to charge this expense to their operating expenses for income tax purposes, however the private individual will have no way of recovering this expense.

Yours truly,

*G.M. Kish*  
*L. Kish*

G.M. Kish  
L. Kish.

PH. 346-3817

# False alarm bylaw drafted

By ADRIENNE TANNER  
of The Advocate

City police rush to answer false alarms on an average of three times a day.

At best, false alarms are an annoyance to the city's already over-worked police force, said Const. Irving Kurz.

And at worst, they put the public at risk.

"Alarms are treated as the real thing — the police drive using their emergency equipment which increases the risk of an accident."

Red Deer's last alarm bylaw was struck down by a court ruling several years ago, leaving the city without any legislation.

Since then, the number of false alarms has risen steadily.

City police responded to 1,235 false alarms in 1989 — up 23 per cent from the year before, Const. Kurz said.

In an attempt to quell the problem, Red Deer's policing committee has drafted a no-nonsense bylaw which will impose strict penalties on habitual offenders.

The bylaw will require all alarm holders to buy a \$30 permit that must be renewed every year.

Alarm holders who rack up three or more false alarms resulting in a police response over a six-month period will have their permits yanked.

Those holders will have to pay \$200 to have their permits rein-

stated.  
A hefty \$500 fine will be charged to people caught operating an alarm system without a permit.

Almost all false alarms are caused by human error, said Const. Kurz.

"The private residences aren't as big a problem as businesses are, but then there are a lot more businesses with alarms."

Const. Kurz said police hope the new bylaw will reduce the number of false alarms.

While all agree something had to be done to stop the number of false alarms, some companies think a monetary penalty is not the way to go.

The police, not the city, should be handling the problem, said the president of one alarm company.

Edmonton police slow their response time for locations registering too many false alarms, Protech Industries president Ron Taylor said.

People buy security systems to protect their property. When they realize the police may not respond as quickly they tend to be more careful when setting their alarms, he said.

Bob Payette, owner of Canlock Security Systems, said conscientious companies that train their clients how to use alarm systems won't be hurt by the \$200 penalty because they have few false alarms.

But every company will feel the effects of the \$30 permit which combined with the goods and services tax will make owning a security system more expensive, he said.

George Reid, the general manager of ACME Protection Service, said the \$200 penalty is too steep.

Many businesses require alarm systems to meet insurance requirements, he said.

City council will listen to public opinion about the proposed bylaw on July 23 before putting it to a final vote.



MEMORANDUM

NOTE DE SERVICE

OFFICER IN CHARGE  
RED DEER CITY DETACHMENT

25.

N.C.O. I/C COMMUNITY POLICING &  
VICTIMS' SERVICES

Security Classification - Classification de sécurité

Our File - Notre référence

Your File - Votre référence

Date 90-07-17

**RESPONSE TO LETTER RE: ALARM BYLAW  
CITY OF RED DEER 90-07-13**

Attached is a copy of a letter received by the City Clerk from G.M. KISH and L. KISH, regarding the proposed false alarm by-law, and expressing their concern over the \$30 annual licence fee for residential systems.

The figure of \$30 was suggested by the City Bylaw Department after calculating the total number of alarm systems to be licenced and the number of staff required to implement the program, keeping in mind the City's philosophy of "user pays".

The writer has no problem with a two-tiered fee structure, where a business would pay \$30/year for a licence, and a private resident need pay only \$5 or \$10. Should the permit be revoked, however, I strongly suggest that the reinstatement fee remain at \$200 for all types of systems.

(I.A. KURZ), Cst  
Acting i/c Community Policing & Victims' Services Section

C. CEVCIK  
City Clerk

Forwarded 90 07 17 for your information.

(R.RUSSELL)S/Sgt.  
A.O.i/c Red Deer City Detachment

/clr

COMMISSIONERS' COMMENTS:

We would concur with the comments of the R.C.M.P. and recommend Council amend the Bylaw accordingly to include a \$30.00 fee for businesses and a \$10.00 fee for residential, but that the reinstatement fee of \$200.00 remain the same for all.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: June 14, 1990  
TO: Policing Committee  
FROM: City Clerk  
RE: ALARM BYLAW 3017/90

---

This is to advise that your report dated May 24, 1990 pertaining to the above topic was considered at the Council meeting of June 11, 1990.

At the above noted meeting, Council gave first reading to the above bylaw and agreed that we solicit comments from the public in regard to the proposed bylaw. In this regard I am enclosing herewith a copy of the advertisement which will appear in The Advocate on June 22nd and 29th. The bylaw will be presented to Council July 23rd for further consideration at that time.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Bylaws & Inspections Manager  
Red Deer R.C.M.P. City Detachment

## NOTICE/ALARM BYLAW

The Council of The City of Red Deer propose to pass Bylaw 3017/90, being a bylaw of The City of Red Deer to regulate and control alarm systems and to require permits therefor.

A copy of the proposed bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.

Any person claiming to be affected by the proposed bylaw may make representation to City Council in writing. No written representation shall be considered by Council unless:

- 1) it is filed by the City Clerk no later than 4:30 p.m. on Monday, July 16, 1990
- 2) it contains the names and addressses of all persons making the representation
- 3) it states in general terms the nature of the comments, concerns and/or objections pertaining to the proposed bylaw

If no written representation to the proposed bylaw as noted above is received by Monday, July 16, 1990, the Council of The City of Red Deer will proceed without further notice.

C. Sevcik  
City Clerk

FIRST PUBLICATION OF THIS NOTICE June 22, 1990

SECOND PUBLICATION OF THIS NOTICE June 29, 1990

C. Sevcik  
City Clerk



DATE July 13, 1990

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
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM: CITY CLERK

RE: ALARM BYLAW

Please submit comments on the attached to this office by July  
17/90 for the Council Agenda of July 23/90.

  
C. SEVCIK  
City Clerk

*Initial Bylaw*

*See Revised*

**BY-LAW NUMBER 3017/90**

**BEING A BY-LAW OF THE CITY OF RED DEER TO REGULATE AND  
CONTROL ALARM SYSTEMS AND TO REQUIRE PERMITS THEREFOR**

\*\*\*\*\*

WHEREAS Council for the City of Red Deer has the authority under Section 112 of the Municipal Government Act to enact by-laws for the peace, order and good government of the municipality and to promote the safety and welfare of its citizens;

AND WHEREAS it appears that there have been excessive numbers of false alarms requiring emergency responses from police and such unnecessary emergency responses pose a threat to the safety of policemen and members of the public by creating unnecessary hazards, and in addition result in unnecessary expense to the taxpayers of the City of Red Deer;

AND WHEREAS Council for the City of Red Deer deem it desirable and necessary in order to protect and preserve the safety and welfare of its citizens to regulate and control alarm systems so as to reduce such false alarms to a minimum;

NOW THEREFORE, COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, HEREBY ENACTS AS FOLLOWS:

1. This By-Law may be cited as "The Alarm By-Law".
2. In this By-law:
  - (a) "alarm signal" - means a telephone request for emergency police services;
  - (b) "alarm system" - includes a device or devices designed to activate an alarm signal but excludes a device that is installed in a vehicle;

- (c) "Chief of Police" means the Commanding Officer of the R.C.M.P.;
- (d) "City" - means the City of Red Deer, a municipal corporation in the Province of Alberta and, where the context so requires, means the area contained within the corporate boundaries of the said municipality;
- (e) "excessive false alarms" means three (3) or more false alarms in any 180 day period subsequent to the issue of an alarm permit;
- (f) "false alarm" - means an alarm signal which results in a response by the R.C.M.P. where unauthorized entry or police emergency does not exist.
- (g) "Licensing Officer" means the By-laws and Inspections Manager for the City or his designate;
- (h) "permit" - means an alarm system permit issued under this By-law;
- (i) "R.C.M.P." means the City detachment of the Royal Canadian Mounted Police providing policing services to and for the City.

#### REQUIREMENT TO HOLD A PERMIT

3. No person shall install, keep, use or permit the installation, keeping or use of an alarm system in any building unless he is the holder of a valid permit for each building containing such an alarm system.

#### POWERS AND DUTIES OF LICENSE OFFICER

4. Annually, the Licensing Officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee in the amount of \$30.00 which license shall be valid for the twelve months subsequent to its issue

5. The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permittees together with the details of all alarm system permits issued by him

or under his authority. A copy of all or part of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit.

6. An alarm system permit is not capable of being transferred.

#### REVOCATION OF PERMIT - EXCESS FALSE ALARMS

7. The Licensing Officer shall revoke an alarm system permit if the alarm system actuates excessive false alarms.

#### AUDIBLE ALARM SYSTEMS

8. Every person maintaining an alarm system which is accompanied by a sound when the alarm is activated shall:
  - a) keep posted near the alarm system in such a position as to be legible from the exterior ground level adjacent to the premises where the alarm system is located a notice in a form approved by the Chief of Police containing such information as the Chief of Police may from time to time require.
  - b) keep the Chief of Police informed by notice in writing of the names and telephone numbers of the persons to be contacted in the event that the alarm system is actuated and such persons shall:
    - (i) be available to receive telephone calls made in respect of the alarm system;
    - (ii) be capable of affording access to the premises where the alarm system is located; and
    - (iii) attend at the premises where the alarm system is located within twenty (20) minutes of being requested to do so by a member of the R.C.M.P.;
    - (iv) no person shall install, maintain or use an alarm system which is accompanied by a sound which is capable of being sounded continuously for

a period of greater than fifteen (15) minutes after each activation.

9. A person who contravenes a provision of Section 8 is guilty of a breach of this By-law and an offence in respect of such contravention, however Section 8(a) of this By-law does not apply to an alarm system installed in a private dwelling house.

#### REVOCATION OF PERMIT

10. The Licensing Officer shall revoke any alarm system permit if the permittee has contravened any of the provisions of this By-Law.

11. The Licensing Officer may revoke an alarm system permit where the alarm system ceases to be actively used and there is no further need for a permit. Where an alarm system permit is revoked in error, the Licensing Officer shall re-instate such permit without fee or charge.

#### NOTIFICATION OF REVOCATION

12. When the Licensing Officer revokes a permit, he shall notify the permittee of such revocation by notice in writing delivered to such person, or mailed to such person by registered mail addressed to his last known address.

#### REINSTATEMENT OF PERMIT

13. Where a permit has been revoked, the Licensing Officer shall reinstate such permit on application by the permittee and on payment by the permittee of a fee of \$200.00.

#### MONITORING OF ALARM SYSTEM

14. A person who monitors a monitored alarm system and who informs any member of the R.C.M.P. that the monitored alarm system has been actuated, shall cause a person capable of affording access to the premises where the monitored alarm system is located to attend at such premises within twenty (20) minutes of so informing such member of the R.C.M.P. of the actuation.

15. Except as provided in section 14, no person shall use, maintain or install, or permit the use, maintenance or installation of any alarm system which is designed to transmit a message to any telephone number assigned to the R.C.M.P.

#### OFFENCES AND PENALTIES

16. Any person who installs, keeps, uses or permits the installation, keeping or use of an alarm system without being the holder of a valid permit for such alarm system is guilty of an offence and shall be liable upon conviction to a penalty of \$500.00.

17. Any person who breaches any provision of this by-law shall be guilty of an offence and where no specific penalty is provided herein shall be liable upon conviction to a penalty of \$500.00 for each offence.

#### VIOLATION TICKETS

18. Any person who contravenes any of the provisions of this By-Law shall be in breach of this By-Law and may be issued a violation ticket in the form prescribed by the Provincial Offences Procedures Act, requiring payment of a penalty therefore in the sum of \$500.00.

19. If at any time after the expiry of 15 days from the date of service of the violation ticket, and up to but excluding the 7 days prior to the return date on any summons forming part of such ticket, the person tenders payment of the full amount of the specified penalty, a person authorized to receive such payment shall accept it in lieu of prosecution.

20. If the person upon whom a violation ticket is served fails to pay the required sum within the time herein limited, the provisions for acceptance of payment do not apply. Such person shall be liable on summary conviction to pay a minimum fine equal to the penalty stated in the offence ticket, plus Court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding thirty (30) days.

21. Should any provision of this By-law be found void or unenforceable then it is the express intention of Council for the City that such void or unenforceable sections be severed

from this By-law and the balance remain in full force and effect.

COMING INTO FORCE

22. This By-Law shall come into force ninety (90) days after receiving third reading.

23. By-law 2751/82 is hereby repealed effective ninety (90) days following third reading.

READ A FIRST TIME THIS 11 DAY OF June, A.D. 1990.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1990.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1990.

CITY OF RED DEER

Per: \_\_\_\_\_

MAYOR



Per: \_\_\_\_\_

CITY CLERK

FROM:- FRANK KIRTON

92 NIELSEN CLOSE

RED DEER T4P2A1  
ALTA

JULY 18TH 1990

ATTN: City Clerk

Subject:- Proposed license fee for thief alarm systems.

Rec'd. 3:40 p.m.  
CITY CLERKS  
JULY 19/90  
AP

Since returning from vacation it has come to my attention that a proposal has been put forward to introduce license fees and false callout penalties on thief alarm systems.

I would like to register my objection against licence fees for the following reasons.

i) Alarms that are correctly maintained and used are considered to be an aide to law enforcements by protecting property and early notification that a crime is in progress.

ii) I already pay \$30<sup>00</sup> per month to have a security company act as an intermediary and screen out any false alarms that may occur. The only false alarm that has resulted in the R.C.M.P. being called out was triggered by a system malfunction. This prompted me to change part of the system to avoid recurrence.

It would appear that once again we all have to pay for the errors of the offender, or is it simply another example of "Where can we grab more money?"

I feel that you should concentrate your efforts on the frequent offender, and yes I do agree with levying a penalty. Constantly being penalised for wanting to improve my property and protect what is rightfully mine is becoming increasingly tiresome especially in favour of those who cannot get their act together.

I would therefore like to suggest that you charge whatever penalty you feel is justified for frequent offence, but leave the rest of us alone.



Lets face it your \$30<sup>00</sup> license fee is just a starting point. It will surely increase year by year due to the nature of the bureaucratic beast needing more money to feed its self upon and finding the easiest place to get it - LICENSE FEES!!!

I would appreciate a response to my observations at your earliest convenience

Yours Truly  
J. J. Hester

DATE: July 25, 1990  
TO: Red Deer Policing Committee  
FROM: City Clerk  
RE: ALARM BYLAW 3017/90

---

The above noted bylaw was given further consideration by Council of The City of Red Deer at its meeting held on July 23, 1990.

At the above noted meeting Council agreed to amend the bylaw prior to second and third reading by passing the following motion.

"RESOLVED that Council of The City of Red Deer hereby agrees that Alarm Bylaw 3017/90 be amended as follows:

That Section 4 be deleted in its entirety and that there be substituted in its place and stead the following:

- 4.(1) Annually, the license officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee as provided in clause 4.(2), which license shall be valid for the 12 months subsequent to its issue.
- 4.(2) The Annual Permit Fee to be paid by the applicant shall be:
  - a) the sum of \$10.00 for an alarm system situate in a residential building as defined in the Land Use Bylaw No. 2672/80; and
  - b) the sum of \$30.00 for an alarm system installed in any other type of building."

Following passage of the above noted amendment, Council gave second and third reading to the bylaw. Enclosed herewith is a copy of the bylaw as finally passed by Council July 23rd.

Red Deer Policing Committee  
July 25, 1990  
Page 2

Please note that this bylaw becomes effective 90 days after receiving third reading (October 22, 1990). By way of a copy of this memo, we are requesting the Bylaws & Inspections Department and the Policing Department to ensure that said bylaw is properly enforced when same becomes effective. We would also request that adequate notification, advertising, etc. be given to alert all alarm operators and owners of alarm systems of the new bylaw.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. City Commissioner  
Bylaws & Inspections Manager  
R.C.M.P., City Detachment, Attn: Cst. I.A. Kurz

BY-LAW NUMBER 3017/90

BEING A BY-LAW OF THE CITY OF RED DEER TO REGULATE AND  
CONTROL ALARM SYSTEMS AND TO REQUIRE PERMITS THEREFOR

\*\*\*\*\*

WHEREAS Council for the City of Red Deer has the authority under Section 112 of the Municipal Government Act to enact by-laws for the peace, order and good government of the municipality and to promote the safety and welfare of its citizens;

AND WHEREAS it appears that there have been excessive numbers of false alarms requiring emergency responses from police and such unnecessary emergency responses pose a threat to the safety of policemen and members of the public by creating unnecessary hazards, and in addition result in unnecessary expense to the taxpayers of the City of Red Deer;

AND WHEREAS Council for the City of Red Deer deem it desirable and necessary in order to protect and preserve the safety and welfare of its citizens to regulate and control alarm systems so as to reduce such false alarms to a minimum;

NOW THEREFORE, COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, HEREBY ENACTS AS FOLLOWS:

1. This By-Law may be cited as "The Alarm By-Law".
2. In this By-law:
  - (a) "alarm signal" - means a telephone request for emergency police services;
  - (b) "alarm system" - includes a device or devices designed to activate an alarm signal but excludes a device that is installed in a vehicle;
  - (c) "Chief of Police" means the Commanding Officer of the R.C.M.P.;

- (d) "City" - means the City of Red Deer, a municipal corporation in the Province of Alberta and, where the context so requires, means the area contained within the corporate boundaries of the said municipality;
- (e) "excessive false alarms" means three (3) or more false alarms in any 180 day period subsequent to the issue of an alarm permit;
- (f) "false alarm" - means an alarm signal which results in a response by the R.C.M.P. where unauthorized entry or police emergency does not exist.
- (g) "Licensing Officer" means the By-laws and Inspections Manager for the City or his designate;
- (h) "permit" - means an alarm system permit issued under this By-law;
- (i) "R.C.M.P." means the City detachment of the Royal Canadian Mounted Police providing policing services to and for the City.

#### REQUIREMENT TO HOLD A PERMIT

3. No person shall install, keep, use or permit the installation, keeping or use of an alarm system in any building unless he is the holder of a valid permit for each building containing such an alarm system.

#### POWERS AND DUTIES OF LICENSE OFFICER

4.(1) Annually, the license officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee as provided in clause 4.(2), which license shall be valid for the 12 months subsequent to its issue.

4.(2) The Annual Permit Fee to be paid by the applicant shall be:

- a) the sum of \$10.00 for an alarm system situate in a residential building as

defined in the Land Use By-law No. 2672/80; and

- b) the sum of \$30.00 for an alarm system installed in any other type of building."

5. The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permittees together with the details of all alarm system permits issued by him or under his authority. A copy of all or part of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit.

6. An alarm system permit is not capable of being transferred.

#### REVOCATION OF PERMIT - EXCESS FALSE ALARMS

7. The Licensing Officer shall revoke an alarm system permit if the alarm system actuates excessive false alarms.

#### AUDIBLE ALARM SYSTEMS

8. Every person maintaining an alarm system which is accompanied by a sound when the alarm is activated shall:

- a) keep posted near the alarm system in such a position as to be legible from the exterior ground level adjacent to the premises where the alarm system is located a notice in a form approved by the Chief of Police containing such information as the Chief of Police may from time to time require.
- b) keep the Chief of Police informed by notice in writing of the names and telephone numbers of the persons to be contacted in the event that the alarm system is actuated and such persons shall:
  - (i) be available to receive telephone calls made in respect of the alarm system;

- (ii) be capable of affording access to the premises where the alarm system is located; and
- (iii) attend at the premises where the alarm system is located within twenty (20) minutes of being requested to do so by a member of the R.C.M.P.;
- (iv) no person shall install, maintain or use an alarm system which is accompanied by a sound which is capable of being sounded continuously for a period of greater than fifteen (15) minutes after each activation.

9. A person who contravenes a provision of Section 8 is guilty of a breach of this By-law and an offence in respect of such contravention, however Section 8(a) of this By-law does not apply to an alarm system installed in a private dwelling house.

#### REVOCATION OF PERMIT

10. The Licensing Officer shall revoke any alarm system permit if the permittee has contravened any of the provisions of this By-Law.

11. The Licensing Officer may revoke an alarm system permit where the alarm system ceases to be actively used and there is no further need for a permit. Where an alarm system permit is revoked in error, the Licensing Officer shall re-instate such permit without fee or charge.

#### NOTIFICATION OF REVOCATION

12. When the Licensing Officer revokes a permit, he shall notify the permittee of such revocation by notice in writing delivered to such person, or mailed to such person by registered mail addressed to his last known address.

#### REINSTATEMENT OF PERMIT

13. Where a permit has been revoked, the Licensing Officer shall reinstate such permit on application by the permittee and on payment by the permittee of a fee of \$200.00.

#### MONITORING OF ALARM SYSTEM

14. A person who monitors a monitored alarm system and who informs any member of the R.C.M.P. that the monitored alarm system has been actuated, shall cause a person capable of affording access to the premises where the monitored alarm system is located to attend at such premises within twenty (20) minutes of so informing such member of the R.C.M.P. of the actuation.

15. Except as provided in section 14, no person shall use, maintain or install, or permit the use, maintenance or installation of any alarm system which is designed to transmit a message to any telephone number assigned to the R.C.M.P.

#### OFFENCES AND PENALTIES

16. Any person who installs, keeps, uses or permits the installation, keeping or use of an alarm system without being the holder of a valid permit for such alarm system is guilty of an offence and shall be liable upon conviction to a penalty of \$500.00.

17. Any person who breaches any provision of this by-law shall be guilty of an offence and where no specific penalty is provided herein shall be liable upon conviction to a penalty of \$500.00 for each offence.

#### VIOLATION TICKETS

18. Any person who contravenes any of the provisions of this By-Law shall be in breach of this By-Law and may be issued a violation ticket in the form prescribed by the Provincial Offences Procedures Act, requiring payment of a penalty therefore in the sum of \$500.00.

19. If at any time after the expiry of 15 days from the date of service of the violation ticket, and up to but excluding the 7 days prior to the return date on any summons forming part of such ticket, the person tenders payment of the full amount of the specified penalty, a person authorized to receive such payment shall accept it in lieu of prosecution.

20. If the person upon whom a violation ticket is served fails to pay the required sum within



the time herein limited, the provisions for acceptance of payment do not apply. Such person shall be liable on summary conviction to pay a minimum fine equal to the penalty stated in the offence ticket, plus Court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding thirty (30) days.

21. Should any provision of this By-law be found void or unenforceable then it is the express intention of Council for the City that such void or unenforceable sections be severed from this By-law and the balance remain in full force and effect.

COMING INTO FORCE

22. This By-Law shall come into force ninety (90) days after receiving third reading.

23. By-law 2751/82 is hereby repealed effective ninety (90) days following third reading.

READ A FIRST TIME THIS 11th DAY OF June, A.D. 1990.

READ A SECOND TIME THIS 23rd DAY OF July, A.D. 1990.

READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF July, A.D. 1990.

CITY OF RED DEER

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CITY CLERK

PUBLIC HEARINGS

NO. 1

DATE: July 16, 1990  
TO: City Council  
FROM: Assistant City Clerk  
RE: PUBLIC HEARING -  
LAND USE BYLAW AMENDMENTS 2672/Q-90, 2672/R-90

---

Public Hearings have been advertised in regard to Land Use Bylaw Amendments 2672/Q-90 and 2672/R-90, to be held in the Council Chambers of City Hall on Monday, July 23, 1990 commencing at 7 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/Q-90 pertains to:

- 1) the protection of service standpipes and to prevent encroachments into easement rights-of-way in all cases relative to the location of garages or carports;
- 2) increasing the parking requirement of senior high schools.

Bylaw 2672/R-90 provides for the redesignation of a 5.01 hectare site in the City of Red Deer's Deer Park Subdivision from A1 (Future Urban Development District) to PS (Public Service - Institutional or Governmental - District) for the proposed school and recreation site in said subdivision.

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

Respectfully submitted,



K. KLOSS  
Assistant City Clerk

KK/jt

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

K7

28.



### Revisions :

MAP NO. 13/90  
(BYLAW No. 2672/R-90)

Change from A1 to PS .

DATE: June 28, 1990  
TO: Red Deer Regional Planning Commission  
FROM: Assistant City Clerk  
RE: LAND USE BYLAW AMENDMENTS 2672/Q-90 AND 2672/R-90

---

Council of the City of Red Deer at its meeting held on Monday, June 25, 1990, gave first reading to the above noted Land Use Bylaw Amendments, copies of which are attached.

Bylaw 2672/Q-90 pertains to: 1) the protection of service standpipes and to prevent encroachments into easement right-of-ways in all cases relative to the location of garages or carports 2) increasing the parking requirement of senior high schools.

Bylaw 2672/R-90 provides for the redesignation of a 5.01 ha. site in the City of Red Deer's Deer Park Subdivision from A1 (Future Urban Development District) to PS (Public Service - Institutional or Governmental - District) for the proposed school and recreation site in said subdivision.

This office will now proceed with advertising for a Public Hearing to be held on Monday, July 23, 1990, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

K. Kloss  
Assistant City Clerk

KK/ds

Encl.

c.c. Dir. of Community Services  
Dir. of Engineering Services  
Dir. of Financial Services  
Bylaws & Inspections Manager  
City Assessor  
E.L. & P. Manager  
Fire Chief  
Council & Committee Secretary, W. Vincent

**RED DEER  
REGIONAL PLANNING COMMISSION**2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

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

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

June 5, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment  
By-law 2672/R-90

We are enclosing herewith a plan indicating the proposed school and recreation site in the City's Deer Park subdivision.

The plan of subdivision to create a 5.01 hectare subdivision is now being considered by the City and Red Deer Regional Planning Commission.

We are recommending that City Council proceed with the proposed land use amendment.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

Commissioner's Comments

c.c. - Bill Lees, Land Department

We would recommend Council give first reading to this bylaw following which same will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF 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 DELBURN • VILLAGE OF DONALD • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



RED DEER  
REGIONAL PLANNING COMMISSION

47

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

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

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

NO. 4

June 4, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment  
Bylaw 2672/Q-90

1. The City Engineering Department Manager requested us to look at the provision of the Land Use Bylaw regarding the location of garages in rear yards. The purpose of the amendment is to protect service standpipes and to prevent encroachments into easement rights-of-way in all cases whether it is a garage or carport.
2. The second section of the Land Use Amendment deals with the parking requirement of Senior High Schools. Our present standard is very low. Our study indicates that 0.3 parking space per student is a reasonable standard for a high school.

The required Land Use Amendment is attached for City Council consideration.

Yours truly

D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

Enc.

Commissioner's Comments

We would recommend Council give first reading to the draft bylaw following which same will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

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 PAINTERTON 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 DIDSBUY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

LAND USE BYLAW AMENDMENT

"PLAN"

ADVERTISED	
DATE	TIME
49394	July 6:13

1. The Council of The City of Red Deer propose to pass Bylaw 2672/Q-90 being an amendment to the Land Use Bylaw of The City of Red Deer.

2. The purpose of the proposed amending Bylaw No. 2672/Q-90 is to amend the Land Use Bylaw as follows:

1) By deleting Section 5.2.5(2)(h)(ii)(iii), in its entirety and by substituting therefore the following:

Section 5.2.5(2)(h)

(ii) Subject to Section 4.6(1) (2672/Y-89) where the vehicles entrance doors to the garage face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6 m from the side boundary which the entrance doors face. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;

(iii) Subject to Section 4.6(1) (2672/Y-89) where the vehicle entrance doors to the garage face the side boundary of the site which is a common boundary with a street, the building shall be not less than 6 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk not less than 2.4 m from such side boundary of the site. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;

2) By deleting Section 5.2.6.1(1)(b)(ii)(iii), in its entirety and by substituting therefore the following:

Section 5.2.6.1(1)(b)

(i) where the vehicle entrance of the carport faces a lane such entrance shall be either 6 m or 0.9 m from the lane except those where an easement has been placed along the rear property line. Under such circumstances the entrance at its closest point shall be either 6 m or the width of the easement plus 0.5 m from the lane;

(ii) where the vehicle entrance of the carport faces the side boundary of the site which is not a common boundary with a street, such entrance wall shall not be less than 6 m from such side boundary. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;



(iii) where the vehicle entrance of the carport faces the side boundary of the site which is a common boundary with a street, such entrance wall shall be not less than 6 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk not less than 2.4 m from such side boundary of the site. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;

3) Section 4.10.1 related to parking requirements for public or private senior high school is deleted in its entirety and by substituting therefore the following:

Uses

Parking Spaces

Public or private senior high schools      0.3 space for each student"

3. A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.

4. The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer, on Monday, the 23rd day of JULY 1990 at 7:00 p.m., or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.

5. Any person claiming to be affected by the proposed bylaw shall be heard. Any other interested party may be heard if Council agrees.

6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by Council. Speakers must direct their remarks to the advisability of the bylaw under consideration and should not repeat at length points made by other speakers.

7. No written representation or petition shall be heard by Council of The City of Red Deer unless:-

- (a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing;
- (b) it contains the names and addresses of all persons making the representation, and
- (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice: July 6, 1990.

DATE OF LAST PUBLICATION of this Notice: July 13, 1990.

C. SEVCIK, CITY CLERK



ADVERTISED

FILE	ENO #	DATE/S
49395		July 6 & 13/90

# LAND USE BYLAW AMENDMENT

"PLAN"

1. The Council of The City of Red Deer propose to pass Bylaw 2672/R-90 being an amendment to the Land Use Bylaw of The City of Red Deer.

2. The purpose of the proposed amending Bylaw No. 2672/R-90 is to amend the land use classification of the property referred to in the above plan.

3. A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.

4. The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer, on Monday, the 23rd day of JULY 1990 at 7:00 p.m., or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.

5. Any person claiming to be affected by the proposed bylaw shall be heard. Any other interested party may be heard if Council agrees.

6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by Council. Speakers must direct their remarks to the advisability of the bylaw under consideration and should not repeat at length points made by other speakers.

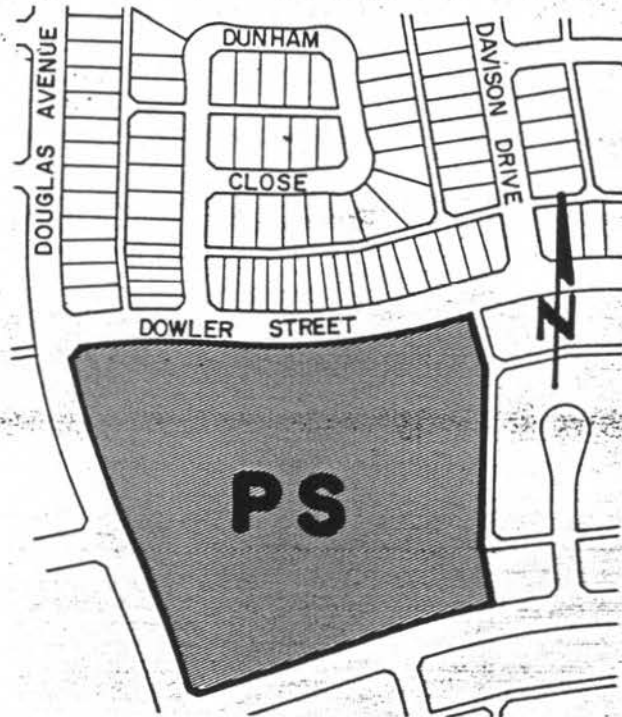
7. No written representation or petition shall be heard by Council of The City of Red Deer unless:-

- (a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing;
- (b) it contains the names and addresses of all persons making the representation, and
- (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice: July 6, 1990.

DATE OF LAST PUBLICATION of this Notice: July 13, 1990.

C. SEVCIK, CITY CLERK



CHANGE FROM AI TO PS

AI - FUTURE URBAN DEVELOPMENT DISTRICT  
PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL) DISTRICT.

DATE: July 24, 1990  
TO: Senior Planner, D. Rouhi  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/Q-90 AND 2672/R-90

---

Council of The City of Red Deer on Monday, July 23, 1990 gave second and third reading to the above noted Land Use Bylaw Amendments, copies of which are enclosed herewith.

Bylaw 2672/Q-90 pertains to the protection of service standpipes and to prevent encroachment into easement rights-of-way in all cases relative to the location of garages and carports, and also increases the parking requirements for senior high schools.

Bylaw 2672/R-90 provides for the redesignation of a 5.01 hectare site in the City Deer Park Subdivision from A1 to PS designation for the proposed school and recreation site.

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



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. Director of Engineering Services  
Director of Community Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manager  
Recreation & Culture Manager

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

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. By deleting Section 5.2.5(2)(h)(ii)(iii), in its entirety and by substituting therefore the following:

Section 5.2.5(2)(h)

- (ii) Subject to Section 4.6(1) (2672/Y-89)  
where the vehicles entrance doors to the garage face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6 m from the side boundary which the entrance doors face. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;
- (iii) Subject to Section 4.6(1) (2672/Y-89)  
where the vehicle entrance doors to the garage face the side boundary of the site which is a common boundary with a street, the building shall be not less than 6 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk not less than 2.4 m from such side boundary of the site. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;

2. By deleting Section 5.2.6.1 (1)(b)(i)(ii)(iii), in its entirety and by substituting therefore the following:

Section 5.2.6.1(1)(b)

- (i) where the vehicle entrance of the carport faces a lane such entrance shall be either 6 m or 0.9 m from the lane except those where an easement has been placed along the rear property line. Under such circumstances the entrance at its closest point shall be either 6 m or the width of the easement plus 0.5 m from the lane;
- (ii) where the vehicle entrance of the carport faces the side boundary of the site which is not a common boundary with a street, such entrance wall shall not be less than 6 m from such side boundary. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;
- (iii) where the vehicle entrance of the carport faces the side boundary of the site which is a common boundary with a street, such entrance wall shall be not less than 6 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk not less than 2.4 m from such side boundary of the site. If there is an easement, the building at its closest point shall be the width of the easement plus 0.5 m from the lane;

3. Section 4.10.1 related to parking requirements for public or private senior high school is deleted in its entirety and by substituting therefore the following:

Uses

Parking Spaces

Public or private senior high schools

0.3 space for each student

4. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 25 day of June A.D. 1990

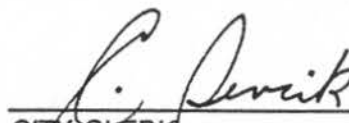
READ A SECOND TIME IN OPEN COUNCIL this 23rd day of July A.D. 1990

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 23rd day of July  
A.D. 1990

MAYOR



CITY CLERK



BYLAW 2672/R-90

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

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

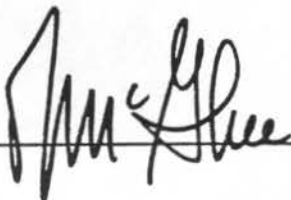
- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 13/90 attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 25 day of June 1990.

READ A SECOND TIME IN OPEN COUNCIL this 23 day of July 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 23 day of July 1990.

MAYOR



CITY CLERK



# Land Use Districts

K7



scale in metres

## Revisions :

MAP NO. 13/90  
(BYLAW No. 2672/R-90)

Change from A1 to PS .



DATE: July 16, 1990

TO: City Council

FROM: Assistant City Clerk

RE: STRUCTURAL STABILITY OF RETAINING WALL /  
5616 - 42 STREET, RED DEER  
LOTS 4-5, BLOCK D, PLAN K11

---

At the Council meeting on June 25, 1990, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that notice be given to Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) that on Monday, July 23, 1990, commencing at 4:30 p.m. or as soon thereafter as Council may determine, Council will consider the making of the following Order and that the said owner will be given an opportunity of appearing and being heard by the Council at the meeting for the making of the Order:

"RESOLVED that Council, being of the opinion that the site hereinafter described as dangerous, Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) be and is hereby ordered and directed, within thirty (30) days of a copy of this Resolution being mailed to the owner by registered mail, to have the necessary steps taken to provide a report from a Structural Engineer that will either indicate that the retaining wall located on the property is safe, or to recommend a course of action to make it safe, failing which the Bylaws & Inspections Manager of The City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. Michael Kahanyshyn, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

As a result of the above motion being sent to Mike Kahanyshyn, he has submitted to this office an engineering report indicating that the structural stability of said retaining wall is questionable and recommending certain solutions.



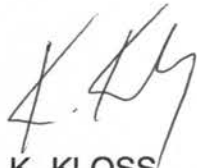
City Council  
July 16, 1990  
Page 2

Mr. Kahanyshyn indicated to this office that he is unable to be at the July 23, 1990 Council meeting as he will be away on holidays, however, it is his intention to proceed with the repair of the wall as soon as possible. In this regard, he requested he be given until late September to have these repairs completed.

As Mr. Kahanyshyn has taken the necessary steps as noted in the above motion to provide the City with a report from a structural engineer on the stability of the retaining wall, passing of the above order may be redundant. Council may wish, however, to pass a resolution which would require Mr. Kahanyshyn to provide the City with another report from a structural engineer once the repairs to the retaining wall have been done to ensure that the wall is now structurally sound.

This is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'K. Kloss', written over the printed name.

K. KLOSS  
Assistant City Clerk

KK/jt

July 9, 1990

Dear Mayor & Council:

RE: RETAINING WALL AT 5616 - 42 STREET

City Council recently passed a resolution asking that I obtain an engineering report as to the structural stability of the retaining wall at the above noted address.

Attached for Council's information is a copy of the engineering report outlining that the retaining wall has failed and structurally is not safe. It is now my intent to repair this wall, however, as I am going on holidays in the near future, I will not be able to commence this until September with the intent to have all repairs completed prior to freeze-up.

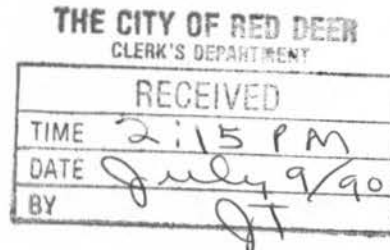
It is my understanding that I can now proceed to repair this wall based on the engineering recommendations as outlined in the attached letter.

Sincerely,



MIKE KAHANASYAN

21 Payne Close  
Red Deer, Alberta





# Bearden Engineering Consultants Ltd.

ARCHITECTURAL & ENGINEERING CONSULTING

32.

July 6, 1990

MIKE KAHANYSHYN  
21 Payne Close  
RED DEER, Alberta

Dear Mike:

RE: Retaining Wall at 5616 - 42 Street  
Red Deer, Alberta

At your request we have performed an on site inspection on the above mentioned retaining wall. The following is our report:

The wall is approximately 100 feet long and the overall height is estimated to be 11 feet. It is impossible to determine the structural stability of the wall without more information on reinforcement steel and the length of the footing's heel and toe.

The top of the wall has moved approximately 12", and when a structure has yielded this much it is clear that failure has occurred, and the structure is not safe.

We recommend that the wall is repaired to prevent further damage to the pavement on the parking lot and to prevent further yielding which could eventually result in complete collapse.

There are a variety of solutions available to solve this problem. We recommend that five buttresses be installed as shown on the attached sketch.

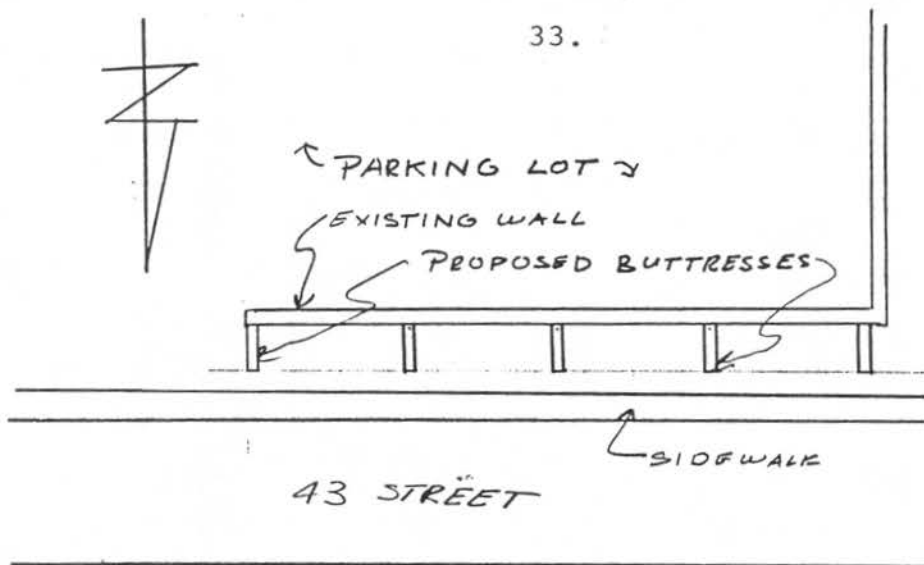
Should you have any questions regarding any of the above, please do not hesitate to contact the undersigned.

Yours truly,  
BEARDEN ENGINEERING CONSULTANTS LTD.

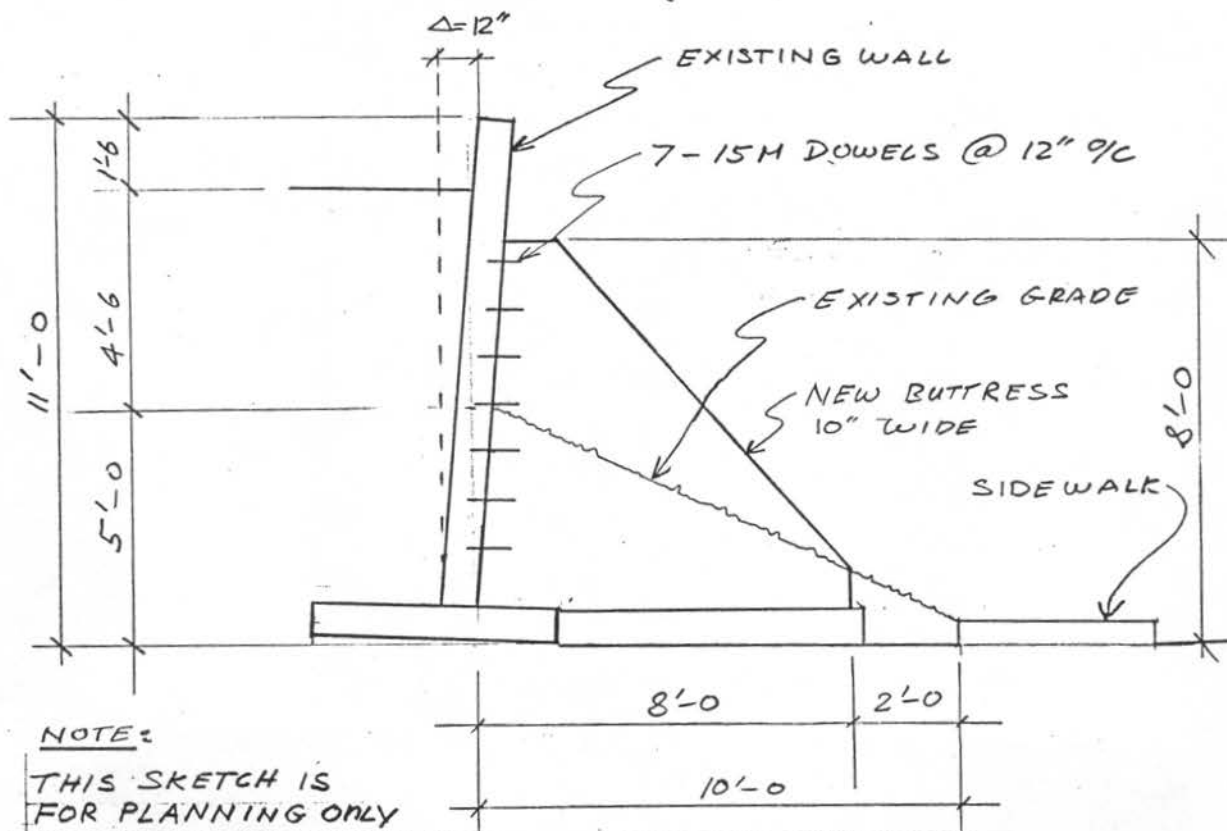
Walter Jordi, P. Eng.

WJ/lis

33.



PLAN VIEW



NOTE:

THIS SKETCH IS  
FOR PLANNING ONLY  
STRUCTURAL DESIGN  
IS NOT COMPLETE

TYPICAL SECTION

DRWN

JORDI

NTS  
SCALE

JULY 6/90

DATE



**Bearden  
Engineering**

Consultants Ltd.

PROJECT

MIKE KAHANYSHYN

5616-42 STR, REDDEAR

RETAINING WALL

DRWG. TITLE

JOB NO

90-M106

#1

DRWG

COMMISSIONERS' COMMENTS:

As outlined, Mr. Kahanyshyn has obtained an engineer's report indicating that the retaining wall's structural stability is unsafe and recommends possible solution. As Mr. Kahanyshyn has complied with Council's order prior to the actual passing of same, we would recommend that said order be replaced with a resolution directing that Mr. Kahanyshyn supply to the City by October 15, 1990 a further engineer's report certifying that the retaining wall is now structurally stable as a result of the repairs done.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

REGISTERED LETTER

June 27, 1990

Mr. Michael Kahanyshyn  
21 Payne Close  
RED DEER, Alberta  
T4P 1T6

Dear Mr. Kahanyshyn:

RE: STRUCTURAL STABILITY OF RETAINING WALL / 5616 - 42 STREET, RED DEER  
LOTS 4-5, BLOCK D, PLAN K11

At the meeting of Red Deer City Council on June 25, 1990, a report from the Bylaws & Inspections Manager was considered by Council regarding the above noted property.

Please take note that Council of The City of Red Deer will, at its meeting to be held in the Council Chambers, City Hall, Red Deer, Alberta on Monday, July 23, 1990, commencing at 4:30 p.m. or as soon thereafter as Council may determine, consider making the Order hereunder annexed and forming part hereof.

And further take notice that you will be given the opportunity of appearing and being heard by Council at the meeting before the making of the Order.

Sincerely,

K. KLOSS  
Assistant City Clerk

KK/jt

Att.

c.c. Bylaws &amp; Inspections Manager

**RED · DEER***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 342-8132

"RESOLVED that Council, being of the opinion that the site hereinafter described as dangerous, Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) be and is hereby ordered and directed, within thirty (30) days of a copy of this Resolution being mailed to the owner by registered mail, to have the necessary steps taken to provide a report from a Structural Engineer that will either indicate that the retaining wall located on the property is safe, or to recommend a course of action to make it safe, failing which the Bylaws & Inspections Manager of The City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. Michael Kahanyshyn, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."



*a delight  
to discover!*

DATE: June 27, 1990

TO: Bylaws & Inspections Manager

FROM: Assistant City Clerk

RE: STRUCTURAL STABILITY OF RETAINING WALL  
5616 - 42 STREET - LOTS 4-5, BLOCK B, PLAN K11

---

I would advise that at the Council meeting of June 25, 1990, consideration was given to your report dated June 6, 1990 concerning the above topic and at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that notice be given to Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) that on Monday, July 23, 1990, commencing at 4:30 p.m. or as soon thereafter as Council may determine, Council will consider the making of the following Order and that the said owner will be given an opportunity of appearing and being heard by the Council at the meeting for the making of the Order:

"RESOLVED that Council, being of the opinion that the site hereinafter described as dangerous, Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) be and is hereby ordered and directed, within thirty (30) days of a copy of this Resolution being mailed to the owner by registered mail, to have the necessary steps taken to provide a report from a Structural Engineer that will either indicate that the retaining wall located on the property is safe, or to recommend a course of action to make it safe, failing which the Bylaws & Inspections Manager of The City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. Michael Kahanyshyn, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

The decision of Council in this instance is submitted for your information. We will be now formally notifying the owner of the above noted land as to the date Council will consider this matter again.



Bylaws & Inspections Manager  
June 27, 1990  
Page 2

Trusting you will find this satisfactory.

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

K. KLOSS  
Assistant City Clerk

KK/jt

NO. 1

DATE: June 6, 1990

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: 5616 - 42 STREET, RED DEER  
LOTS 4-5, BLOCK D, PLAN K11

---

Could you please arrange to have the following matter placed before Council for their consideration:

Over the past number of years, our department has corresponded with the owner of the above-referenced property in respect to the structural stability of a retaining wall adjacent to the north property line. Our concerns are based upon the fact that large cracks were evident, and the wall was leaning at an acute angle towards 43 Street, adjacent to a public sidewalk.

We have requested the owner of the property, Mr. Michael Kahanyshyn, on numerous occasions since 1974, to hire a qualified engineer in order to investigate the structural stability of the said wall, and confirm to The City, the status of the situation. As of this date, we have not received any such confirmation.

Therefore, it is our recommendation that the owner of the property be directed by Council to arrange for a qualified engineer to investigate the situation, and take whatever action necessary to correct the problem to ensure a safe condition. Under the authority of Section 161 (1) of the Municipal Government Act, Council may direct an Order requiring the owner of the site to take whatever action Council feels necessary to alleviate the condition. The Act also requires that Council first indicate that it will consider such a motion after fourteen (14) days notice has been sent to the property owner.

We, therefore, recommend that the owner of the property, Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, T4P 1T6, be notified that Council will consider a Resolution that:

"Resolved that Council, being of the opinion that the site hereinafter described as dangerous, Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11), be and is hereby ordered and directed, within thirty (30) days of a copy of this Resolution being mailed to the owner by registered mail, to have the necessary steps taken to provide a report from a Structural Engineer that will either indicate that the retaining wall located on the property is safe, or to recommend a course

Memo To: City Clerk  
June 6, 1990  
Page 2

of action to make it safe, failing which the Bylaws & Inspections Manager of The City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. Michael Kahanyshyn, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', written over a horizontal line.

Ryan Strader  
Bylaws & Inspections Manager

RS\ch

Commissioner's Comments

We would concur with the recommendation of the Bylaws & Inspections Manager.

"R.J. MCGHEE"  
Mayor



## THE CITY OF RED DEER

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

FILE No.

City Clerk's Department 342-8132

### DOUBLE REGISTERED

July 25, 1990

Mr. Michael Kahanyshyn  
21 Payne Close  
RED DEER, Alberta  
T4P 1T6

Dear Mr. Kahanyshyn:

RE: RETAINING WALL - 5616 - 42 STREET, LOTS 4 & 5, BLOCK D, PLAN K11

I would advise that further consideration was given to the above matter at the Council meeting of July 23, 1990, and in this regard I am enclosing herewith the material which appeared on the agenda of July 23rd (pages 29-34).

At the aforementioned Council meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Michael Kahanyshyn dated July 9, 1990 re: Retaining Wall at 5616 - 42 Street, and having now received an engineering report on the structural stability of said retaining wall located at 5616 - 42 Street (Lots 4-5, Block D, Plan K11) which outlines that said retaining wall is not safe, hereby agrees as follows:

That Mr. Michael Kahanyshyn, 21 Payne Close, Red Deer, Alberta, being the owner of 5616 - 42 Street (Lots 4-5, Block D, Plan K11) be directed to repair said retaining wall, following which a report from a structural engineer is to be submitted to the Bylaws & Inspections Manager of The City of Red Deer by October 15, 1990, verifying that said retaining wall is considered safe and structurally sound;

and as presented to Council July 23, 1990.

Council further agrees that any construction alterations be confined to private property."

....2



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to discover!*

Mr. Michael Kahanyshyn  
July 24, 1990  
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. Please note that any construction alterations such as the five proposed buttresses, etc. are to be confined to private property. Also, a further report from a structural engineer is to be received by the Bylaws & Inspections Manager of The City of Red Deer by no later than October 15, 1990.

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/jt

Enc.

c.c. City Commissioners  
Bylaws & Inspections Manager



## INTERNAL MEMORANDUM

TO: MIKE DAY  
CITY COMMISSIONER

DATE: July 12, 1990

FROM: PAUL MEYETTE  
PRINCIPAL PLANNER

RE: LOCAL DEVELOPMENT INITIATIVE

RDRPC letter of July 5, 1990  
Minister of Municipal Affairs letter of June 12, 1990

### BACKGROUND INFORMATION

The Local Development Initiative focuses on increasing the economic health of communities. It will specifically address the problem of communities with declining populations.

The program has limited applicability to the City of Red Deer. I suggest, however, that there are four areas where our interest could be directed:

1. To participate in the review of government legislation and programs. In order to facilitate economic development in Alberta communities the Province is reviewing provincial legislation and programs with a view to modifying those which impede economic development and potentially enhancing those that assist in achieving that goal.
2. To ensure that any new programs or modification of existing programs that attempt to revitalize declining communities do not detrimentally affect growing communities such as the City of Red Deer;
3. To explore whether Red Deer could act as a Regional Centre for any programs which evolve through the local development initiative, and
4. To explore how Red Deer may benefit through a regional strategy of revitalization (for instance, such a program may assist financially implementing the West Central Regional Tourism Initiative).

#### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF  
PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF  
DIDS BURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE  
TOWN OF SUNDE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTH • VILLAGE OF CAROLINE • VILLAGE OF CLIVE  
VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE  
OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD  
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

Mike Day

July 13, 1990

**RECOMMENDATION**

I suggest that Council should be made aware of the Local Development Initiative by placing the two enclosures on the Council agenda and further suggest that the City should participate to ensure that our interests are represented. Al Scott and Wendy Martindale may be the most appropriate in terms of expressing the City's interest. Both Al and Wendy are aware of the program and have an interest in it.



37.

MINISTER OF MUNICIPAL AFFAIRS

127 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3744



June 12, 1990

TO ALL MAYORS AND REEVES AND  
CHAIRPERSONS OF ADVISORY COUNCILS FOR IMPROVEMENT DISTRICTS

When I announced the Local Development Initiative at the Annual Planning Board Conference in Jasper, I explained that public participation is the key ingredient in the first stage of the Initiative. In fact, your community's participation is essential.

I have, therefore, appointed a Minister's Council on Local Development that will hold public forums throughout Alberta. It is the council's responsibility to gather the opinions and recommendations of community leaders, special interest groups and individuals on how government can best help communities achieve their development and revitalization goals. It is my sincere hope that all communities will take the initiative to participate fully in the public forums.

The PARTICIPANT'S KIT, which is enclosed, provides the detailed information you need to decide how your community will participate. There are copies for you and your municipality's chief administrative officer. Also enclosed is a supply of brochures that you can make available to interested persons in your community. I hope this will stimulate their interest to participate.

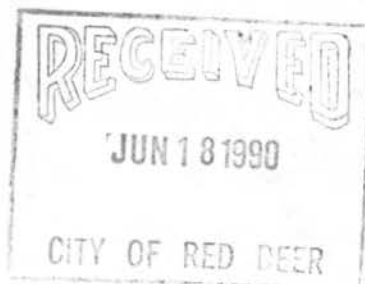
The first public forums will begin soon, so I urge you to begin your preparations today. Your community's contributions this summer will help form the responsible actions of the provincial government in the near and long term future.

Thank you for taking the initiative.

Yours sincerely,

*Raymond A. Speaker*

Raymond A. Speaker  
Minister



Enclosure





**MEMORANDUM**

COPY

TO: ALL MUNICIPAL ADMINISTRATORS WITHIN THE  
RED DEER REGIONAL PLANNING COMMISSION AREA

DATE: July 5, 1990

RE: LOCAL DEVELOPMENT INITIATIVE (LDI)

As part of the preparations for the Minister's Council forums to be held at the end of August, I would extend an invitation for your municipal delegates to participate in a workshop that we have arranged for August 1 from 1:15 p.m. to 4:30 p.m. here at the RDRPC offices.

The workshop will be an opportunity to bring representatives from across the region together to share ideas about the ways in which the Provincial Government can support and encourage the economic and social development of small rural communities. The possibilities for collective action by area municipalities will also be explored.

The agenda attached provides more details on the afternoon's activity. In order to allow us to make final arrangements for the workshop, I would ask that you register those delegates wishing to attend with Allan Williams at this office on or before July 25.

We encourage your municipality's participation in this workshop.

Yours truly

W. G. A. SHAW, ACP, MCIP  
DIRECTOR

WGAS/pim

c/c Commission Representatives

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALD • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

## WORKSHOP AGENDA

### 1:15 p.m. - Opening Remarks and Introduction

RDRPC staff will introduce the LDI program focusing on the kind of input the Minister's Council will be seeking from municipal delegates at the August forums.

### 1:30 p.m. - Workshop Sessions

Small group discussions will address key questions:

About your community...

What development goals does your community have?

What has your community accomplished in working towards these goals?

What obstacles have been encountered by your community in reaching those goals?

About the region...

What needs does your community share with your neighbouring communities?

What needs can you meet by working together?

What types of development opportunities can be realized through joint efforts?

About the provincial government...

What role should the provincial government play to assist municipalities in their community development efforts?

What specific things can the government do to fulfil that role?

Formation of groups will, as much as possible, be based on geographic proximity and other similarities between communities. The group sessions will allow delegates to share information, experiences and opinions pertaining to the questions listed above. It is hoped a consensus of thoughts and opinions can be reached by each group.

### 3:00 p.m. - Break

### 3:15 p.m. - Feedback Session - Development of a Regional Perspective

The session will give participants an opportunity to hear the views of all the different groups. This will be followed by an open discussion of the different ideas and suggestions presented with a view to formulating a regional perspective that will hopefully assist municipalities in their individual presentations to the Minister's Council.

### 4:30 p.m. - Workshop Ends

#### COMMISSIONERS' COMMENTS

We would recommend that the Economic Development Manager and Tourist Board Manager attend this Workshop on behalf of the City.

"R. J. McGHEE" Mayor

"M. D. DAY" City Commissioner



RED DEER  
REGIONAL PLANNING COMMISSION

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

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

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

**MEMORANDUM**

TO: ALL MUNICIPAL ADMINISTRATORS WITHIN THE  
RED DEER REGIONAL PLANNING COMMISSION AREA

DATE: July 5, 1990

RE: LOCAL DEVELOPMENT INITIATIVE (LDI)

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We encourage your municipality's participation in this workshop.

Yours truly

W. G. A. SHAW, ACP, MCIP  
DIRECTOR

WGAS/pim

c/c Commission Representatives

*Copied to: Mayor  
City Commissioner  
90/07/06  
ls*

MUNICIPALITIES WITHIN COMMISSION AREA

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

# **WORKSHOP AGENDA**

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What needs does your community share with your neighbouring communities?

What needs can you meet by working together?

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About the provincial government...

What role should the provincial government play to assist municipalities in their community development efforts?

What specific things can the government do to fulfil that role?

Formation of groups will, as much as possible, be based on geographic proximity and other similarities between communities. The group sessions will allow delegates to share information, experiences and opinions pertaining to the questions listed above. It is hoped a consensus of thoughts and opinions can be reached by each group.

## **3:00 p.m. - Break**

## **3:15 p.m. - Feedback Session - Development of a Regional Perspective**

The session will give participants an opportunity to hear the views of all the different groups. This will be followed by an open discussion of the different ideas and suggestions presented with a view to formulating a regional perspective that will hopefully assist municipalities in their individual presentations to the Minister's Council.

## **4:30 p.m. - Workshop Ends**

DATE: July 25, 1990

TO: Red Deer Regional Planning Commission,  
Principal Planner

FROM: City Clerk

RE: LOCAL DEVELOPMENT INITIATIVE

---

Your report dated July 12, 1990 pertaining to the above matter was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated July 12, 1990 re: Local Development Initiative, hereby agrees that the Economic Development Manager and the Tourist and Convention Board Manager attend the Local Development Initiative Workshop on August 1, 1990 on behalf of The City of Red Deer, and as presented to Council July 23, 1990."

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

By way of a copy of this memo, we are advising the Economic Development Manager and the Tourist and Convention Board Manager of Council's decision, and to authorize their attendance at the Workshop to be held August 1, 1990.



G. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Economic Development Manager  
Tourist and Convention Board Manager  
Allan Williams

NO. 3

DATE: July 16, 1990

TO: Mayor and Members of Council

FROM: Manager of Economic Development

RE: OPTION AND LAND SALES AGREEMENT  
LOT 9, BLOCK 4, PLAN 812-2323  
NORTHLAND INDUSTRIAL PARK

---

At the regular Council meeting of April 2, 1990, Council passed a resolution approving an application on behalf of Canalta Controls Ltd. to purchase the above parcel of land. The Economic Development Department entered into our standard 90 day option and land sales agreement, calling for the optionee to exercise the option no later than July 2, by paying one third of the purchase price, and submitting the plans necessary to obtain a development permit.

On June 26, 1990, the attached letter was received from Canalta Controls Ltd., requesting that they be permitted to continue with their purchase of the property, but that the agreement be amended to allow 24 months for the submission of an application for a development permit. It was also requested that the agreement be in the name of Derold G. Clark, rather than Canalta Controls Ltd. Mr. Clark is the President of Canalta.

Our standard agreement calls for construction to commence with 12 months of the option being signed, with completion to occur within 24 months. It would appear therefore, that the applicant is requesting a 12 month extension to these dates.

We would recommend that Council approve the request for a 12 month extension to the commencement and completion dates of the proposed development, and that all other conditions contained within the April 2 option and land sales agreement, remain as is. In addition, we would recommend that Council agree to a change in the agreement, showing the optionee as Derold G. Clark.



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/bw

att'd.



41.

---

**COMPLETE INSTRUMENTATION & ELECTRICAL SALES & SERVICE**

---

June 26, 1990

CITY OF RED DEER  
P.O. BOX 5008  
Red Deer, Alberta  
T4N 3T4

ATTENTION: **ECONOMIC DEVELOPMENT DEPARTMENT**

Dear Sirs;

**RE: PURCHASE OF LOT 9 BLOCK 4 PLAN 812-2323**

In regards to the above matter, we regret to inform you that we are unable to proceed as per original agreement.

Due to economic conditions, we do not wish to proceed with the erection of the proposed structure at the present time.

If possible, we would like to continue with the purchase of the lot and carry on with construction of the building when conditions permit. At this time, we forecast that we would be in a position to proceed in approximately 18 to 24 months.

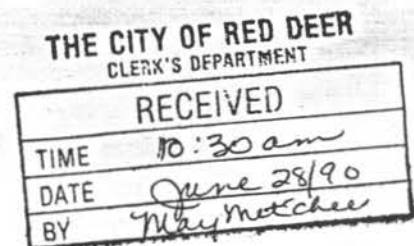
We propose that the time schedule on the existing agreement be amended to 24 months for the submission of application for a development permit.

We thank you for your consideration in this matter.

Yours Truly

A handwritten signature in dark ink, appearing to read "Derold G. Clark".

Derold G. Clark  
General Manager  
CANALTA CONTROLS LTD.



DGC/ac



DATE: July 5, 1990  
TO: Manager Economic Development  
FROM: Land Supervisor  
RE: APPLICATION BY CANALTA CONTROLS LTD.  
LOT 9, BLOCK 4, PLAN 812-2323

---

The agreement to purchase Lot 9, dated May 1, 1990, stands in the name of Derold G. Clark and not Canalta Controls Ltd. as indicated by the resolution of City Council dated April 2, 1990.

The present agreement indicates that the development was to commence on April 2, 1991 being twelve (12) months from the date of Councils resolution and the development to be completed twenty four (24) months from the date of Councils resolution or April 2, 1992.

If the extension is granted as requested we assume the commencement and completion dates will be extended by twelve (12) months and all other conditions of the agreement will remain as is.

We would agree with this request on condition no further extensions are granted and all other conditions of the May 1, 1990 agreement will remain in place.

  
William F. Lees

WFL/dm

cc Manager of Bylaws and Inspections



DATE: July 3, 1990

FILE NO.

TO: Alan Scott

FROM: Bylaws and Inspections Manager

RE: CANALTA CONTROLS  
LOT 9, BLOCK 4, PLAN 812-2323

In response to your memo of June 28, 1990, regarding the above referenced application, we do not recommend relaxation of the Council policy, especially for 24 months. Given the conditions regarding interest rates, a shorter time, perhaps 6 months, may be appropriate.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

COMMISSIONERS' COMMENTS

We would concur with the recommendations of the Economic Development Manager.

"R. J. McGhee"  
Mayor

"M. C. Day"  
City Commissioner

DATE: July 24, 1990  
TO: Economic Development Manager  
FROM: City Clerk  
RE: OPTION AND LAND SALES AGREEMENT  
LOT 9, BLOCK 4, PLAN 812-2323 - DEROLD G. CLARK

---

Your report dated July 16, 1990 pertaining to the above matter was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report from the Economic Development Manager dated July 16, 1990 re: Option and Land Sales Agreement, Lot 9, Block 4, Plan 812-2323 - Northland Industrial Park, hereby agrees as follows:

1. That the request from Canalta Controls Ltd. for a 12-month extension to the commencement and completion dates of the proposed development on Lot 9, Block 4, Plan 812-2323 be approved,
2. That the agreement between the City and Canalta Controls Ltd. be amended to show the optionee as Derold G. Clark,

and as recommended to Council July 23, 1990."

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

Trusting you will ensure appropriate legal documentation is prepared and executed by both parties in accordance with Council's decision.



C. SEVCIK

City Clerk

CS/jt

c.c. Land Supervisor

Bylaws & Inspections Manager

DATE: July 12, 1990  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: OVEREXPENDITURES APPROVED BY COUNCIL TO BE CHARGED TO THE  
1990 BUDGET

---

I have been requested by members of the Finance and Audit Committee to provide Council with a summary of expenditures approved by Council as overexpenditures to be charged to the 1990 Budget. The summary of these approvals is attached.

There is \$233,735.00 of overexpenditures of the property tax supported budget and \$31,320.00 that was charged to the Waskasoo Park grant funds.

In addition to the \$233,735.00 overexpenditures charged to the tax supported budget, there is a \$136,000.00 shortfall in the budget for Provincial Grants in lieu of taxes. Another overexpenditure will be costs related to the recent floods.

It is anticipated that investment interest revenue will exceed the budget provision significantly because of high interest rates. If this extra revenue had not been available, the City's working capital position would have been reduced by the overexpenditures. Council has been trying to improve the City's working capital position.

As Council is aware, approving expenditures other than during the Annual Budget Review must be carefully considered because prioritizing of expenditures is made difficult.



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

AW/lf

Att.

COMMISSIONERS' COMMENTS

The attached report is presented to Council as a result of a request by the Finance & Audit Committee. Council should note that one item, GST Co-ordinator for \$23,500 was an item which was brought to Council's attention during the budget debates and one that would be required some time during 1990.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

## 1990 OVEREXPENDITURES APPROVED BY COUNCIL

<u>DATE</u>	<u>DEPARTMENT</u>	<u>DESCRIPTION</u>	<u>TAX FUNDED</u> <u>AMOUNT</u>	<u>WASK. PK.</u> <u>AMOUNT</u>
February 20/90	Parks	Turf tender	\$ 5,490	\$
April 17/90	Mayor	Recognition awards advertising	3,000	
April 17/90	Engineering	Horizon Village walkway	4,500	
April 17/90	G. H. Dawe	Insurance costs	3,600	
April 17/90	Various	Radio licence fees	11,580	
April 17/90	Engineering	Taylor Drive pedestrian bridge	6,000	
April 17/90	Engineering	Advance left turn at Gaetz & Piper	3,000	
April 30/90	Recreation	Klnex refrigeration repairs	29,000	
April 30/90	Museum	Museum entrance pathways repair	1,800	
May 14/90	Engineering	Sidewalk W side 58 Ave	9,000	
May 14/90	Tourist Bd.	The Crossing	5,000	
May 28/90	Finance	GST Coordinator	23,500	
May 28/90	Mayor	Scholarship fund	3,500	
June 11/90	Parks	Mosquito control	6,000	
June 11/90	Recreation	Lions campground electrical		28,820
June 11/90	Engineering	Oiled roads	43,000	
June 25/90	Museum	Gaetz Lake sanctuary designation		2,500
June 25/90	Engineering	Whiteside Cres. flooding	38,600	
July 10/90	Mayor	Ponoka flood assistance	5,000	
July 10/90	Parks	Cemetary Hill stabilization study	5,000	
July 10/90	Engineering	Lane paving south of 55 St.	27,165	
TOTALS			\$ 233,735	\$ 31,320

DATE: July 24, 1990  
TO: Director of Financial Services  
FROM: City Clerk  
RE: OVEREXPENDITURES APPROVED BY COUNCIL  
TO BE CHARGED TO THE 1990 BUDGET

---

Your report dated July 12, 1990 pertaining to the above topic was presented on the Council agenda of July 23, 1990.

The aforementioned report was acknowledged by Council for information purposes only, and it was agreed that same be filed. We thank you for your report in this instance.



C. SEVCIK  
City Clerk

CS/jt



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

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

July 16, 1990

C. Sevcik,  
City Clerk,  
City of Red Deer  
Box 5008  
Red Deer, AB.  
T4N 3T4

Dear Sir:

Re: Land Use Bylaw - Vehicle Access to Property

The Municipal Planning Commission requested City Planning to look at the section of the Land Use Bylaw which requires M.P.C. approval to permit vehicle access to property. This is necessary because of a recent Development Appeal decision allowing access to 48 Avenue.

Under Traffic Bylaw 2800/82, the approval of the Director of Engineering Services is required for access to a public roadway. To avoid confusion, the M.P.C. decided that the Land Use Bylaw be amended to clearly indicate that the Director of Engineering Services has jurisdiction to grant or deny vehicle access to property under Bylaw 2800/82 and any appeal will have to be made to City Council for a decision.

The required land use amendment is attached.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

c.c. - T. Chapman, City Solicitor  
- R. Strader, Bylaws & Insp. Manager

COMMISSIONERS' COMMENTS:

We would concur with the recommendation of the Senior Planner.

"R. J. McGHEE", Mayor

"M. C. DAY", City Commissioner

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  
PAINTERTON 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  
DIDSBURO • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE  
TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE  
VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE  
OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLANDWOLD  
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



RED DEER  
REGIONAL PLANNING COMMISSION

NO. 6

47.

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

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

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

July 16, 1990

C. Sevcik,  
City Clerk  
City of Red Deer,  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Designation Bylaw 2672/S-90  
Anders Park East - Melcor Development  
S.E. 10-38-27-4

We are enclosing a plan of subdivision for the development of Phase One of the above area. The plan of subdivision creates 65 single family lots (R1), and one commercial site of 0.69 acre (C3), based on the plan adopted by City Council.

We recommend that City Council give first reading to the proposed redesignation so that subdivision can proceed as planned.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
/cc

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURO • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDBE • 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 DELBURN • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

DATE: July 11, 1990  
TO: Senior Planner  
FROM: Assistant City Clerk  
RE: AL-TERRA ENGINEERING LTD. - ANDERS PARK

---

At the Council meeting of July 9, 1990, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Al-Terra Engineering Ltd. dated June 28, 1990 re: Victoria Park Outline Plan (Anders East) - Melcor Developments Ltd., hereby approves said plan subject to the comments of the administration as submitted on the July 9, 1990 agenda, and specifically subject to the following conditions:

1. That the size of the commercial site within said plan conform to The City of Red Deer Land Use Bylaw;
2. That the naming of the subdivision be Anders Park;

and as presented to Council July 9, 1990."

As outlined in the above motion, the development plan in this instance is subject to the comments of the administration and, as such, I assume these will be taken into account in the subdivision plan.

Also, as per our recent conversation, I assume you will be bringing the appropriate Land Use Bylaw Amendment for Council's consideration at the July 23, 1990 Council meeting relative to the rezoning of this property.

Trusting you will find this satisfactory.



K. KLOSS  
Assistant City Clerk

KK/jt





# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

July 11, 1990

Al-Terra Engineering Ltd.  
308, 4814 Ross Street  
RED DEER, Alberta  
T4N 1X4

Attention: Martin Broks,  
Red Deer Manager

Dear Sir:

RE: ANDERS PARK (VICTORIA PARK) OUTLINE PLAN  
BY MELCOR DEVELOPMENTS LTD.

At The City of Red Deer Council meeting held on July 9, 1990, your letter dated June 28, 1990 relative to the above topic was considered and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Al-Terra Engineering Ltd. dated June 28, 1990 re: Victoria Park Outline Plan (Anders East) - Melcor Developments Ltd., hereby approves said plan subject to the comments of the administration as submitted on the July 9, 1990 agenda, and specifically subject to the following conditions:

1. That the size of the commercial site within said plan conform to The City of Red Deer Land Use Bylaw;
2. That the naming of the subdivision be Anders Park;

and as presented to Council July 9, 1990."

....2



*a delight  
to discover!*

Martin Broks  
Al-Terra Engineering Ltd.  
July 12, 1990  
Page 2

The decision of Council in this instance is submitted for your information. As outlined in the above motion, the approval of your plan is subject to the comments of the administration, of which two are actually listed in the above resolution. I have attached a copy of the administrative comments which appeared on the July 9, 1990 Council meeting relative to your item for your review. I have also summarized below some of the other major conditions reflected in said administrative reports, in addition to those listed in the foregoing motion.

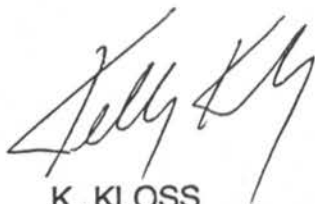
1. A portion of the two cul-de-sacs adjacent to the west edge of the proposed detention pond may also be required for the pond due to topographical restraints.
2. Approval of the South Area Servicing Study.
3. Emergency vehicle access routes shall have corner cut-offs to provide the proper turning radius.
4. Access routes provided with a median shall be 6 metres minimum each side and posted "Fire Lane - No Parking".
5. Fire hydrant locations and minimum water supply flows shall be approved by the Fire Department.
6. Assignment to the E. L. & P. Department of an underground power alignment along the north boundary of this development and extending west to 40 Avenue.

Also, I would advise that the Planning Commission will be submitting a Land Use Bylaw Amendment to Council for consideration at its July 23, 1990 meeting relative to your development.

Martin Broks  
Al-Terra Engineering Ltd.  
July 11, 1990  
Page 3

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'K. Kloss', with a stylized, flowing script.

K. KLOSS  
Assistant City Clerk

KK/jt

Enc.

c.c. Mr. Fred Lebedoff, Melcor Developments  
Director of Community Services  
Director of Engineering Services  
Senior Planner  
City Assessor  
Fire Chief

DATE: July 24, 1990  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENTS 2672/S-90 AND 2672/T-90

---

Council of The City of Red Deer at its meeting held on July 23, 1990, gave first reading to the above noted bylaws, copies of which are enclosed herewith.

Bylaw 2672/S-90 pertains to the plan of subdivision for development of Phase 1 by Melcor Developments in Anders Park East creating 65 single family lots designated R1 and 1 commercial site designated C3 consisting of 0.69 acres.

Bylaw 2672/T-90 amends the Land Use Bylaw to clearly indicate that the Director of Engineering Services has jurisdiction to grant or deny vehicle access to the property under Bylaw 2800/82 and any appeal rests with City Council.

This office will now proceed with advertising for a public hearing to be held on Monday, August 20, 1990 commencing at 7 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manager  
Recreation & Culture Manager

BYLAW NO. 2672/T-90

BEING A BYLAW TO AMEND BYLAW NO. 2672/80, THE LAND USE BYLAW OF THE CITY OF RED DEER.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) Clause 2.2.5.2(c)(IV) be deleted and that there will be substituted in its place and stead, the following

2.2.5.2(c)(IV) "The number and location of proposed entrances and exits to and from the development shall be subject to approval by the Director of Engineering Services, pursuant to section 92.1 of the City of Red Deer Traffic Bylaw No.2800/82."

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL, this 23rd day of July A.D., 1990

READ A SECOND TIME IN OPEN COUNCIL, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1990

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL,  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1990

\_\_\_\_\_  
MAYOR

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

BYLAW 2672/S-90

Being a Bylaw to amend Bylaw 2672/80, the Land Use Bylaw of The City of Red Deer.

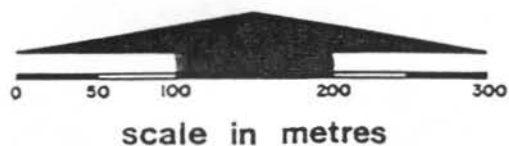
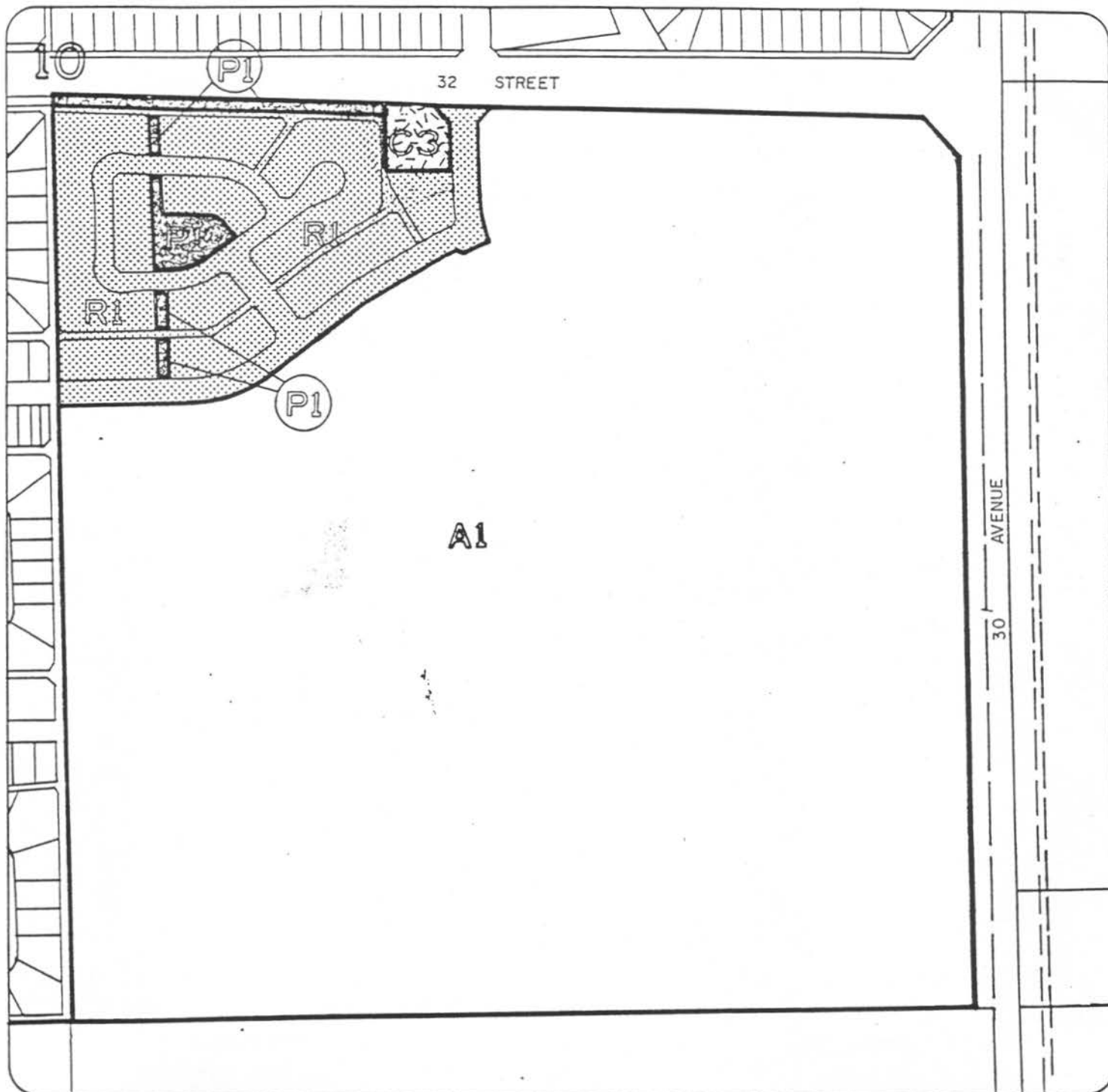
COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 14/90, attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of July A.D. 1990  
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1990  
READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day  
of A.D. 1990.

\_\_\_\_\_  
MAYOR

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



Revisions :

MAP NO. 14/90  
(BYLAW No. 2672 / S-90)

Change from A1 to R1, P1, & C3.

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

July 24, 1990

Melcor Developments Ltd.  
#400, 4808 Ross Street  
RED DEER, Alberta  
T4N 1X4

Attention: Mr. Fred Lebedoff

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 2672/S-90 - ANDERS PARK EAST**  
**S.E. 1/4 10-38-27-4**

---

I wish to advise that the above noted Land Use Bylaw Amendment, pertaining to the plan of subdivision for development of Phase 1 consisting of 65 single family lots and 1 commercial site in Anders Park East, received first reading at the Council meeting of July 23, 1990. I am enclosing herewith a copy of the aforementioned bylaw amendment.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, August 20, 1990 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the paper on Friday, August 3rd and 10th. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising, which in this instance is \$500. We will require this deposit by no later than Tuesday, July 31, 1990, to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

....2

*a delight  
to discover!*



Melcor Developments Ltd.  
July 24, 1990  
Page 2

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Sevcik', written over the typed name.

C. SEVCIK  
City Clerk  
CS/jt

Enc.

c.c. Senior Planner, D. Rouhi  
Council & Committee Secretary - Wilma

BYLAW 2672/S-90

Being a Bylaw to amend Bylaw 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 14/90, attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of July A.D. 1990.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1990

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1990.

---

MAYOR

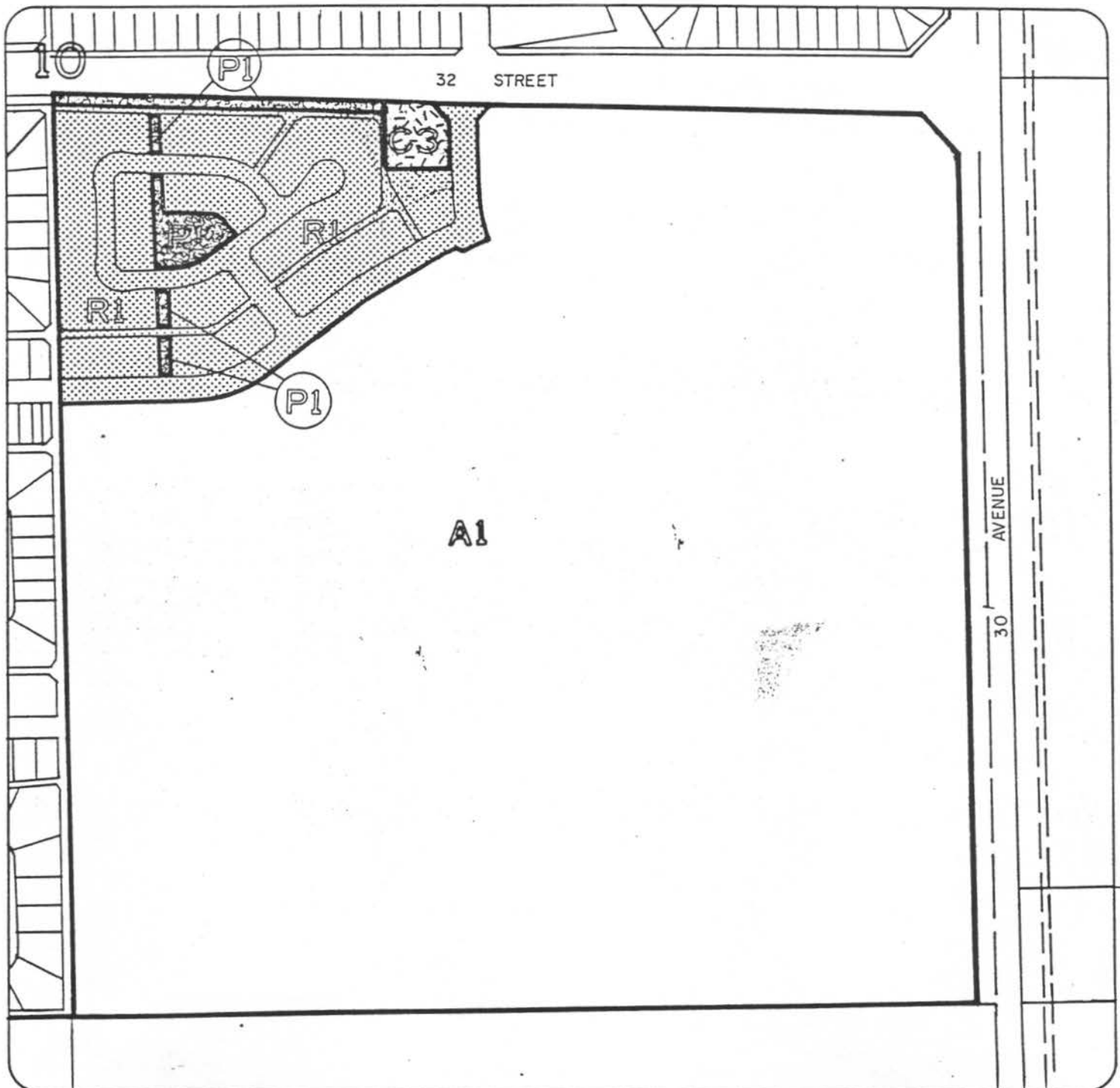
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CITY CLERK

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

**J6**



### Revisions :

MAP NO. 14/90  
(BYLAW No. 2672 / S-90)

Change from A1 to R1, P1, & C3.

NO. 7

DATE: July 4, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **BUILDING PERMIT BYLAW**

---

Would your office place the following matter before City Council for their consideration?

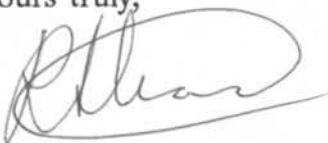
We would like to have Schedule 6 of Bylaw 2439/74 (Building Permit Bylaw) amended by adding the following:

Attached Garage

150

This line was dropped in the recent amendment to the Building Permit Bylaw when detached garages were no longer required to obtain building permits.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments:

At the Council meeting of June 25, 1990, Council passed an amendment to the Building Permit Bylaw relative to not requiring permits for detached garages. Due to an oversight, deleting permits for attached garages was also omitted in error. We would recommend Council pass the necessary bylaw amendment to replace the requirement for a permit for attached garages in the Building Permit Bylaw.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: July 24, 1990  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: BUILDING PERMIT BYLAW AMENDMENT 2439/C-90

---

Council of The City of Red Deer at its meeting held on July 23, 1990 gave three readings to the above noted amending bylaw, a copy of which is enclosed herewith.

The revised page for your office consolidation copy will be sent to you under separate cover as soon as possible.

Trusting you will find this satisfactory.

  
G. SEVCIK  
City Clerk

CS/jt

Att.

BYLAW 2439/C-90

---

Being a Bylaw to amend the Building Permit Bylaw 2439/74

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

1. Bylaw 2439/74 as amended, is hereby further amended as to page 1 of Schedule "B" by adding under the heading "Residential" the words and figures - "Attached Garage .... 150";
2. This Bylaw shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of JULY, 1990.

READ A SECOND TIME IN OPEN COUNCIL this 23rd day of JULY, 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 23rd day of JULY, 1990.

  
MAYOR

  
CITY CLERK

NO. 8

49.

DATE: July 17, 1990

TO: City Clerk

FROM: Engineering Department Manager

RE: 48 AVENUE/WASKASOO CREEK BRIDGE  
BRIDGE REPLACEMENT IMPACT/PREDESIGN STUDY

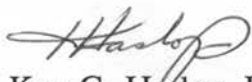
---

In 1988, as part of an ongoing bridge maintenance program, the above noted bridge was inspected by an engineering consultant, Reid Crowther & Partners Ltd. Due to the deteriorated condition of the girders and other components, it was recommended that the bridge be replaced. This work has been included for 1991 in the 5 Year Major Capital Budget.

In 1989, a further study was conducted by the same consultant to analyze the rehabilitation versus replacement options and to prepare a preliminary design of the bridge. The results of this report were that the bridge could not be rehabilitated economically and that it should be raised approximately 1.4 m in order to provide a 1.0 m clearance to the high water level in the creek (as recommended by the Department of the Environment). It was also recommended that a transportation study be conducted to determine the impact on the adjacent roads and properties resulting from raising the bridge and to provide a preliminary design of the affected roadways.

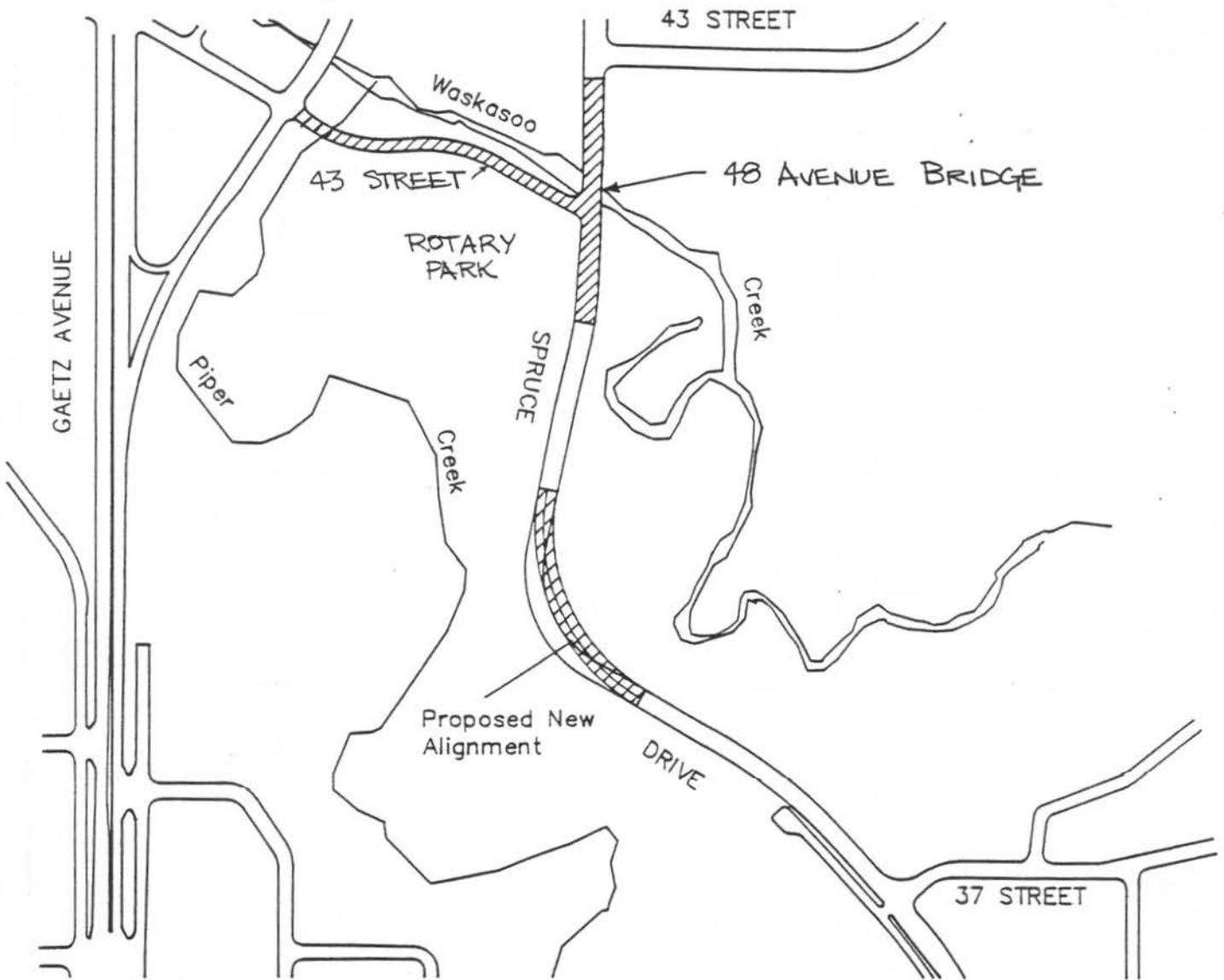
The recently adopted City of Red Deer Transportation Study recommends, among other things, that the tight curve in the Spruce Drive Hill be flattened out somewhat, that 43 Street be widened to a four lane undivided roadway, and that a left turn lane be provided on Spruce Drive for northbound to westbound traffic movements. It stands to reason that these items be considered in the aforementioned impact/predesign study.

We respectfully request that Council authorizes the Engineering Department to hire Reid Crowther & Partners Ltd. (because of their previous involvement) to conduct an impact/predesign study relative to the replacement of the 48 Avenue/Waskasoo Creek Bridge as outlined above. The budget for this Study is \$20,000, of which \$15,000 would be paid by the Province through the Alberta Cities Transportation Partnership - Basic Capital Program. The City's portion of \$5,000 will be financed in 1991 through a Debenture Borrowing By-law, should replacement of the structure be necessary in 1991. Subject to Council approval, the Study would commence in August and be completed in November 1990, in time to be considered during the 1991 Budget deliberations.



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

TCW/emg





COMMISSIONERS' COMMENTS:

We would concur with the recommendations of the Engineering Department Manager.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: July 24, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: 48 AVENUE/WASKASOO CREEK BRIDGE  
BRIDGE REPLACEMENT IMPACT/PREDESIGN STUDY

---

Your report dated July 17, 1990 pertaining to the above topic was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated July 17, 1990 re: 48 Avenue/Waskasoo Creek Bridge, Bridge Replacement Impact/Predesign Study, hereby authorizes the Engineering Department to hire Reid Crowther & Partners Ltd. to conduct an impact/predesign study relative to the replacement of the 48 Avenue/Waskasoo Creek Bridge as outlined in the above noted report, and that the cost for same be charged to the 1991 Engineering Department budget, and as presented to Council July 23, 1990."

The decision of Council in this instance is submitted for your information and appropriate action. During discussion of the above item, Alderman Pimm requested that consideration be given in the design of the 48 Avenue (Spruce Drive Hill) realignment of a pedestrian/bicycle underpass which would link the park on the east side to Rotary Park on the west. Director of Engineering Services, B. Jeffers, indicated that this could be included as a separate cost item.

If you have any questions, please do not hesitate to contact the undersigned.

  
G. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Engineering Services  
Director of Financial Services

NO. 9

DATE: July 18, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: CITY DEER PARK - PHASE 3 SUBDIVISION SERVICING

---

We wish to inform Council that in accordance with its Resolution of March 5, 1990, servicing of City Deer Park Phase 3B Subdivision, is underway and expected to be completed this fall. However, market demand for residential lots has dropped off significantly in recent months. Thus, the Subdivision Committee has recommended that we do not proceed with servicing of Phase 3C until next year. We respectfully request Council's concurrence with this recommendation.

Upon completion of Phase 3B, the City lot inventory in Deer Park will stand at 63 single family, 16 duplex, and a temporary fire station site. Upon completion of City Kentwood Phase 2 Subdivision, expected by the end of August, an additional 49 single family and 4 duplex lots will be available. We anticipate that this residential inventory will take us through 1990 and into 1991 unless market demand increases sharply.



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

TCW/emg  
Att.

c.c. City Assessor  
c.c. Senior Planner  
c.c. Director of Financial Services  
c.c. Director of Community Services

Commissioners' Comments:

Submitted for Council's information.

"R. J. MCGHEE", Mayor

"M. C. DAY", City Commissioner

CITY OF RED DEER  
DEERPARK AREA 3



39 STREET

DOUGLAS AVENUE

AREA 3A  
14 SINGLE FAMILY LOTS  
(UNDER CONSTRUCTION)

AREA 3B

16 DUPLEX LOTS  
50 SINGLE FAMILY LOTS  
6 LOTS TEMP. FIRE HALL

DUNHAM CLOSE

TEMPORARY  
FIRE HALL

DAVISON DRIVE

DORAN CLOSE

AREA 3C  
4 DUPLEX LOTS  
35 SINGLE FAMILY LOTS

53.

DOWLER STREET

DATE: July 24, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: CITY DEER PARK - PHASE 3 SUBDIVISION SERVICING

---

Your report dated July 18, 1990 pertaining to the above matter advising that the Subdivision Committee has recommended that the City not proceed with servicing of Phase 3C until next year was considered at the Council meeting of July 23, 1990.

The said report was accepted by Council for information purposes only, and it was agreed that same be filed. We thank you for your report in this instance.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Financial Services  
Director of Community Services  
Senior Planner  
E. L. & P. Manager

NO. 10

DATE: July 17, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: SKATEBOARDING

---

### COUNCIL DIRECTION

During their April 30, 1990 meeting, Council

1. asked administration to review Ms. Befus' suggestion for prohibiting bicycles/skateboards around the Co-op Shopping Centre area.
2. resolved that the by-law that prohibits the use of bicycles on City sidewalks be amended to include skateboards in that prohibition.

### BY-LAW AMENDMENT

Further to the Council Resolution, the City Solicitor has prepared the attached by-law amendment for Council's approval.

### BICYCLE/SKATEBOARD PROHIBITION AREA

To determine the streets where bicycles/skateboards should be prohibited, we have contacted the managers of Parkland Mall, Bower Place Mall, and the Downtown Red Deer Co-op regarding the use of skateboards on City property adjacent to the Malls.

The managers of both Parkland Mall and Bower Place Mall have not received complaints from customers regarding skateboarders. They did indicate having minor problems with skateboarders on their own property, but were enforcing it themselves.

Mr. Urbian Zak, Manager of the Downtown Red Deer Co-op, confirmed that cyclists and skateboarders were a problem on City sidewalks in the area and requested that they be prohibited. See Figure 1.

City Clerk  
Page 2  
July 17, 1990

We would, therefore, recommend the following streets be added to the bicycle/skateboard prohibition areas:


a. The Bicycle By-law be amended to include the following sidewalks:

- the north side of 50 Street, between 47 Avenue and 48 Avenue
- the south side of 53 Street, between 47 Avenue and 48 Avenue
- the west side of 47 Avenue, between 49 Street and 53 Street
- the east side of 48 Avenue, between 50 Street and 53 Street

To indicate the skateboard prohibition zones, we would recommend that the no skateboarding symbols (see Figure 2) be painted adjacent to the existing no bicycle symbols on Downtown asphalt and brick sidewalks.

In summary, Council's approval is required for

- 1) the proposed by-law amendment;
- 2) the extension of the bicycle/skateboard prohibition areas as indicated above;
- 3) the painting of the no skateboarding symbols to indicate the areas of the by-law prohibition.

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

GB/CYL/mlj  
Att.

c.c. City Commissioner  
c.c. By-laws and Inspections Manager  
c.c. RCMP City Detachment  
c.c. D. Simpson

## BICYCLE / SKATEBOARD – PROHIBITED SIDEWALKS

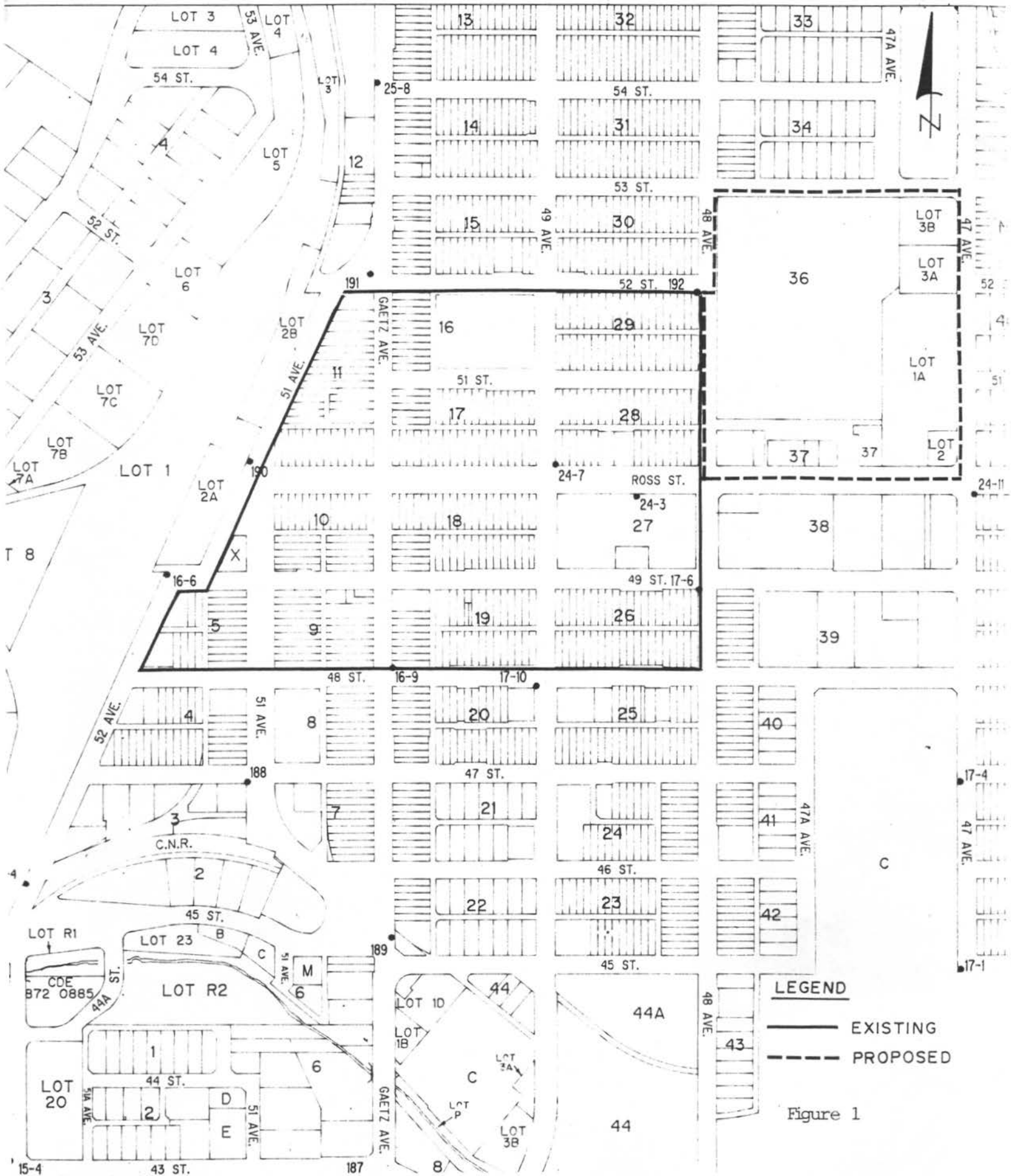
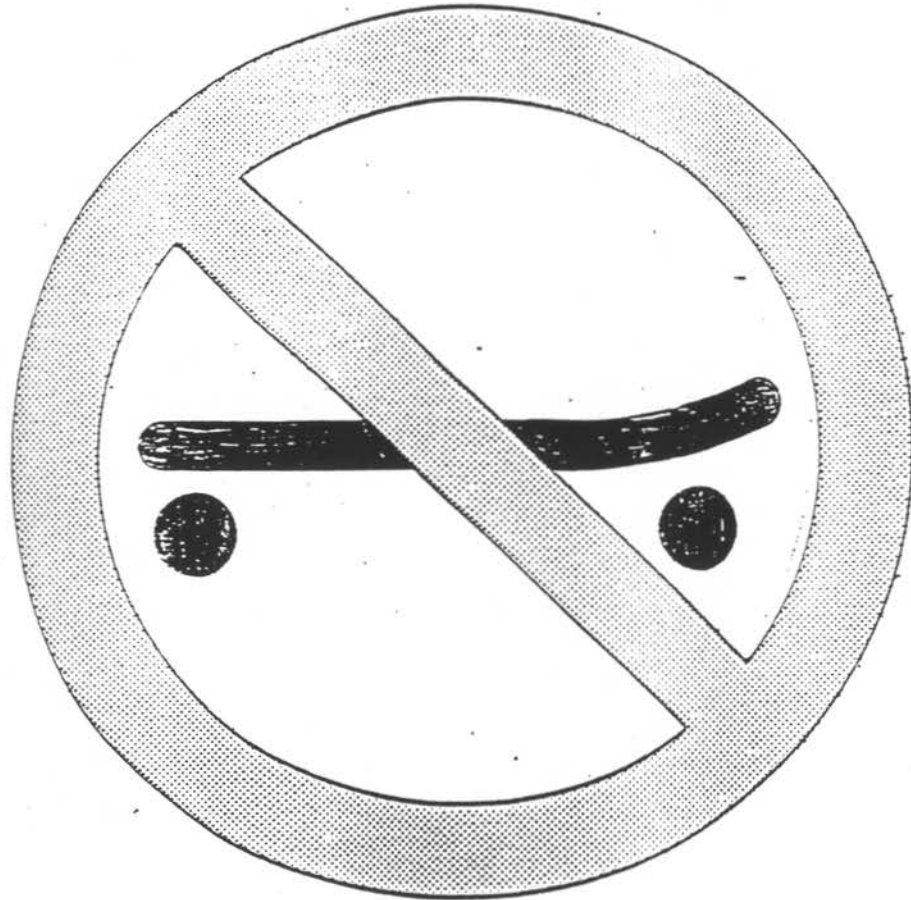




FIGURE II

SKATEBOARDING PROHIBITED SYMBOL



DIMENSIONS (cm)	76X76	COLOUR		
		BACKGROUND	BORDER	MESSAGE / SYMBOL
SECTION REFERENCE				
ENLARGEMENT FACTOR				BLACK / RED

FIGURE 2

COMMISSIONERS' COMMENTS:

Council recently passed a resolution prohibiting skateboarding on certain sidewalks in the downtown area, and directed that a Bylaw in this regard be brought forward. This Bylaw is now submitted to Council for consideration.

We would recommend that if Council approves the Bylaw, the Engineering Department be authorized to proceed with the painting of 'No Skateboarding' symbols on the affected sidewalks.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: May 3, 1990  
TO: Director of Engineering Services  
FROM: City Clerk  
RE: BYLAW TO PROHIBIT SKATEBOARDS ON CITY SIDEWALKS DOWNTOWN

---

At the Council meeting of April 30, 1990, the following motion was passed pertaining to the above noted topic.

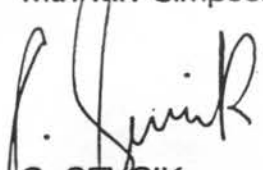
"WHEREAS there has been a mistaken assumption that sidewalks are to be used on a first come first use basis.

RESOLVED that the bylaw that prohibits the use of bicycles on City sidewalks be amended to include skateboards in that prohibition."

At the above noted meeting, Ms. Doreen Befus was present and spoke to Council with regard to a problem in the vicinity of the Co-op Shopping Centre. She advised that there is a severe problem with skateboarders and cyclists using the City sidewalks in this area. She indicated that the Co-op Shopping Centre is frequented by handicapped and elderly people and is afraid that an accident is going to happen unless the City does something to prevent same. She suggested that the prohibition should apply to the sidewalks in this area also. Council agreed that this be referred to the administration for consideration at the same time.

In addition, Ms. Befus advised that there is a dip in the sidewalk where a handicapped and/or elderly person recently fell and seriously injured herself. The exact location of this sidewalk failure is unknown, however, I got the impression that it was in the vicinity of 53 Street and 47 Avenue.

I have discussed the above with the Commissioner and he suggested that we refer this matter to your office for preparation of the bylaw and review of the above matters for submission back to Council. It is my understanding in talking with Mr. R. Strader that he has discussed the possibility of a bylaw prohibiting skateboards on City sidewalks with Mr. Simpson.



C. SEVCIK  
City Clerk

c.c. City Commissioners  
Bylaws & Inspections Manager

City Solicitor, Attn: D. Simpson  
R.C.M.P., City Detachment



**sim & thorne**  
**PROPERTY MANAGEMENT LTD.**

(403) 347-0755

4775 - 49th Street  
Red Deer, Alberta T4N 1T6

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	1:00 pm
DATE	June 25/90
BY	JT

June 22, 1990

To the Mayor and City Counsell:

It has been brought to your attention some time ago at the counsell meeting about the problems we are having with the young people who are using their skate boards and bikes travelling down 47th Avenue on the side walks and down through the underground parking area.

They don't seem to care who they run down, and we feel people do have the right to walk down the side walk with out the fear of beeing run down.

They also cause alot of damage to the property and the underground parking area of Imperial I & II. Also the caretaker of the buildings was run down by a skate board and badly bruised. The R.C.M.P. were notified but we didn't get any action. They claim they are pcwerless to do any thing about this situation. How long does it take to inforce the law to get action? Will some one have to be killed or badly hurt before any action will be taken?

We have also had windows broken in cars in the underground and would like to have this stopped. We are sending a petition around to the tenants in these two buildings ( Imperial I & II) to get their support in this matter. We hope we can get this matter solved as soon as possible. Thank-you.

SIM & THORNE PROPERTY MANAGEMENT LTD.

D BeFUS  
*Ken Toller*

We are asking you to sign this partition to stop vandalism to our property and underground parking. This will be taken to the city council on Monday June 25, 1990. We really would like your support in this matter. Thank-you.

In favor of action

Not in favor of action

- | In favor of action                     | Not in favor of action |
|--|------------------------|
| 101- <u>Kate Wells</u> 101-5330-47 Ave |                        |
| 102- <u>Ken Falk &amp; Cheri</u>       |                        |
| 103- <u>Bonnie Pahl</u>                |                        |
| 104- <u>Cindy Nikjant</u>              |                        |
| 105- <u>David Rayson</u>               |                        |
| 106- <u>Marguerite J. Holden</u>       |                        |
| 107- <u>not at home</u>                |                        |
| 108- <u>Lois Gasky</u>                 |                        |
| 109- <u>Mike</u>                       |                        |
| 110- <u>Geri Christman</u>             |                        |
| 111- <u>Shirley Olson</u>              |                        |
| 112- <u>not at home</u>                |                        |
| 113- <u>Jack Stenhouse</u>             |                        |
| 114- <u>Barbara Muddle</u>             |                        |
| 201- <u>Vivienne &amp; Tony Newman</u> |                        |
| 202- <u>Christine Hille</u>            |                        |
| 203- <u>Maria Dutich</u>               |                        |
| 204- <u>Bud Stenhouse</u>              |                        |
| 205- <u>Ken Buggie</u>                 |                        |
| 206- <u>Denise Swanson</u>             |                        |
| 207- <u>Chuck McNeil</u>               |                        |
| 208- <u>not at home</u>                |                        |
| 209- <u>not at home</u>                |                        |
| 210- <u>Sharon Holt</u>                |                        |
| 211- <u>Beth Morrison</u>              |                        |
| 212- <u>Gerry &amp; Sandra Arnold</u>  |                        |
| 213- <u>W. Foster</u>                  |                        |

In favor of action

not in favor of action

214- Vacant  
1B- not home  
2B- Linda Laskin

We are asking you to sign this partition to stop vandalism to our property and underground parking. This will be taken to the city council on Monday June 25, 1990. We really would like your support in this matter. Thank-you.

In favor of action

not in favor of action

12140494 207

104 cannot use partition

~~Signature~~

~~Signature~~

Antonio Martinez 110

Eric G. Hirsch 109 Dore

Shelly 105 Dore

Bryan Lane 106 Dore

No 104

104 Fb 104

Charlotte Johnson 1 B

(Signature)

Doreen Refus 2

Richard Lynch 204

Shela Dean 201

Susan Evans + 210 Susan Evans

S. B. 205

110 K. Hannah

Belgian #208

Michelle Pritchard #107

Margaret Woyce 201

~~Signature~~

DATE: July 24, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: SKATEBOARDING - TRAFFIC BYLAW AMENDMENT 2800/D-90

---

Your report dated July 17, 1990 pertaining to the above topic was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated July 17, 1990 re: Skateboarding, hereby approves the recommendations as outlined in the above noted report, and as presented to Council July 23, 1990."

In passing the above resolution, Council approved your recommendations with the note that the description under a. on page 2 of your report should read as follows:

- the west side of 47 Avenue, between 50 Street and 53 Street

At the above noted meeting, Council also gave first and second readings to Bylaw 2800/D-90, a copy of which is enclosed herewith. This bylaw will be submitted to Council for third reading at the Council meeting of August 7th.

The decision of Council in this instance is submitted for your information and I trust that you will await the placement of any signs prohibiting skateboarding pending third and final reading of the aforementioned bylaw.



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. City Commissioner  
Bylaws & Inspections Manager  
R.C.M.P. - City Detachment  
City Solicitor



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

July 25, 1990

Ms. Doreen Befus  
#2, 5326 - 47 Avenue  
RED DEER, Alberta  
T4N 3R2

Dear Ms. Befus:

**RE: BICYCLES, SKATEBOARDS - CO-OP SHOPPING CENTRE AREA**  
**TRAFFIC BYLAW AMENDMENT 2800/D-90**

---

The above matter received further consideration at the Council meeting of July 23, 1990 and in this regard I am enclosing herewith all of the material which appeared on the Council agenda (pages 54-57).

At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated July 17, 1990 re: Skateboarding, hereby approves the recommendations as outlined in the above noted report, and as presented to Council July 23, 1990."

In addition, Council gave first and second reading to Amending Bylaw 2800/D-90, a copy of which is enclosed herewith. The said bylaw will again be placed on the Council agenda of August 7th for third reading. No signs can be placed by the Engineering Department until such time as the bylaw is finally passed.

....2

*a delight  
to discover!*

Ms. Doreen Befus  
July 25, 1990  
Page 2

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/jt

Enc.

c.c. Engineering Department Manager

BYLAW NO. 2800/D-90

BEING a Bylaw to amend the Traffic Bylaw No. 2800/82

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

Bylaw No. 2800/82, being the Traffic Bylaw, is hereby amended as follows:

1. New Section 18.2 is added as follows:

"18.2 No person shall operate a skateboard on any City sidewalk on which the operation of a bicycle is prohibited."

2. Schedule I, by adding thereto the following:

"Section 18.2 Riding a skateboard upon a sidewalk where prohibited by a sign."

3. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 23 DAY OF July, 1990

READ A SECOND TIME IN OPEN COUNCIL THIS 23 DAY OF July, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_ DAY OF

\_\_\_\_\_, 1990

\_\_\_\_\_  
MAYOR

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

DATE: July 25, 1990  
TO: City Council  
FROM: City Clerk  
RE: TRAFFIC BYLAW AMENDMENT 2800/D-90  
SKATEBOARDING ON CITY SIDEWALKS

---

The above noted bylaw amendment provides that no person shall operate a skateboard on any city sidewalk on which the operation of a bicycle is prohibited. The said amendment was given first and second reading at the Council meeting of July 23, 1990, however, third reading was withheld due to lack of unanimous consent.

Bylaw 2800/D-90 is presented to Council for third reading at this meeting.

  
C. SEVCIK  
City Clerk

CS/jt

NO. 11

DATE: July 18, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: TRAFFIC VOLUMES ON 64 AVENUE  
67 STREET TO OLEANDER DRIVE

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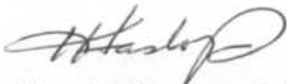
Further to Council's attached Resolution, the Traffic Section placed automatic traffic recording devices on 64 Avenue south of 67 Street, the week of June 4, 1990. The results for the p.m. peak hour were compared to the data collected before the opening of Food City and with Butler Krebs' projected volumes.

	Actual 1989	Actual 1990	Projected 1991*	Actual Increase	Percentage Increase
64 Avenue South of 67 Street	1321 vph	1382 vph	1328 vph	61 vph	4.6%

\* Food City Traffic Impact Report prepared by Butler Krebs Lewis Associates Ltd.

Given that this is only a cursory review, the surveyed traffic volumes appear to suggest that the projected volumes used by Butler Krebs are reasonable.

Concerning the request for the widening of 64 Avenue, between 67 Street and Oleander Drive, please note that this widening is scheduled for 1991 as part of the Major Continuous Corridor Project and from the surveyed data, there does not appear to be a need to accelerate this work to 1990.



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

GB/emg

DATE: January 26, 1989 *JAN 27 1989*  
 TO: Dir. of Engineering Services  
 FROM: City Clerk  
 RE: WIDENING 64 AVENUE/MAJOR CONTINUOUS CORRIDOR PROJECT

BJ		MFA	
KGH	✓	EC	
GS		JSB	
<del>P-C</del>	✓		
CYL	ky		
BW			

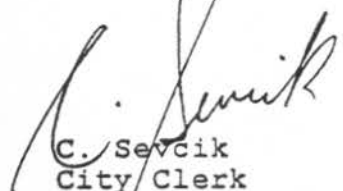
At the Council Meeting of January 23, 1989, the following motion was passed as a result of a letter received from Harlan C. Hulleman and Dave Womack, Past Presidents of the Oriole Park and Highland Green Community Associations respectively.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Highland Green Community Association and Oriole Park Community Association Past Presidents, pertaining to the widening of 64 Avenue from 67 Street to Oleander Drive, hereby agree that the Engineering Department monitor this particular roadway and if future traffic warrants an earlier construction start, that a recommendation be brought back to Council for consideration as recommended by the Commissioners January 23, 1989."

ASST  
COUNCIL

Council further agree that this stretch of road receive high priority for early completion within the M.C.C. Project."

The decision of Council in this instance is submitted for your information and I trust that you will take appropriate action.

  
 C. Sevcik  
 City Clerk  
 CS/cs  
 c.c. City Commissioners  
 Dir. of Finance  
 M.C.C. Project Manager  
 Urban Planner

Commissioners' Comments:

Submitted for Council's information.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: July 25, 1990

TO: Engineering Department Manager

FROM: City Clerk

RE: TRAFFIC VOLUMES ON 64 AVENUE, 67 STREET TO OLEANDER DRIVE

---

Your report dated July 18, 1990 pertaining to the above matter was considered at the Council meeting of July 23, 1990 and at which meeting said report was accepted for information purposes only and it was agreed that same be filed.

We thank you for your report in this instance.



C. SEVCIK  
City Clerk

CS/jt

DATE: July 16, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 71 NEWTON CRESCENT, LOT 72, BLOCK 3, PLAN 762-0630

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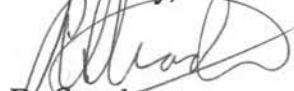
We have received complaints from the residents within the neighbourhood that the property at 71 Newton Crescent is becoming untidy by reason of tires, automotive parts, and an excessive amount of material being stored within the front and rear yards. The owner is Ms. Marjorie Reeves of the same address. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the tires, automotive parts and other material stored in the front and rear yards.

Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner on July 4, 1990, and April 27, 1990, advising her of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tires, automotive parts, and excessive amount of material stored within the front and rear yards, Ms. Marjorie Reeves, being the owner of 71 Newton Crescent in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to remove the tires, automotive parts, and other material stored in the front and rear yards, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Ms. Marjorie Reeves and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments:

We would concur with the recommendations of the Bylaws & Inspections Manager.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner



DATE: July 25, 1990

TO: Bylaws & Inspections Manager

FROM: City Clerk

RE: 71 NEWTON CRESCENT - LOT 72, BLOCK 3, PLAN 762-0630

---

Your report dated July 16, 1990 pertaining to the above noted property was presented on the Council agenda of July 23, 1990. At your request, the said item was withdrawn as it is our understanding that the property in question has been cleaned up to your satisfaction.

Trusting you will find this satisfactory.



G. SEVCIK  
City Clerk

CS/jt

DATE: July 16, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 5913-54 AVENUE, LOTS 7-8, BLOCK 20, PLAN 7604 S.

---

We have received complaints from the residents within the neighbourhood that the property at 5913-54 Avenue is becoming untidy by reason of tall grass and weeds being in the rear yard. The owner is Ms. Helen Beecroft of the same address. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to cut the grass and eradicate the weeds in the rearyard.

Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner on June 29, 1990, and May 31, 1990, advising her of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass and weeds in the rear yard, Ms. Helen Beecroft, being the owner of 5913-54 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to cut the grass and eradicate the weeds in the rear yard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Ms. Helen Beecroft and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,

  
R. Strader

Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments:

We would concur with the recommendations of the Bylaws & Inspections Manager.

"R. J. MCGHEE"  
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 342-8132

**DOUBLE REGISTERED**

July 24, 1990

Mrs. Helen Beecroft  
5913 - 54 Avenue  
RED DEER, Alberta  
T4N 4M7

Dear Mrs. Beecroft:

RE: UNSIGHTLY PREMISES - 5913 - 54 AVENUE,  
LOTS 7 & 8, BLOCK 20, PLAN 7604 S

---

I would advise that Council of The City of Red Deer at its meeting held on Monday, July 23, 1990 passed the following motion concerning the above noted property.

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and create a nuisance by reason of tall grass and weeds in the rear yard, Ms. Helen Beecroft, being the owner of 5913 - 54 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to cut the grass and eradicate the weeds in the rear yard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Ms. Helen Beecroft and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

....2

*a delight  
to discover!*

Mrs. Helen Beecroft  
July 24, 1990  
Page 2

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

Your co-operation in this matter would be greatly appreciated.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

c.c. Bylaws & Inspections Manager



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

## DOUBLE REGISTERED

July 24, 1990

Mrs. Helen Beecroft  
5913 - 54 Avenue  
RED DEER, Alberta  
T4N 4M7

Dear Mrs. Beecroft:

RE: UNSIGHTLY PREMISES - 5913 - 54 AVENUE,  
LOTS 7 & 8, BLOCK 20, PLAN 7604 S

*Letter Unclaimed*  
*No further action*

*Phoned Linda Chrusch on*  
*Aug 24 / 90 - which*  
*is day letter*  
*was returned -*  
*J.T.*

I would advise that Council of The City of Red Deer at its meeting held on Monday, July 23, 1990 passed the following motion concerning the above noted property.

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and create a nuisance by reason of tall grass and weeds in the rear yard, Ms. Helen Beecroft, being the owner of 5913 - 54 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to cut the grass and eradicate the weeds in the rear yard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Ms. Helen Beecroft and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

....2



RED DEER

*a delight*  
*to discover!*

Mrs. Helen Beecroft  
July 24, 1990  
Page 2

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

Your co-operation in this matter would be greatly appreciated.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

c.c. Bylaws & Inspections Manager

DATE: July 16, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 4817-55 STREET, LOTS 29-30, BLOCK 32, PLAN K

---

We have received complaints from the residents within the neighbourhood that the property at 4817-55 Street is becoming untidy by reason of a dilapidated vehicle stored at the rear of the property. The owner is Celtic Agencies Ltd., P.O. Box 2, Site 21, R.R.2, Calgary, Alberta, T4P 2G5. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the dilapidated vehicle.

Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner on June 29, 1990, and May 31, 1990, advising them of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of a dilapidated vehicle being stored in the rearyard, Celtic Agencies Ltd., being the owner of 4817-55 Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to remove the dilapidated vehicle, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Celtic Agencies Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments:

We would concur with the recommendations of the Bylaws & Inspections Manager.

"R. J. MCGHEE"  
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 342-8132

**DOUBLE REGISTERED**

July 24, 1990

Celtic Agencies Ltd.  
P.O. Box 2, Site 21, R.R. 2  
CALGARY, Alberta  
T4P 2G5

Dear Sir/Madam:

**RE: UNSIGHTLY PREMISES - 4817 - 55 STREET, RED DEER**  
**LOTS 29-30, BLOCK 32, PLAN K**

---

I would advise that Council of The City of Red Deer at its meeting held on Monday, July 23, 1990 passed the following motion concerning the above noted property.

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of a dilapidated vehicle being stored in the rearyard, Celtic Agencies Ltd., being the owner of 4817 - 55 Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to the owner by registered mail, to remove the dilapidated vehicle, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Celtic Agencies Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

....2

*a delight  
to discover!*



Celtic Agencies Ltd.  
July 24, 1990  
Page 2

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

Your co-operation in this matter would be greatly appreciated.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

c.c. Bylaws & Inspections Manager

NO. 15

DATE: June 1, 1990  
 TO: CITY CLERK  
 FROM: DIRECTOR OF FINANCIAL SERVICES  
 RE: MAJOR CONTINUOUS CORRIDOR

---

On April 5, 1988 Council approved By-law No. 2954/88 for Phase I of the above project.

In 1990 the City will be entering into Phase II of the above project which is the road component. A new by-law will be required for Phase II.

### MAJOR CONTINUOUS CORRIDOR

<u>DESCRIPTION</u>	<u>TOTAL COST</u>	<u>PROVINCIAL GRANT</u>	<u>CITY SHARE</u>	<u>PROVINCIAL GRANT INTEREST EARNINGS</u>	<u>LAND RENTALS AND SALES</u>
Phase I	\$53,170,700	\$47,853,630	\$5,317,070	\$ ----	\$ ----
Phase II	<u>20,159,300</u>	<u>14,146,370</u>	<u>2,941,930</u>	<u>1,899,000</u>	<u>1,172,000</u>
TOTALS	<u>73,330,000</u>	<u>62,000,000</u>	<u>8,259,000</u>	<u>1,899,000</u>	<u>1,172,000</u>

Originally, the total estimated cost was \$68.8 million with the City share \$6.88 million. The total cost is now estimated as \$73.33 million with recoveries as indicated above leaving the City share as \$8,259,000. The City share has increased \$1,379,000 from the original budget provision.

To fund the \$2,941,930 City share for Phase II it is proposed to provide financing as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
1. Surplus debenture borrowings for the Fourth River Bridge.	\$ 819,059.24
2. Additional debentures borrowings to be approved.	<u>2,122,870.76</u>
	<u>2,941,930.00</u>

City Clerk  
Page 2  
June 1, 1990

The surplus debenture borrowing for the Fourth River Bridge is the result of the actual cost being significantly less than the original estimate.

**REQUESTED ACTION**

Approval is respectfully requested for:

1. The resolution to use surplus debenture funds from the Fourth River Bridge project in the amount of \$819,059.24 on Phase II of the Major Continuous Corridor.
2. A debenture by-law to authorize the borrowing of \$2,122,870.76 for Phase II of the Major Continuous Corridor. This by-law can receive three readings at one meeting subject to the approval of all Council for third reading.



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

AW/ljk

c.c. Engineering Accountant  
Engineering Manager

DATE: July 17, 1990  
TO: Director of Financial Services  
FROM: Engineering Department Manager  
RE: THE CITY OF RED DEER MAJOR CONTINUOUS CORRIDOR  
FUNDING

---

The total estimated cost of the Major Continuous Corridor Project, based on the most current information, is \$73.3 million. The total estimated credits to the Project are \$3.1 million; comprised of interest earned on Provincial funds and sale of lands excess to the lands required for the relocation of the CP Rail main line. This results in a net estimated Project cost of \$70.2 million.

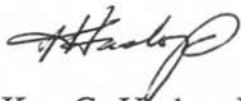
The Province has indicated that the anticipated \$1.4 million overrun of the Major Continuous Corridor Project would be eligible for funding under the Basic Capital Program. Should this occur, there would be an additional \$1.05 million credit from the Province; however, we are awaiting verification on this item, which is not likely available until the completion of the Project.

The balance of the Major Continuous Corridor Project, specifically the roads component, requires a new borrowing by-law. The increase over the original \$68.8 million project budget, is due to the following factors that were underestimated and/or unknown in the 1986 original budget.

1. Underdrains and intersection improvements at 67 Street and 64 Avenue.
2. Twinning Taylor Bridge-current unit prices are much higher than originally anticipated in 1986.
3. Corridor Road, between Ross Street and 32 Street, has increased due to the unanticipated Waskasoo Creek relocation and problems at the old landfill at 32 Street.

Director of Financial Services  
Page 2  
July 17, 1990

4. The inclusion of 67 Avenue, from 67 Street to Edgar Drive, to tie all the roads serving the relocated yards together. This was omitted from original project estimates.
5. Servicing costs for the relocated yards increased due to new yard elevations.



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

PEG/sl

c.c. City Commissioner  
c.c. City Clerk

COMMISSIONERS' COMMENTS:

The attached Bylaw presented by the Director of Finance contemplates borrowing the full 1.4 Million Dollar additional costs for the Major Continuous Corridor project. This has been done because we have not as yet received official confirmation that the Province will cost-share this amount 75/25 from the Basic Capital Program. We fully anticipate receiving this approval in the near future, and when such approval is received, the City financing requirement will be approximately \$350,000 and the Director of Finance will not borrow the full \$1.4 Million as provided for in the Bylaw.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: July 25, 1990  
TO: Director of Financial Services  
FROM: City Clerk  
RE: MAJOR CONTINUOUS CORRIDOR  
DEBENTURE BYLAW 3016/90

---

Your report dated June 1, 1990 pertaining to the above matter was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the attached resolution to use surplus debenture funds in the amount of \$819,059.24 for this project. In addition, Council gave three readings to Debenture Bylaw 3016/90 to incur an indebtedness for the purpose of Phase 2 of the Major Continuous Corridor.

In this regard I am enclosing herewith a copy of the following:

1. Resolution to use surplus debenture funds.
2. A Certified Copy of Debenture Bylaw 3016/90.
3. A Certification of Final Reading form.

The decision of Council in this instance is submitted for your information and I trust that you will now apply to the Local Authorities Board for final approval. Upon receipt of approval from the Local Authorities Board, I assume you will notify the Director of Engineering Services in order that the work might proceed as scheduled.



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. City Commissioner  
Director of Engineering Services

RESOLUTION TO USE SURPLUS DEBENTURE FUNDS  
SECTION 394 - THE MUNICIPAL GOVERNMENT ACT

WHEREAS pursuant to By-law No 2891/86 of The City of Red Deer, in the Province of Alberta, passed on the 12th day of May, 1986, the said City was authorized to borrow by way of debenture the sum of \$4,250,000.00;

AND WHEREAS the aforesaid By-law No. 2891/86 was approved by Board Order No. 17794 of the Local Authorities board, dated the 23rd day of May, 1986;

AND WHEREAS the aforesaid debenture was sold and the said City received the sum of \$3,210,000.00 as proceeds of the said sale;

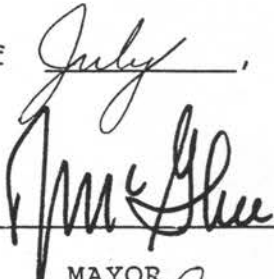
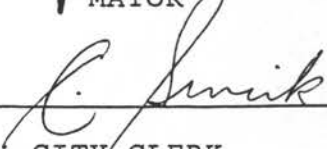
AND WHEREAS the project described in the aforesaid By-law No. 2891/86 was completed by the City at a cost of \$12,057,348.43, which was paid from debenture funds in the amount of \$2,390,940.76, and paid by grants in the amount of \$9,497,735.91 and funds from our sources in the amount of \$168,671.76 leaving an unexpended balance of \$819,059.24;

AND WHEREAS the said City now desires to use the aforesaid unexpended debenture funds in the amount of \$819,059.24 for the purpose of funding Phase II of the Major Continuous Corridor;

NOW THEREFORE, THE CITY OF RED DEER HEREBY RESOLVES THAT:

1. The surplus debenture funds described above and in the amount of \$819,059.24 be expended on the following project and in the following amount:
  - a) Phase II of the Major Continuous Corridor \$ 819,059.24
2. Application be made to the Local Authorities Board for the required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this 23 day of July, 1990.

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

BY-LAW NO. 3016/90

OF THE CITY OF RED DEER

IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of Phase II of the Major Continuous Corridor.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing Phase II of the Major Continuous Corridor:

AND WHEREAS plans, specifications and estimates for such work have been made by the Director of Engineering Services, whereby the total cost of the said project is \$20,159,300.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta Grant	\$14,146,370.00
2. Interest earnings on Provincial Grant Funds	\$ 1,899,000.00
3. Revenue from the sale of surplus land and land rentals.	\$ 1,172,000.00
4. Surplus debenture borrowings from The Fourth River Bridge.	\$ 819,059.24

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$2,122,870.76 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of ten (10) years in annual instalments, with interest not exceeding fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$1,368,146,920.00.

AND WHEREAS the amount of the existing debenture debt of the City at June 2, 1990, is \$63,190,653.88, no part of which is in arrears.



AND WHEREAS the estimated lifetime of the project is twenty years.

AND WHEREAS approval of the Director of Standards and Approvals, Department of Environment, for the proposal as required by the Clean Water Act, or regulations thereto, has been obtained under Permit No. .

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

1. The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of Phase II of the Major Continuous Corridor as may be necessary.
2. That for the purpose aforesaid, the sum of Two Million, One hundred and Twenty Two Thousand, Eight Hundred and Seventy DOLLARS and Seventy Six Cents (\$2,122,870.76) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$2,122,870.76 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Two Million, One Hundred and Twenty Two Thousand, Eight Hundred and Seventy DOLLARS and Seventy Six Cents (\$2,122,870.76), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of ten (10) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of The City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.

8. The said debentures shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of The City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This by-law shall take effect on the day of the final passing thereof.


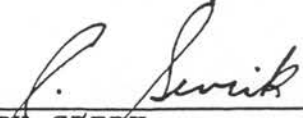
READ A FIRST TIME IN OPEN COUNCIL this 23rd day of July , 1990.

READ A SECOND TIME IN OPEN COUNCIL this 23rd day of July , 1990.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED this 23rd day of July , 1990.

CERTIFIED A TRUE COPY

  
CITY CLERK

  
MAYOR  
  
CITY CLERK

CERTIFICATION OF FINAL READING

I, C. Sevcik, City Clerk  
of and on behalf of The City of Red Deer, in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that Bylaw No. 3016/90 of The City of Red Deer was read and finally passed at a meeting of Council held on the 23rd day of July, 19 90. Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council, including the Mayor. At the said meeting

Eight members were present

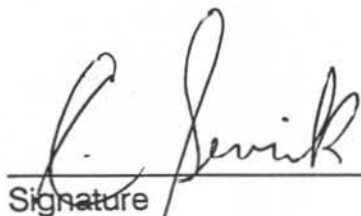
Eight members voted in favour of presenting the Bylaw for third reading\*,  
and,

Eight members voted in favour of the passing of the Bylaw.

I declare the provisions of the applicable Sections of the Municipal Government Act have been complied with.

Dated at The City of Red Deer, in the Province of Alberta, this 24th day of July, 19 90.

\*NOTE: Pursuant to Section 105 of the Municipal Government Act "Every bylaw shall have three separate readings before it is finally passed, but not more than two readings of a bylaw shall be had at any one meeting unless the members present unanimously agree to give the bylaw third reading."

  
Signature

(1986-06-21)

-B1-

DATE: JULY 10, 1990  
TO: CITY CLERK  
FROM: DENNIS DUBOIS  
Deputy Fire Chief - Operations  
RE: RECOMMENDED AMBULANCE RATES -  
JULY 1, 1990 - JUNE 30, 1991

---

I am in receipt of the 1990 - 91 revised AAOA recommended Ambulance rate schedule as well as the Alberta Government Health rates for the same time period.

Rates as recommended by the Alberta Ambulance Operators Association for the period of July 1, 1990 through June 30, 1991 are as follow:

ALS Basic	\$195.19
BLS Basic	\$150.15
ERU Basic	\$120.65
MILEAGE	\$2.32/KM
STANDBY	\$97.60/HR
RESPONSE FEE	\$85.26 plus mileage

By way of comparison, the 1989/90 AAOA rate schedule was:

ALS Basic	\$182.00
BLS Basic	\$140.00
ERU Basic	\$112.50
Mileage	\$2.16/km
Standby	\$91.00/hr
Response Fee	79.50

The new rate schedule as outlined above represents a 7.25 percent in ambulance charges to users.

As in previous years, the approved Provincial Department of Health rate schedule of ground ambulance fees is lower than that approved by the AAOA. The rate structure for the period July 1, 1990 - June 30, 1991 as approved by the Department of Health is as follows:

ALS Basic	\$159.50
BLS Basic	\$122.50
ERU Basic	\$98.50
Mileage	\$1.90/km
Standby	\$80.00/hr
Response Fee	\$81.50

City Clerk  
Page 2  
July 10, 1990

Again by comparison, the 1989/90 fee schedule as approved by the Provincial Department of Health was as follows:

ALS Basic	\$155.00
BLS Basic	\$119.00
ERU Basic	\$95.50
Mileage	\$1.85/km
Standby	\$77.50/hr
Response Fee	\$79.00

The new rate schedule represents an increase of 2.9 percent for ALS Basic and BLS Basic, 2.7 percent for Mileage charges, 3.2 percent for Standby and 3.6 percent for Response fee.

Examples of Government programs affected by the new rate schedule are Blue Cross subscribers, Seniors and Welfare or Social assistance recipients.

I would recommend that Council approve by resolution the following fee schedule for ambulance service:

1. Accept the schedule of ground ambulance rates for Blue Cross and other Government programs.
2. Accept the schedule of rates as proposed by the Alberta Ambulance Operators Association for all other users.

Respectfully submitted;



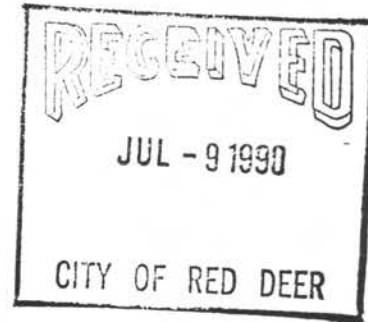
Dennis A. Dubois  
Deputy Fire Chief  
I/C Operations

p.c. Jeanette-Treasury



69.

Suite 200, 4936 - 87 Street  
Edmonton, Alberta T6E 5W3  
(403) 469-9230



July 1, 1990

TO: ALL MEMBERS  
FROM: Jean Sandham

RE: 1990/91 RATES

The A.A.O.A. Recommended Rates effective July 1, 1990 through June 30, 1991 are as follows:

ALS Basic	195.19
BLS Basic	150.15
ERU Basic	120.65
MILEAGE	2.32
STANDBY	97.60
RESPONSE	85.26

Enclosed please find the Alberta Health Rates for Ambulance Service which were received in this office July 3, 1990.

Sincerely,

Jean Sandham  
Executive Director





70.

## HEALTH

Office of the Minister

323 Legislature Building, Edmonton, Alberta, Canada T6K 2B6 403/427-3665

Mr. Richard Sigurdson  
President  
Alberta Ambulance Operators  
Association  
4936 - 87 Street  
Edmonton, Alberta  
T6E 5W3

Dear Mr. Sigurdson:

Alberta Health has reviewed your submission regarding ground ambulance rates and has consulted with other government departments and Alberta Blue Cross on this issue. The provincial government, after careful deliberation, has reached a decision whereby it will pay for services where it has a direct program responsibility. The amount of increase is 3% over the rates approved for 1989/90. The attached schedule outlines the new rates, which are effective July 1, 1990 to June 30, 1991. These new rates reflects the increased amount provided to other health care programs.

A position paper submitted to Alberta Health in March, 1990 by the Alberta Ambulance Operators Association (AAOA) made seven recommendations concerning ambulance rates issues. Recommendation #1 regarding ambulance rates for 1990/91 has been addressed. The remaining six recommendations will be addressed by Mr. R. LeBlanc, Deputy Minister of Health by separate letter.

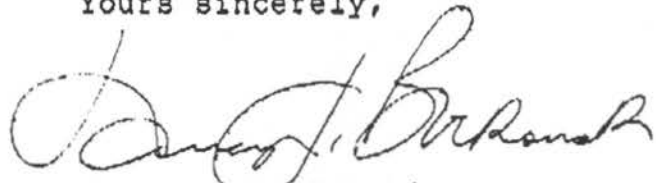
.../2

71.

Mr. Richard Sigurdson  
Page 2

I would like to thank the Alberta Ambulance Operators Association Executive and members for their cooperation, input and support for an improved standard ambulance service program for Alberta. Your efforts are very much appreciated by me and my departmental staff.

Yours sincerely,



Nancy J. Betkowski  
Minister

cc: Honourable John Oldring  
Minister, Family and Social Services

Honourable Ray Speaker  
Minister, Municipal Affairs

Honourable Dick Fowler  
Solicitor General

Honourable Peter Trynchy  
Minister Responsible for Workers'  
Compensation Board

Mr. George Ward  
President  
Alberta Blue Cross

Attachment



SCHEDULE OF GROUND AMBULANCE RATES

1. The provincial government will pay the following rates for ground ambulance services effective July 1, 1990 to June 30, 1991 for services where it has a direct responsibility. The Medical Examiner's Office sets the rates it will pay for the transportation of deceased persons.

	<u>Base Rate</u>	<u>Distance Rate</u>
E.R.U. (Emergency Response Unit)	\$ 98.50	\$1.90/km
B.L.S. (Basic Life Support)	\$122.50	\$1.90/km
A.L.S. (Advanced Life Support)	\$159.50	\$1.90/km
- Standby charges \$80.00 per hour; maximum 3 hours per claim		
- Response fee where treatment only is provided:	\$81.50	
2. The base rate is payable for each patient in multiple patient trips. Mileage is split by the number of patients transported.		
3. Charges per trip for ambulance services will be based on lowest standard of:		
(a) Ambulance, or		
(b) Personnel		
4. Air ambulance escort: EMT-A and EMT-P personnel:	\$70.30/hour	

Commissioners' Comments:

Regretfully we would concur with the recommendations of the Deputy Fire Chief - Operations, that the attached rates be implemented.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

June 20, 1990



HEALTH

Office of the Minister

323 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3665

June 29, 1990

Mayors/Reeves  
Villages/Towns/Cities/Municipalities/Improvement Districts

Your Worship:

I am pleased to inform you that the provincial government has reached a decision with regard to the rates it will pay for ground ambulance services in support of provincially funded programs.

The new rate schedule has been set following consultation with other government departments and Alberta Blue Cross. In addition, the financial information provided by the Alberta Ambulance Operators Association has been reviewed. This new rate reflects the increases provided to other health care programs. The attached schedule outlines the new rates, which are effective July 1, 1990 to June 30, 1991.

Thank you for your cooperation in the delivery of ambulance services to all Albertans.

Yours sincerely,

Nancy J. Betkowski  
Minister

Attachment

### SCHEDULE OF GROUND AMBULANCE RATES

1. The provincial government will pay the following rates for ground ambulance services effective July 1, 1990 to June 30, 1991 for services where it has a direct responsibility. The Medical Examiner's Office sets the rates it will pay for the transportation of deceased persons.

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- Standby charges \$80.00 per hour; maximum 3 hours per claim
  - Response fee where treatment only is provided: \$81.50
2. The base rate is payable for each patient in multiple patient trips. Mileage is split by the number of patients transported.
  3. Charges per trip for ambulance services will be based on lowest standard of:
    - (a) Ambulance, or
    - (b) Personnel
  4. Air ambulance escort: EMT-A and EMT-P personnel: \$70.30/hour

June 20, 1990

DATE July 10, 1990

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
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM:

CITY CLERK

RE: AMBULANCE RATES

Please submit comments on the attached to this office by July  
16 for the Council Agenda of July 23, 1990.

  
C. SEVCIK  
City Clerk

# Office of the Mayor



July 25, 1990

The Honourable Nancy J. Betkowski  
Minister of Health  
323 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Ms. Betkowski:

RE: BILL 49 - AMBULANCE SERVICES ACT

At the Council meeting of July 23, 1990 further consideration was given to the aforementioned Bill. At the foresaid meeting, Council unanimously passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered the proposed Ambulance Services Act, hereby agrees as follows:

1. That The City of Red Deer be established by the Minister of Health as an Ambulance District with City Council being appointed as the Board;
  2. That should No. 1 above not be implemented, then cities be allowed the option to be excluded from Ambulance Districts if they so choose, as provided for the City of Edmonton;
  3. That the above use be strongly expressed to the Minister of Health,
- and as presented to Council July 23, 1990."

...../2

The Honourable Nancy J. Betkowski

Page 2

July 25, 1990

It is our understanding that Bill 49 contains provisions for the establishment by the Minister of ambulance districts. Each district will have a Board which will have power to requisition member municipalities for the costs of providing the ambulance service. Should Red Deer become part of a large district, we will have little control over how the ambulance service is provided or its cost, and therefore, urgently request that The City of Red Deer be established as a district with Council appointed as the Board.

On several previous occasions we have expressed our concern to the Province pertaining to the matter of ambulance service. The City provides an acceptable ambulance service which is heavily subsidized by the local taxpayer. Unfortunately, the City has been forced to accept a two tiered rate system, a lower rate for Blue Cross and other Government programs and a higher rate proposed by the Alberta Ambulance Operators Association for all other users. In view of these continuing problems, the City is very concerned and unwilling to participate in a district that extends beyond the boundaries of The City of Red Deer.

We thank you for the opportunity of providing further comment on this Legislation and trust that you will give our comments and concerns due consideration.

Sincerely,



R. J. McGHEE  
Mayor

CS/dh

c.c. The Honourable John Oldring, M.L.A. (Red Deer South)  
Mr. Stockwell Day, M.L.A. (Red Deer North)  
City Council  
Fire Chief  
City Clerk  
AUMA

DATE: July 25, 1990  
TO: Director of Financial Services  
FROM: City Clerk  
RE: AMBULANCE RATES

---

At the Council meeting of July 23, 1990 when the above topic was discussed, Alderman Pimm requested that you provide Council with further information on the cost to the City in total dollars of the subsidized ambulance rates for Blue Cross and other government programs.

If you have any questions, please do not hesitate to contact the undersigned.



C. SEVCIK  
City Clerk

CS/jt

DATE: July 25, 1990  
TO: Deputy Fire Chief - Operations, Dennis Dubois  
FROM: City Clerk  
RE: AMBULANCE RATES - JULY 1, 1990 TO JUNE 30, 1991

---

Your report dated July 10, 1990 pertaining to the above topic was considered at the Council meeting of July 23, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Deputy Fire Chief - Operations re: Recommended Ambulance Rates - July 1, 1990 - June 30, 1991, hereby approves the fee schedule for ambulance services as follows:

1. That for Blue Cross and other government programs, the fee schedule of ground ambulance rates as approved by the Provincial Department of Health be utilized;
2. That for all other ambulance users, the fee schedule proposed by the Alberta Ambulance Operators Association be utilized;

and as presented to Council July 23, 1990."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will ensure the appropriate rates are applied and that you will notify the Alberta Ambulance Operators Association and any other parties requiring notification of Council's decision in this instance.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Financial Services  
Accounts Receivable Supervisor - Jeannette Schrieber





HEALTH

Office of the Minister

323 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3665

August 15, 1990

His Worship Mayor R. J. McGhee  
The City of Red Deer  
P. O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

Thank you for your letter of July 25, 1990 concerning the Ambulance Services Act.

Ambulance districts will not be established until the Act is proclaimed, probably early in 1991. At that time, Alberta Health will advise municipalities of the regulating requirements for establishment.

I do not envisage any difficulty at this time with The City of Red Deer being established as an Ambulance District with the City Council appointed as the Board.

Thank you for expressing the concerns of the Council of The City of Red Deer.

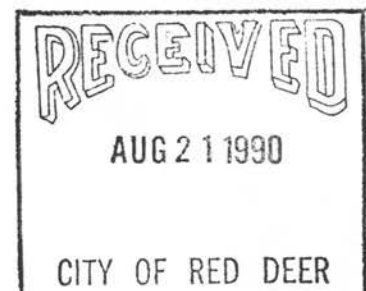
Yours sincerely,

*Kind regard*

Nancy J. Betkowski  
Minister

cc. Honourable John Oldring, MLA  
Red Deer South

Mr. Stockwell Day, MLA  
Red Deer North



DATE: July 17, 1990

TO: City Clerk

FROM: Bylaws and Inspections Officer

RE: 4102-50A STREET, LOTS 17-18, BLOCK 5, PLAN 3586 A.E.

---

We have received complaints from the residents within the neighbourhood that the property at 4102-50A Street is becoming untidy by reason of an auto chassis being stored within the rearyard and tall grass. The owner is 253812 Alberta Ltd., c/o Craig MacKenzie, 108 Ayers Avenue, Red Deer, Alberta, T4R 1C9. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the auto chassis and cut the grass.

Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner on June 29, 1990, and June 13, 1990, advising him of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of an auto chassis being stored in the rearyard and tall grass, 253812 Alberta Ltd., being the owner of 4102-50A Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to him by registered mail, to remove the auto chassis and cut the grass, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to 253812 Alberta Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments:

We would concur with the recommendations of the Bylaws & Inspections Manager.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

**DOUBLE REGISTERED**

July 24, 1990

253812 Alberta Ltd.  
c/o Craig MacKenzie  
108 Ayers Avenue  
RED DEER, Alberta  
T4R 1C9

Dear Sir:

RE: UNSIGHTLY PREMISES - 4102 - 50 A STREET, RED DEER  
LOTS 17-18, BLOCK 5, PLAN 3586 A.E.

I would advise that Council of The City of Red Deer at its meeting held on Monday, July 23, 1990 passed the following motion concerning the above noted property.

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of an auto chassis being stored in the rearyard and tall grass, 253812 Alberta Ltd., being the owner of 4102 - 50 A Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to the owner by registered mail, to remove the auto chassis and cut the grass, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to 253812 Alberta Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

....2

*a delight  
to discover!*

253812 Alberta Ltd.

July 24, 1990

Page 2

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

Your co-operation in this matter would be greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read 'C. Sevcik', is written over the typed name.

C. SEVCIK  
City Clerk

CS/jt

c.c. Bylaws & Inspections Manager

DATE: March 26, 1990  
TO: City Council  
FROM: Dan Osborne  
Deputy Chief-EMS  
Fire Department

RECEIVED	
TIME	3:35 pm
DATE	March 27/90
BY	C. Devitt

RE: Disbanding the Ambulance Services Advisory Board

At their meeting of March 21, 1990 the Ambulance Services Advisory Board (ASAB) passed the following motion:

"THAT the Ambulance Services Advisory Board be disbanded effective July 1, 1990."

I have been asked by the Board to prepare this report to Council providing the reasons for this recommendation.

BACKGROUND:

The Ambulance Services Advisory Board was created in 1985, first by resolution on March 21, then in Bylaw No. 2879/85. It was an extension and continuation of the Ad-Hoc Paramedic Committee. Its mandate was to advise Council on all matters relating to ambulance service, to review the budget of the ambulance service, and to review any complaints regarding the ambulance service.

DISCUSSION:

It was the feeling of the Board that most of the functions that they perform are duplications of functions performed by Council, by our Medical Director or by Administration. Budgets are reviewed by Council, as are complaints regarding ambulance service billings. Fire Department Administration and our Medical Director investigate any complaints regarding treatment received, and report on these to the ASAB and Council.

The Ambulance Act which is to be passed during this sitting of the Legislature will require the formation of Ambulance Boards in those areas which do not presently have them, and will give these boards the power to requisition funds from the municipalities concerned. The ASAB felt that boards exercising requisitioning power ought to be composed of elected officials, and that Council as a whole or a subcommittee of Council could serve this role.

The ASAB felt that the liaison function which the Board has performed could be continued by the formation of a Liaison Committee consisting of our Medical Director, a Hospital Emergency Department Nursing Representative, Fire Administration and representatives of any other interested parties, such as nursing homes.

CONCLUSION:

The Ambulance Services Advisory Board feels that it has fulfilled the function for which it was originally created, and that the functions which it currently performs are duplications of the efforts of other bodies, and would therefore recommend that it be disbanded.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'D. Osborne', written in a cursive style.

Dan J. Osborne  
Deputy Chief - EMS

Copied to: City Council, Ambulance Services Advisory Board, Fire Chief,  
Deputy Chief, Emergency Services, Director of Financial Services,  
Red Deer M.L.A. North, Red Deer M.L.A. South, City Clerk (Feb. 23/90- dh)



## Alberta Urban Municipalities Association

P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
8712 - 105 Street • Tel. (403) 433-4431 • Fax 433-4454

76.

February 12, 1990

Mayor Robert McGhee  
City of Red Deer  
4914 - 48 Avenue  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

### BILL 25 - Ambulance Services Act

Thank you for sending the AUMA your municipality's views on Bill 25 - the Ambulance Services Act. I enclose for your information the AUMA's response to the proposed legislation which was presented to the Honourable Nancy Betkowski, Minister of Health, in January.

Our memberships' input is essential in order to adequately represent the interests of Alberta's urban municipalities and we appreciate your efforts in this regard.

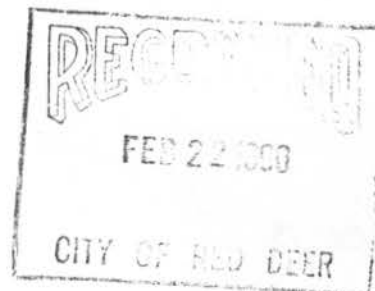
The AUMA will be reviewing and responding to the regulations pursuant to the Act once they have been released. I hope that we can look to you for further input.

Yours truly,

Alderman Dr. Ken Sauer  
President

KS/SJ/jm

Encl:



# Bill 25

## Ambulance Services Act

*Submitted to  
the Honourable Nancy Betkowski,  
Minister of Health  
January, 1990*



### EXECUTIVE SUMMARY

- The AUMA supports a provincially funded and legislated minimum standard of ambulance service.
- We are generally pleased with the contents of Bill 25 however we are unable to offer our endorsement of the Bill until the Government commits to a level of funding that provides for the legislated minimum standard.
- Our concerns regarding the specifics of Bill 25 are:

#### **1. Organization and Responsibility**

- Section 2 of the Act should be expanded to provide municipalities independence to form ambulance districts within a time limit of eighteen months. After that time, the Minister would be authorized to adjust the composition of the districts in situations where individual municipalities were not allied in a district.
- The AUMA does not support ministerial authority to appoint Board members. We request that the Act be revised to provide municipalities the authority to determine the size and composition of established ambulance district boards based on local criteria.

#### **2. Financing**

- The AUMA firmly urges the Province to fund to the BLS standard. Without this funding commitment, we can only endorse legislation that regulates levels of service (i.e. EMR, BLS, ALS).
- The AUMA requests funding for all municipalities presently operating at the BLS level or below, to upgrade and maintain equipment and trained personnel.
- The AUMA does not support the creation of an additional requisitioning body, namely ambulance district boards. We request that the Act be amended to allow municipalities to select mechanisms for raising and collecting funds that are best suited for each district. In the event that members of a district fail to come to an agreement on a cost-sharing formula, the apportionment would be based on their respective equalized assessments.
- The AUMA does not support ministerial authority to set ambulance service call fees. We request that the Act and ensuing regulations be amended to provide district ambulance boards with the authority to set ambulance call fees.

**EXECUTIVE SUMMARY, continued**

- The AUMA does not support Section 7 of the Act requiring ministerial authority to review ambulance district budgets. Until the Government commits to a level of funding for ambulance service we recommend that the budget and levy process accommodate the following stages:

- 1) budget preparation and levy;
- 2) an appeal period of 21 days for member councils to the Board;
- 3) budget reconsideration and decision by the Board;
- 4) an appeal period of 21 days for municipal councils to appeal to the Minister who is an independent arbitrator;
- 5) ministerial decision.

- We recommend that the municipal fiscal year be the timeframe used throughout the Act and regulations.

**3. Transition and Flexibility**

- The AUMA requests that the legislation accommodate within the three-year transition period instances of municipalities having to give up to one year's notice to withdraw from existing ambulance service obligations.

**4. Regulations**

- Our Association strongly urges that a sufficient amount of time be granted to review the regulations pursuant to the Act and that we have the opportunity to meet with Health department officials.

## INTRODUCTION

The AUMA welcomes the introduction of Bill 25, the Ambulance Services Act, providing for an integrated and coordinated system of ambulance service for Alberta.

For over a decade the AUMA has advocated provincially-legislated ambulance services that are an integral part of the Alberta Health Care system. In the last few years we amended our position somewhat to acknowledge the economic climate of the province as well as the Alberta Government's policy goal of debt reduction. Urban municipalities continue to seek ambulance standards and would support a provincially funded and legislated minimum standard of ambulance service throughout the province.

The AUMA has played an active role in assisting the Government in developing provincial ambulance legislation. In 1987, we submitted our views to the Policy Advisory Committee studying ambulance services, and we responded to the Committee's recommendations in 1988. While we expressed our overall support for the recommendations, at that time we voiced concern that the issue of funding for the legislated standards had not been adequately addressed. This concern was reiterated at our meeting with Health department officials in late 1989.

## INTRODUCTION, continued

While we are generally pleased with the contents of Bill 25, we urge the Government to commit to funding the proposed legislated minimum standards. Until such time, our Association is unable to offer its complete endorsement of the proposed legislation, which imposes through standards, an increased burden on the local tax base.

With regard to the specifics of Bill 25, we have categorized our comments under the following four topic areas: Organization and Responsibility, Financing, Transition, and Regulations.

## I ORGANIZATION AND RESPONSIBILITY

### i) Ambulance Districts

Section 2 of the Act is unclear as to the independence municipalities have to form their own ambulance districts. The AUMA views the majority of ambulance services as operating very well under the present system. Therefore, we believe that the easiest means of forming ambulance districts would be for municipalities to organize themselves. We propose that this process be completed within eighteen months of proclamation of the Bill to accommodate the three-year transition period. We recognise the potential need for the Minister to resolve district

## **I ORGANIZATION AND RESPONSIBILITY, continued**

boundary disputes and propose that in these instances the Minister would adjust the composition of the districts.

### **Recommendation:**

**That Section 2 of the Act be expanded to provide municipalities independence to form ambulance districts within a time limit of eighteen months. After that time, the Minister would be authorized to adjust the composition of the districts in situations where individual municipalities were not allied in a district.**

### **ii) Board Members**

The AUMA does not support ministerial authority to appoint Board members and urges that the legislation recognise and provide for local autonomy. The diversity among ambulance districts with regard to methods of financing, and the size and number of municipalities, requires that the legislation provide for local autonomy in determining board composition.

### **Recommendation:**

**That the Act be revised to provide municipalities with authority to determine the size and composition of established ambulance district boards based on local criteria.**

## II FINANCING

### i) Funding Minimum Service Levels

The AUMA's support of BLS as the legislated minimum standard of ambulance service is premised on the Government's financial contribution<sup>1</sup>. Without a funding commitment, we can only endorse legislation that regulates levels of service (i.e. EMR, BLS, ALS).

An additional consideration of the legislated standards is the cost to municipalities to upgrade and maintain equipment and personnel to the provincial standard. The AUMA views this funding requirement as a provincial responsibility. Grants should be allocated to all municipalities to upgrade and maintain service levels.

#### **Recommendation:**

**That Government funding for ambulance services meet the level required to operate a BLS level of service, and;**

**That the Government provide funding to all municipalities operating at the BLS level or below, to upgrade and maintain ambulance services to meet the legislated standards.**

<sup>1</sup> In supporting BLS as the minimum level of service, we recognise and concur with the proposed exemption allowing for the level of EMR in some areas of the province.

## II FINANCING, continued

### ii) Requisitions

The AUMA is concerned about the granting of requisitioning authority to an additional local governmental body, namely ambulance district boards. Municipalities already experience financial pressure in meeting existing requisitions. Once again, we express the need for the Provincial Government to expand upon its financial support for ambulance services.

Our Association does not support the provisions of the Act allowing requisition of municipalities to fund ambulance services. We urge that the legislation be amended to allow municipalities to select mechanisms for raising and collecting funds that are best suited for each district.

#### Recommendations:

That the Act be amended to allow municipalities to determine their own mechanisms to raise and collect funds for the ambulance service, and;

That in the event that members of a district fail to come to an agreement on a cost-sharing formula, the apportionment be based on their respective equalized assessments.

## II FINANCING, continued

### iii) Ambulance Service Call Fees

The AUMA does not support Section 38 (2) (w) of the Act providing ministerial authority to set ambulance service call fees. We urge that the legislation be amended to recognise local autonomy by providing local ambulance boards the authority to set fees that are best suited to the circumstances of each area.

#### **Recommendation:**

**That the Act and ensuing regulations be amended to provide district ambulance boards with the authority to set ambulance call fees.**

### iv) Ambulance District Budget and Levies

The AUMA does not support Section 7 of the Act requiring ministerial review of ambulance district budgets. Until such time the Government makes a commitment to a level of funding for ambulance services, we recommend the following amendment to the legislation as an interim measure.



### III TRANSITION AND FLEXIBILITY

The AUMA supports the Government in that there be a three-year transition period after proclamation of the Act.

**Recommendation:**

That the Legislation accommodate in the transition period instances of municipalities having to give up to one year's notice to withdraw from existing ambulance service obligations.

### IV REGULATIONS

Upon review of the recommendations of the Advisory Committee and the contents of Bill 25, it is apparent that there are a number of areas that have not been addressed in the legislation and that will be within the regulations pursuant to the Act.

We urge that our Association be granted sufficient time to review the regulations in its draft stage and that we have the opportunity to consult with Health Department officials.

**II FINANCING, continued****iv) Ambulance District Budget and Levies, continued****Recommendation:**

**That the budget and levy process accommodate five stages:**

- 1. budget preparation and levy;**
- 2. an appeal period of 21 days for member councils to the Board;**
- 3. budget reconsideration and decision by the Board;**
- 4. an appeal period of 21 days for municipal councils to appeal to the Minister who is an independent arbitrator;**
- 5. Ministerial decision being final.**

**v) Fiscal Year****Recommendation:**

**That the municipal fiscal year be used throughout the Act and regulations.**

## CONCLUSION

The AUMA appreciates the opportunity to be involved in the development of provincial ambulance legislation. We view the process of consultation with all interested stakeholders as an important process in sound policy and legislative development.

While our Association is generally supportive of the developments to date, we are unable to offer full endorsement of the legislation until we are aware of the financing structure. We urge the Government to make a commitment to its financial share of ambulance service costs under the new legislation.

The AUMA looks forward to reviewing the regulations pursuant to the Ambulance Services Act and we request that the Government provide sufficient time to do so.

89.  
*Office of the Mayor*



December 19, 1989

The Honourable Nancy J. Betkowski  
Minister of Health  
323 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Ms. Betkowski:

RE: PROPOSED AMBULANCE SERVICES ACT (BILL 25)

Thank you for your letter of October 20, 1989 extending the deadline for receipt of comments pertaining to Bill 25.

At the Council Meeting of December 11, 1989 consideration was given to Bill 25 including comments from the Administration and the Ambulance Services Advisory Board. At the said meeting, Council passed a resolution agreeing to the following:

- 1) That Section 6(1) and (2) of the proposed Ambulance Act be amended to allow municipalities to work out a funding formula themselves.
- 2) That the City be allowed to continue setting the user rate for ambulance service within its response area.
- 3) That the legislation be amended to allow cities the option to be excluded from ambulance districts if they so choose, as is provided for the City of Edmonton.

.... /2

The Honourable Nancy J. Betkowski  
Page 2  
December 19, 1989

As noted above, our continuing concern is that the City is called upon to provide an acceptable ambulance service while the province dictates the rates the City is capable of charging for this service. As pointed out on many occasions in the past, the rates set by the province for the service we deliver, are far below the cost of operation. This deficit is being picked up by the taxpayer. The existing arrangement and the proposed as we see it, is not just and fair.

Once again, we thank you for the opportunity to provide comment on this important legislation and we hope that you will give our comments and concerns reasonable consideration. If you require further information or clarification, please do not hesitate to contact the undersigned.

Sincerely,



R. J. MCGHEE  
Mayor

/bd

c.c. City Council  
Ambulance Services Advisory Board  
Fire Chief  
Deputy Chief, Emergency Services  
Director of Financial Services  
Red Deer M.L.A. North  
Red Deer M.L.A. South  
~~City Clerk~~  
Alberta Urban Municipalities Association

COMMISSIONERS' COMMENTS:

Attached is a report from the Ambulance Services Advisory Board recommending that it be disbanded in view of the fact that it has fulfilled the function for which it was originally created, and, because of the provision of the proposed new Ambulance Act the Board felt Council would be a more appropriate body to undertake this role.

Having reviewed the proposed new Act, we would agree with this disbanding and would recommend Council thank the Board for the services they have performed in the past.

The proposed Act contains provisions for the establishment BY THE MINISTER of Ambulance districts. Each district will have a Board and this Board will have the power to REQUISITION member municipalities for the costs of providing the ambulance service. If the Minister chooses to make the City of Red Deer a district and to appoint Council as the Board, we would have no difficulty with the proposed Act. However, if Red Deer just becomes part of a large district, we will have little control over how the ambulance service is provided or its cost. We would therefore recommend that we again make strong representation to the Minister to ensure that the City of Red Deer is established by the Minister as a district and that Council is appointed as the Board.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: June 1, 1990  
TO: City Solicitor  
FROM: City Clerk  
RE: BILL 25 - AMBULANCE SERVICES ACT

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We have received a recommendation from the Ambulance Services Advisory Board that said Board be disbanded effective July 1, 1990. Enclosed herewith is the report referred to.

I am also enclosing herewith a copy of Bill 25 - Ambulance Services Act, which as we understand it will become legislation substantially in the form in which it is currently written.

Before we present the Ambulance Services Advisory Board to Council, the Commissioner has requested that you review Bill 25 and advise us as to whether the City will be forced into any type of regional system under the proposed legislation. In other words, can the City maintain an ambulance service for the City of Red Deer only?

Your early attention to this matter would be appreciated.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. City Commissioner

1989 BILL 25

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First Session, 22nd Legislature, 38 Elizabeth II

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THE LEGISLATIVE ASSEMBLY OF ALBERTA

# **BILL 25**

**AMBULANCE SERVICES ACT**

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THE MINISTER OF HEALTH

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First Reading .....

Second Reading .....

Committee of the Whole .....

Third Reading .....

Royal Assent .....

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Bill 25

## BILL 25

1989

### AMBULANCE SERVICES ACT

(Assented to , 1989)

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HER MAJESTY, by and with the advice and consent of the Legislative Assembly of Alberta, enacts as follows:

Definitions

1 In this Act,

- (a) "ambulance" means a motor vehicle that is intended to be used for the transportation of patients, but does not include an aircraft or a motor vehicle exempted under the regulations or used in an inter-hospital transfer service;
- (b) "ambulance attendant" means a person who is engaged or employed to attend to or transport patients in an ambulance;
- (c) "ambulance service" means a service associated directly or indirectly with the transportation of patients using an ambulance;
- (d) "Appeal Board" means the Ambulance Advisory and Appeal Board established under section 13;
- (e) "applicant" means an applicant for a licence under section 17;
- (f) "basic life support" has the meaning prescribed in the regulations;
- (g) "board" means an ambulance district board established under section 3;
- (h) "council" means
  - (i) in the case of a city, town, village, summer village, county or municipal district, its council,
  - (ii) in the case of a new town, its board of administrators, and
  - (iii) in the case of an improvement district or special area, the Minister of Municipal Affairs;
- (i) "district" means an ambulance district established under section 21;
- (j) "included municipality" means a municipality the whole or part of which is included in a district;
- (k) "Minister" means the member of the Executive Council charged by the Lieutenant Governor in Council with the administration of this Act;
- (l) "operator" means a person licensed under this Act to provide ambulance services;

(m) "patient" means a person who is or appears to be in need of medical attention;

(n) "Registrar" means a Registrar appointed under section 16.

### Organization of Ambulance Districts

- Establishment**
- 2(1)** The Minister may by order establish an ambulance district, and
- (a) name it,
  - (b) list the included municipalities,
  - (c) set the number of wards in the district, and
  - (d) allocate the wards to the included municipalities.
- (2) If an included municipality other than a city contains more than one ward, the council shall determine the boundaries of the wards.
- (3) If an order is made under any other Act that results in a change in the boundaries of a municipality, the Minister may make an order under this section respecting the inclusion in or exclusion from a district of all or part of the municipality.
- (4) An order under subsection (3) may be made effective as of a date prior to the date on which it is made.
- (5) A municipality, other than a city, that is wholly surrounded by another municipality or other municipalities included or to be included in a district must be included in that district, whether the surrounded municipality existed before or after the establishment of the district.
- (6) If the Minister amends or rescinds an order made under this section, he may by order require that, in respect of the districts affected by the amendment or rescission, liabilities be paid and debenture holders be protected in accordance with the order.
- (7) The *Regulations Act* does not apply to an order made under this section.
- Ambulance district board**
- 3(1)** An ambulance district board shall administer a district.
- (2) The Minister may establish a board and name it.
- (3) A board established under this section is a corporation consisting of the members appointed to the board.
- (4) The Minister shall appoint the first members of a board from among persons nominated by the included municipalities at the request of the Minister.
- (5) After the first members of a board are appointed all subsequent members shall be appointed in accordance with the regulations.
- (6) A board shall consist of no fewer than 3 nor more than 11 members.
- (7) Notwithstanding subsections (4), (5) and (6), if a district consists of only one municipality, the Minister may designate the council of the municipality as the board for the purposes of this Act.
- Agreements with Government of Canada**
- 4(1)** Subject to the approval of the Minister, a board may enter into an agreement with the Government of Canada respecting the provision by the board of ambulance services to a national park, penitentiary, defence establishment or Indian reserve.

(2) The Minister may enter into an agreement with the Government of Canada

- (a) extending a district to include all or part of a national park, penitentiary, defence establishment or Indian reserve, or
- (b) establishing a national park, penitentiary, defence establishment or Indian reserve as a district for the purposes of this Act.

(3) An agreement under subsection (1) or (2) may provide that this Act, any provision of this Act, the regulations or any provision of the regulations does not apply to the national park, penitentiary, defence establishment or Indian reserve and that provisions of the agreement apply instead.

Powers and  
duties of a board

5(1) A board shall ensure that

- (a) ambulance services are provided in the district for which the board was established, and
- (b) the level of ambulance services provided is not less than basic life support unless the Minister authorizes another level.

(2) Subject to the regulations, a board may

- (a) make by-laws respecting the administration and provision of ambulance services in the district;
- (b) borrow money;
- (c) make requisitions on the councils of included municipalities for the required portion of the board's operating or capital costs;
- (d) invest funds not required for immediate use;
- (e) enter into agreements with operators;
- (f) act as an operator in respect of its district;
- (g) enter into an agreement with any person for the purpose of providing training, mutual support or co-ordinated service delivery;
- (h) employ the persons the board considers necessary to carry out its duties and powers under this Act;
- (i) accept gifts, grants, donations and bequests and conduct fund raising events to support the provision of ambulance services in the district.

(3) The board shall send to the Minister a copy of its by-laws including all amendments and repeals.

Apportionment of  
assessment

6(1) The Alberta Assessment Equalization Board shall in each year apportion among the districts lying wholly or partly within a municipality the equalized assessment established in respect of the municipality for that year and the Alberta Assessment Equalization Board shall advise the municipality of the apportionment forthwith.

(2) After being advised by the Alberta Assessment Equalization Board of an apportionment under subsection (1), the proper officer of a municipality within which a district is situated in whole or in part shall as soon as possible provide a certificate to the secretary of the board showing the portion of the equalized assessment of the municipality as determined pursuant to subsection (1) that is applicable to that municipality that is within the district.

Attribution of  
assessment

7(1) Before April 30 in each year, a board shall send to the council of each included municipality a requisition approved by the Minister for that portion of the budget of the board attributed to that included municipality.

(2) The board shall calculate the portion of the budget that is attributed to each included municipality on the basis of the proportionate amount of the total values set out in the certificates referred to in section 6.

(3) Within 21 days after it receives a requisition, the council of an included municipality may apply to the Minister to vary the division of the budget described in the requisition, and the Minister shall either reapportion the budget in respect of all included municipalities or dismiss the application.

(4) A decision made by the Minister under this section is final.

Payment to board

8(1) The amount requisitioned pursuant to section 7 shall be paid to the board by the council of the included municipality before July 1 of the year in which the requisition was received by the council.

(2) If a board finds it impossible to comply with section 7 because the district is formed too late in the year or for any other reason considered sufficient by the Minister, the board, on the direction of the Minister, may send a requisition before the date specified in the direction to the councils of the included municipalities of the district, and each council

(a) shall make a special levy of an amount sufficient to meet the requisition, and

(b) shall forward that amount to the board by the time set by the Minister in the direction.

(3) The council of an included municipality that pays all or part of a requisitioned amount after the date on which it is due shall pay to the board interest on the unpaid money at a rate established in the regulations for the period between the due date and the date of payment.

(4) A board may recover an amount requisitioned and not paid and interest on that amount from the council of an included municipality in a civil action for debt.

Powers of  
municipalities

9(1) Notwithstanding any other Act, the council of an included municipality may pay money to the board or to an operator to assist in the provision of ambulance services in the district and may do all things necessary to carry out the intent of this Act, including, without restricting the generality of the foregoing,

(a) paying grants to the board or to an operator that provides ambulance services in the municipality;

(b) borrowing money by temporary loans, without the assent of the proprietary electors, for the purpose of meeting the municipality's share of the costs of providing ambulance services;

(c) accepting requisitions from the board for money required by the board and assessing and levying taxes within the municipality for the purpose of meeting those requisitions.

(2) Notwithstanding any other Act, the council of an included municipality may authorize the issue of debentures without the assent of the proprietary electors, for the purpose of financing capital costs associated with the provision of ambulance services, including, without restricting the generality of the foregoing,

- (a) the acquisition, extension or renovation of a site or building,
- (b) the provision of construction or utility services to a site or building, or
- (c) the acquisition of vehicles or equipment.

Requisition in  
national parks

**10** Notwithstanding the *School Act* but subject to the regulations and any agreement under section 4, the board of trustees of a school district the whole or part of which is included in a national park

- (a) may accept requisitions on it under this Act from the ambulance district board of an ambulance district that is adjacent to the school district or that includes all or part of the school district as if it were the council of an included municipality, and
- (b) for the purpose of meeting requisitions on it under this Act, has and may exercise all the powers and duties of the council of a municipality or a municipality under this Act, the *Municipal Government Act*, the *Municipal Taxation Act* and the *Tax Recovery Act*, but only to the extent that the power is not being exercised in the school district by any other public authority.

Disestablishment

**11(1)** If the assets of the board of a disestablished district are insufficient to meet its liabilities, the deficiency shall be paid by the council of each included municipality in the same proportion as the council of that municipality would have been liable in respect of requisitions of the board if the district had not been disestablished.

(2) If the assets of the board of a disestablished district exceed the amount required to meet its liabilities, the surplus shall be distributed to the councils of the included municipalities in the same proportion as the councils of those municipalities would have been liable in respect of requisitions of the board if the district had not been disestablished.

Dismissal of  
board members

**12(1)** The Minister may by order dismiss all the members of a board and appoint an official administrator in the board's place.

(2) An official administrator appointed under this section

- (a) has the power and authority of the board,
- (b) shall perform all the duties of the board, and
- (c) shall be paid the salary the Minister determines, together with proper expenses, as an operating expense of the board.

(3) If in the opinion of the Minister an official administrator is no longer required, the Minister may restore the affairs of the district to a board whose members are appointed in accordance with the regulations.

#### **Ambulance Advisory and Appeal Board**

Establishment

**13(1)** There is hereby established the Ambulance Advisory and Appeal Board.

(2) The Minister may

(a) appoint no fewer than 7 nor more than 11 members to the Appeal Board;

(b) designate a chairman and a vice-chairman to act as chairman in the absence or inability to act of the chairman.

(3) The Appeal Board may make rules governing the calling of meetings, the procedure to be used at meetings or hearings and the conduct of a meeting, investigation or hearing, including meeting in panels for the purpose of hearing an appeal under this Act.

(4) The Appeal Board shall give the Minister a copy of the rules made under subsection (3) including all amendments and repeals.

Duties of Appeal  
Board

**14** The Appeal Board shall

(a) investigate and hear appeals under this Act;

(b) advise the Minister on matters pertaining to the provision of ambulance services;

(c) on being requested to do so by the Minister,

(i) investigate or inquire into, collect information relating to or conduct research into any matter relating to the delivery of ambulance services, and make its report in the manner and at the time specified by the Minister,

(ii) conduct an investigation into or inspection of the ambulance services provided by an operator, and make its report in the manner and at the time specified by the Minister,

(iii) hold public hearings for the purpose of receiving submissions on matters pertaining to ambulance services specified in the request, and make its report in the manner and at the time specified by the Minister, and

(iv) perform any other task or function that the Minister may request from time to time.

### Licensing of Operators

Prohibition

**15(1)** No person shall provide ambulance services unless he is licensed as an operator under this Act and the licence is valid and not under suspension.

(2) The Court of Queen's Bench, on application by the Minister by way of originating notice, may grant an injunction enjoining any person from contravening subsection (1) notwithstanding any penalty that may be provided by this Act.

Registrar

**16(1)** The Minister may appoint a Registrar for the purposes of this Act.

(2) The Registrar shall

(a) issue a licence to an applicant in accordance with this Act and the regulations,

- (b) maintain a register of all operators, and
- (c) perform any other duties imposed on the Registrar under this Act and the regulations.

Licence  
application

**17(1)** A person proposing to provide ambulance services as an operator must send the Registrar an application in accordance with, and including the information required by, the regulations.

(2) The Registrar shall advise the applicant of his decision in writing not more than 60 days after he receives the application.

(3) If the Registrar refuses to issue a licence he shall advise the applicant in writing of his reasons for refusing.

Issuing a licence

**18** The Registrar may issue to an applicant a licence subject to any conditions he considers appropriate if

- (a) the applicant meets the requirements for a licence as prescribed by the regulations, and
- (b) the proposed ambulance services meet the requirements of the regulations.

Authority under  
licence

**19(1)** If the Registrar issues a licence to a person, that person is authorized to provide ambulance services as an operator in accordance with the conditions of the licence, this Act and the regulations.

(2) A licence issued under this Act is not transferable.

Suspension in the  
public interest

**20(1)** If the Registrar is of the opinion that there is an immediate threat to public safety and that it is in the public interest to do so, he may suspend a licence issued under this Act.

(2) If the Registrar suspends a licence under subsection (1), he shall forthwith notify the operator and any board with which the operator has an agreement of the suspension.

(3) A suspension under subsection (1) takes effect on the date specified by the Registrar.

(4) An operator who receives notice that his licence is suspended under subsection (1) may make an application, on 2 days' notice to the Registrar, to the Court of Queen's Bench for an order staying the suspension for a period set by the Court.

(5) The operator may appeal a suspension under subsection (1) to the Appeal Board by serving a notice of appeal on the Registrar not more than 20 days after the operator receives notice of the suspension.

Revocation,  
amendment,  
suspension

**21(1)** The Registrar may amend, suspend or revoke a licence in accordance with the regulations.

(2) If the Registrar proposes to amend, suspend or revoke a licence under subsection (1), the Registrar shall serve notice on the operator in writing that he is amending, suspending or revoking the licence, giving reasons for his action.

(3) A notice under subsection (2) shall include a statement of the appeal processes under this Act.



(4) An amendment, suspension or revocation takes effect 60 days after the date on which notice is served on the operator under subsection (2).

(5) The Registrar shall provide any board with which the operator has an agreement with a copy of the notice under subsection (2).

**Appeal**

**22 If the Registrar**

(a) advises an applicant that he refuses to issue a licence, or

(b) serves notice on an operator of an amendment to or the suspension or revocation of a licence under section 21,

the applicant or the operator, as the case may be, may appeal the Registrar's decision to the Appeal Board by serving a notice of appeal on the Registrar not more than 20 days after the appellant is advised of or is served with notice of the Registrar's decision.

**Notice of appeal**

**23** The Registrar shall send a copy of a notice of appeal served on him under this Act to the chairman of the Appeal Board forthwith.

**Hearing an appeal**

**24(1)** The Appeal Board shall investigate and hear an appeal under section 20 or 22 within 30 days of the date on which the Appeal Board receives a copy of the notice of appeal from the Registrar.

(2) The Registrar and the appellant may appear and be represented by counsel at a hearing before the Appeal Board.

(3) The chairman of the Appeal Board may order that the proceedings be held in private if in his opinion it is necessary to do so to protect a person who is not a party to the proceedings.

(4) At least 10 days before the date set for a hearing, the Registrar shall serve on the appellant a notice of the hearing stating the date, time and place at which the Appeal Board will hold the hearing.

(5) Evidence may be given before the Appeal Board in any manner that the Appeal Board considers appropriate, and the Appeal Board is not bound by the rules of law respecting evidence applicable to judicial proceedings.

(6) The Appeal Board on application by the appellant and in exceptional circumstances may extend the period in subsection (1) or under section 21(4).

(7) The Appeal Board shall give its decision on the appeal in writing not more than 10 days after the conclusion of the hearing.

**Witnesses**

**25(1)** Any person who, in the opinion of the Appeal Board, has knowledge of the matter being heard is a compellable witness in any proceeding before the Board.

(2) A witness may be examined under oath on anything relevant to the investigation or hearing and shall not be excused from answering any question on the ground that the answer might tend to

(a) incriminate him, or

(b) establish his liability

(i) to a civil proceeding at the instance of the Crown or of any other person, or

(ii) to prosecution under any Act,

but, if the answer so given tends to incriminate him or establish his liability, it shall not be used or received against him in any civil proceedings or in any proceedings under any other Act, except in a prosecution for or proceedings in respect of perjury or the giving of contradictory evidence.

(3) For the purpose of obtaining the testimony of a witness who is out of Alberta, a judge of the Court of Queen's Bench, on an ex parte application, may direct the issuing of a commission for obtaining the evidence of the witness, and the commission shall be issued and the evidence taken pursuant to the Alberta Rules of Court.

(4) The attendance of witnesses before the Appeal Board and the production of records may be enforced by a notice issued by the Appeal Board requiring the witness to attend and stating the date, time and place at which the witness is to attend and the records, if any, that the witness is required to produce.

(5) On the written request of the appellant or of his counsel or agent, the Appeal Board shall, without charge, issue and deliver to the appellant or his counsel or agent any notices that he requires for the attendance of witnesses or the production of any record.

(6) A witness who has been served with a notice to attend or a notice for the production of any record under this section is entitled to be paid the same fees as are payable to a witness in an action in the Court of Queen's Bench.

Civil contempt  
proceedings

**26** Proceedings for civil contempt of court may be brought against a witness

(a) who fails

(i) to attend before the Appeal Board in compliance with a notice to attend, or

(ii) to produce records in compliance with a notice to produce them,

or

(b) who refuses to be sworn or to answer any question that he is directed to answer by the Appeal Board.

Decision on  
appeal

**27(1)** On hearing the appeal, the Appeal Board, by order, may

(a) confirm, quash or vary the decision of the Registrar,

(b) make any finding, order or decision that in its opinion should have been made, or

(c) refer the matter back to the Registrar for further consideration in accordance with any direction of the Appeal Board.

(2) The Registrar shall notify the appellant and any other person to whom, in the opinion of the Appeal Board, notice should be given in writing of the order of the Appeal Board forthwith on its being made.

## General

Definition	<b>28</b> In sections 29 to 31, "authorized person" means a person authorized in writing by the Minister to carry out inspections under this Act.
Inspection of place	<b>29(1)</b> An authorized person may inspect any place other than a dwelling for the purpose of determining whether or not a person is complying with this Act and the regulations.  <b>(2)</b> If an authorized person believes on reasonable and probable grounds that an operator is not complying with this Act or the regulations and the owner of the dwelling consents, the authorized person may inspect a dwelling for the purpose of determining whether or not the operator is complying with this Act or the regulations.  <b>(3)</b> For the purposes of an inspection, an authorized person may <ul style="list-style-type: none"><li><b>(a)</b> enter in or on the place that is the subject of the inspection at a reasonable hour;</li><li><b>(b)</b> require the production of any books, records or other documents that are relevant to the purposes of the inspection and examine them, make copies of them or remove them temporarily for the purpose of making copies;</li><li><b>(c)</b> inspect any ambulance or equipment and take samples of any medication intended for use in providing ambulance services found in or on the place;</li><li><b>(d)</b> perform tests, take photographs or make recordings in respect of the place.</li></ul>
Removal of records	<b>30(1)</b> Where an authorized person removes any books, records or other documents under section 29, he shall <ul style="list-style-type: none"><li><b>(a)</b> give a receipt for the items to the person from whom the items were taken, and</li><li><b>(b)</b> forthwith return the items to the person from whom they were taken when they have served the purposes for which they were taken.</li></ul> <b>(2)</b> On request, the authorized person shall provide a copy of an item removed during an inspection to the person from whom it was taken or to a person who is entitled to custody of the items.
Application to court	<b>31(1)</b> If a person refuses to allow an authorized person to exercise his powers under section 29 or hinders or interferes with the authorized person in the exercise of his powers, the authorized person may apply by originating notice to a judge of the Court of Queen's Bench for an order directing the owner or occupier of the place or dwelling to do or refrain from doing anything the judge considers necessary in order to enable the authorized person to exercise his powers, and the judge may make the order accordingly.  <b>(2)</b> An application under subsection (1) may be made <i>ex parte</i> if the judge considers it proper to do so.
Information	<b>32</b> An operator or a board shall provide the Minister, on the request in writing by the Minister, with any information required by the Minister in accordance with the request.

Vicarious liability	<p><b>33</b> The Crown in right of Alberta and the Crown's agents and employees and a board, the members of a board and the board's agents and employees are not liable for the acts or omissions of an operator or the operator's agents or employees.</p>
Ministerial powers	<p><b>34(1)</b> The Minister may do anything the Minister considers necessary to promote, facilitate and ensure the provision of appropriate patient transportation services, including the following:</p> <ul style="list-style-type: none"> <li>(a) causing ambulance services to be provided by any person and in any manner he considers appropriate;</li> <li>(b) respecting air ambulance services;</li> <li>(c) respecting inter-hospital transfer services.</li> </ul> <p>(2) Notwithstanding any other provision of this Act or the regulations, the Minister may enter into agreements respecting patient transportation with the Government of Canada, the government of a province, the government of a country other than Canada or of a state in that country or any person.</p> <p>(3) An agreement under subsection (2) may provide that this Act, any provision of this Act, the regulations or any provision of the regulations does not apply to the extent that the agreement applies.</p>
Ambulance attendants	<p><b>35(1)</b> A person who does not meet the requirements of the regulations respecting ambulance attendants shall not act as an ambulance attendant.</p> <p>(2) No person shall employ or engage as an ambulance attendant a person who does not meet the requirements of the regulations respecting ambulance attendants.</p>
Liability for payment	<p><b>36(1)</b> The Minister or a person who provides ambulance services, air ambulance services or inter-hospital transfer services to a patient may recover the amount that may be charged for that service under this Act from the patient or a person prescribed in the regulations.</p> <p>(2) An amount referred to in subsection (1) may be recovered in a civil action for debt.</p>
Offences	<p><b>37</b> A person who contravenes this Act or the regulations is guilty of an offence and liable,</p> <ul style="list-style-type: none"> <li>(a) in the case of an individual, to a fine of not more than \$5000, and</li> <li>(b) in the case of a corporation, to a fine of not more than \$10 000.</li> </ul>
Regulations	<p><b>38(1)</b> The Lieutenant Governor in Council may make regulations</p> <ul style="list-style-type: none"> <li>(a) prescribing the procedures to be followed when money is requisitioned by a board and when money is paid under a requisition;</li> <li>(b) prescribing the equalized assessment that is to be used by boards and councils for the purposes of requisitioning money in respect of a year;</li> <li>(c) prescribing the costs or classes of costs that may be included in a requisition by a board in any year and the method by which the costs or classes of costs are to be determined;</li> </ul>

- (d) conferring any powers and imposing any duties on a school board or an ambulance district board for purposes pertaining to requisitions by an ambulance district board on a school board, the payment of requisitions and the levying and collecting of taxes by a school board for the purpose of meeting requisitions;
  - (e) respecting the qualifications for membership, grounds for disqualification from membership, terms of office, procedure for filling vacancies and other matters pertaining to members of boards;
  - (f) respecting the management, functions, duties and jurisdictions of boards;
  - (g) respecting the records to be kept by a board and the manner in which they are to be kept and the reports and returns to be submitted to the Minister by boards;
  - (h) respecting the manner in which boards may borrow money, fixing the maximum rate of interest on any borrowing and fixing the terms of any borrowing and the periods of borrowing;
  - (i) respecting the obligation of any person to provide an operator or his employee with information about a patient;
  - (j) respecting liability for payment of the amount that may be charged in respect of a service provided under this Act and the person required to make the payment;
  - (k) respecting the confidentiality requirements to be observed by a person with respect to information obtained in the administration of this Act or in providing patient transportation under this Act;
  - (l) prescribing the conditions that must be contained in an agreement between a board and the Government of Canada;
  - (m) respecting the qualification, examination, training, registration and licensing of ambulance attendants;
  - (n) exempting a motor vehicle or class of motor vehicle from being included under section 1(a);
  - (o) respecting the exemption of patient transportation provided pursuant to any other Act from all or part of this Act or the regulations;
  - (p) providing for any other matter necessary for or incidental to the carrying out of the intent of this Act or to meet circumstances that arise for which no provision is made in this Act.
- (2) The Minister may make regulations
- (a) respecting the remuneration and the travelling and expense allowances to be paid to members of the Appeal Board;
  - (b) prescribing the rate of interest that the council of an included municipality shall pay a board on requisitioned amounts paid after the date on which they are due;
  - (c) respecting the manner in which and the terms and conditions subject to which a board may acquire, hold and dispose of real and personal property;
  - (d) prohibiting the acquisition, holding or disposition of any real or personal property by a board;

- (e) respecting the purpose and manner of investment of funds by a board;
- (f) respecting the information a board shall give to a council on request;
- (g) respecting the conditions that must be included in an agreement for the provision of ambulance services between a board and an operator;
- (h) respecting agreements entered into by a board for the purpose of providing training, mutual support or co-ordinated service delivery;
- (i) respecting the notification of the Registrar by a board of an agreement for the provision of ambulance services between the board and an operator;
- (j) respecting compulsory liability insurance;
- (k) respecting the records to be kept by an operator and the manner in which they are to be kept and the reports, returns and information to be submitted to a board or the Minister by an operator;
- (l) respecting licences;
- (m) respecting the amendment, suspension and revocation of licences;
- (n) prescribing standards applicable to the structure and design of ambulances and equipment used in ambulances;
- (o) respecting the equipment, medication and supplies that must be carried in an ambulance;
- (p) respecting the maintenance, repair and operation of ambulances and equipment used in ambulances;
- (q) respecting the equipping, maintaining, operating and repairing of ambulance garages and stations;
- (r) respecting ambulance communications systems;
- (s) respecting standards for ambulance services;
- (t) respecting levels of ambulance services;
- (u) defining "air ambulance services", "basic life support" or "inter-hospital transfer services" for the purposes of this Act;
- (v) respecting fees to be charged under this Act;
- (w) respecting the amounts that may be charged for ambulance services;
- (x) respecting the disposal of medical waste produced as a result of the provision of ambulance services;
- (y) respecting the duties of the Registrar.

Transitional

**39(1)** *Notwithstanding section 35, an individual who is employed by an operator or an ambulance authority as an ambulance attendant when section 35 comes into force may continue to be employed and to practise as an ambulance attendant for a period after section 35 comes into force, as prescribed in a regulation made by the Minister, but he may not be employed or practise as an ambulance attendant after the end of that period except in accordance with section 35.*

(2) If a person provides ambulance services in a municipality immediately before this Act comes into force, that person may continue to provide ambulance services in that municipality in accordance with the applicable contract or licence under which he provides the ambulance services until

(a) he has entered into an agreement as an operator in accordance with this Act with the board of a district that includes the municipality,

(b) one year after the date on which he is notified by the board of a district that includes the municipality that the board will make provision for ambulance services in that municipality, or

(c) 3 years after this Act comes into force,

whichever occurs first.

(3) Notwithstanding section 3(4), if before this Act comes into force an ambulance authority has been established to provide ambulance services in respect of all or part of an area to be included in a district proposed to be established under section 2, the Minister may appoint some or all of the first members of the board from among the members of the governing body of the ambulance authority, each to hold office as a member of the board until a successor is appointed in accordance with the regulations.

City of  
Edmonton

40(1) The Edmonton Ambulance Authority is continued and deemed to be a board under this Act of a district that consists of the City of Edmonton.

(2) A member of the Authority pursuant to the Edmonton Ambulance Authority Act is deemed to be a member of the board until

(a) his term as a member of the Authority expires,

(b) he is reappointed or his appointment is rescinded in accordance with the regulations, or

(c) 3 years after the coming into force of this Act,

whichever occurs first.

(3) The Edmonton Ambulance Authority Act is repealed.

Consequential

41(1) The Financial Administration Act is amended in section 1(1)(n) by adding "an ambulance district board under the Ambulance Services Act," after "Housing Corporation Act,".

(2) The Improvement Districts Act is amended by repealing section 18(1)(a) and (b).

(3) The Municipal Government Act is amended by repealing sections 168, 169 and 170.

(4) The Municipal Taxation Act is amended in section 92(1) by adding the following after clause (d):

(d.1) the sums that may be required to meet the requisition of an ambulance district board pursuant to the Ambulance Services Act;

(5) *The Municipalities Assessment and Equalization Act is amended in section 21(7) by adding "", of section 6 of the Ambulance Services Act" after "School Act".*

Coming into  
force

**42** *This Act comes into force on Proclamation.*



DATE: July 25, 1990

TO: Deputy Chief - E.M.S. Fire Department  
- Dan Osborne

FROM: City Clerk

RE: DISBANDING THE AMBULANCE SERVICES ADVISORY BOARD  
REPEALING BYLAW NO. 3019/90

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Your report dated March 26, 1990 advising that the Ambulance Services Advisory Board, at its meeting of March 21, 1990, passed a motion that the said Board be disbanded effective July 1, 1990, was considered at the Council meeting of July 23, 1990.

At the above noted meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Deputy Fire Chief - Emergency Medical Services, dated March 26, 1990 re: Disbanding of Ambulance Services Advisory Board, hereby agrees that the Ambulance Services Advisory Board be disbanded and that appreciation be extended to the Board members for their commitment and interest in this regard, and as presented to Council July 23, 1990."

In addition to passage of the above motion, Council gave three readings to Bylaw 3019/90, which repeals Bylaw 2879/85, being a bylaw to establish an Ambulance Services Advisory Board for The City of Red Deer. Bylaw 3019/90 comes into force upon third reading.

On behalf of Council, I wish to take this opportunity of thanking all members of the Ambulance Services Advisory Board for their commitment and dedication in serving the citizens of Red Deer in this capacity. I can recall on many occasions requesting comments from the Advisory Board on very short notice and the Board always complied with a true spirit of co-operation.

Deputy Chief - E.M.S.-- Dan Osborne  
July 25, 1990  
Page 2

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
All Members of the Ambulance Services Advisory Board  
Ambulance Services Advisory Board Secretary  
Fire Chief  
Director of Financial Services

**TOWNE CENTRE ASSOCIATION of RED DEER**

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696

(92)

June 5, 1990  
City Council  
City of Red Deer

RE: TOWNE PLAZA COMMERCIAL MARKET

Dear Council,

The Association is submitting for your information, a preliminary report on the Towne Plaza concept, restructured as a commercial market. The key components of the report include;

- Located on the Post Office site
- Parking replacement on Sportsworld block funded by sale of Post Office lot
- Development objective includes no direct municipal funding
- Development and operating costs recovered through commercial lease component
- The Federal Building will be included as a major redevelopment project
- Permanent location for Farmers Market
- Strong tourism market component
- Significant presentation stage ideal for '95 Winter Games needs
- Significant concert and social activity programming
- Year round market capability
- Natural linkage for Shopping District after one way implementation
- Retains essentials of Civic Square Plaza concept
- Strong potential for private sector development spinoff
- Significant gathering space for the public and the downtown employee base
- Strong influence in ensuring no de-centralization of the existing core.

There is much more work to be completed on the concept, and the Association hopes to have additional detailed information for Council by late summer this year. This concept is discussed in the Downtown Rail Road Marketing Report to be presented to Council by the Downtown Strategy Committee in the immediate future.

Respectfully yours

John P. Ferguson, General Manager.

ROSS STREET MARKET

A Downtown Development Initiative

## BACKGROUND

In 1985, the City of Red Deer and the downtown BRZ accepted, as a planning document, the Downtown Concept Plan, developed by the Red Deer Regional Planning Commission. This documents appeal originated from the active participation by the entire community in its content.

Containing more than 75 recommendations for the planning and growth of the core area, some major components of the plan have been initiated, and have yielded positive results for both the private and public sector.

Two particular initiatives in this document have recently become extremely important to the immediate and longer term future of the downtown area. Particularly with rail road relocation now under construction and completion being imminent, these two features have become critical in the effort to prevent imbalance and decentralization of the existing core area. Specific priority must be placed on the protection of the existing multi-billion dollar investment in the present downtown core, both public and private.

The two particular projects highlited in the plan are the Towne Plaza and the pedestrian laneway mall concept. Both projects are identified by Urbanics in their current marketing report for rail road property. These projects will not only catalyze growth and development in the existing core, but figure prominently in the potential for successful marketing of rail property.

Originally, the Pedestrian Laneway Mall concept (PLM) focused on the opportunity to concentrate retail experiences within one physical block of the existing retail district, while introducing a pedestrian mall environment that does not remove direct vehicle access, a critical consideration in the Red Deer marketplace. Opportunity exists to partially enclose the PLM at substantially less cost than any other comparable concept, and consideration of partially enclosing this environment is under careful consideration. The essentials of the PLM concept as described in the Concept Plan are not proposed for change at this time, but promotion and implementation will now move ahead in the TCA program.

Most importantly however, and the subject of this preliminary report is the modification and increased importance of the Towne Plaza Concept.

In the Downtown Concept Plan, this venue was described primarily as a 'recreational park' that could allow a variety of activities to occur. The site preferred in the plan was the 'Sportsworld' parking lot site. The new concept being presented in the following modifies both of these details in a significant way.

The Board of Directors  
Towne Centre Asssociation of Red Deer.

## ROSS STREET MARKET

The Ross Street Market is a commercial approach to establishing a downtown plaza with the capacity to host a variety of events. The principal difference between this proposal and the original Towne Plaza Concept, is simply that it can be developed with minimal public sector funding and it can be operated and maintained totally through the private sector market.

The Market will have a major commercial component generating revenue for, not only its capital costs, but its ongoing maintenance and operational costs. Spinoff benefits potentially include;

- Maintenance of the existing core area as the center of downtown
- private sector encouragement for development
- introduction of a significant social and cultural venue in the core area
- permanent and expanded home for the Farmers Market
- development of the Winter Games Plaza as a permanent community asset
- strong catalyst for small business growth
- incentive for major development and revitalization in the existing key retail core of the downtown
- development of a viable tourist attraction within the existing business community
- a commercial market environment suitable to the growth of small business and the cottage industry presently existing in Red Deer
- direct increase in business tax base
- potential for substantial increase in commercial property tax base
- a crossover anchor that would provide a natural bridge in traffic patterns after introduction of the one way couplet
- ideal lunchtime and rest venue for downtown employee base
- facility capable of hosting local promotional display events in the core area
- redevelopment of an existing government property into commercial community use

The concept of a commercial market area is not new in North America, nor will it be unique to Red Deer, but it will be unique within our marketplace, and as presented here, offers a character that most existing markets do not. The Downtown Edmonton market for example has thrived for many many years, but provides no social or cultural opportunities or refuge for downtown employees.

In Calgary, the Olympic Plaza is evolving into another version of a commercial market. The Edmonton Downtown Development Corporation has initiated a development scheme using the same concept on a massive scale. Portland Oregon developed this type of market a few years ago and has seen a remarkable response in the communities perspective of downtown, and real financial growth from the private sector. This in turn has generated a substantial increase in tax base in the City.

The Portland project, called Pioneer Courthouse Sq. is 100% publicly funded. It was developed with various community fundraising schemes, support from Federal, State, and municipal governments. It operates as a non-profit company, under management contract to the City. The managers are responsible to raise funds through lease of retail units, street vendor rents, and some paid admission events. These funds are used solely for the management, litter maintenance and security of the property. The municipality covers all other operating costs.

(2)

Pioneer Sq. cost \$8 million dollars in 1981 and is credited for as much as \$30 million in spinoff development by the private sector. As is the experience with many market plaza developments across the USA and Canada, the payback from public investment is significant.

The TCA concept offers additional advantages as follows;

- a non-profit organization, the TCA, exists and can provide the management requirements for the project
- the cost of development in 1990 dollars is considerably less than many other market developments
- the property can produce user pay revenues and lease revenues to cover capital costs as well as operating costs.
- the property is under municipal or federal ownership and is available for the project
- several funding opportunities exist for the development of the market/plaza
- the project does not produce tax based costs.

The level of municipal involvement in funding is still being researched, but the objective is to have 0% direct municipal funding.

Some concern has been expressed regarding the size of the site proposed. In comparison, the post office site is larger than Portlands Pioneer Square and offers a major building that can generate substantial lease revenues. The commercial component of the Market provides efficient revenue generating commercial space, while preserving an exciting public entertainment venue.

The downtown lacks any central venue for presentation, entertainment, or a variety of other suitable downtown activities. This project can produce an economically feasible anchor that helps retain the pedestrian flow between Ross and 49 St, after the implementation of the one way couplet, reinforcing the existing key retail area. It will also offer the opportunity to develop a tourist attraction in Red Deer, utilizing existing resources. It is clear to the Association, that waiting for a developer to come in and produce the catalyst project needed to move downtown and the City of Red Deer forward will be a very long wait, unless we initiate an aggressive project.

This project must be ready for development by the fall of 1993, if we expect Winter Games support, and if we hope to reinforce the existing core area prior to rail relocation property being on the market. This project will also help to show the market place that the City and the Downtown are serious about our future and the viability of rail road land.

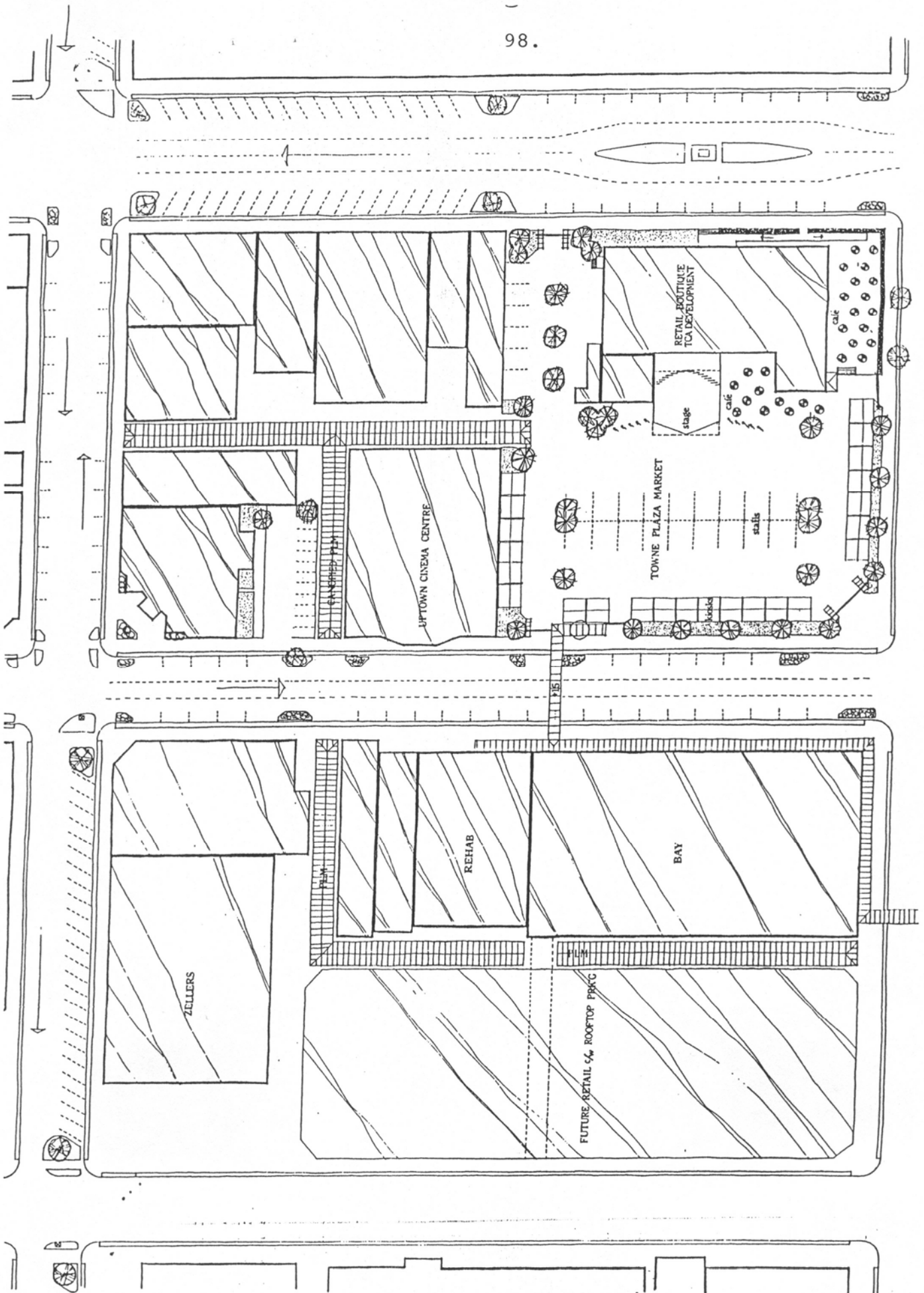
(cont'd)

(3)

This preliminary report is very brief, and the Association is reviewing several options regarding, parking, funding, firm estimates, economic profitability, and marketability. We hope to have a much more detailed report and design concept by mid-summer this year, for presentation to City Council.

The Board of Directors,  
Towne Centre Association of Red Deer.







## MEMORANDUM

TO: C. Sevcik  
City Clerk

DATE: July 6, 1990

FROM: P. Meyette  
Principal Planner

RE: Towne Plaza Commercial Market  
Towne Centre Association

1. The Downtown Concept Plan (1985) identified the need for an outdoor public space for cultural activities. In order to address this need, the Town Plaza concept evolved focusing on the following activities and facilities:

- a public gathering area
- an outdoor entertainment area, incorporating a stage or bandstand
- an outdoor exhibition area
- an outdoor pool which could accommodate skating in winter
- a playground
- an information kiosk
- public washrooms and change facilities

The concept as originally envisaged relied on municipal investment. The proposal was not commercially oriented.

2. The Downtown Concept Plan contained the following recommendation regarding the Town Plaza concept:

"It is recommended that the City investigate the development of the Sports World parking lot site as a central outdoor public space or "Town Plaza" to accommodate entertainment, outdoor exhibits, special events and public gatherings on the understanding that the development of the site be undertaken in conjunction with replacement of the existing parking."

The section of the Downtown Concept Plan containing this recommendation was approved on May 26, 1986 by Council.

C. Sevcik

July 6, 1990

3. The Recreation, Parks and Culture Master Plan also provided support for the Town Plaza concept through the following recommendation:
  - The City Recreation Department should work with the Towne Centre Association and the Red Deer Regional Planning Commission to plan and develop the Sports World parking lot as a central outdoor public space or Town Plaza to accommodate entertainment, outdoor exhibits, special events and public gatherings, designed to complement passive recreation facilities within City Hall Park.
4. A preliminary design for the Town Plaza was completed in late 1986 by Landplan Associates Limited of Calgary. This design was referred to the April 6, 1987 meeting of Council and accepted for information. In accepting the design for information, Council was aware of a number of competing uses for the Sports World site including a comprehensive development proposal by Urban Dynamics Corporation and the proposal to locate a Transit Terminal on the site. Replacement parking for the Sports World site was also an important issue that remained unresolved in terms of the Town Plaza concept.
5. The new proposal for the Town Plaza - the "Towne Plaza Commercial Market" is significantly different than the original proposal. The new proposal offers a commercial orientation with no direct municipal funding. At the same time, it achieves the original objective of providing an outdoor public space for cultural activities.
6. In reviewing the Towne Plaza Commercial Market in the City of Red Deer Downtown Marketing Study, Urbanics Limited endorsed the concept but recommended that a feasibility study be undertaken as the next step in developing the proposal.
7. The Towne Plaza Commercial Market proposal requires further detail, as noted in the Towne Centre Association's covering letter. The Towne Centre Association indicates that this additional information will be available by late summer. Issues such as cost, financing, replacement parking and commercial viability should be addressed.
8. **RECOMMENDATION**

It is recommended that Council accept the "Towne Plaza Commercial Market" submission for information. The concept has considerable merit and should be explored further through a feasibility study which addresses considerations such as cost of the project, financing, replacement parking and commercial viability as well as other concerns.

DATE: June 22, 1990  
TO: Red Deer City Council  
FROM: Chairman, Red Deer Parking Commission  
RE: TOWNE CENTRE ASSOCIATION - TOWNE PLAZA COMMERCIAL MARKET

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At the June 20, 1990 meeting of the Red Deer Parking Commission consideration was given to the preliminary report on the Towne Plaza Concept, and the following recommendation is submitted for Council's consideration.

"THAT the Parking Commission recommend to City Council support of the Towne Plaza Commercial Market Concept, subject to more co-ordinated development information, identified funding sources, and the existing parking being replaced as per the parking strategy policy to retain as a minimum an equivalent of the 200 existing off-street public parking spaces on the four blocks bordered by Ross Street, 48 Avenue, 48 Street and Gaetz Avenue."

The appropriate documentation is attached for the information of Council.

Respectfully submitted,



A. LAZZER, Vice-Chairman  
Red Deer Parking Commission

WV/jt

Att.

DATE: June 13, 1990

TO: Parking Commission  
City Clerk

FROM: R. Strader  
Bylaws & Inspections Manager

RE: TOWNE PLAZA COMMERCIAL MARKET

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The Parking Administrator has expressed several items that should be considered before any development occurs on the above project. Removal of parking from the Sportsworld and Post Office will have a serious impact on the available parking in the Downtown . It will virtually eliminate off-street parking in the core area. A parkade, I believe, is not financially feasible at this time given the Parking Commission deficit.

Yours truly,



Ryan Strader  
Bylaws & Inspections Manager

RS\ch

cc: Parking Administrator

DATE: June 13, 1990

TO: Mr. R. Strader  
Bylaws & Inspections Manager

FROM: Doug W. Kutinsky  
Parking Administrator

RE: TOWNE CENTRE ASSOC. - TOWNE PLAZA COMMERCIAL MARKET

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The Towne Centre Association in their June 5, 1990, letter to City Council have outlined their preliminary report on the Towne Plaza concept, restructured as a commercial market. The proposed location for this Towne Plaza is the P-4 "Post Office" Parking Lot.

This proposal to eliminate the 98-stall "Post Office" Parking Lot in combination with The City Transit Department's proposal to build a transit terminal in 1991-92 and eliminate the 131-stall "Sportsworld" Parking Lot will completely eliminate the central downtown off-street parking inventory.

The City of Red Deer Parking Strategy, which was approved by City Council on January 9, 1989, recommended under Parking Supply that: "The City adopt a policy to retain, as a minimum, an equivalent of the 200 existing off-street public parking spaces on the four blocks bordered by Ross Street, 48th Avenue, 48th Street and Gaetz Avenue". In order to have this policy adhered to, the Parking Commission would have to find alternative land in the four-block area to relocate this misplaced parking or build a joint-use Transit Terminal/Parkade on the Sportsworld Parking Lot site.

Due to the Parking Commission's current deficit situation, construction of a parkade is not feasible at this time, unless alternative financing is made available.

Yours truly,



Doug W. Kutinsky  
Parking Administrator

DWK\ch

FILE NO.: R-33888

DATE: JULY 11, 1990  
TO: MAYOR & COUNCIL  
FROM: JACK ENGEL  
Recreation, Parks & Culture Board  
RE: TOWNE CENTRE ASSOCIATION - TOWNE PLAZA COMMERCIAL MARKET

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The Recreation, Parks & Culture Board, at their regular meeting held July 10, 1990, considered the proposal of the Towne Centre Association for the development of a Towne Plaza Commercial Market. The Board spent considerable time discussing the concept here presented in comparison with what was earlier proposed for the Sports World parking lot. Some Board members expressed concern regarding the need for additional soft landscaping and the creation of a space for events and informal meeting and relaxation, while other Board members accepted the fact that this proposal may be more that of a commercial market with less emphasis on passive or recreation needs.

The Recreation, Parks & Culture Board want to be supportive of this proposal for additional discussion and information gathering, as it is believed that this might be the "seed" for such a development whether it is on this site or another. Some Board members questioned whether or not this site was large enough to accommodate major public gatherings such as the Presentation Plaza for the 1995 Canada Winter Games.

Following a full discussion of this matter the Board unanimously passed the following resolution:

"THAT the Recreation, Parks & Culture Board support the concept of the Towne Plaza Commercial Market on the understanding that same be discussed and explored further and brought back to the Board when the concept is more definitive."

The report to the Board, from the Recreation & Culture Manager, is attached for information.

*Carole McAllister*  
for JACK ENGEL

JE/LH/cjm

Attachment

c. Craig Curtis



FILE NO.: R-33841

DATE: JUNE 25, 1990  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: LOWELL R. HODGSON  
Recreation & Culture Manager  
RE: TOWNE CENTRE ASSOCIATION - TOWNE PLAZA COMMERCIAL MARKET

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Attached to this memo is a proposal from the Towne Centre Association for the development of a Towne Plaza Commercial Market on the Post Office parking lot. Also attached is a report from the Director of Community Services, Craig Curtis, which summarizes considerations for the Plaza.

The proposal of the Towne Centre Association for this site is significantly different than that of the Sports World parking lot; however, this is still seen to be the public open space for downtown, and the site for the presentation stage for the 1995 Canada Winter Games. The Recreation, Parks & Culture Board should thus be commenting on this proposal before it is considered by City Council.

Recognizing that this proposal is still at the conceptual stage, and in fact that the site has not even been secured at this point, the Board should consider the concept rather than details with special consideration for the most appropriate site, what amenities there ought to be in such a plaza, landscaping and beautification considerations, and the ability of the Plaza to accommodate special functions.

At this moment the 1995 Canada Winter Games medal presentation area is being considered for the extension to Rotary Recreation Park, as this would be an ideal opportunity to complete the development of this Park. This site can most easily accommodate the parking requirements, etc. for such an event. The 1995 Games Bid Committee, however, have assured the Towne Centre Association of their willingness to cooperate in the development of the most appropriate site, so this flexibility still remains

Your comments on the Association's proposal will assist City Council in responding to this concept.

LOWELL R. HODGSON

/cjm

Attachment

c. Craig Curtis  
Don Batchelor



DATE: July 13, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: TOWNE CENTRE ASSOCIATION:  
ROSS STREET COMMERCIAL MARKET  
Your memo dated June 7, 1990 refers.

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1. The Downtown Concept Plan identified the need to provide an activity area or gathering space in a central location in the downtown commercial area. The plan identified the Sports World parking area as an ideal location for a "Town Plaza". It was, therefore, recommended that the planning of this facility be given a high priority on the understanding that development could only take place when alternative parking facilities could be provided. It was proposed that the Town Plaza be designed to accommodate a variety of activities and facilities, including:
  - a public gathering area;
  - an outdoor entertainment area, incorporating a stage or bandstand;
  - an outdoor exhibition area;
  - an outdoor pool area which could accommodate skating in winter;
  - a playground;
  - an information kiosk;
  - public washrooms and change facilities.

This proposal was considered by City Council at its meeting on May 26, 1986, when the following recommendation was approved:

"It is recommended that the City investigate the development of the Sports World parking lot site as a central outdoor public space or "Town Plaza", to accommodate entertainment, outdoor exhibits, special events and public gatherings, on the understanding that development of the site be undertaken in conjunction with replacement of the existing parking.

Charlie Sevcik  
Page 2  
July 13, 1990  
Ross Street Commercial Market

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It is recommended that City Hall Park be retained as a passive recreation area, and that no additional facilities be developed within its present boundaries."

2. The proposed Town Plaza was further considered during the preparation of the approved Recreation, Parks & Culture Master Plan, which includes the following recommendations:

"4.52 • The City Recreation Department should work with the Towne Centre Association and the Red Deer Regional Planning Commission to plan and develop the Sports World parking lot as a central outdoor public space or Town Plaza to accommodate entertainment, outdoor exhibits, special events and public gatherings, designed to complement passive recreation facilities within City Hall Park."

3. A preliminary conceptual design for the proposed Town Plaza was prepared in 1986, utilizing funds donated by the Piper Creek Optimists. This plan was, however, placed on indefinite hold for the following reasons:
  - The Sports World parking lot was under consideration as a future downtown transit terminal. The transit study has since confirmed that this site would be the most suitable location for the facility.
  - There were numerous objections to developing the Town Plaza **before** alternate parking facilities have been developed. No comprehensive parking strategy has, yet, been adopted by the City or the Towne Centre Association.
  - The parking fund would need to be compensated if the parking lot were to be developed as a Town Plaza. The market value of this site would be considerable, and no funding source could be identified.

Charlie Sevcik  
Page 3  
July 13, 1990  
Ross Street Commercial Market

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4. The Towne Centre Association has now prepared a revised Town Plaza concept, restructured as a commercial market. The proposal is to develop a commercial plaza on the Post Office parking lot, in conjunction with a major redevelopment of the federal building to the north. The concept also includes the pedestrianisation of the centre block laneway to the west. It is envisaged that this facility would become a permanent home for the Farmers' Market, and be utilized as a Presentation Plaza if the City is successful in its bid for the 1995 Canada Winter Games.
5. The Ross Street Market proposal was considered by the Recreation, Parks & Culture Board at its meeting on July 10, 1990, when the following resolution was adopted:

"THAT the Recreation, Parks & Culture Board support the concept of the Towne Plaza Commercial Market on the understanding that same be discussed and explored further and brought back to the board when the concept is more definitive."

The board was supportive of the proposal for the purpose of generating additional discussion and information gathering. However, a number of members questioned whether the site was large enough to accommodate major public gatherings, such as the Presentation Plaza for the 1995 Canada Winter Games.

6. I have discussed the proposal with the Parks, Recreation & Culture and Social Planning Managers, and our comments are as follows:
  - It is considered that the proposal is premature, as it does not identify funding sources or the means by which replacement parking would be developed. The parking problem would be compounded if the Sports World parking area is developed as a transit terminal. However, the site could be used for special events and performances, whilst continuing to be used for public parking at other times.

Charlie Sevcik  
Page 4  
July 13, 1990  
Ross Street Commercial Market

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- It is considered that this location is inferior to the Sports World parking area as a public plaza. In addition, we are not convinced that this site would be suitable, either physically or aesthetically, as a Presentation Plaza for the Games. As City Council is aware, the Bid Committee has supported the development of a Presentation Plaza within Rotary Recreation Park, in conjunction with existing recreation and cultural facilities.
- It is considered that the site is too small to become a permanent home for the Farmers' Market, in its present form. It should be noted that the market has recently relocated to the Arena parking lot, on a temporary basis, because the Sports World parking lot is too small to accommodate the number of market stalls. The post office parking lot is smaller than the Sports World parking lot.
- The proposal represents a major departure from the Downtown Concept Plan and should be reviewed, in detail, by the Downtown Strategy Committee, when more information is available.

7. RECOMMENDATION

It is recommended that City Council accept the Ross Street Market proposal for information, at this time, and request the Downtown Strategy Committee to review the proposal, in detail, when more information is available.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Morris Flewwelling, Museums Director  
Jack Engel, Chairman, Recreation, Parks & Culture Board  
Paul Meyette, Principal Planner, R.D.R.P.C.

DATE: June 13, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: TOWNE CENTRE ASSOCIATION  
TOWNE PLAZA COMMERCIAL MARKET

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The Engineering Department has reviewed the Towne Centre Association's submission with respect to the Towne Plaza Commercial Market.

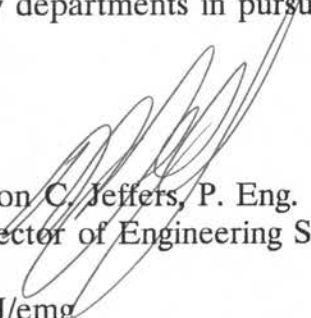
The concept is an interesting one and we believe worthy of further consideration. Specific details with respect to the development are not available in the report, so our comments at this time can only be general in nature.

1. Mr. John Ferguson states that parking replacement would be on the Sports World Parking Lot. We are not certain how this would be accomplished. Mr. Ferguson is probably referring to the possibility of a parkade on the Sports World Parking Lot as a part of or independent of a proposed Transit Terminal. Neither the Terminal nor the parkade are formally approved projects. If a parkade is not built on the Sports World Parking Lot, then it would not be possible to replace the parking lost on the Post Office Lot.
2. It is difficult to determine the extent of water/sewer servicing that may be required and the source of funding.
3. Are the kiosks envisioned as a year-round commercial facility? If not, what is done in the off-season? If they are all-season, then they become substantial structures with a considerable investment.
4. Are the kiosks rented or individually owned? We would assume they are rented, as no subdivision is indicated.
5. Where would loading/unloading facilities be?
6. A "+ 15" structure is very expensive.

City Clerk  
Page 2  
June 13, 1990  
File: 060-026

We appreciate the points put forward by Engineering Services are of a detail nature, some could, however, have considerable ramifications with respect to municipal impact.

We would be pleased to work on this issue with the Towne Centre Association and other City departments in pursuing this project.



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

BCJ/emg

c.c. Director of Community Services  
c.c. Director of Financial Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Economic Development Manager  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Parks Manager  
c.c. Recreation and Culture Manager  
c.c. Urban Planning Sections Manager  
c.c. Parking Commission  
c.c. Recreation, Parks, and Culture Board  
c.c. D. Moffat, Farmers Market  
c.c. Economic Development Board  
c.c. Downtown Planning Process Steering Committee

FILE:

TOWNECTR

DATE: June 18, 1990  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: TOWNE CENTRE ASSOCIATION - TOWN PLAZA COMMERCIAL MARKET

---

The proposal does appear to be very exciting. There is no financial information provided so it is difficult to comment on that aspect of the proposal. Some of the concerns may be:

1. Will revenue from the sale of the Post Office parking lot be sufficient to provide equivalent additional parking on the Sports World lot as proposed?
2. Will sufficient parking be provided to meet the demand created by the new development?
3. Who will act as the developer for the new site?
4. Will the Federal Government want fair market value for their building and will enough funding be available to pay for this as well as the Post Office lot?
5. What is the possibility of the Bay relocating and using the Bay store for the development?



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

AW/mrk



DATE: June 29, 1990

TO: City Clerk

FROM: City Assessor

RE: TOWNE CENTRE ASSOCIATION -  
TOWNE PLAZA COMMERCIAL MARKET

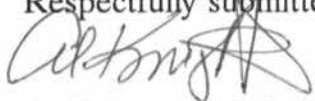
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The General Concept Plan as presented by the Towne Centre Association of Red Deer under cover letter dated June 5, 1990, appears to be an exciting concept that may have some merit. This is at a very preliminary stage, in my opinion, and needs much more thorough research and reports regarding development and so on.

The Post Office lot, adjacent to the parking lot, that is proposed to be purchased from the Federal Government, may or may not be available from the Federal Government, and if it is available, at what cost? The City-owned parking lot is valued at an estimated \$27.00 to \$30.00 per square foot, and the area that is proposed as a bus terminal is valued at approximately \$25.00 to \$27.00 per square foot, therefore indicating a substantial investment would be required for the land base alone for subject development. We trust that the Red Deer Regional Planning Commission will include in their comments the short term and long term planning for the downtown area to include the area to the west that will be freed for development when removal of the existing railyards takes place in the next few years.

In conclusion as referred earlier, this concept has some merit in our opinion; however, it requires a great deal more study, discussion and feasibility of same is dependent on many factors that will become evident over the course of time.

Respectfully submitted.



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

AK/ngl

c.c.	Director of Community Services	Parks Manager
	Director of Engineering Services	Recreation & Culture Manager
	Director of Financial Services	Urban Planning Section Manager
	Bylaws & Inspections Manager	Parking Commission Rec., Parks & Culture
	Economic Development Manager	Board
	E. L. & P. Manager	Farmers Market c/o D. Moffat
	Fire Chief	Economic Dev. Board
	Downtown Planning Process Steering Committee	

DATE: June 12, 1990

TO: City Clerk

FROM: E. L. & P. Manager

RE: Towne Centre Association -  
Towne Plaza Commercial Market

---

The concept presented appears to be interesting and worthy of further consideration and study. However, as presented, it is lacking in details necessary to provide any specific comments.

From an initial electric utility perspective, electrical servicing is easily made available to the site by means of the Downtown Underground System. The standard Downtown connection charge will be applicable to the development.



A. Roth,  
E. L. & P. Manager

AR/jjd

DATE: June 8, 1990  
TO: City Clerk  
FROM: Economic Development Manager  
RE: TOWNE CENTRE ASSOCIATION -  
TOWNE PLAZA COMMERCIAL MARKET

---

The Towne Plaza Commercial Market, proposed by the Towne Centre Association, is an exciting development designed to utilize both the Post Office parking lot and the existing federal building. While the concept is in its early stages of planning, I would recommend that Council offer its support to the Towne Centre Association, and encourage them in their efforts to make this concept a reality.



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

---

AVS/mm

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

117.

July 11, 1990

Mr. Charlie Sevcik  
City Clerk  
City of Red Deer  
Red Deer, Alberta

Dear Mr. Sevcik:

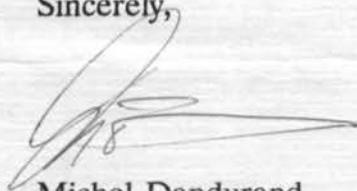
**RE: TOWNE CENTRE ASSOCIATION - TOWN PLAZA COMMERCIAL MARKET**

At its recent meeting, the Economic Development Board passed the following motion:

THAT the Economic Development Board support the Towne Centre Revitalization Concept, subject to the details being worked out.

It is also the Board's request that a representative from the Economic Development Board be included on the planning committee for this project should it be endorsed by City Council.

Sincerely,



Michel Dandurand  
Chairman  
ECONOMIC DEVELOPMENT BOARD

/mm



Commissioners' Comments

The attached letter from the Towne Centre Association is presented to Council for information only. We believe that the Towne Centre Association is to be congratulated on taking such an initiative, particularly as it does not require any municipal funding. As pointed out by the various administrative comments, the proposal is in a preliminary stage and there are many details yet to be worked out and we would support the Towne Centre Association in this endeavor. We would recommend Council receive the attached for information only.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE June 7, 1990

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input checked="" type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input checked="" type="checkbox"/>	FIRE CHIEF
<input checked="" type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input checked="" type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	PARKING COMMISSION, RECREATION, PARKS & CULTURE BOARD
	FARMERS MARKET c/o D. Moffat, ECONOMIC DEVELOPMENT BOARD,
	DOWNTOWN PLANNING PROCESS STEERING COMMITTEE

FROM:

CITY CLERK

RE: TOWNE CENTRE ASSOCIATION - TOWNE PLAZA COMMERCIAL  
MARKET

Please submit comments on the attached to this office by July

2 for the Council Agenda of July 9, 1990

*See about*  
*changing to*  
*July 23*  
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 342-8132

June 7, 1990

Towne Centre Association of Red Deer  
#300, 4929 Ross Street  
RED DEER, Alberta  
T4N 1X9

Attention: John P. Ferguson  
General Manager

Dear Sir:

RE: TOWNE PLAZA COMMERCIAL MARKET

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 9, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*

FILE NO.: R-33804

**DATE:** JUNE 11, 1990

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board

---

Your circular dated June 7 requesting comments from the Recreation, Parks & Culture Board on the Towne Centre Association plans for a Towne Plaza was received here after the agenda had been prepared for the June 12 meeting of the Recreation, Parks & Culture Board. We should definitely be making comment on this proposal as it would relate to the Canada Games Presentation Plaza and other leisure service needs in the downtown, and so we would ask you to please postpone taking this before Council until my Board can meet.

Please let me know your deadline in presenting this to City Council, as the Board is not scheduled to meet again until July 10. However, if it is necessary we might hold a special meeting to deal with this matter. Otherwise we could respond in time for your July 23 Council meeting.

  
JACK ENGEL

/cjm

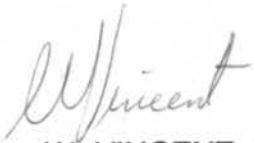
c. Lowell R. Hodgson  
Craig Curtis



DATE: June 15, 1990  
TO: City Clerk  
FROM: Secretary, Economic Development Board  
RE: TOWNE CENTRE ASSOCIATION - TOWNE PLAZA COMMERCIAL MARKET

---

Due to the fact there was not a quorum at the meeting of the Economic Development Board of June 12, 1990, comments regarding the above noted will not be forthcoming until after the July meeting of the Board.



W. VINCENT, Secretary  
ECONOMIC DEVELOPMENT BOARD

/jt



CS-2.816

DATE: June 18, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: TOWNE CENTRE ASSOCIATION:  
ROSS STREET COMMERCIAL MARKET  
Your memo dated June 7, 1990 refers.

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1. The Downtown Concept Plan identified the need to provide an activity area or gathering space in a central location in the downtown commercial area. The plan identified the Sports World parking area as an ideal location for a "Town Plaza". It was, therefore, recommended that the planning of this facility be given a high priority on the understanding that development could only take place when alternative parking facilities could be provided. It was proposed that the Town Plaza be designed to accommodate a variety of activities and facilities, including:

- a public gathering area;
- an outdoor entertainment area, incorporating a stage or bandstand;
- an outdoor exhibition area;
- an outdoor pool area which could accommodate skating in winter;
- a playground;
- an information kiosk;
- public washrooms and change facilities.

This proposal was considered by City Council at its meeting on May 26, 1986, when the following recommendation was approved:

"It is recommended that the City investigate the development of the Sports World parking lot site as a central outdoor public space or "Town Plaza", to accommodate entertainment, outdoor exhibits, special events and public gatherings, on the understanding that development of the site be undertaken in conjunction with replacement of the existing parking.

It is recommended that City Hall Park be retained as a passive recreation area, and that no additional facilities be developed within its present boundaries."

2. The proposed Town Plaza was further considered during the preparation of the approved Recreation, Parks & Culture Master Plan, which includes the following recommendations:

"4.52 ▪ The City Recreation Department should work with the Towne Centre Association and the Red Deer Regional Planning Commission to plan and develop the Sports World parking lot as a central outdoor public space or Town Plaza to accommodate entertainment, outdoor exhibits, special events and public gatherings, designed to complement passive recreation facilities within City Hall Park."

3. A preliminary conceptual design for the proposed Town Plaza was prepared in 1986, utilizing funds donated by the Piper Creek Optimists. This plan was, however, placed on indefinite hold for the following reasons:

- The Sports World parking lot was under consideration as a future downtown transit terminal. The transit study has since confirmed that this site would be the most suitable location for the facility.
- There were numerous objections in developing the Town Plaza before alternate parking facilities have been developed. No comprehensive parking strategy has, yet, been adopted by the City or the Towne Centre Association.
- The parking fund would need to be compensated if the parking lot were to be developed as a Town Plaza. The market value of this site would be considerable, and no funding source could be identified.

4. The Towne Centre Association has now prepared a revised Town Plaza concept, restructured as a commercial market. The proposal is to develop a commercial plaza on the Post Office parking lot, in conjunction with a major redevelopment of the federal building to the north. The concept also includes the pedestrianisation of the centre block laneway to the west. It is envisaged that this facility would become a permanent home for the Farmers' Market, and be utilized as a presentation plaza if the City is successful in its bid for the 1995 Canada Winter Games.
5. I have discussed the Ross Street Market proposal with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - It is considered that the proposal is premature, as it does not identify funding sources or the means by which replacement parking would be developed. This problem would be compounded if the Sports World parking area is developed as a transit terminal.
  - It is considered that this location is inferior to the Sports World parking area as a public plaza. In addition, we are not convinced that this site would be suitable, either physically or aesthetically, as a presentation plaza for the Games. As City Council is aware, the Bid Committee has supported the development of a presentation plaza within Rotary Recreation Park, in conjunction with existing recreation and cultural facilities.
  - It is considered that the site could be successfully developed as a permanent home for the Farmers' Market and for special events, whilst continuing to be used for public parking.
  - The proposal represents a major departure from the Downtown Concept Plan, and should be reviewed in detail by the Downtown Strategy Committee and the Recreation, Parks & Culture Board.

Charlie Sevcik  
Page 4  
June 18, 1990  
Ross Street Commercial Market

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6. RECOMMENDATION

It is recommended that the proposal for the Ross Street Market be referred to the Downtown Strategy Committee and the Recreation, Parks & Culture Board, for detailed review.



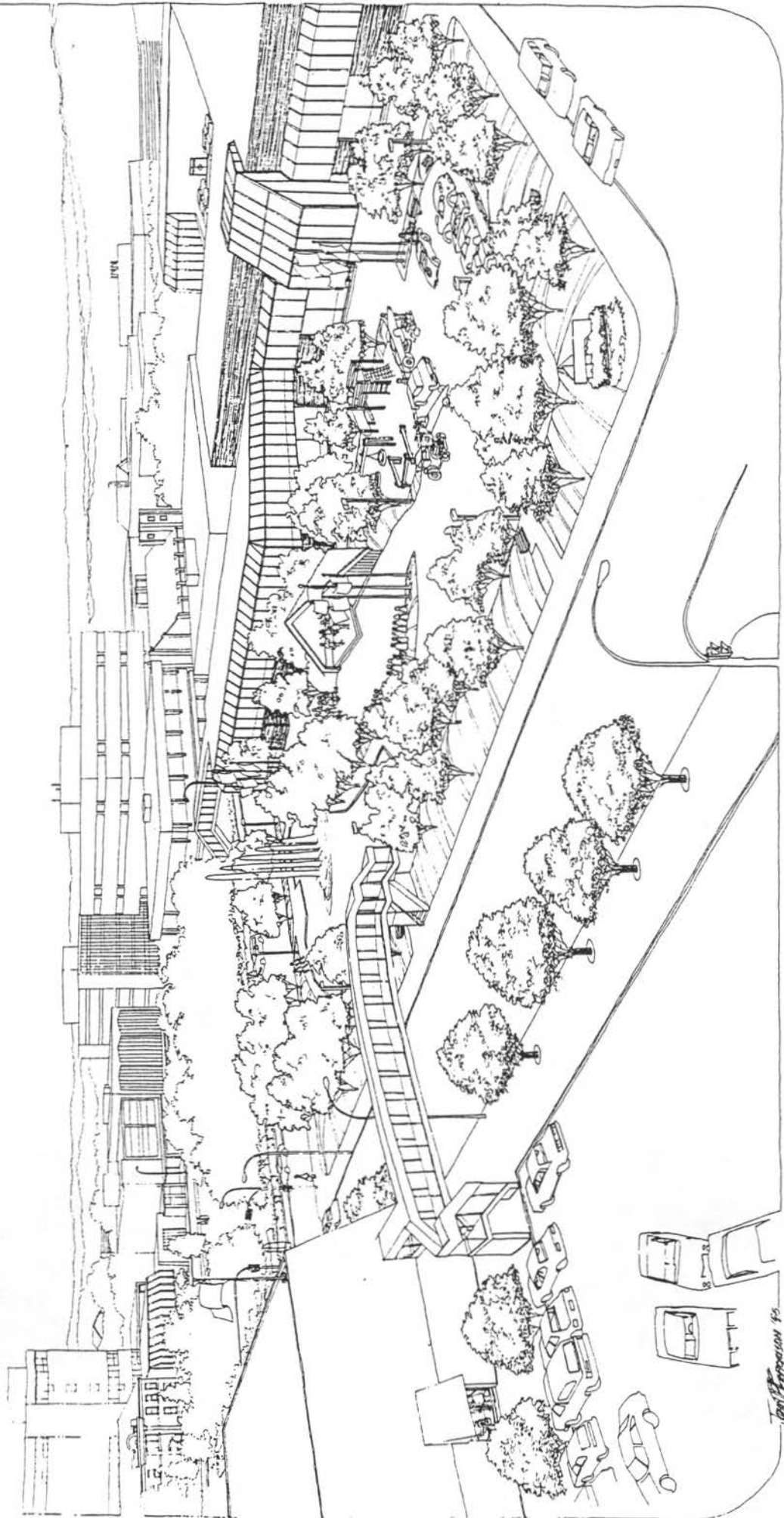
CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Morris Flewwelling, Museums Director  
Jack Engel, Chairman, Recreation, Parks & Culture Board  
Paul Meyette, Assoc. Planner, R.D.R.P.C.



# TOWN PLAZA CONCEPT



## **TOWNE CENTRE ASSOCIATION of RED DEER**

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696



June 5, 1990  
City Council  
City of Red Deer

RE: TOWNE PLAZA COMMERCIAL MARKET

Dear Council,

The Association is submitting for your information, a preliminary report on the Towne Plaza concept, restructured as a commercial market. The key components of the report include;

- Located on the Post Office site
- Parking replacement on Sportsworld block funded by sale of Post Office lot
- Development objective includes no direct municipal funding
- Development and operating costs recovered through commercial lease component
- The Federal Building will be included as a major redevelopment project
- Permanent location for Farmers Market
- Strong tourism market component
- Significant presentation stage ideal for '95 Winter Games needs
- Significant concert and social activity programming
- Year round market capability
- Natural linkage for Shopping District after one way implementation
- Retains essentials of Civic Square Plaza concept
- Strong potential for private sector development spinoff
- Significant gathering space for the public and the downtown employee base
- Strong influence in ensuring no de-centralization of the existing core.

There is much more work to be completed on the concept, and the Association hopes to have additional detailed information for Council by late summer this year. This concept is discussed in the Downtown Rail Road Marketing Report to be presented to Council by the Downtown Strategy Committee in the immediate future.

Respectfully yours

John P. Ferguson, General Manager.

ROSS STREET MARKET

A Downtown Development Initiative



## BACKGROUND

In 1985, the City of Red Deer and the downtown BRZ accepted, as a planning document, the Downtown Concept Plan, developed by the Red Deer Regional Planning Commission. This documents appeal originated from the active participation by the entire community in its content.

Containing more than 75 recommendations for the planning and growth of the core area, some major components of the plan have been initiated, and have yielded positive results for both the private and public sector.

Two particular initiatives in this document have recently become extremely important to the immediate and longer term future of the downtown area. Particularly with rail road relocation now under construction and completion being imminent, these two features have become critical in the effort to prevent imbalance and decentralization of the existing core area. Specific priority must be placed on the protection of the existing multi-billion dollar investment in the present downtown core, both public and private.

The two particular projects highlited in the plan are the Towne Plaza and the pedestrian laneway mall concept. Both projects are identified by Urbanics in their current marketing report for rail road property. These projects will not only catalyze growth and development in the existing core, but figure prominently in the potential for successful marketing of rail property.

Originally, the Pedestrian Laneway Mall concept (PLM) focused on the opportunity to concentrate retail experiences within one physical block of the existing retail district, while introducing a pedestrian mall environment that does not remove direct vehicle access, a critical consideration in the Red Deer marketplace. Opportunity exists to partially enclose the PLM at substantially less cost than any other comparable concept, and consideration of partially enclosing this environment is under careful consideration. The essentials of the PLM concept as described in the Concept Plan are not proposed for change at this time, but promotion and implementation will now move ahead in the TCA program.

Most importantly however, and the subject of this preliminary report is the modification and increased importance of the Towne Plaza Concept.

In the Downtown Concept Plan, this venue was described primarily as a 'recreational park' that could allow a variety of activities to occur. The site preferred in the plan was the 'Sportsworld' parking lot site. The new concept being presented in the following modifies both of these details in a significant way.

The Board of Directors  
Towne Centre Asssociation of Red Deer.

## ROSS STREET MARKET

The Ross Street Market is a commercial approach to establishing a downtown plaza with the capacity to host a variety of events. The principal difference between this proposal and the original Towne Plaza Concept, is simply that it can be developed with minimal public sector funding and it can be operated and maintained totally through the private sector market.

The Market will have a major commercial component generating revenue for, not only its capital costs, but its ongoing maintenance and operational costs. Spinoff benefits potentially include;

- Maintenance of the existing core area as the center of downtown
- private sector encouragement for development
- introduction of a significant social and cultural venue in the core area
- permanent and expanded home for the Farmers Market
- development of the Winter Games Plaza as a permanent community asset
- strong catalyst for small business growth
- incentive for major development and revitalization in the existing key retail core of the downtown
- development of a viable tourist attraction within the existing business community
- a commercial market environment suitable to the growth of small business and the cottage industry presently existing in Red Deer
- direct increase in business tax base
- potential for substantial increase in commercial property tax base
- a crossover anchor that would provide a natural bridge in traffic patterns after introduction of the one way couplet
- ideal lunchtime and rest venue for downtown employee base
- facility capable of hosting local promotional display events in the core area
- redevelopment of an existing government property into commercial community use

The concept of a commercial market area is not new in North America, nor will it be unique to Red Deer, but it will be unique within our marketplace, and as presented here, offers a character that most existing markets do not. The Downtown Edmonton market for example has thrived for many many years, but provides no social or cultural opportunities or refuge for downtown employees.

In Calgary, the Olympic Plaza is evolving into another version of a commercial market. The Edmonton Downtown Development Corporation has initiated a development scheme using the same concept on a massive scale. Portland Oregon developed this type of market a few years ago and has seen a remarkable response in the communities perspective of downtown, and real financial growth from the private sector. This in turn has generated a substantial increase in tax base in the City.

The Portland project, called Pioneer Courthouse Sq. is 100% publicly funded. It was developed with various community fundraising schemes, support from Federal, State, and municipal governments. It operates as a non-profit company, under management contract to the City. The managers are responsible to raise funds through lease of retail units, street vendor rents, and some paid admission events. These funds are used solely for the management, litter maintenance and security of the property. The municipality covers all other operating costs.

(2)

Pioneer Sq. cost \$8 million dollars in 1981 and is credited for as much as \$30 million in spinoff development by the private sector. As is the experience with many market plaza developments across the USA and Canada, the payback from public investment is significant.

The TCA concept offers additional advantages as follows;

- a non-profit organization, the TCA, exists and can provide the management requirements for the project
- the cost of development in 1990 dollars is considerably less than many other market developments
- the property can produce user pay revenues and lease revenues to cover capital costs as well as operating costs.
- the property is under municipal or federal ownership and is available for the project
- several funding opportunities exist for the development of the market/plaza
- the project does not produce tax based costs.

The level of municipal involvement in funding is still being researched, but the objective is to have 0% direct municipal funding.

Some concern has been expressed regarding the size of the site proposed. In comparison, the post office site is larger than Portlands Pioneer Square and offers a major building that can generate substantial lease revenues. The commercial component of the Market provides efficient revenue generating commercial space, while preserving an exciting public entertainment venue.

The downtown lacks any central venue for presentation, entertainment, or a variety of other suitable downtown activities. This project can produce an economically feasible anchor that helps retain the pedestrian flow between Ross and 49 St, after the implementation of the one way couplet, reinforcing the existing key retail area. It will also offer the opportunity to develop a tourist attraction in Red Deer, utilizing existing resources. It is clear to the Association, that waiting for a developer to come in and produce the catalyst project needed to move downtown and the City of Red Deer forward will be a very long wait, unless we initiate an aggressive project.

This project must be ready for development by the fall of 1993, if we expect Winter Games support, and if we hope to reinforce the existing core area prior to rail relocation property being on the market. This project will also help to show the market place that the City and the Downtown are serious about our future and the viability of rail road land.

(cont'd)

(3)

This preliminary report is very brief, and the Association is reviewing several options regarding, parking, funding, firm estimates, economic profitability, and marketability. We hope to have a much more detailed report and design concept by mid-summer this year, for presentation to City Council.

The Board of Directors,  
Towne Centre Association of Red Deer.

## TOWNE CENTRE ASSOCIATION of RED DEER

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696



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Some concern has been expressed regarding the size of the site proposed. In comparison, the post office site is larger than Portlands Pioneer Square and offers a major building that can generate substantial lease revenues. The commercial component of the Market provides efficient revenue generating commercial space, while preserving an exciting public entertainment venue.

The downtown lacks any central venue for presentation, entertainment, or a variety of other suitable downtown activities. This project can produce an economically feasible anchor that helps retain the pedestrian flow between Ross and 49 St, after the implementation of the one way couplet, reinforcing the existing key retail area. It will also offer the opportunity to develop a tourist attraction in Red Deer, utilizing existing resources. It is clear to the Association, that waiting for a developer to come in and produce the catalyst project needed to move downtown and the City of Red Deer forward will be a very long wait, unless we initiate an aggressive project.

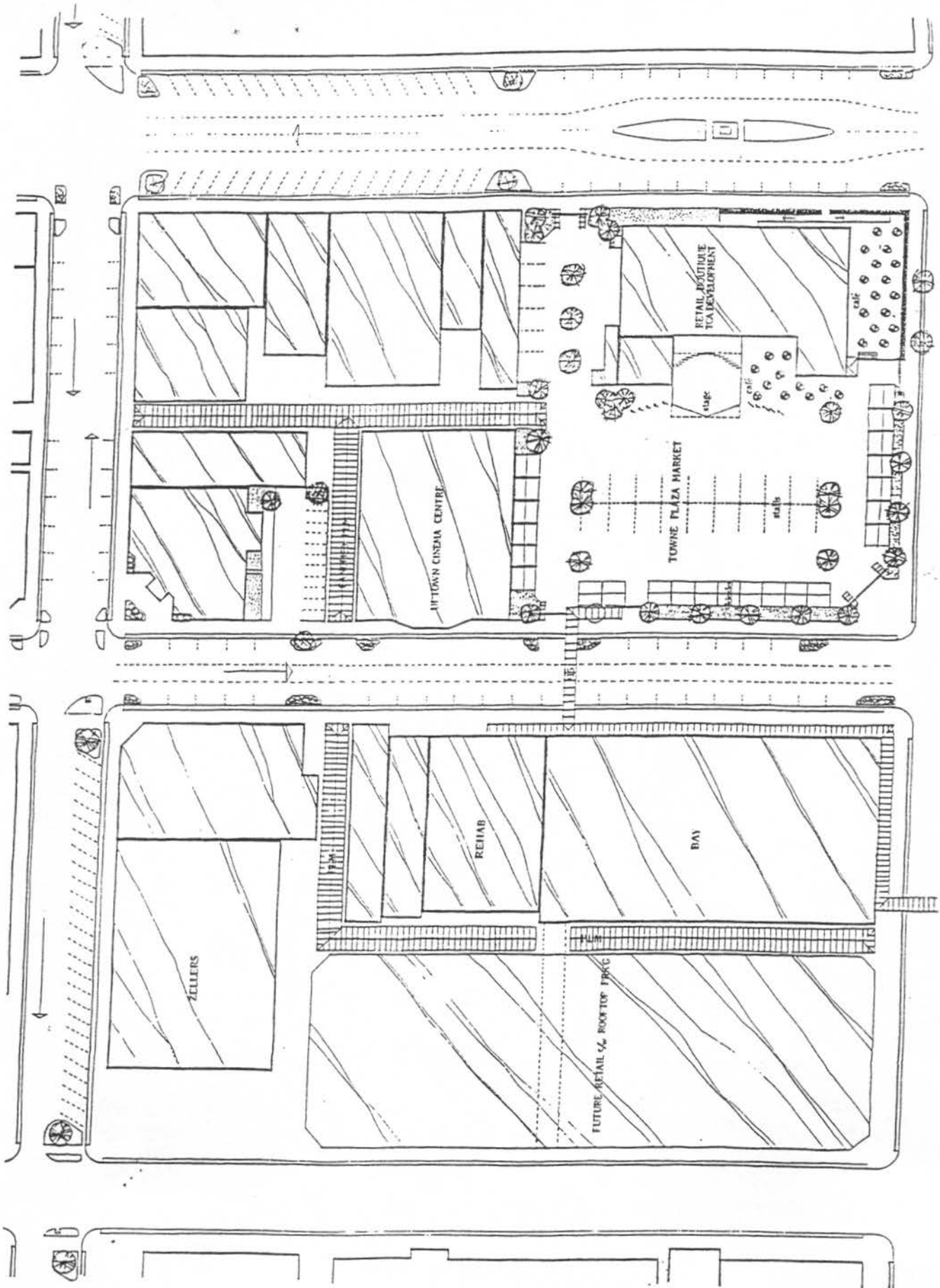
This project must be ready for development by the fall of 1993, if we expect Winter Games support, and if we hope to reinforce the existing core area prior to rail relocation property being on the market. This project will also help to show the market place that the City and the Downtown are serious about our future and the viability of rail road land.

(cont'd)

(3)

This preliminary report is very brief, and the Association is reviewing several options regarding, parking, funding, firm estimates, economic profitability, and marketability. We hope to have a much more detailed report and design concept by mid-summer this year, for presentation to City Council.

The Board of Directors,  
Towne Centre Association of Red Deer.



# Proposal turns post office building into plaza

By RAY DJUFF  
of The Advocate

The Towne Centre Association wants to turn the downtown post office building and nearby parking lot into Red Deer's version of Olympic Plaza in Calgary.

"The Ross Street market is a commercial approach to establishing a downtown plaza with the capacity to host a variety of events," says a preliminary report to be presented to city council July 9.

Using private-sector funds, the association would like to see the post office building turned into a commercially-leased development and the adjoining parking lot become "a significant social and cultural venue."

With plans for kiosks and a permanent stage, the plaza could become home for the farmers' market and the medals presentation site if Red Deer gets the 1995 Canada Winter Games, the four-page report says.

The plan received generally favorable comments from members of the city's economic development board when it came up for review Tuesday.

"I think we should be very enthusiastic about (projects like this)," board chairman Mike Dandurand said.

"The concept is to make the downtown a living, breathing space," said board member Garry Didrikson, who is also a member of the Towne Centre Association.

"It will help make the downtown a destination rather than a fly-through area."

The proposal for the Ross Street market is a variation of a 1985 concept for a Towne Plaza on the Sports World parking lot.

"The principal difference between this proposal and the original Towne Plaza concept is simply that it can be developed with minimal public sector funding," association manager John Ferguson says in the report to city council.

"(The Ross Street market) can be operated and maintained totally through the private sector market," he says.

The commercial component will generate revenue "not only for its capital costs, but its ongoing maintenance and operations costs," the report says.

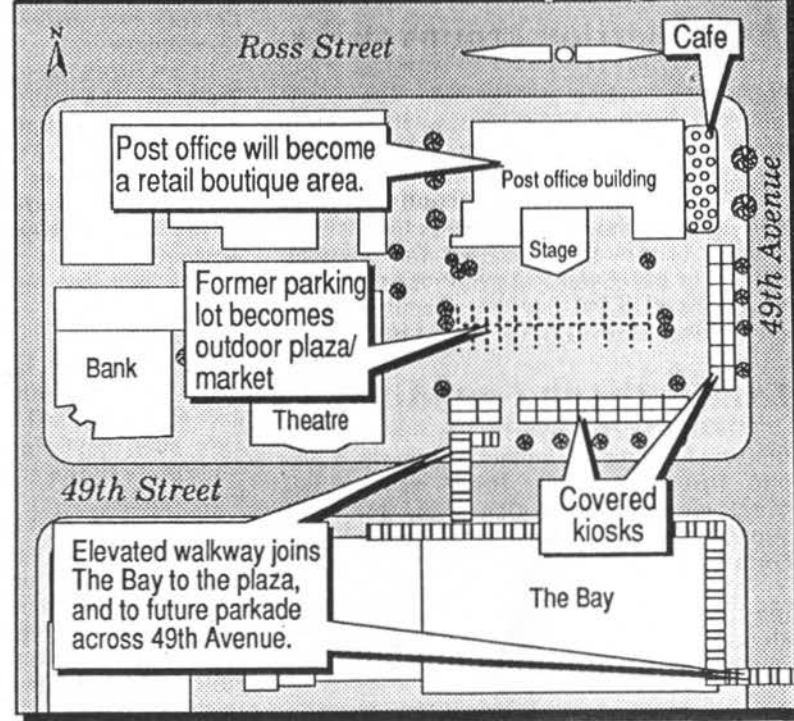
While Mr. Didrikson admitted purchasing the post office building may be a bit "pie in the sky," he noted that Canada Manpower, on the second floor, is relocating.

And he said under the plan, Canada Post would not fully abandon the building, only become a tenant using part of its current space.

The report indicates parking lost by converting the post office lot into a plaza could be made up for with the funds from the sale of the lot to a private developer.

The money could be used to fund "parking replacement on the Sports World block," in the form of a parkade.

## Ross Street market proposal



Graphic by GREG NEIMAN



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

July 25, 1990

Towne Centre Association of Red Deer  
#300, 4929 Ross Street  
RED DEER, Alberta  
T4N 1X9

Attention: Mr. John C. Ferguson, General Manager

Dear Sir:

**RE: TOWNE PLAZA COMMERCIAL MARKET**

Your letter and preliminary report on the Towne Plaza Concept was presented on the Council agenda of July 23, 1990. In addition, the attached administrative comments concerning said proposal was likewise placed on the aforesaid agenda (pages 99-118).

The above matter was accepted by Council for information purposes only and it was noted that additional detailed information will be required before any kind of decisions on this concept can be made.

The Community Facility Enhancement Program application form which you presented at the Council meeting of July 23, 1990 for a feasibility marketing study, is being circulated for comment and will be placed on the Council agenda of August 7th for approval.

On behalf of Council, I wish to take this opportunity of congratulating the Towne Centre Association on undertaking such an initiative.

Sincerely,

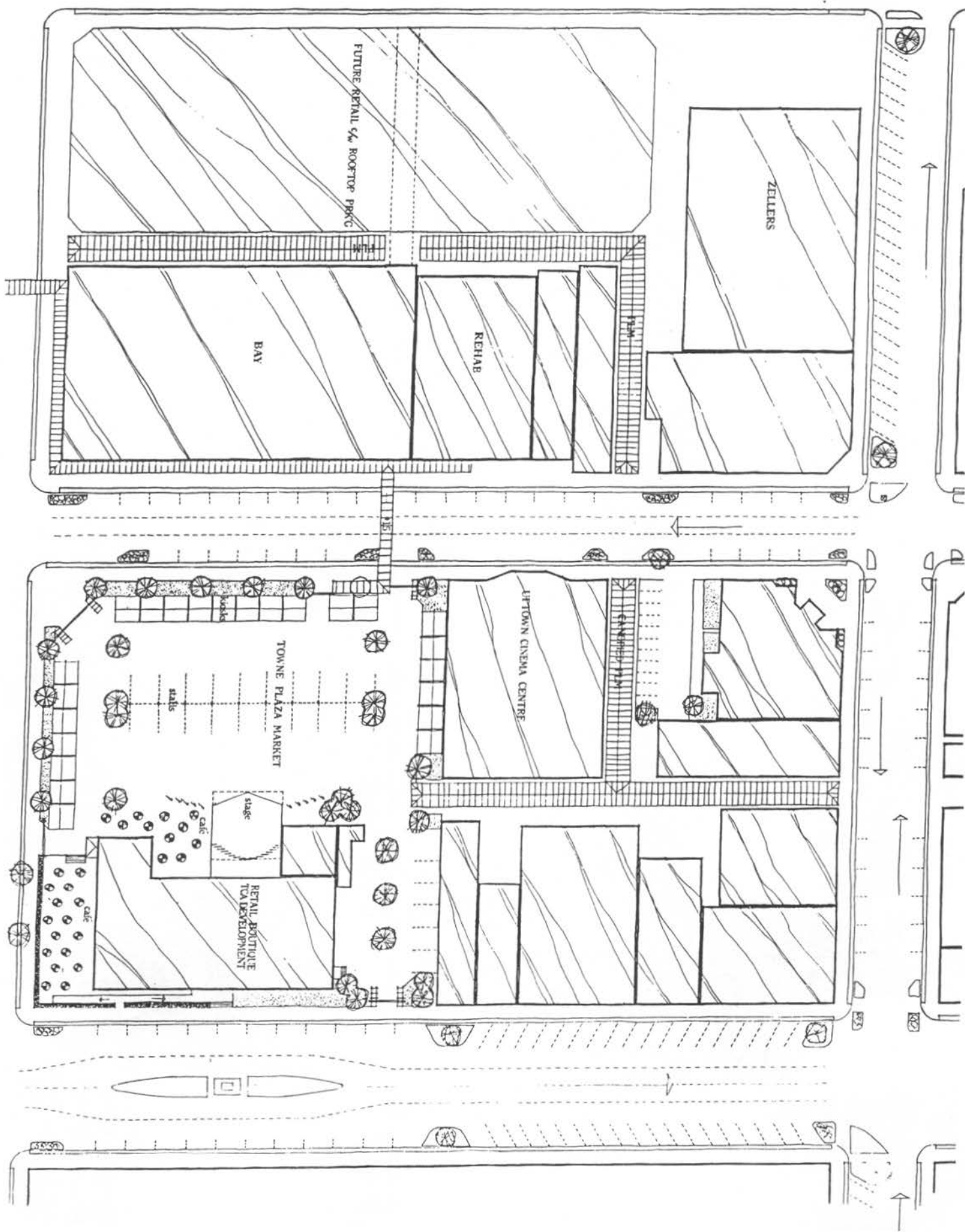
C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. City Commissioners



RED DEER

*a delight  
to discover!*





40 WELLS STREET  
Red Deer, Alta.  
T4N-5Y3  
340-2633  
June 28, 1990

To: Red Deer City Council,

From: Ron & Ann Clark

Re: Basement suite

My family would like to be given permission to install a hot plate and small refrigerator in our basement so we could earn rental revenue while maintaining our privacy.

In the college school year 88/89, I rented out rooms to students who shared my kitchen facilities. However, I got married April 22/89 and our 1st child was born April 10/90. For financial reasons, we would like to rent our basement out and provide low cost accommodations, but it would be detrimental to our marriage to have to share our kitchen facilities. We didn't rent our basement out last year because we felt our marriage was more important.

We live in a duplex zone and have adequate parking. We own one car ourselves and have a driveway large enough for two. Our rear gate is designed to allow an additional car to be parked in the backyard, if necessary. Our basement is equipped with a full bathroom. The basement bedrooms are fully furnished.

Thank-you for your consideration.

Yours Truly,

*Ron & Ann Clark*

Ron & Ann Clark



DATE: July 4, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: 40 WELLES STREET

---

FILE NO.

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

The site in question is zoned R1A, in which duplexes are a discretionary use. Duplexes have been built on both sides of the street. Under the City Land Use Bylaw, each dwelling unit can have a maximum of three boarders, which means the former use of the applicant's home conformed to the Bylaw. However, the proposed use now, doesn't meet the Land Use Bylaw requirements, if the downstairs unit is self-contained and kitchen facilities are not shared.

Allowing the use of the site for a basement suite will double the requirement for parking, increase traffic, and increase demand on sewer/water services. We could expect other property owners to request the same consideration, if this request were approved.

We recommend the request be denied.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs





RED DEER  
REGIONAL PLANNING COMMISSION

121.

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

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

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

July 16, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, AB.  
T4N 3T4

Dear Sir:


Re: Ron & Ann Clark - Basement Suite  
Lot 12A, Block 30, Plan 2886 T.R.

Mr. & Mrs. Clark are requesting that City Council grant them permission to use their basement as a rental unit by installing a hot plate and small refrigerator.

The area is designated as R1A which permits one unit only on each half of the lot. If permission is granted to both half of the duplex units, then the building will be regarded as a fourplex which is permitted only in the R2 and R3 Districts. These lots are not designed for fourplex building which normally requires 1 ger lots and a minimum of parking for 6 vehicles.

We cannot support the request and recommend the request be denied.

Yours truly,

  
D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaws & Inspections Manager  
- City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

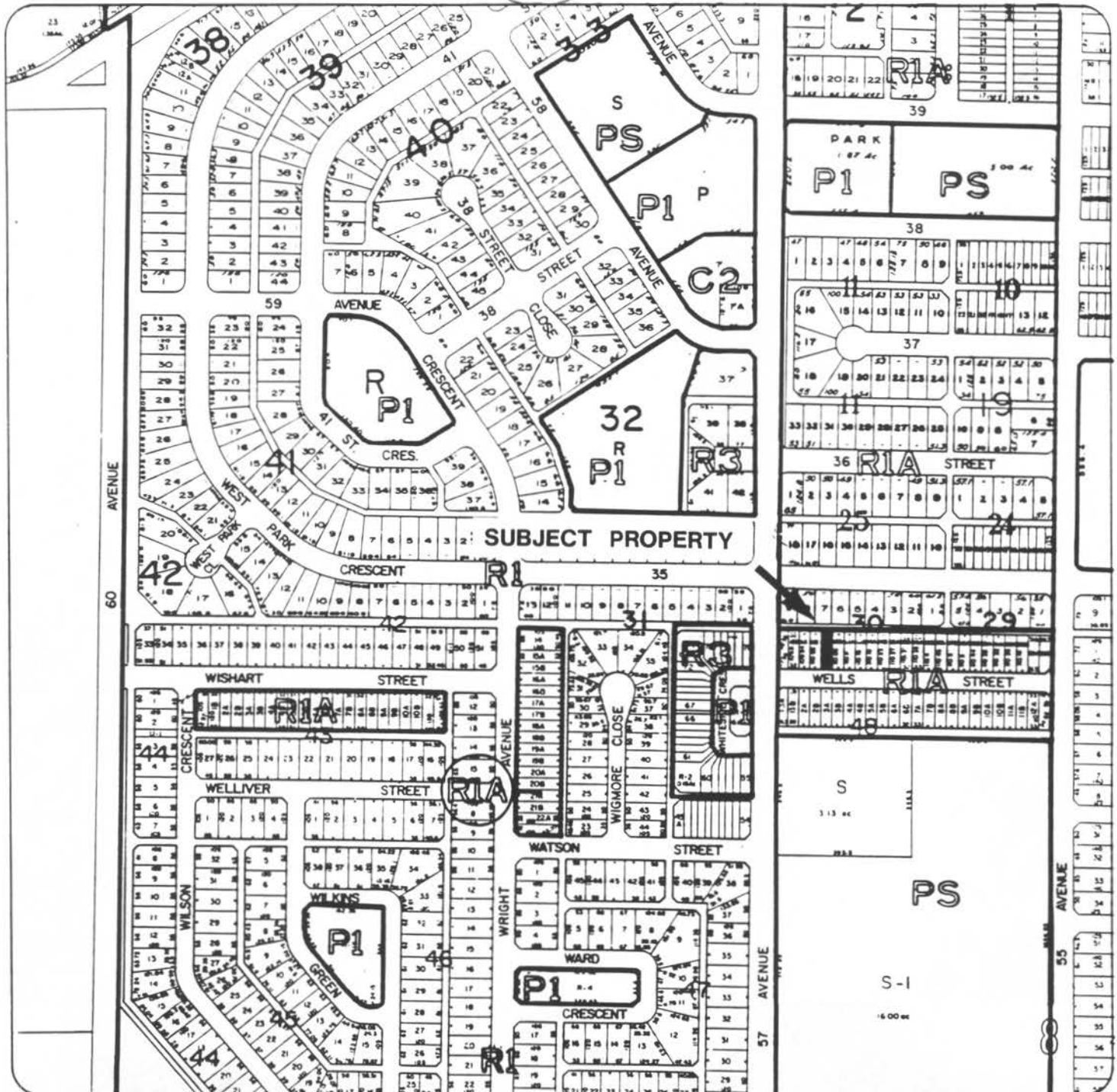
CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBUURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

E7

122.



Revisions :

123.

DATE: July 5, 1990

TO: City Clerk

FROM: City Assessor

RE: RON AND ANN CLARK - BASEMENT SUITE  
40 WELLS STREET

---

We concur with the Manager of Bylaws & Inspections that this proposed use would not be compatible with the present zoning.

A handwritten signature in cursive script, appearing to read "Al Knight", with a large, stylized "A" at the end.

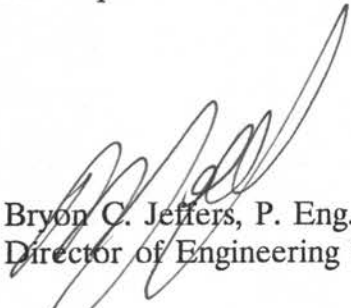
Al Knight, A.M.A.A.  
City Assessor

WFL/AK/ngl

DATE: July 11, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **RON AND ANN CLARK - BASEMENT SUITE**  
**40 WELLS STREET, LOT 12A, BLOCK 30, PLAN 2886 TR**

---

While Engineering Services Division has no specific comments regarding this issue, we would have general concerns with the possible precedent if a basement suite is allowed in the duplex.



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

BCJ/sl

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

DATE: July 5, 1990

TO: City Clerk

FROM: Fire Marshal

RE: BASEMENT SUITE - 40 WELLS STREET

This department has no objection to a basement suite being located at this address provided smoke alarms are installed at approved locations within the suite.

If any further information is required, please contact this office.



Cliff Robson  
Fire Marshal

CR/dd

Commissioners' Comments

We would concur with the recommendation and recommend the application be not approved.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE July 6, 1990

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

☒

URBAN PLANNING SECTION MANAGER

☐

FROM:

CITY CLERK

RE: LES & CINDY BOOTH - 5407 - 48 AVENUE  
REDESIGNATION REQUEST FROM R3 to C1

Please submit comments on the attached to this office by July

16 for the Council Agenda of July 23.

*L. Swick*  
L. 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 342-8132

July 6, 1990

Les and Cindy Booth  
5407 - 48 Avenue  
RED DEER, Alberta  
T4N 3V3

Dear Mr. and Mrs. Booth:

RE: REDESIGNATION REQUEST FROM R3 TO C1 - 5407 - 48 AVENUE, RED DEER

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 23, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*

DATE: July 19, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: LES & CINDY BOOTH, 5407 - 48 AVENUE:  
REDESIGNATION REQUEST FROM R3 TO C1  
Your memo dated July 6, 1990 refers.

---

I have discussed the proposed redesignation with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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



*Correspondence*

CS-2-844

DATE: July 5, 1990

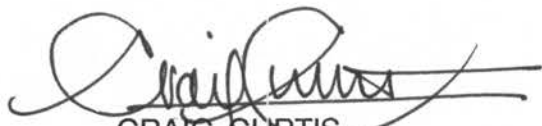
TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: RON & ANN CLARK: BASEMENT SUITE  
Your memo dated July 3, 1990 refers.

---

I have discussed this proposal with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.


DATE July 3, 1990

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  
☒ URBAN PLANNING SECTION MANAGER  
☐

FROM: CITY CLERK

RE: RON & ANN CLARK - BASEMENT SUITE

Please submit comments on the attached to this office by JULY 13  
1990 for the Council Agenda of JULY 23, 1990.

  
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 342-8132

July 25, 1990

Mr. and Mrs. R. Clark  
40 Wells Street  
RED DEER, Alberta  
T4N 5Y3

Dear Mr. and Mrs. Clark:

**RE: BASEMENT SUITE APPLICATION**

Your letter of June 28, 1990, requesting permission for a basement suite at 40 Wells Street, was considered at the Council meeting of July 23, 1990. I am enclosing herewith all of the administrative comments which appeared on the Council agenda relative to your application (pages 120-125).

At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ron and Ann Clark dated June 28, 1990 re: Request for Basement Suite at 40 Wells Street, hereby agrees that said request be not approved, and as recommended to Council July 23, 1990."

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

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. Bylaws & Inspections Manager  
Director of Engineering Services  
Fire Marshall

Senior Planner  
City Assessor



*a delight  
to discover!*

NO. 3

126.

July 6, 1990

Les & Cindy Booth  
5407 - 48 Avenue  
Red Deer, Alberta  
T4N 3V3

The Mayor & City Council  
C/O City Clerks Dept  
Box 5008  
Red Deer, Alberta  
T4N 3T4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:15 PM
DATE	July 6/90
BY	g.T.

ATTENTION: MR. CHARLIE SEVCIK

Dear Mr. Sevcik:

RE: APPLICATION TO REZONE  
5407 - 48 AVENUE, RED DEER, ALBERTA

This is to request rezoning on the above mentioned property from its present R-3 designation to C-1 Zoning. The purpose for this re-designation is to accommodate the use of the existing dwelling for office space for a business or businesses similar to that of Dr. Bhadresa ( Eye Physician ) located across the street at 4801-54 Street and Action Realty at 4809 - 54 Street. This property would accommodate approximately two business offices. It has upstairs access to both front and rear of the dwelling and has the ability to provide ample parking to the rear.

Trusting this application is satisfactory we eagerly await further instruction from you in regard to this matter.

Sincerely,

*Les Booth*  
*Cindy Booth*

Les & Cindy Booth  
343-7815



RED DEER  
REGIONAL PLANNING COMMISSION

127.

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

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

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

July 13, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Les & Cindy Booth, 5407 - 48 Avenue  
Lots 4-5, Blk. 33, Plan K3

The applicants are requesting that City Council redesignate the property at 5407 - 48 Avenue from R3 (multiple family housing) to C1 (City Centre Commercial), to permit use of the premises for office use.


The property is located on the east side of 48th Avenue and across from Waskasoo Tower. There is an old type house on this lot which has a frontage of about 15m (50 ft.).

The City Centre Plan of 1973 and Downtown Concept Plan of 1986 recommended that this block and the area to the east and south remain as high density residential district to support a resident population necessary to the downtown revitalization.

There is presently sufficient land designated as C1 but not used for commercial purposes. Furthermore, with the proposed development of railway land, the supply of commercial land will increase substantially.

We are not in favour of introducing commercial uses in a residential block (spot zoning), and recommend the application be denied.

Yours truly,

  
D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

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

MUNICIPALITIES WITHIN COMMISSION AREA

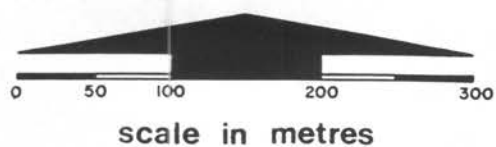
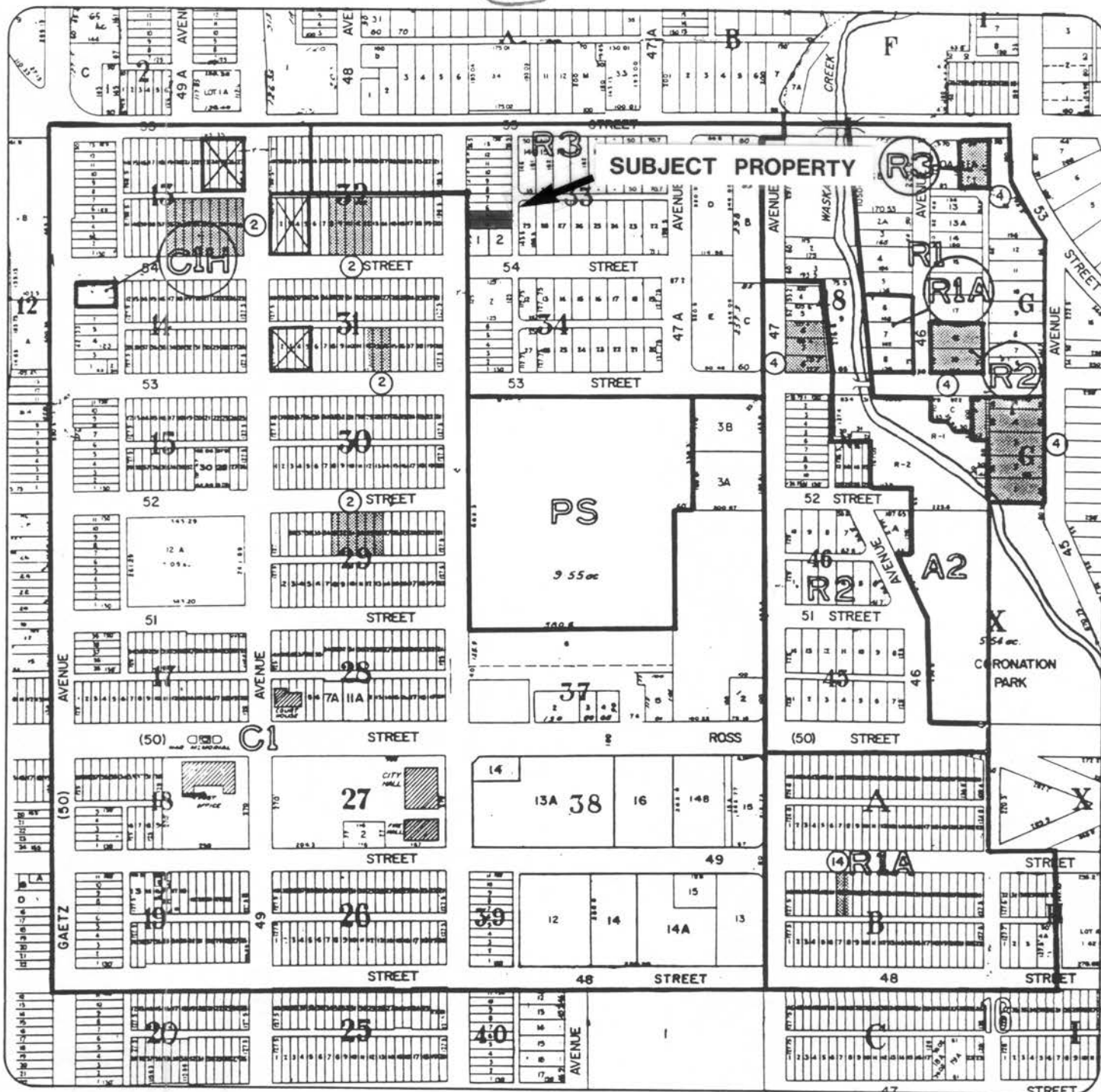
CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION •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

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

G9

128.



### Revisions :

2672 - P/80(10/NOV/80)  
 2672 - B/81(2/MAR/81)  
 2672 - F/87(21/APR/87)

DATE: July 9, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: LES & CINDY BOOTH  
5407-48 AVENUE  
LOTS 3-4, BLOCK 33, PLAN K3

---

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

The site in question is zoned R3, and is adjacent to the C1 district, in which the two businesses mentioned by the applicant are located. there are a number of existing apartments in the immediate area of this site.

In view of the amount of C1 land that is available for development, we do not support this request for adding to the inventory. We recommend the application be denied.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: July 11, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: LES AND CINDY BOOTH  
5407-48 AVENUE, LOT 4&5, BLOCK 33, PLAN K3  
REDESIGNATION REQUEST FROM R3 TO C1

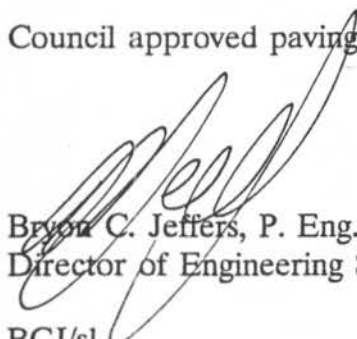
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Engineering Services Division has reviewed the request from the applicant for redesignation from R3 to C1.

We understand that there is considerable C1 lands available and it is questionable whether an expansion to the C1 zone is desirable.

Should such a request be considered, we would point out that we would recommend strongly against any access to 48 Avenue. We would further point out that this property backs onto a presently unconstructed lane.

Council approved paving of this lane at the Council meeting of July 11, 1990.



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

BCJ/sl

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



DATE: July 13, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: APPLICATION TO REZONE  
5407 - 48 AVENUE, RED DEER

---

We concur with the Senior Planner's comments that this area has been planned for R-3 zoning in the long range overall plan, and therefore recommend no change.



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

WFL/AK/ngl

c.c. Director of Engineering  
Senior Planner  
Manager of Bylaws & Inspections

DATE: July 9, 1990

TO: City Clerk

FROM: E. L. & P. Dept.

RE: LES & CINDI BOOTH 5407 - 48 AVENUE  
REDESIGNATION REQUEST FROM R3 TO C1

---

Our department would have no objections to the proposed zoning change. However we would comment that any electrical improvements would be charged based upon the Downtown Underground System.

If you have further questions please advise.



Daryle Scheelar,  
Distribution Engineer

DS/jjd

DATE: July 9, 1990  
TO: City Clerk  
FROM: Fire Marshal  
RE: 5407 - 48 AVENUE

---

This department has no objections to a zoning change at this location provided all Fire and Building Code requirements are complied with.

If any further information is required please contact the Fire Prevention Bureau at 346-2776.



Cliff Robson  
Fire Marshal

CR/kp

Commissioners' Comments

We would concur with the recommendation that this application not be approved.

"R.J. MCGHEE"  
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 342-8132

July 5, 1990

Cleo Brenzen  
No. 4 - 4017 Ross St.  
Red Deer, Alberta

Dear Ms. Brenzen:

RE: TOUCH OF CLASS - LICENSE FEE

Further to my letter of June 26, 1990, concerning the above topic, I would like to confirm my recent phone conversation of July 5, 1990, with Neil that your letter will now be presented to the July 23, 1990, Council meeting.

Please call this office on Friday, July 20, to determine a suitable time, in the event you wish to be present.

Sorry for any inconvenience this may have caused. Trusting you will find this satisfactory.

Sincerely,

K. Kloss  
Assistant City Clerk

KK/ds



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 26, 1990

Cleo Brenzen  
#4, 4017 Ross Street  
RED DEER, Alberta  
T4N 1W5

Dear Sir/Madam:

RE: TOUCH OF CLASS - LICENSE FEE

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 9, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

K. KLOSS  
Assistant City Clerk

/jt

I wont pay \$500.00 so everyone  
can operate for free. Maybe  
this year one of the others can  
pay for me.

Thank you for your time

The Solution to this Problem is  
Long OVER DUE

I'll Be Waiting for your Reply's



Neil

called July 5/90  
to tell will prepare to  
July 23/90 I mty.

Yours Truly  
Cleo

THE CITY OF RED DEER  
CLEANING DEPARTMENT

RECEIVED
TIME 3:15 pm
DATE 90/07/21
4K

T.O.C.

Cleo Brenzen  
347-8964 #4- 4017 Ross St.

**CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS**  
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*  
GERI M. CHRISTMAN \*\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

---

\* Denotes Professional Corporation

\*\* Denotes Student-At-Law

---

Your file:

Our file: 16,639 NPR

June 27th, 1990

City of Red Deer  
City Hall  
Red Deer, Alberta


Attention: Charlie Sevcik, City Clerk

Dear Sir:

Re: Escort Agencies - License Fees

Further to the above noted, I enclose herewith correspondence directed to the Mayor and Members of City Council.

Yours truly,

  
NICK P.W. RIEBEEK  
NPR/tlp  
Encl.



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 26, 1990

Cleo Brenzen  
#4, 4017 Ross Street  
RED DEER, Alberta  
T4N 1W5

Dear Sir/Madam:

RE: TOUCH OF CLASS - LICENSE FEE

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 9, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

K. KLOSS  
Assistant City Clerk

/jt



DATE June 22, 1990

TO:

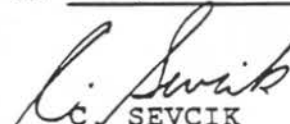
<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input checked="" type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	CITY SOLICITOR

FROM:

CITY CLERK

RE: TOUCH OF CLASS - LICENSE FEE

Please submit comments on the attached to this office by June 29/90  
\_\_\_\_\_ for the Council Agenda of July 9/90.

  
C. SEVCIK  
City Clerk

The Commanding Officer  
Royal Canadian Mounted Police  
"K" Division  
Edmonton, AB

ATTENTION:

Supt. W. L. DONAHUE  
Contract Policing Branch.

Fax # 471-9403.

Copy to Supt. L. F. W. McKIEH  
Fax 343-5556.

Enforcement of By-Law by RCMP City det  
as part of contractual agreement now in  
place, with particular emphasis and  
reference to Sections 4, 6, 8, 13, 15, 25 and 29.

Hist of by-law.  
generally do I-  
require  
city agree on  
a complaint basis

city approval  
of request.  
city of union's  
letter.

city of  
bylaw.

OFFICE CONSOLIDATION

BYLAW NO. 2794/82

THE DATING AND ESCORT SERVICE BY-LAW

BYLAW NO. 2794/82

**THE DATING AND ESCORT SERVICE BY-LAW**

WHEREAS the Municipal Government Act, R.S.A. 1980, Chapter M-26, Sections 224 and 225, inter alia, empowers a Council to do all things with respect to the regulation, control and licensing of any business or industry located within the corporate boundaries;

NOW THEREFORE the Municipal Council of the City of Red Deer, in the Province of Alberta hereby enacts a by-law regulating, controlling and licensing dating and escort services.

1. This by-law may be cited as "The Dating and Escort Service By-law".

DEFINITIONS

2. In this by-law, including this Section, unless the context otherwise requires:

- (1) "By-law Enforcement Officer" means any person appointed by the Council to enforce the By-laws of the City.
- (2) "City" means the City of Red Deer.
- (3) "Council" shall mean the Municipal Council of the City elected pursuant to the provisions of the Municipal Elections Act.
- (4) "date or escort" means any person who acts as a date or escort or both, as part of the service provided by a dating and escort service;
- (5) "dating and escort service" means any business which offers to provide or provides the services of a date or escort or both, or an introduction between two persons one of whom being a date or escort, for which a fee is charged, levied or otherwise imposed;
- (6) "License Inspector" means that person who is appointed as a License Inspector pursuant to the provisions of the License By-law or any such by-law as may from time to time be passed by the Council as a replacement thereto.
- (7) "person" means a natural person or a body corporate and includes a partnership, a group of persons acting in concert, or an association, unless the context explicitly or by necessary implication otherwise requires.

- (8) "police officer" means member of the Royal Canadian Mounted Police.

3. The License Inspector is hereby authorized

- (1) to issue licenses pursuant to this by-law,
- (2) to refuse to grant licenses, and to revoke or suspend licenses issued hereunder,

if in his opinion:

- (i) there are just and reasonable grounds therefore,
- (ii) the revocation or suspension is in the public interest.
- (iii) the application for the license was untrue or inaccurate in any respect.
- (iv) the requirements of this by-law have not been met.

4. No person shall operate a dating and escort service without first obtaining, and thereafter being the holder of, a valid subsisting license issued by the License Inspector pursuant to the provisions of this by-law.

5. Every application for a license to operate a dating and escort service issued pursuant to this by-law shall include the following information:

- (1) the full name, social insurance number, business and residence telephone number and the business and residential address of the applicant;
- (2) in the event that the applicant is a body corporate, the names and addresses of the officers of the corporation, the address of the applicants registered office and a certificate of good standing issued by the Registrar of Corporations in the Province of Alberta;
- (3) the address and telephone number of the dating and escort service;
- (4) the name or names and address or addresses of any other person or persons having any financial or other interest in the dating and escort service;
- (5) details of any other business presently or previously operated by the applicant and particulars of any past or present license suspensions or revocations;
- (6) the names of all employees, dates or escorts;

- (7) such other information as may be requested by the License Inspector.

6. In addition to the requirements set forth in section 5, every applicant for a dating and escort service license shall obtain a valid development permit from the City.

7. Every person who obtains a license to operate a dating and escort service shall post the license in a conspicuous place in the premises where the business is operated.

8. No person shall act as a date or escort without first obtaining, and thereafter being the holder of, a valid subsisting license issued by the License Inspector pursuant to the provisions of this by-law.

9. Every application for a license to act as a date or escort shall include the following information:

- (1) the true name of the date or escort and any other name by which the date or escort is known;
- (2) the birthdate of the date or escort;
- (3) the length of time, and the address at which the applicant has resided in the City of Red Deer;
- (4) the residential address and telephone number of the date or escort; and
- (5) a recent photograph of the applicant, acceptable to the License Inspector;
- (6) the date or escorts social insurance number.
- (7) a consent to be fingerprinted, if requested by the License Inspector;

10. No license shall be issued pursuant to this by-law until the applicant has

- (1) resided in the City continuously six months prior to making application for the license;
- (2) paid the license fee prescribed in Schedule "A" to the City License Department.
- (3) is 18 years of age or older;

11. Every application for a license issued under this by-law shall be true and accurate in every respect.

2794/B-85 11.1 Where a resident business applies for and receives a license after June 30, the applicable license fee shall be one-half of the regular fee.

12. All licenses issued pursuant to this by-law shall be valid until December 31st of each year unless the license is suspended or revoked by the License Inspector.

13. The License Inspector may refer all applications specified in this section to the Officer in charge of the City Detachment of the Royal Canadian Mounted Police for his consideration. Upon receipt of the police report the License Inspector may refuse to issue a license or may issue a license with or without conditions.

14. (1) No license to operate a dating and escort service may be transferred without written approval of the License Inspector and payment of the fee set forth in Schedule "A". The proposed transferee shall complete an application form pursuant to section 5 of this by-law.

(2) No license issued to a date or escort may be transferred.

15. Every date or escort shall carry the license at all times and shall produce the license upon demand by the License Inspector, any Police Officer, By-law Enforcement Officer or any other person to whom the duty of inspection has been assigned.

16. Any approval for the transfer of a dating and escort service license may be granted subject to such conditions as are imposed by the License Inspector.

#### REVOCATION AND SUSPENSION

17. Suspension of a license issued pursuant to this by-law may be

(a) for a period of time not exceeding the unexpired term of the license; or

(b) where the suspension is for non-compliance with any by-law, until the holder of the suspended license has, in the opinion of the License Inspector, complied with that by-law.

18. A license may be revoked or suspended for non-compliance with any by-law of the City notwithstanding that the holder of the license has not been prosecuted for a contravention of that by-law.

19. Where a license has been revoked or surrendered a refund in the amount of Ten (\$10.00) Dollars may be made upon receipt by the License Inspector of a written request by the party whose license was revoked or surrendered.



20. Any application for a refund shall be made in writing to the License Inspector within fourteen (14) days of the revocation or surrender of the license otherwise the applicant's right to a refund is barred and forever extinguished.

#### APPEAL

21. An applicant may appeal the License Inspector's decision to the Council where a license has been refused, revoked or suspended.

22. Upon hearing the appeal the Council may direct that the license be issued with or without conditions or confirm the refusal, revocation or suspension upon hearing the representations made by the applicant and the License Inspector.

23. The decision of the Council shall be final and binding on the applicant and the License Inspector.

24. Every appeal to the Council shall be made in writing to the License Inspector within Thirty (30) days after the license has been refused, revoked or suspended, otherwise the right of appeal shall be barred and forever extinguished.

#### GENERAL

25. No person operating or carrying on the business of a dating and escort service shall employ, engage the services of, or act as an agent of any date or escort unless the date or escort is the holder of a valid subsisting license issued by the License Inspector.

26. Every person who operates a dating and escort service shall operate that business from the address which is specified in the license issued and shall remain open during the hours from 4:00 p.m. until 2:00 a.m. on the succeeding day other than on a Sunday.

27. Every person who operates a dating and escort service shall keep in the premises a register which shall contain the following information:

- (a) the true name, address and telephone number of the client;
- (b) the day, place and time of the scheduled meeting between the date or escort and the client;
- (c) the name of the date or escort booked for or by the client;
- (d) such other information as may be requested by the License Inspector.



28. Every person who operates a dating and escort service shall keep in the premises a current list of all dates or escorts and the said list shall contain the following information:

- (a) the true name of the date or escort and any other name by which the date or escort is known;
- (b) the birthdate of the date or escort;
- (c) the residential address and telephone number of the date or escort;
- (d) the date or escort's social insurance number;
- (e) the date or escort's license number.

29. Every person operating a dating and escort service shall furnish upon demand the current list of all dates or escorts and the dating register to any Police Officer or the License Inspector or any other person authorized to act on their behalf.

30. Any business which has been issued a license shall be subject to inspection during business hours and the inspections may be conducted by the License Inspector, any Police Officer, By-law Enforcement Officer, Officer of the Local Board of Health, or any other person to whom the duty of inspection has been assigned.

31. No date or escort nor any person operating a dating and escort service shall offer or advertise that the date or escort or the dating and escort service offers or provides any form of sexual favors, sexual gratification or sexual intercourse.

#### CONTRAVENTION OF THE BY-LAW

32. Any person who contravenes any of the provisions of this by-law is guilty of an offence and is liable on summary conviction to the fines set forth in Schedule "B" herein, and shall render the offender liable to cancellation or suspension of the license issued to such person.

33. Where an offence is for the non-payment of a required license fee the presiding Judge may require that the license fee be paid in addition to any fine imposed.

34. This by-law comes into force upon passage by Council at third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 6 day of December , A.D. 1982.

READ A SECOND TIME IN OPEN COUNCIL this 6 day of December , A.D. 1982.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 6 day of December, A.D. 1982.

SCHEDULE "A"

FEE

1. License to operate a dating and escort service. \$5,000.00 per annum
2. License issued to a date or escort \$ 300.00 per annum
3. Transfer fee for transfer of a dating and escort service license \$ 100.00 per transfer

SCHEDULE "B"

1. For a first offence the fine shall be not less than One Thousand Dollars (\$1000.00) and not more than Twenty Five Hundred Dollars (\$2,500.00) or in default of payment of the fine and costs, shall be liable to imprisonment for not more than sixty (60) days.

2. For a second or subsequent offence to a fine of not less than \$2,500.00 or to imprisonment for a term of not more than six months, or to both fine and imprisonment. Bylaw 2794/A-85.



# THE CITY OF RED DEER

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

July 25, 1990

Mr. and Mrs. Al Booth  
5407 - 48 Avenue  
RED DEER, Alberta  
T4N 3V3

Dear Mr. and Mrs. Booth:

## RE: APPLICATION TO REDESIGNATE 5407 - 48 AVENUE

Your application referred to above was considered at the Council meeting of July 23, 1990. At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Les and Cindy Booth dated July 6, 1990 re: Application to Rezone, R3 to C1, 5407 - 48 Avenue, hereby agrees that said application be not approved, and as recommended to Council July 23, 1990."

The decision of Council in this instance is submitted for your information and I am also enclosing the administrative comments which appeared on the agenda of July 23rd (pages 127-133).

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. Bylaws & Inspections Manager  
Director of Engineering Services  
E. L. & P. Manager

Senior Planner  
City Assessor  
Fire Marshall



*a delight  
to discover!*

June 21 190

City Hall

P.O. Box 5008

Red Deer ALTA T4N 3T4

134.

Attention Charlis Sevcik

RE: LICENCE 969

#5000.00

ACCT. # 984

Dear Members of Council

I am the owner of a Touch of Class. I purchased this company in Jan of 89. In March of 89 City Hall contacted me regarding a license fee of \$5000.00. This I paid and was given a copy of Bylaw 2794/82.

By laws I was expected to follow.

Before my Purchase of the license fee I asked Mr. McCulley about the remaining agencies. My concern was that the others had never to my knowledge paid for or obtained a license.

I was assured these places would be promptly shut down, within a few weeks. They had been billed!

A few weeks passed the Competition was still open 7 days a week, almost 24 hrs a day.

I called City Hall again & was quickly passed along to Joyce Boone & Peter Halloway.

To Make a year long Story shorter. I and my concerns were passed from Joyce to Peter, Peter to Joyce, Joyce to Mr McCulley etc. etc. and so on & so on.

No one would give me a straight answer as to why the others were still open themselves NOR their ladies licensed. While I paid \$5000.00 + my ladies paid \$300.00 per

Now Summer is passing. Through God only knows how many umpteen calls to City Hall I learn City Hall decides "its not their department." OR (its not their problem). This is the police departments problem + the matter has been thrown in their laps. But their imprompt reply to my dilemma was "its not in their contracts." No one wants to deal with my concerns mean while the weeks pass.

Fall is upon us now, MR Riebeck is now dealing with my phone calls. City Hall is very tired of not being able to answer my questions & would rather just brush off me & my complaint to someone else.

Weeks are still passing. All the while ~~on~~ being told "its under investigation" thats my personal favorite. Lets not forget "its not my department" OR "we're looking into it" classics arent they?

Winter is upon us, the snow is gently falling to the ground in whispers.

My competitors are <sup>never</sup> laughing at me because they've <sup>never</sup> seen a Bill much less paid one, all the years they'd been open. Im thinking the jokes on me.

The other businesses are still open 7 days a week, almost 24 hrs a day. unlicensed. Am still being told "Call back in a week", "Call back in 10 days", "its not my department."

Now the years end is almost upon us. Charges have finally been laid, the competitors are going to court.

Happy New Year to me!

My concerns are why charge me \$5000.00 for a license when no one else is? & no one has any intension of Billing the others. Let alone making an effort to collect it.

When city Hall wanted their money, I received letter after letter, phone call after phone call, until it was paid in full. No one seemed to be able to wait for it, I owed them money & they wanted it now or I'd be shut down immediately.

Its funny that after I paid \$5000.00 City hall didnt go after the others with such vigor & determination. They would have had an extra \$10,000.00 in their pockets. I guess they didnt need it.

But instead "its not their department"



(4)

137.

Was it not their dept. b/c no one actually wanted to deal with this issue?

Was it re-election time, nobody wanting to rock the boat?

Was my \$5000<sup>00</sup> somehow worth more than the others? Assuming they'd paid of course.

Why was no one willing to Deal with my problem? or to give me a straight answer.

Why is touch of Class the only agency that has paid the City Fee for years on end, yet the others, when it comes time for them to pay City Hall turns its head, or looks the other way.

Is it really "Not our department"  
or are they "really looking into it"  
Why? Why? Why?

On the next few pages I'll show you some Bylaws from your book written By you that were Blatantly not enforced & only ignored.



By Law 2794/82

The Dating + Escort Service By law

These By-Laws are clearly written and state:

#4. No person shall operate a dating + escort service without first obtaining + there after being the holder of a valid subsisting license issued by the license Inspector pursuant to the provisions of this by-law.

I did this, my competitor did Not!  
My competitors weren't flooded by calls + letters saying they owed a dime never mind \$500.00!

#5(b) In addition to the requirements set forth in Sect. 5 every applicant for a dating + Escort Service license shall obtain a valid Development permit from the City.

I did this, the others DID Not!  
At one point City Hall didn't even seem to know where the others lived, never mind where their offices were located!

#26 under general states:

Every person who operates a dating and

(6)

139.

#26  
Cont.

Escort Service Shall operate that business from the address which is specified in the license issued + shall remain open during the hours from 4:00pm until 2:00 AM on the succeeding day other than Sunday

~~I do this; the others don't.~~

The reason ~~City Hall didn't know~~ where the others lived was B/c the others didn't have to Buy a license! I must follow the by-laws  
'they're open 7 days a week almost 24 hrs a day'

(1)

#58) No person shall act as a date or Escort without first obtaining + then after being the holder of a valid subsisting license issued by the license Inspector pursuant to the provisions of this by law

The Ladies who work here

DID THIS

my competitors DID NOT

they only laughed harder!

\* and the police know as well as I do that the owner was not the only girl working as she claimed in court.

## Contravention of the By-Law

#33 where an offense is for Non payment of a required license fee the presiding judge may require that the license fee be paid in addition to any fine imposed

Question: why should I pay \$5000<sup>00</sup> per year when a Judge will only slap the others with a \$1000<sup>00</sup> fine, which was the case earlier this year? Its cheaper for them to be charged & go to court than to pay city hall's license fee. Plus they get free publicity from the paper which otherwise refused to take an add from a licensed agency! That makes sense!

But if I were to do the Same thing as the competitors. I'd put money on the fact that I'd Be made an example of.

A) I've been making City Hall deal with something they'd rather ignore + push under the rug since this started last year.

B) Also % City Hall would be short yet another license fee. Then as sure as the Sun comes up every morning someone would make my life miserable. I'd receive letter after letter. Call after call. Then I'd be Promptly shut down! The whole town would know about it. I Bet you your seats on council, on Right! I'd Be made an example of! City Hall would Not Ignore the fact I NEVER Paid!

Then it would Be "everyones Department"

I've spoken to the previous owner, he tells me for the 3-4 yrs he owned T.O.C. he was also the only one to pay the \$5000.00. He also got the same reply to the same grievances.

This was only after he received a phone call telling him he owned all the C.O.s in town. When he informed City Hall

9  
 That they were wrong, & raised questions about the Rest being shut down, the two heard those famous words "its under investigation." Famous words he heard for 4 years. Now this will be year No. 2 for me.

Can you not do something? Isn't this what City Hall people are paid to do? No one wants to take some action "its not their Department"

The By-laws are an agreement between the city & the business community. Are they Not?

We pay the business fees with the understanding that you will indeed do more than just collect money from us.

We believe you will indeed stand behind your written words & quickly enforce the laws for those who break them.

The By-laws you wrote & expected me to follow, I did to the best of my ability. I also enforced your laws with my employees.

But City Hall reneged & broke their part of the agreement when for an entire year Blatently chose not to enforce their own laws. Not wanting to deal with the problem, hoping it would just go away, hoping I'd leave this issue alone.



So this breach of a verbal contract brings me in front of your council.

The By-laws were not enforced to all, only to myself obviously.

So since the agreement was broken by City Hall (From lack of enforcement) I would like a refund of my license fee.

Since my competitors proved to myself & to City Hall that there is no reason to obey the laws, b/c they're not enforced properly anyway.

B) OR you could shut the others down as originally stated By City Hall March of last year & credit me for 1990.

C) You could reimburse me \$4000.00 since the others only payed \$1000.00 for 89-90. Just charge me \$1000.00 b/c that's what they paid. Obviously I need not pay \$5000.00 when they pay only \$1000.00.

If the laws apply to everyone then OK, But I paid \$5000.00 for nothing. The competition proved this & City Hall backed it up by Not enforcing the laws as promised.

The By-laws you wrote, But Never enforced. This is a breach of a verbal agreement, on city Halls part.

(11)

144.

I won't pay \$5000.00 so everyone  
else can operate for free. Maybe  
this year one of the others can  
pay for me.

Thank you for your time

The Solution to this Problem is  
Long over due

I'll Be Waiting for your Reply

Yours Truly  
Cleo

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED
TIME 3:15 PM
DATE 90/07/21
INITIALS KK

T.O.C.

Cleo Brenzen  
347-8964 #4- 4017 Ross St.

DATE: June 26, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: ESCORT AGENCIES BYLAW

FILE NO.

---

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

The Dating And Escort Service Bylaw was passed by City Council in 1982 providing for a \$5000 fee per agency and a \$300 per date or escort. From its inception, the Bylaw has been difficult for us to enforce because, in order to prove that the business is operating, it is necessary to prove that a date/escort works for a specific company, and the ownership of the company must be proven. The Bylaw Department's mandate does not extend to us being involved in investigations of this type, and the R.C.M.P. has been reluctant to investigate any matter dealing with bylaws, as their contract exempts them from working on bylaws.

Under these circumstances, we have a great deal of difficulty in enforcing the Bylaw, especially in the last two (2) years. In 1989, "Touch of Class" was the only agency that paid a license fee, which led to a request that the R.C.M.P. investigate the matter to determine if there were unlicensed agencies operating. This investigation did not take place until late in 1989, after which, charges were laid, and in both cases, the defendants were found guilty. This did not prompt them to pay their 1989 or 1990 license fees, and the Court did not require that payment. Our solicitor has applied to the courts for an injunction against all the unlicensed firms, which will be heard on July 23, 1990. We are requesting that the injunction be enforced until all license fees are paid.

In dealing with some of the specifics in the applicant's letter, her points about the lack of enforcement are valid and quite understandable. However, I disagree with her interpretation of why there was no enforcement, and the information she received from the administration. We actively worked on her complaint and contacted the R.C.M.P. a number of times, requesting they investigate the matter, before they eventually did take action.

In view of the circumstances; that the R.C.M.P. cannot enforce a local bylaw, and that the Bylaw Department is not intended to be involved in this type of investigation, we recommend that the Bylaw be rescinded.

If there is a public perception that the Bylaw is required, and Council wishes to retain the Bylaw, then the contract between the City and the R.C.M.P., concerning Bylaw



ESCORT AGENCIES BYLAW

June 26, 1990

Page 2

enforcement should be renegotiated. If the Bylaw were rescinded, I do not recommend that the 1989 license fee for "Touch of Class" be refunded, as that would put the two convictions given in 1989 in jeopardy.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

The attached complaint from Touch of Class is certainly valid and for this we must apologize. The problem of enforcement resulted from an interpretation by the RCMP in "K" Division in Edmonton that they should not be enforcing a municipal licensing bylaw. As a result of this particular complaint, we have had lengthy discussions with the RCMP and they have agreed that it is appropriate that they enforce this particular bylaw on behalf of the municipality. We could therefore not agree with the comments of the Bylaws and Inspections Manager that the bylaw be rescinded but rather that it be retained and rigorously enforced.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



# THE CITY OF RED DEER

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

July 25, 1990

Ms. Cleo Brenzen  
#4, 4017 Ross Street  
RED DEER, Alberta  
T4N 1W5

Dear Ms. Brenzen:

RE: ENFORCING THE DATING AND ESCORT SERVICE BYLAW

Your letter dated June 21, 1990 pertaining to the above matter was placed on the Council agenda of July 23, 1990. I am enclosing herewith the administrative comment which appeared on the agenda of same date (page 145-146).

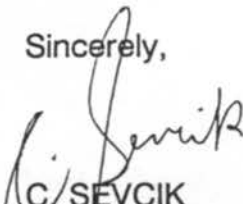
At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Touch of Class dated June 21, 1990 re: License Fee, hereby reaffirms the retention of the Dating and Escort Service Bylaw 2794/82 and direct that same be rigorously enforced, and as presented to Council July 23, 1990."

In addition, Council passed a second motion agreeing that the City proceed through the Civil Courts to collect the 1989 license fees from those dating and escort agencies which operated in 1989 and which did not pay the appropriate license fees.

On behalf of Council I wish to thank you for taking the time to express your views on this matter and for being present at the Council meeting of July 23rd. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. SEVCIK  
City Clerk  
CS/jt  
Enc.

c.c. Bylaws & Inspections Manager  
R.C.M.P., City Detachment

City Solicitor



*a delight  
to discover!*

DATE: July 25, 1990  
TO: City Solicitor  
FROM: City Clerk  
RE: THE DATING AND ESCORT SERVICE BYLAW NO. 2794/82

---

At the Council meeting of July 23, 1990, a letter from Cleo Brenzen pertaining to enforcement of the above noted bylaw received consideration.

Council at its meeting referred to above passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Touch of Class dated June 21, 1990 re: License Fee, hereby reaffirms the retention of the Dating and Escort Service Bylaw 2794/82 and direct that same be rigorously enforced, and as presented to Council July 23, 1990."

In addition to the above motion, Council passed a further motion agreeing that the City proceed through the Civil Courts to collect the 1989 license fees from the two dating and escort service agencies which neglected to pay the fees in 1989.

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

By way of a copy of this memo, we are requesting the City R.C.M.P. to enforce the Dating and Escort Service Bylaw No. 2794/82 as directed by Council of The City of Red Deer.



E. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
R.C.M.P., City Detachment  
Bylaws & Inspections Manager

147.

July 9, 1990.

Attention: R. Strader,  
Bylaws and Inspections Manager,  
Building Inspection Department,  
City of Red Deer,  
P.O. Box 5008, Red Deer, Alta.  
T4N 3T4.

Dear Mr. Strader:

Re: 10 Gordon Street,  
Lot 17, Block 8, Plan 792-2367.

Regarding your letter of July 4, 1990, in reference to Peter Holoway's letter of June 13, 1990, our reply is as follows:-

We ask that City Council consider rezoning the above listed property for the following reasons:-

We expressly purchased this house in 1987 with the purpose of housing a family member who was ill at the time. The basement suite which existed then was ideal for this purpose. The two front doors were also in place at that time, and since date of purchase we have made NO structural changes to the home.

When the family member, as mentioned above, passed away and after a grieving period, we then rented out the suite as had been done in the past to the recollection of neighbors who have lived in the area for a number of years.

Gordon Street presently has 8 duplexes on it, one being right across from our home.

Further reasons as follows:-

The front of the home has off-street parking for six vehicles, and has been that way since day one. We attach a Real Estate listing dated March 25, 1987, showing two front doors and subsequently mentioning a two bedroom suite with separate entrance which is fully contained. It also mentions the tenants would be staying until August 1, 1986. You will note this listing was made out April 1st of 1986, prior to our purchase of the home. Upon discussing this with neighbors they advised to their recollection the house has always had two doors, one neighbor being Mr. Tony Marks who has lived right across the street since 1982 when area was first being developed.

The CMHC mortgage we hold was approved with two front doors and a suite.

In summary, we feel the area is already a high density district in part due to the amount of duplexes on Gordon Street as mentioned above.

We have rented suite as a first class accomodation to couples only, with no children or pets.

We would not have even considered purchasing this home had we not been led to believe it was a suited residence, as you will note by the attached Real Estate listings.

We shall await your further advice or queries,

Sincerely

Peter & Joanna Watts.  
10 Gordon Street, Red Deer, Alta T4P 2L7.  
(encl)

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:00 P.M.
DATE	90/07/11
BY	LL

MLS VIEWING: TUESDAY  
APRIL 1, 1986

Hopefully, this will help  
you.

149.

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.

Address of Property <u>10 GORDON STREET, RED DEER, ALTA.</u>				No Rooms <u>5</u>		MLS No R- <u>59-605</u>					
Owner's Name <u>DYKENS: WILLEN &amp; FREDERIKA</u>				No Bedrooms <u>3 + 2</u>		Expires <u>6-1-30</u>					
Owner's Address <u>SAME</u>				Showing Ins <u>PHONE</u>		Price \$ <u>119,900.00</u>					
Owner's Res Phone <u>342-0231</u> Bus Phone <u></u>				<u>LISTER</u>		Cash Down \$ <u>ALL</u>					
Lot <u>17</u> Blk <u>8</u> Plan <u>792-2367</u> Subdiv <u>GLENDAL</u>				Offers thru <u>LISTER</u>		Poss <u>30 DAYS - NEG</u>					
1st FLOOR		2nd FLOOR		BASEMENT		GARAGE		GROUNDS		DWELLING	
LR <u>3.23</u> x <u>5.30</u>		BR <u>x</u>		RR <u>3.20</u> x <u>3.80</u>		Size <u>7.52</u> x <u>6.39</u>		Lot Size <u>SEE BELOW</u>		Style <u>SPLIT</u>	
DR <u>x</u>		BR <u>x</u>		BR <u>3.19</u> x <u>4.32</u>		Heated <u>YES</u>		Walks <u>YES</u>		Size <u>D.S.</u> x <u>84.10</u>	
KIT <u>3.53</u> x <u>4.46</u>		BR <u>x</u>		BR <u>4.30</u> x <u>2.65</u>		Floor <u>CONCRETE</u>		Shrubs <u>YES</u>		M' <u>134.30</u> MAIN	
BR <u>5.10</u> x <u>6.24</u>		BR <u>x</u>		BATH <u>1-4 PCE</u>		Wired <u>YES 220</u>		Fenced <u>YES</u>		Ext Fin <u>ALUM. SIDING</u>	
BR <u>4.44</u> x <u>3.35</u>		DEN <u>x</u>		KITCH <u>4.24</u> x <u>3.80</u>		Ext Fin <u>ALUM. SIDING</u>		Lawns In <u>YES</u>		Age <u>5 YRS</u>	
BR <u>3.93</u> x <u>2.63</u>		BATH <u></u>		HEATING <u></u>		Permission to Place Sign <u>YES</u>				Taxes \$ <u>1200.00</u> 19 <u>86</u>	
DEN <u>x</u>		BATH <u></u>		F.A. <u>N.G.</u>		Distance To Bus <u></u> Stores <u></u>					
BATH <u>1-4 PCE</u>				Grav. <u></u>		Prot Elem School <u></u> Jr. High <u></u> Sr. High <u></u>					
				Thermostat <u>YES</u>		Cath Elem School <u></u> Jr. High <u></u> Sr. High <u></u>					
				Open Fireplace <u>YES</u>							
1st Mge. or A/S to <u>CLEAR</u>				at \$ <u></u> mo. int <u></u> % Amt. \$ <u></u>							
2nd Mge. or A/S to <u></u>				at \$ <u></u> mo. int <u></u> % Amt. \$ <u></u>							
Vendor will carry <u></u>				at \$ <u></u> mo. int <u></u> % Amt. \$ <u></u>							
Are taxes included in monthly payment? (Yes) (No) Total monthly payment \$ <u></u>				including taxes <u></u> Total \$ <u></u>							
1st Mortgage renewal Date <u></u>				2nd Mortgage Renewal Date <u></u>							

CHATELS INCLUDED All securely attached fixtures and 2 FRIDGES, 2 STOVES, 2 WASHERS, 2 DRYERS, 1 DEEP FREEZE, WALL UNIT, POOL TABLE, DISHWASHER BUILT-IN.

Listing Broker CANADA TRUST REALTOR Salesman RUTH MULLEN/STAN PIEBIAK **59-605**

Branch Office RED DEER Office Phone 343-3344 Residence Phone 346-8797/885-4794

REMARKS: HOT & COLD WATER IN GARAGE. SUNDECK WITH ROOF 2.43x2.304. BRICK-CEMENT BLOCK FENCING INSIDE PROPERTY LINE. LOT PIE FRONT 1.90 (63.976 FT), BACK 9.344 (30.65 ft), N 33.171 (106.828 ft), S 36.00 (118.11 ft). 2 BEDROOM SUITE WITH SEPERATE ENTRANCE. FULLY CONTAINED STORAGE. STORAGE SHED 8X8. AVERY 8X12 ( GREEN HOUSE OR PLAY HOUSE). TENANTS IN SUITE TO STAY UNTIL AUG. 1/86.

MLS VIEWING: TUESDAY  
APRIL 1, 1986

3, 1986

274 Houses For Sale 274

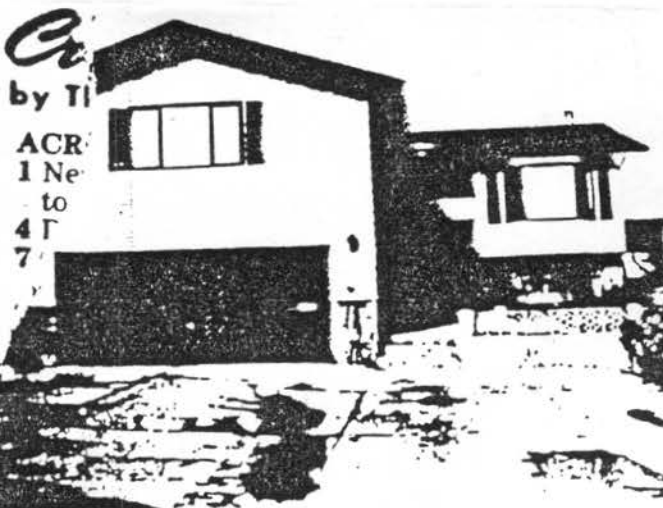
and 9. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

BOWER, executive 2-storey split, 3+1 bedrooms, main floor family and laundry room, double garage, intercom, deck, fireplace, fully developed. 346-1702.

4-BEDROOMS, duplex in West Park. Immaculate, nice landscaping. Phone offer 6 p.m. 346-9319.

GLENDAL OWNER

Moving, must sell nice finished bi-level, close to schools, open house, Sunday, July 27, 11 a.m.-4 p.m. 343-2953. No reasonable offer will be refused.



DATE: July 12, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: 10 GORDON STREET

---

FILE NO.

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

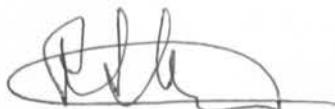
10 Gordon Street is presently zoned R1; however, there are several R1A sites at several locations on the street. R1 zoning permits single family dwellings with no basement suites; R1A mentions duplexes as a discretionary use. The applicant is requesting a zoning change to allow a single family dwelling with a basement suite.

A complaint, received by our department, initiated a letter to the property owner who, after discussing the matter with us, decided to bring the matter before Council.

We do not support the request because:

1. The increased density from one suite would not be noticeable; however, after one is approved, it would be difficult to refuse other applications.
2. There is opposition to the use of the site, as evidenced by the complaint.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs





RED DEER  
REGIONAL PLANNING COMMISSION

151.

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

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

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

July 13, 1990

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Lot 17, Block 8, Plan 792-2367  
Rezoning Request / 10 Gordon St. / Watts

Mr. & Mrs. Gordon Watts are requesting that their property at 10 Gordon Street in Glendale be redesignated to permit them the use of the basement suite as a separate unit.


They mentioned the dwelling has two front doors and also room for off-street parking for six vehicles. The site under consideration is designated as R1 and to permit the basement suite it requires redesignation to R2.

The R1 district is a low density, single family area which does not permit basement suites, it allows boarders, but no cooking facilities.

The purpose of the Land Use By-law not to allow two units in a single family area is to maintain the character of the area and prevent any action which may interfere with the amenities of the neighbourhood, or materially interfere with the enjoyment or value of the surrounding properties.

The fact that the dwelling has two front doors and room for extra parking are not sufficient reasons for rezoning. We therefore recommend the request be denied.

Yours truly,

  
D. Rouhi, MCIP  
SENIOR PLANNER  
/cc

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor

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 PAINTERTON 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 ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

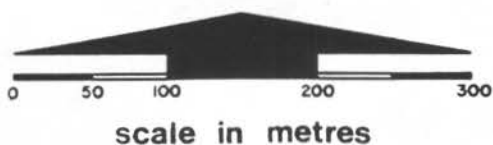
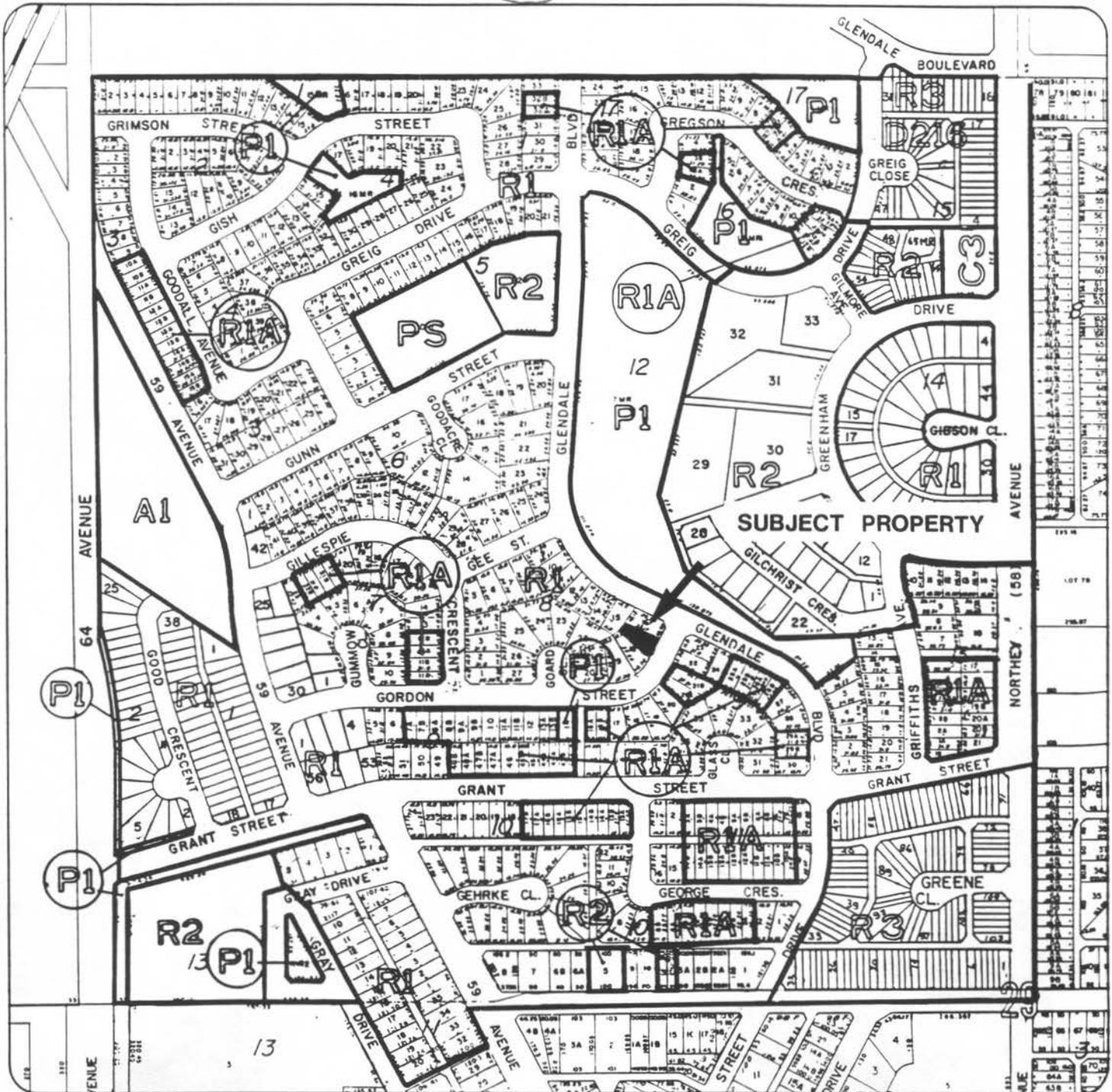


# City of Red Deer --- Land Use Bylaw

## Land Use Districts

E13

152.



### Revisions :

- |                       |                      |
|-----------------------|----------------------|
| 2672/D-80 (15/9/80)   | 2672/P-86 (17/11/86) |
| 2672/O-80 (27/Oct/80) | 2672/S-86 (1/12/86)  |
| 2672/T-81 (7/12/81)   | 2672/T-86 (15/12/86) |
| 2672/BB-81 (7/12/81)  | 2672/L-89 (26/06/89) |
| 2672/F-82 (19/7/82)   |                      |

DATE: July 12, 1990  
TO: City Clerk  
FROM: Fire Marshal  
RE: REZONING #10 GORDON STREET

---

This department has no objections to a basement suite at this address, provided all Building and Fire Code requirements are complied with.

A handwritten signature in dark ink, appearing to read "Cliff Robson", followed by a horizontal line.

Cliff Robson  
Fire Marshal

CR/kp

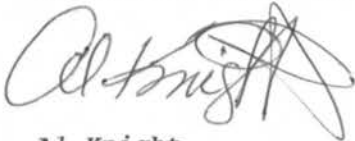
154.

DATE: July 16, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: REZONING REQUEST/10 GORDON STREET/WATTS  
LOT 17, BLOCK 8, PLAN 792-2367

---

*In review of comments made, we concur with the Red Deer Regional Planning Commission statements.*

*We have no other comments.*

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized flourish at the end.

Al Knight

AK/dm

COMMISSIONERS' COMMENTS:

The attached application is for the rezoning of a piece of property to legalize an existing basement suite.

A search of our records indicates that this basement suite was added at some time illegally without a building permit. It would appear that the applicant purchased this residence specifically because it had a basement suite.

Many applications have come before Council where people have bought property based on representation from the real estate industry, which have subsequently proved not to conform to the Land Use Bylaw, a situation of which the realtor should have been aware. Rarely, however, are the details of the transaction available to Council, as in this case.

We would concur with the comments of the administration and recommend Council NOT approve this application. We sympathize with the concerns expressed by the applicants, but recommend that they address these concerns to the realtors involved, namely Ruth Mullen and Stan Piebiak and the realty company, Canada Trust.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: July 16, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: REZONING REQUEST: 10 GORDON STREET  
PETER and JOANNA WATTS  
Your memo dated July 11, 1990 refers.

---

I have discussed the proposed redesignation with the Parks and Recreation & Culture Managers. We have no comments from a Community Services perspective.



CRAIG CURTIS

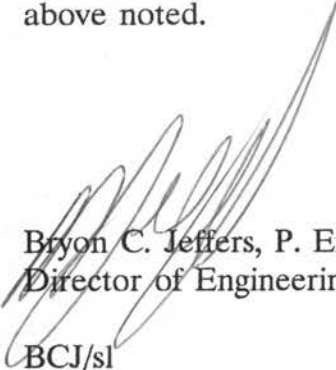
CC:dmg

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

DATE: July 12, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: REZONING REQUEST/10 GORDON STREET/WATTS  
LOT 17, BLOCK 8, PLAN 792-2367

---

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/sl

DATE July 11, 1990


TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
✓ <input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
✓ <input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
✓ <input checked="" type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
✓ <input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM: CITY CLERK

RE: Rezoning Request/10 Gordon St./Watts

Please submit comments on the attached to this office by July 16  
                     for the Council Agenda of July 23/90.

  
C. SEVCIK  
City Clerk

July 9, 1990.

Attention: R. Strader,  
Bylaws and Inspections Manager,  
Building Inspection Department,  
City of Red Deer,  
P.O. Box 5008, Red Deer, Alta.  
T4N 3T4.

Dear Mr. Strader:

Re: 10 Gordon Street,  
Lot 17, Block 8, Plan 792-2367.

Regarding your letter of July 4, 1990, in reference to Peter Holoway's letter of June 13, 1990, our reply is as follows:-

We ask that City Council consider rezoning the above listed property for the following reasons:-

We expressly purchased this house in 1987 with the purpose of housing a family member who was ill at the time. The basement suite which existed then was ideal for this purpose. The two front doors were also in place at that time, and since date of purchase we have made NO structural changes to the home.

When the family member, as mentioned above, passed away and after a grieving period, we then rented out the suite as had been done in the past to the recollection of neighbors who have lived in the area for a number of years.

Gordon Street presently has 8 duplexes on it, one being right across from our home.

Further reasons as follows:-

The front of the home has off-street parking for six vehicles, and has been that way since day one.

We attach a Real Estate listing dated March 25, 1987, showing two front doors and subsequently mentioning a two bedroom suite with separate entrance which is fully contained. It also mentions the tenants would be staying until August 1, 1986. You will note this listing was made out April 1st of 1986, prior to our purchase of the home. Upon discussing this with neighbors they advised to their recollection the house has always had two doors, one neighbor being Mr. Tony Marks who has lived right across the street since 1982 when area was first being developed.

The CMHC mortgage we hold was approved with two front doors and a suite.

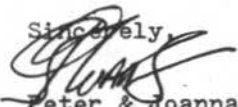
In summary, we feel the area is already a high density district in part due to the amount of duplexes on Gordon Street as mentioned above.

We have rented suite as a first class accomodation to couples only, with no children or pets.

We would not have even considered purchasing this home had we not been led to believe it was a suited residence, as you will note by the attached Real Estate listings.

We shall await your further advice or queries,

Sincerely,

  
Peter & Joanna Watts.  
10 Gordon Street, Red Deer, Alta T4P 2L7.  
(encl)

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:00 P.M.
DATE	90/07/11
BY	EL





## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

July 11, 1990

Peter & Joanne Watts  
10 Gordon Street  
Red Deer, Alberta  
T4P 2L7

Dear Sir and Madam:

RE: REZONING REQUEST/LOT 17, BLK. 8, PLAN 792-2367

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 23, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. Sevcik  
City Clerk

/ds

DATE: July 11, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: C. SEAVILLE: TRAFFIC/PARKING CONCERNS  
Your memo dated July 9, 1990 refers.

---

I have discussed this matter with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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

DATE July 9, 1990


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
- ☒ URBAN PLANNING SECTION MANAGER
- ☐

FROM: CITY CLERK

RE: C. SEAVILLE - TRAFFIC/PARKING CONCERNS

Please submit comments on the attached to this office by July 17/90  
for the Council Agenda of July 23/90.

  
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 342-8132

July 9, 1990

Mrs. Christine Seaville  
31 Holmes Street  
Red Deer, Alberta  
T4N 6R8

Dear Mrs. Seaville:

RE: HOLMES STREET/TRAFFIC/PARKING CONCERNS

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on July 23, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. Sevcik  
City Clerk

/ds



*a delight  
to discover!*

DATE: July 25, 1990  
TO: City Council  
FROM: City Clerk  
RE: APPLICATION BY PETER AND JOANNA WATTS -  
BASEMENT SUITE - 10 GORDON STREET

---

The following material appeared on the Council agenda of July 23, 1990 pertaining to an application from Peter and Joanna Watts for permission to have a basement suite at 10 Gordon Street, Lot 17, Block 8, Plan 792-2367.

At the request of the applicants, the item was tabled in order that they might be present at the Council meeting.

This matter is once again represented for Council's consideration.

  
G. SEVCIK  
City Clerk

CS/jt

156.

NO. 6

Mrs. christine Seaville  
31 Holmes Street  
Red Deer, Alberta  
T4N 6R8

july 9, 1990

City Council  
City Hall  
Red Deer, Alberta

Dear Sirs:

re: Holmes Street

I would like to refer some traffic/parking concerns to City Council.

Because of the recent addition of 112 1-3 bedroom units in one block on Holmes Street (some not yet constructed), there obviously will be an enormous increase in traffic and on-street parking. There is no access to 67th Street between 58th Avenue and 52nd Avenue, resulting in a fairly heavy flow of traffic along Holmes Street. Consequently for the safety of all concerned, I am requesting council to consider:

- (1) No on-street parking between 52nd Avenue and 31 Holmes.
- (2) If not acceptable, (a) no overnight parking, or  
(b) maximum 2hour parking, or  
(c) meters
- (3) 30 km. speed limit in park area to be frequently monitored by R.C.M.P., especially in mornings and evenings, and in school holidays.

I would appreciate Council's response to the above.

Yours truly,

*C. Seaville*

C. Seaville

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:11 AM
DATE	July 9/90
BY	gt

DATE: July 17, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: REQUEST FOR PARKING REMOVAL ON HOLMES STREET

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Mrs. Seaville is requesting parking removal on both sides of Holmes Street, between 52 Avenue and her residence on 31 Holmes Street. The request is made because she feels there "will be an enormous increase in traffic and on-street parking" and that parking removal will improve safety. She is also concerned about vehicles adhering to the playground zone speed limit (30 km/hr) in the area.

The parking removal will have the following effects:

1. Motorist's visibility for children or other people in the vicinity of the Holmes Street playground area will be improved.
2. Motorists may tend to drive faster on a wide roadway with clear visibility.
3. Some residents will not be able to park in front of their houses.

The proposed residential developments in the area will increase traffic. However, it may or may not be as "enormous" as visualized by some residents. We would suggest that residents wait until the proposed residential developments are complete, and then review the situation. At that time, if they feel that parking prohibition is still necessary, a petition with all effected property owners' signatures should be submitted to Council. In the interim, the Engineering Department will schedule a seven day, 24 hour count on Holmes Street to more accurately determine traffic volumes.

We would not recommend "no overnight parking, maximum two hour parking, or meters". These measures cause inconvenience to the residents and would not serve to improve visibility and safety in the area.

City Clerk  
Page 2  
July 17, 1990

The matter of speed enforcement should be addressed by the RCMP.

Submitted for Council's consideration.



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

CYL/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Fire Chief  
c.c. RCMP Inspector  
c.c. Urban Planning Section Manager





Royal  
Canadian  
Mounted  
Police

Gendarmerie  
royale  
du  
Canada

159.

Security Classification / Designation  
Classification / Désignation sécuritaire

July 16, 1990

Your file

Votre référence

City of Red Deer  
City Clerk's Office

Our file

Notre référence

RE: Christine SEAVILLE  
Complaint of Traffic Flow  
Holmes Street 90 JUL 09

In response to the c/n's letter the following is respectfully submitted.

An initial complaint was received from Mrs. SEAVILLE on 90 JUL 06. In response, two separate operations were conducted in the area. The first operation lasted 1/2 hour and out of seven vehicles to pass through, one was charged with speeding. The second operation lasted one hour with five charges and four warnings being issued.

This playground area is on our regular schedule of patrols (Traffic Plan) and does not appear to warrant extra attention at this time as it is one of the quieter and better observed zones. I believe this covers request #3.

With respect to request #1, to make a "no parking zone" would limit parking for the park-playground users who may drive to the tennis courts.

Mrs. SEAVILLE's request for no overnight parking is not feasible as night parking would have no effect on the playground zone as it's operation is during daylight hours.

If parking were limited to two hours or parking meters the City would have to provide the appropriate personnel to patrol for parking violations and that would not - to the writer - be efficient or cost effective. There is no real parking problem at the present time. If after the present construction is completed, a problem does arise it could be looked at again.

  
(D.E. HALL) Cst.

Red Deer City Traffic Section

  
(T. NELSON) Sgt.

N.C.O. i/c Red Deer City Traffic

/clr

Red Deer City Clerk  
FORWARDED 90-07-16 for your information.

  
(R. RUSSELL) S/Sgt.

A. O. i/c Red Deer City Detachment

Canada



## **MEMORANDUM**

TO: Charlie Sevcik  
City Clerk

DATE: July 12, 1990

FROM: Gary Klassen  
Associate Planner

FILE: City 27.00

RE: C. Seaville - Traffic/Parking Concern

### **BACKGROUND**

Mrs. Seaville has expressed concern in regard to the traffic and parking situation along Holmes Street. The concern is that with recent and proposed residential development along Holmes Street, an expected increase in traffic and on-street parking will compromise safety in the area. Therefore, a request has been made to enact certain parking restrictions and for more rigorous enforcement of the 30 kilometre speed zone.

### **COMMENTS**

1. In 1976 and 1981 plans were approved for the properties along Holmes Street and the surrounding area. The original plans envisioned approximately 250 multi-family units along the north side of Holmes Street. The actual density of development, however, has been less than originally anticipated with one site being further subdivided for single family units and another site being developed as a church.
2. Holmes Street was designed as a collector roadway in order to facilitate traffic movement emanating from residential development to the south and to accommodate planned higher density development in the immediate area.
3. Recent and proposed developments have all met the requirements of the Land Use By-law in regard to off-street parking.
4. The monitoring of the speed limits is a matter which should be referred to the R.C.M.P.

Charlie Sevcik

July 13, 1990

## RECOMMENDATIONS

1. Mrs. Seaville states that she is anticipating a problem in regard to on-street parking with the completion of future multi-family developments along Holmes Street. This is possible, however, given that off-street parking requirements as outlined in the Land Use By-law have been met by existing and proposed development along Holmes Street, it may be premature to enact such restrictions. **We recommend that parking restrictions be considered after the completion of proposed multi-developments along Holmes Street and if an on-street parking problem is demonstrated.**
2. Given that Holmes Street is a collector roadway which will be handling additional traffic volumes with further development of the area, it is important that the 30 kilometre speed limit in the park area is enforced. **We recommend that Mrs. Seaville's concern in regard to the enforcement of speed limits be forwarded to the R.C.M.P.**

Yours truly

R. GARY KLASSEN, ACP, MCIP  
ASSOCIATE PLANNER

RGK/pim

c/c     Director of Community Services  
         Director of Engineering Services  
         By-laws and Inspections Manager  
         City Assessor  
         Fire Chief  
         R.C.M.P. Inspector

DATE: July 13, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: MRS. SEAVILLE

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FILE NO.

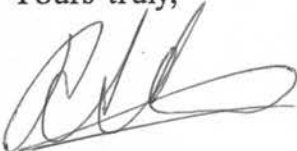
In response to your memo, regarding the above subject, we have the following comments for Council's consideration.

All of the multi-family projects adjacent to Holmes Street have enough on-site parking to satisfy the Land Use Bylaw. The most recent projects are a 50 unit multi-attached building development, which is not completed, and a 40-suite apartment building, for which no building permit has been issued. Therefore, at this time, we do not know if there will be an on-street parking problem.

If Council wishes to ensure that a problem doesn't occur, our feeling is that "No Parking" signs would be the best option. The Bylaw Department would enforce this during our usual working hours; however, after that it would be either the responsibility of the R.C.M.P. or go without enforcement.

The problem of speeding should be addressed by the R.C.M.P.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: July 13, 1990  
TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: HOLMES STREET TRAFFIC/PARKING CONCERNS

---

It is our understanding that this development has not been completed to date. Therefore we suggest that a wait and see approach be taken, and once the project is completed actions be taken if the concerns are found to exist.



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

WFL/AK/ngl

c.c.      Director of Engineering  
            Manager of Bylaws & Inspections  
            R.C.M.P. Inspector  
            Director of Community Services

DATE: July 11, 1990  
TO: City Clerk  
FROM: Fire Marshal  
RE: TRAFFIC PROBLEMS ON HOLMES STREET

This department has not encountered any problems with traffic or parked vehicles on Holmes Street between 52 Avenue and 31 Holmes Street as of this date.



Cliff Robson  
Fire Marshal

CR/kp

Commissioners' Comments:

We would concur with the recommendation that apart from the monitoring indicated by the Engineering Department, no action be taken at this time. When the traffic information is available and the construction is complete, this matter could be reviewed again.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

July 25, 1990

Mrs. Christine Seaville  
31 Holmes Street  
RED DEER, Alberta  
T4N 6R8

Dear Mrs. Seaville:

**RE: HOLMES STREET - TRAFFIC/PARKING CONCERNS**

Your letter of July 9, 1990 pertaining to the above matter was considered at the Council meeting of July 23, 1990. At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mrs. Christine Seaville dated July 9, 1990 re: traffic/parking concerns - Holmes Street, hereby agrees that no action be taken at this time relative to the concerns expressed by Mrs. Seaville, with the exception that the Engineering Department schedule a 7-day 24-hour count on Holmes Street to more accurately determine traffic volumes, and as recommended to Council July 23, 1990."

The decision of Council in this instance is submitted for your information, and I am also enclosing herewith all administrative comments which appeared on the July 23rd agenda (pages 157-164).

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

Sincerely,

C. SEVCIK

City Clerk

Enc.

c.c. Engineering Department Manager



RED DEER

*a delight  
to discover!*

DATE: July 25, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: CHRISTINE SEAVILLE -  
HOLMES STREET TRAFFIC & PARKING CONCERNS


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At the Council meeting of July 23, 1990 the following motion was passed in regard to the above noted matter.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mrs. Christine Seaville dated July 9, 1990 re: traffic/parking concerns - Holmes Street, hereby agrees that no action be taken at this time relative to the concerns expressed by Mrs. Seaville, with the exception that the Engineering Department schedule a 7-day 24-hour count on Holmes Street to more accurately determine traffic volumes, and as recommended to Council July 23, 1990."

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

Trusting that you will undertake the count as noted in the above resolution and that you will submit a further report back to Council in due course.



G. SEVCIK  
City Clerk

CS/jt

c.c. R.C.M.P. City Detachment  
Associate Planner, G. Klassen  
Bylaws & Inspections Manager  
City Assessor  
Fire Marshall



**BY-LAW NUMBER 3017/90**

**BEING A BY-LAW OF THE CITY OF RED DEER TO REGULATE AND  
CONTROL ALARM SYSTEMS AND TO REQUIRE PERMITS THEREFOR**

\*\*\*\*\*

WHEREAS Council for the City of Red Deer has the authority under Section 112 of the Municipal Government Act to enact by-laws for the peace, order and good government of the municipality and to promote the safety and welfare of its citizens;

AND WHEREAS it appears that there have been excessive numbers of false alarms requiring emergency responses from police and such unnecessary emergency responses pose a threat to the safety of policemen and members of the public by creating unnecessary hazards, and in addition result in unnecessary expense to the taxpayers of the City of Red Deer;

AND WHEREAS Council for the City of Red Deer deem it desirable and necessary in order to protect and preserve the safety and welfare of its citizens to regulate and control alarm systems so as to reduce such false alarms to a minimum;

NOW THEREFORE, COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, HEREBY ENACTS AS FOLLOWS:

1. This By-Law may be cited as "The Alarm By-Law".
2. In this By-law:
  - (a) "alarm signal" - means a telephone request for emergency police services;
  - (b) "alarm system" - includes a device or devices designed to activate an alarm signal but excludes a device that is installed in a vehicle;

- (c) "Chief of Police" means the Commanding Officer of the R.C.M.P.;
- (d) "City" - means the City of Red Deer, a municipal corporation in the Province of Alberta and, where the context so requires, means the area contained within the corporate boundaries of the said municipality;
- (e) "excessive false alarms" means three (3) or more false alarms in any 180 day period subsequent to the issue of an alarm permit;
- (f) "false alarm" - means an alarm signal which results in a response by the R.C.M.P. where unauthorized entry or police emergency does not exist.
- (g) "Licensing Officer" means the By-laws and Inspections Manager for the City or his designate;
- (h) "permit" - means an alarm system permit issued under this By-law;
- (i) "R.C.M.P." means the City detachment of the Royal Canadian Mounted Police providing policing services to and for the City.

#### REQUIREMENT TO HOLD A PERMIT

3. No person shall install, keep, use or permit the installation, keeping or use of an alarm system in any building unless he is the holder of a valid permit for each building containing such an alarm system.

#### POWERS AND DUTIES OF LICENSE OFFICER

4. Annually, the Licensing Officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee in the amount of \$30.00 which license shall be valid for the twelve months subsequent to its issue

5. The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permittees together with the details of all alarm system permits issued by him

or under his authority. A copy of all or part of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit.

6. An alarm system permit is not capable of being transferred.

#### REVOCATION OF PERMIT - EXCESS FALSE ALARMS

7. The Licensing Officer shall revoke an alarm system permit if the alarm system actuates excessive false alarms.

#### AUDIBLE ALARM SYSTEMS

8. Every person maintaining an alarm system which is accompanied by a sound when the alarm is activated shall:

- a) keep posted near the alarm system in such a position as to be legible from the exterior ground level adjacent to the premises where the alarm system is located a notice in a form approved by the Chief of Police containing such information as the Chief of Police may from time to time require.
- b) keep the Chief of Police informed by notice in writing of the names and telephone numbers of the persons to be contacted in the event that the alarm system is actuated and such persons shall:
  - (i) be available to receive telephone calls made in respect of the alarm system;
  - (ii) be capable of affording access to the premises where the alarm system is located; and
  - (iii) attend at the premises where the alarm system is located within twenty (20) minutes of being requested to do so by a member of the R.C.M.P.;
  - (iv) no person shall install, maintain or use an alarm system which is accompanied by a sound which is capable of being sounded continuously for

a period of greater than fifteen (15) minutes after each activation.

9. A person who contravenes a provision of Section 8 is guilty of a breach of this By-law and an offence in respect of such contravention, however Section 8(a) of this By-law does not apply to an alarm system installed in a private dwelling house.

#### REVOCATION OF PERMIT

10. The Licensing Officer shall revoke any alarm system permit if the permittee has contravened any of the provisions of this By-Law.

11. The Licensing Officer may revoke an alarm system permit where the alarm system ceases to be actively used and there is no further need for a permit. Where an alarm system permit is revoked in error, the Licensing Officer shall re-instate such permit without fee or charge.

#### NOTIFICATION OF REVOCATION

12. When the Licensing Officer revokes a permit, he shall notify the permittee of such revocation by notice in writing delivered to such person, or mailed to such person by registered mail addressed to his last known address.

#### REINSTATEMENT OF PERMIT

13. Where a permit has been revoked, the Licensing Officer shall reinstate such permit on application by the permittee and on payment by the permittee of a fee of \$200.00.

#### MONITORING OF ALARM SYSTEM

14. A person who monitors a monitored alarm system and who informs any member of the R.C.M.P. that the monitored alarm system has been actuated, shall cause a person capable of affording access to the premises where the monitored alarm system is located to attend at such premises within twenty (20) minutes of so informing such member of the R.C.M.P. of the actuation.

15. Except as provided in section 14, no person shall use, maintain or install, or permit the use, maintenance or installation of any alarm system which is designed to transmit a message to any telephone number assigned to the R.C.M.P.

#### OFFENCES AND PENALTIES

16. Any person who installs, keeps, uses or permits the installation, keeping or use of an alarm system without being the holder of a valid permit for such alarm system is guilty of an offence and shall be liable upon conviction to a penalty of \$500.00.

17. Any person who breaches any provision of this by-law shall be guilty of an offence and where no specific penalty is provided herein shall be liable upon conviction to a penalty of \$500.00 for each offence.

#### VIOLATION TICKETS

18. Any person who contravenes any of the provisions of this By-Law shall be in breach of this By-Law and may be issued a violation ticket in the form prescribed by the Provincial Offences Procedures Act, requiring payment of a penalty therefore in the sum of \$500.00.

19. If at any time after the expiry of 15 days from the date of service of the violation ticket, and up to but excluding the 7 days prior to the return date on any summons forming part of such ticket, the person tenders payment of the full amount of the specified penalty, a person authorized to receive such payment shall accept it in lieu of prosecution.

20. If the person upon whom a violation ticket is served fails to pay the required sum within the time herein limited, the provisions for acceptance of payment do not apply. Such person shall be liable on summary conviction to pay a minimum fine equal to the penalty stated in the offence ticket, plus Court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding thirty (30) days.

21. Should any provision of this By-law be found void or unenforceable then it is the express intention of Council for the City that such void or unenforceable sections be severed

from this By-law and the balance remain in full force and effect.

COMING INTO FORCE

22. This By-Law shall come into force ninety (90) days after receiving third reading.

23. By-law 2751/82 is hereby repealed effective ninety (90) days following third reading.

READ A FIRST TIME THIS 11 DAY OF June, A.D. 1990.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1990.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1990.

CITY OF RED DEER

Per: \_\_\_\_\_  
MAYOR

Per: \_\_\_\_\_  
CITY CLERK

BYLAW NO. 2672/T-90

BEING A BYLAW TO AMEND BYLAW NO. 2672/80, THE LAND USE BYLAW OF THE CITY OF RED DEER.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) Clause 2.2.5.2(c)(IV) be deleted and that there will be substituted in its place and stead, the following

2.2.5.2(c)(IV) "The number and location of proposed entrances and exits to and from the development shall be subject to approval by the Director of Engineering Services, pursuant to section 92.1 of the City of Red Deer Traffic Bylaw No.2800/82."

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D., 1990

READ A SECOND TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D., 1990

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL,  
this \_\_\_\_ day of \_\_\_\_\_ A.D., 1990

\_\_\_\_\_  
MAYOR

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

BYLAW 2672/S-90

Being a Bylaw to amend Bylaw 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 14/90, attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1990

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1990

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this      day  
of      A.D. 1990.

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MAYOR

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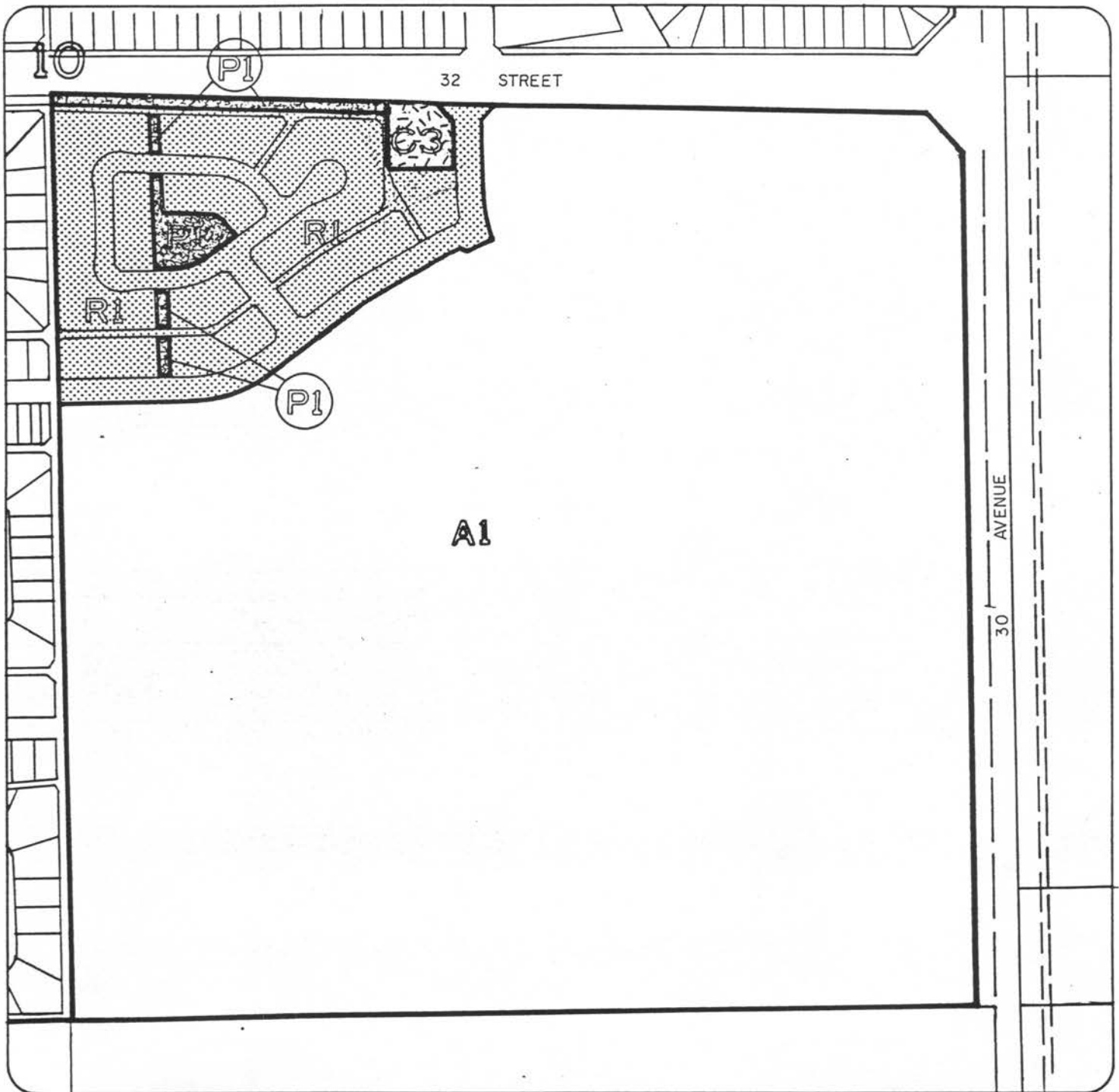
CITY CLERK



# City of Red Deer --- Land Use Bylaw


## Land Use Districts

**J6**



### Revisions :

MAP NO. 14/90  
(BYLAW No. 2672 / S-90)

Change from **A1** to **R1** , **P1** ,  
& **C3** .

BYLAW 2439/C-90

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Being a Bylaw to amend the Building Permit Bylaw 2439/74

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

1. Bylaw 2439/74 as amended, is hereby further amended as to page 1 of Schedule "B" by adding under the heading "Residential" the words and figures - "Attached Garage .... 150";
2. This Bylaw shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this                      day of JULY, 1990.

READ A SECOND TIME IN OPEN COUNCIL this                      day of JULY, 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of JULY, 1990.

---

MAYOR

---

CITY CLERK

BYLAW NO. 2800/D-90

BEING a Bylaw to amend the Traffic Bylaw No. 2800/82

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

Bylaw No. 2800/82, being the Traffic Bylaw, is hereby amended as follows:

1. New Section 18.2 is added as follows:

"18.2 No person shall operate a skateboard on any City sidewalk on which the operation of a bicycle is prohibited."

2. Schedule I, by adding thereto the following:

"Section 18.2 Riding a skateboard upon a sidewalk where prohibited by a sign."

3. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1990

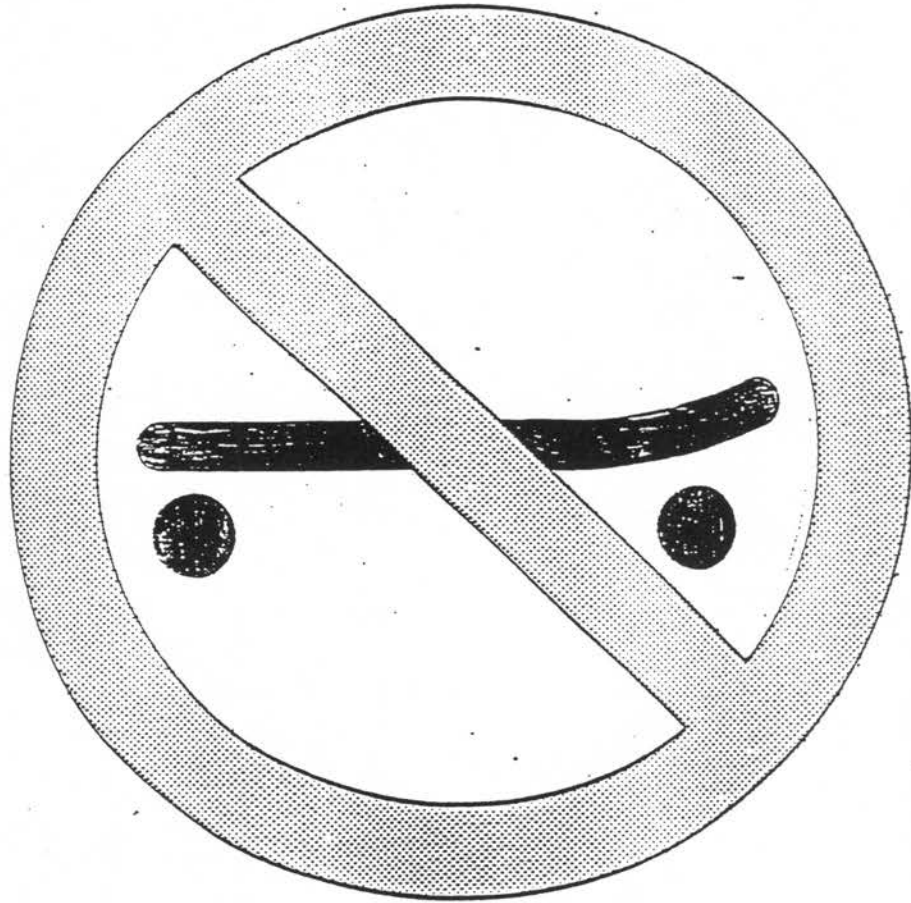
READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1990

\_\_\_\_\_  
MAYOR

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

# SKATEBOARDING PROHIBITED SYMBOL



DIMENSIONS (cm)	76X76	COLOUR		
		BACKGROUND	BORDER	MESSAGE / SYMBOL
SECTION REFERENCE				
ENLARGEMENT FACTOR				BLACK / RED

BY-LAW NO. 3016/90  
OF THE CITY OF RED DEER  
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of Phase II of the Major Continuous Corridor.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing Phase II of the Major Continuous Corridor.

AND WHEREAS plans, specifications and estimates for such work have been made by the Director of Engineering Services, whereby the total cost of the said project is \$20,159,300.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta Grant	\$14,146,370.00
2. Interest earnings on Provincial Grant Funds	\$ 1,899,000.00
3. Revenue from the sale of surplus land and land rentals.	\$ 1,172,000.00
4. Surplus debenture borrowings from The Fourth River Bridge.	\$ 819,059.24

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$2,122,870.76 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of ten (10) years in annual instalments, with interest not exceeding fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$1,368,146,920.00.

AND WHEREAS the amount of the existing debenture debt of the City at June 2, 1990, is \$63,190,653.88, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is twenty years.

AND WHEREAS approval of the Director of Standards and Approvals, Department of Environment, for the proposal as required by the Clean Water Act, or regulations thereto, has been obtained under Permit No. .

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

1. The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of Phase II of the Major Continuous Corridor as may be necessary.
2. That for the purpose aforesaid, the sum of Two Million, One hundred and Twenty Two Thousand, Eight Hundred and Seventy DOLLARS and Seventy Six Cents (\$2,122,870.76) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$2,122,870.76 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Two Million, One Hundred and Twenty Two Thousand, Eight Hundred and Seventy DOLLARS and Seventy Six Cents (\$2,122,870.76), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of ten (10) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of The City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.

8. The said debentures shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of The City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This by-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      , 1990.

READ A SECOND TIME IN OPEN COUNCIL this            day of            , 1990.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED this day of  
 , 1990.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK



RESOLUTION TO USE SURPLUS DEBENTURE FUNDS  
SECTION 394 - THE MUNICIPAL GOVERNMENT ACT

WHEREAS pursuant to By-law No 2891/86 of The City of Red Deer, in the Province of Alberta, passed on the 12th day of May, 1986, the said City was authorized to borrow by way of debenture the sum of \$4,250,000.00;

AND WHEREAS the aforesaid By-law No. 2891/86 was approved by Board Order No. 17794 of the Local Authorities board, dated the 23rd day of May, 1986;

AND WHEREAS the aforesaid debenture was sold and the said City received the sum of \$3,210,000.00 as proceeds of the said sale;

AND WHEREAS the project described in the aforesaid By-law No. 2891/86 was completed by the City at a cost of \$12,057,348.43, which was paid from debenture funds in the amount of \$2,390,940.76, and paid by grants in the amount of \$9,497,735.91 and funds from our sources in the amount of \$168,671.76 leaving an unexpended balance of \$819,059.24;

AND WHEREAS the said City now desires to use the aforesaid unexpended debenture funds in the amount of \$819,059.24 for the purpose of funding Phase II of the Major Continuous Corridor;

NOW THEREFORE, THE CITY OF RED DEER HEREBY RESOLVES THAT:

1. The surplus debenture funds described above and in the amount of \$819,059.24 be expended on the following project and in the following amount:
  - a) Phase II of the Major Continuous Corridor \$ 819,059.24
2. Application be made to the Local Authorities Board for the required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

\_\_\_\_\_  
MAYOR

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



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

Dear Mr. Strader:

Re: 10 Gordon Street,  
Lot 17, Block 8, Plan 792-2367.

Regarding your letter of July 4, 1990, in reference to Peter Holoway's letter of June 13, 1990, our reply is as follows:-

We ask that City Council consider rezoning the above listed property for the following reasons:-

We expressly purchased this house in 1987 with the purpose of housing a family member who was ill at the time. The basement suite which existed then was ideal for this purpose. The two front doors were also in place at that time, and since date of purchase we have made NO structural changes to the home.

When the family member, as mentioned above, passed away and after a grieving period, we then rented out the suite as had been done in the past to the recollection of neighbors who have lived in the area for a number of years.

Gordon Street presently has 8 duplexes on it, one being right across from our home.

Further reasons as follows:-

The front of the home has off-street parking for six vehicles, and has been that way since day one.

We attach a Real Estate listing dated March 25, 1987, showing two front doors and subsequently mentioning a two bedroom suite with seperate entrance which is fully contained. It also mentions the tenants would be staying until August 1, 1986. You will note this listing was made out April 1st of 1986, prior to our purchase of the home.

Upon discussing this with neighbors they advised to their recollection the house has always had two doors, one neighbor being Mr. Tony Marks who has lived right across the street since 1982 when area was first being developed.

The CMHC mortgage we hold was approved with two front doors and a suite.

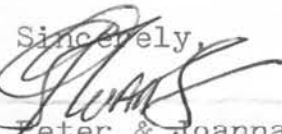
In summary, we feel the area is already a high density district in part due to the amount of duplexes on Gordon Street as mentioned above.

We have rented suite as a first class accomodation to couples only, with no children or pets.

We would not have even considered purchasing this home had we not been led to believe it was a suited residence, as you will note by the attached Real Estate listings.

We shall await your further advice or queries,

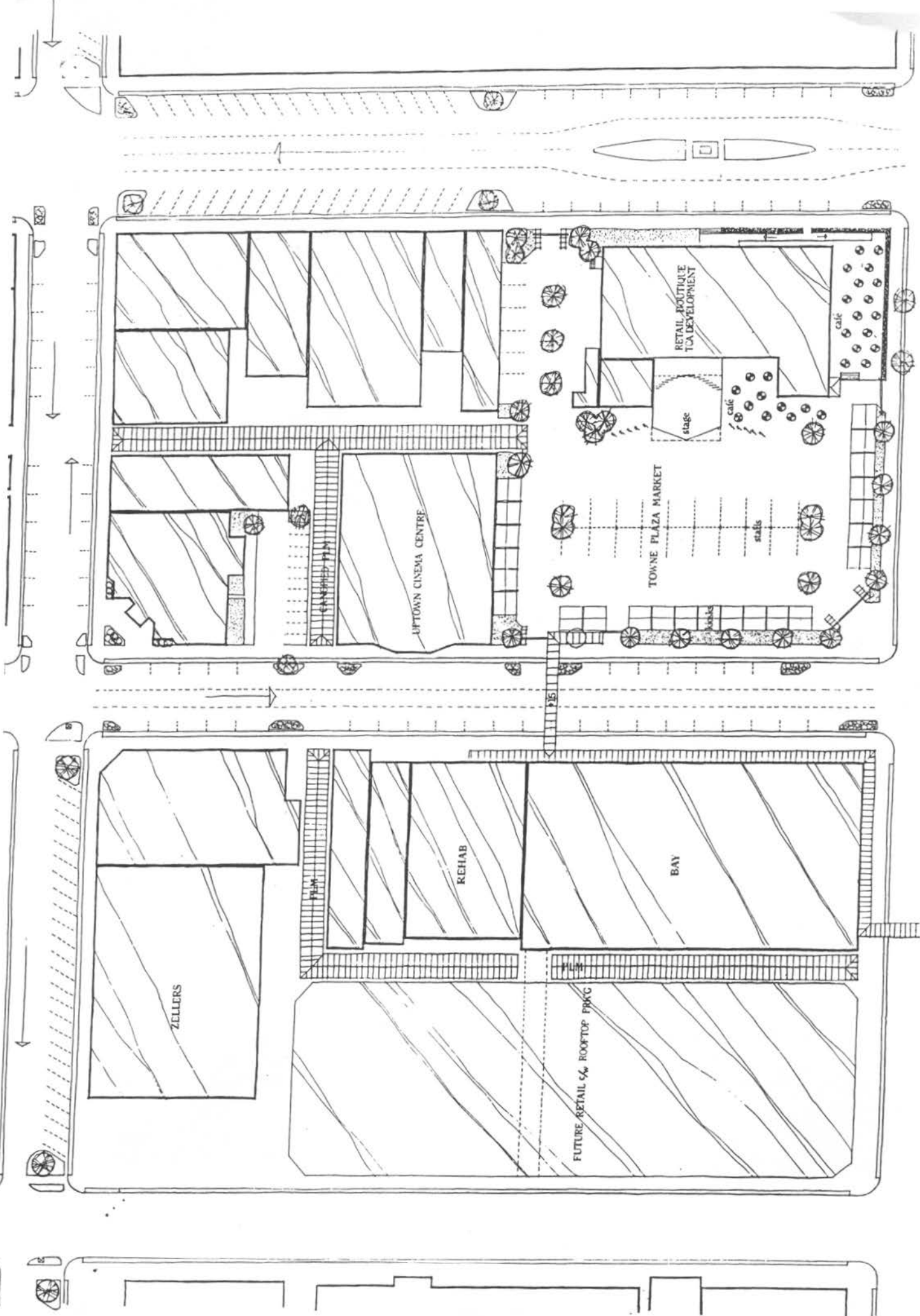
Sincerely,



Peter & Joanna Watts.  
10 Gordon Street, Red Deer, Alta T4P 2L7.  
(encl)

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:00 P.M.
DATE	90/07/11
BY	EL





MEMORANDUM

NOTE DE SERVICE

To  
A

OFFICER IN CHARGE  
RED DEER CITY DETACHMENT

From  
De

N.C.O. I/C COMMUNITY POLICING &  
VICTIMS' SERVICES

Subject  
Objet

RESPONSE TO LETTER RE: ALARM BYLAW  
CITY OF RED DEER 90-07-13

Security Classification - Classification de sécurité

Our File - Notre référence

Your File - Votre référence

Date 90-07-17

Attached is a copy of a letter received by the City Clerk from G.M. KISH and L. KISH, regarding the proposed false alarm by-law, and expressing their concern over the \$30 annual licence fee for residential systems.

The figure of \$30 was suggested by the City Bylaw Department after calculating the total number of alarm systems to be licenced and the number of staff required to implement the program, keeping in mind the City's philosophy of "user pays".

The writer has no problem with a two-tiered fee structure, where a business would pay \$30/year for a licence, and a private resident need pay only \$5 or \$10. Should the permit be revoked, however, I strongly suggest that the reinstatement fee remain at \$200 for all types of systems.

(P.A. KURZ), Cst  
Acting i/c Community Policing & Victims' Services Section

C. CEVCIK  
City Clerk

Forwarded 90 07 17 for your information.

(R.RUSSELL)S/Sgt.  
A.O.i/c Red Deer City Detachment

/clr

## Dear Members of Council

I am the owner of a Touch of Class. I purchased this company in Jan of 89. In March of 89 City Hall contacted me regarding a license fee of \$5000.00. This I paid and was given a copy of Bylaw 2794/82. By laws I was expected to follow.

Before my purchase of the license fee I asked Mr. McCulley about the remaining agencies. My concern was that the others had never to my knowledge paid for or obtained a license.

I was assured these places would be promptly shut down, within a few weeks. They had been billed!

A few weeks passed the Competition was still open 7 days a week, almost 24 hrs a day.

I called City Hall again & was quickly passed along to Joyce Boone & Peter Halloway.

To Make a year long story shorter. I and my concerns were passed from Joyce to Peter, Peter to Joyce, Joyce to Mr McCulley etc. etc. and so on & so on.

No one would give me a straight answer as to why the others were still open themselves not their ladies licensed. While I paid \$5000.00 + my ladies paid \$300.00 per

Bill much less than years they'd been open. I'm thinking the likes on me.



Now Summer is passing. Through God only knows how many umpteen calls to City Hall I learn City Hall decides "it's not their department." OR (it's not their problem). This is the police departments problem + the matter has been thrown in their laps. But their imprompt reply to my dilemma was "it's not in their contracts." No one wants to deal with my concerns mean while the weeks pass.

Fall is upon us now, MR Riebeck is now dealing with my phone calls. City Hall is very tired of not being able to answer my questions & would rather just brush off me & my complaint to someone else.

Weeks are still passing. All the while ~~for~~ being told "its under investigation" that's my personal favorite. Lets not forget "its not my department" OR "we're looking into it" Classics aren't they?

Winter is upon us, the snow is gently falling to the ground in whispers.

My competitors are <sup>never</sup> laughing at me because they've <sup>never</sup> seen a Bill much less paid one, all the years they'd been open. I'm thinking the jokes on me.

The other businesses are still open 7 days a week, almost 24 hrs a day. unlicensed. Am still being told "Call back in a week", "Call back in 10 days", "its not my department."

Now the years end is almost upon us. Charges have finally been laid, the competitors are going to court.

Happy New Year to me!

My concerns are why charge me \$5000.00 for a license when no one else is? & no one has any intension of Billing the others. Let alone making an effort to collect it.

When city Hall wanted their money, I received letter after letter, phone call after phone call, until it was paid in full. No one seemed to be able to wait for it, I owed them money & they wanted it now or I'd be shut down immediately.

Its funny that after I paid \$5000.00 City hall didn't go after the others with such vigor + determination. They would have had an extra \$10,000.00 in their pockets. I guess they didn't need it.

But instead "its not their department"

(4)

Was it ~~not~~ their dept. b/c no one actually wanted to deal with this issue?

Was it re-election time, nobody wanting to rock the boat?

Was my \$5000<sup>00</sup> somehow worth more than the others? Assuming they'd paid of course.

Why was no one willing to Deal with my problem? or to give me a straight answer.

Why is touch of Class the only agency that has paid the City Fee for years on end, yet the others, when it comes time for them to pay City Hall turns its head, or looks the other way.

Is it really "Not our department"  
or are they "really looking into it"  
why? why? why?

On the next few pages I'll show you some By-laws from your book written By you that were Blatently not enforced & only ignored.

By Law 2794/82

The Dating + Escort Service By law

These By-Laws are clearly written and state:

#4 No person shall operate a dating + escort service without first obtaining + there after being the holder of a valid subsisting license issued by the license Inspector pursuant to the provisions of this by-law.

I did this, my competitor did Not!  
My competitors werent flooded by calls + letters saying they owed a dime never mind \$5000.00!

#5(b) In addition to the requirements set forth in Sect. 5 every applicant for a dating + Escort Service license shall obtain a valid Development permit from the City.

I did this, the others DID Not!  
at one point City Hall didnt even seem to know where the others lived never mind where their offices were located!

#26 under general states:

Every person who operates a dating and refused to take an add from a licensed



(6)

#26  
Cont.

Escort Service shall operate that business from the address which is specified in the license issued + shall remain open during the hours from 4:00pm until 2:00 AM on the succeeding day other than Sunday

I do this, the others don't

The reason City Hall didn't know where the others lived was B/c the others didn't have to buy a license! I must follow the by-laws  
'they're open 7 days a week almost 24 hrs a day'

(1)  
#58) No person shall act as a date or Escort without first obtaining + then after being the holder of a valid subsisting license issued by the license Inspector pursuant to the provisions of this by law

The Ladies who work here

DID THIS

my competitors DID NOT  
they only laughed harder!

\* and the police know as well as I do that the owner was not the only girl working as she claimed in court.

### Contravention of the Bif-Law

#33 where an offense is for Non payment of a required license fee the presiding judge may require that the license fee be paid in addition to any fine imposed

Question; why should I pay \$5000.00 per year when a Judge will only slap the others with a \$1000.00 fine, which was the case earlier this year?

Its cheaper for them to be charged & go to court than to pay city hall's license fee. Plus they get free publicity from the paper which otherwise refused to take an ad from a licensed agency! That makes sense!

8  
But if I were to do the Same  
thing as the competitors. I'd put  
money on the fact that I'd Be  
made an example of.

A) I've been making City Hall deal  
with something they'd Rather  
ignore + push under the Rug since  
this started last year.

B) Also % City Hall would be short  
yet another license Fee. Then  
as sure as the Sun comes up  
every morning Someone would  
make my life miserable.  
I'd receive letter after letter.  
Call after call.  
Then I'd be Promptly shut down!  
The whole town would know about  
it. I Bet you your seats on  
council, on Right!  
I'd Be made an example of!  
City Hall would Not Ignore the  
Fact I NEVER Paid!

Then it would Be "everyones Department"

I've spoken to the previous owner,  
he tells me for the 3-4 yrs he owned  
T.O.C. he was also the only one to  
pay the \$5000.00. He also got the  
same reply to the same grievances.

This was only after he received a  
phone call telling him he owned all  
the C.O.s in town. When he informed City Hall

9  
That they were wrong, & raised questions about the Rest being shut down, He too heard those famous words "its under investigation." Famous words he heard for 4 years. Now this will be year No. 2 for me.

Can you not do something? Isn't this what City Hall people are paid to do? No one wants to take some action "its not their Department"

The By-laws are an agreement between the city & the business community. Are they Not?

We pay the business fees with the understanding that you will indeed do more than just collect money from us.

We believe you will indeed stand behind your written words & quickly enforce the laws for those who break them.

The By-laws you wrote & expected me to follow, I did to the best of my ability. I also enforced your laws with my employees.

But City Hall reneged & broke their part of the agreement when for an entire year Blatently chose not to enforce their own laws. Not wanting to deal with the problem, hoping it would just go away, hoping I'd leave this issue alone.



10  
So this breach of a verbal contract brings me in front of your council.

The By-laws were not enforced to all, only to myself obviously.

So since the agreement was broken by City Hall (from lack of enforcement) I would like a refund of my license fee.

Since my competitors proved to myself & to City Hall that there is no reason to obey the laws, b/c they're not enforced properly anyways.

B) Or you could shut the others down as originally stated By City Hall March of last year & credit me for 1990.

C) You could reimburse me \$4000.00 since the others only payed \$1000.00 for 89-90. Just charge me \$1000.00 b/c that's what they paid. Obviously I need not pay \$5000.00 when they pay only \$1000.00.

If the laws apply to everyone then ok, But I paid \$5000.00 for nothing. The competition proved this & City Hall backed it up by Not enforcing the laws as promised.

The By-laws you wrote, But Never enforced. This is a breach of a verbal agreement, on city Halls part.

(11)

I won't pay \$5000.00 so everyone else can operate for free. Maybe this year one of the others can pay for me.

Thank you for your time

The solution to this problem is  
Long over DNE

I'll be waiting for your replies

Yours Truly  
Cleo

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:15 PM
DATE	90/07/21
BY	KK

T.O.C.

Cleo Brenzen  
347-8964 #4- 4017 Ross St.

# False alarm bylaw drafted

By ADRIENNE TANNER  
of The Advocate

City police rush to answer false alarms on an average of three times a day.

At best, false alarms are an annoyance to the city's already over-worked police force, said Const. Irving Kurz.

And at worst, they put the public at risk.

"Alarms are treated as the real thing — the police drive using their emergency equipment which increases the risk of an accident."

Red Deer's last alarm bylaw was struck down by a court ruling several years ago, leaving the city without any legislation.

Since then, the number of false alarms has risen steadily.

City police responded to 1,235 false alarms in 1989 — up 23 per cent from the year before, Const. Kurz said.

In an attempt to quell the problem, Red Deer's policing committee has drafted a no-nonsense bylaw which will impose strict penalties on habitual offenders.

The bylaw will require all alarm holders to buy a \$30 permit that must be renewed every year.

Alarm holders who rack up three or more false alarms resulting in a police response over a six-month period will have their permits yanked.

Those holders will have to pay \$200 to have their permits reinstated.

A hefty \$500 fine will be charged to people caught operating an alarm system without a permit.

Almost all false alarms are caused by human error, said Const. Kurz.

"The private residences aren't as big a problem as businesses are, but then there are a lot more businesses with alarms."

Const. Kurz said police hope the new bylaw will reduce the number of false alarms.

While all agree something had to be done to stop the number of false alarms, some companies think a monetary penalty is not the way to go.

The police, not the city, should be handling the problem, said the president of one alarm company.

Edmonton police slow their response time for locations registering too many false alarms, Protech Industries president Ron Taylor said.

People buy security systems to protect their property. When they realize the police may not respond as quickly they tend to be more careful when setting their alarms, he said.

Bob Payette, owner of Canlock Security Systems, said conscientious companies that train their clients how to use alarm systems won't be hurt by the \$200 penalty because they have few false alarms.

But every company will feel the effects of the \$30 permit which combined with the goods and services tax will make owning a security system more expensive, he said.

George Reid, the general manager of ACME Protection Service, said the \$200 penalty is too steep.

Many businesses require alarm systems to meet insurance requirements, he said.

City council will listen to public opinion about the proposed bylaw on July 23 before putting it to a final vote.