

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, MARCH 20th, 1978 commencing
at 4:30 p.m.

- 1) Confirmation of March 6th, 1978 minutes.

*** Public Hearing ***

A public hearing will be held at 7 p.m. in respect of
Zoning Bylaw Amendments 2011/D-78 and 2011/E-78.
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UNFINISHED BUSINESSNO. 1

March 8, 1978.

TO: Council

FROM: City Clerk

Re: Capri Centre

The following correspondence and reports appeared upon the March 6th Council Agenda and were tabled by Council at that time to enable a representative of the Capri Centre to appear personally before Council.

It is our understanding that the Capri Centre will have a representative present at the March 20th meeting of Council.

R. Stollings
City Clerk

RS/ds
Encl.

Capri Centre

FACT SHEET
NUMBER

1

for organizers of meetings,
conventions and banquets

February 28, 1978

R. Stollings
The City of Red Deer
Red Deer, Alberta
T4N 3T4

Dear Mr. Stollings;

Further to our telephone conversation of today I would like to apply for an extension of the Zoning by-law C.5 to include the following:
"A real estate office to be located on the main floor of the Capri Centre."

I would like to apologize for any inconvenience this may have caused you as it was an oversight on my part.

Thanking you in advance for your attention to this matter.

Sincerely yours,



A. R. Pasutto
Managing Director

ARP/apz

Received
6.6.97/98
15

3.
DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 13:00

March 1st, 1978

R. Stollings, City Clerk
City of Red Deer
RED DEER, Alberta

Dear Sir:

RE: Capri Centre

The Capri Centre has requested that Zoning Bylaw 2011 be amended to permit a real estate office on the main floor of Capri Centre.

Office uses in a C.5 Highway Zone are not mutual compatible with other uses found in this zone. The C.5 zone is designed for those uses that require exposure to a major transportation route. The gradual demise of this zone by allowing uses that do not require a high degree of visibility and accessibility only leads to strip commercial development. Legitimate highway businesses are then forced to locate elsewhere, usually further out, thereby augmenting the problems of strip development.

We recommend that the zoning amendment as requested be denied.

Yours truly,



Monte Christensen
ASSOCIATE PLANNER
City Section

/lt

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioner's Comments

I concur fully with the comments of the Planners and recommend Council deny this application. Uses of this nature in our C.5/I-1 zones further erode the principle of grouping similar commercial activities in appropriate areas.

Council should be aware that in December of 1976 another Real Estate Co. was found to be operating without approval in Northlands Industrial Park after many letters from the City and finally the City Solicitor.

The City took this company to Court and on July 22, 1977 was awarded an injunction giving the Realtor until Sept. 6/77 to cease operations and find a correctly zoned location.

There would appear to be no difference between this application and the one cited above.

Recommend Council deny this application.

"M.C. DAY"

City Commissioner

NO. 2

March 10, 1978

TO: COUNCIL
FROM: CITY CLERK

Re: Archives Committee By-law

In accordance with the decision of Council March 6, 1978 an amendment to the Archives Committee By-law has been prepared, which removes the requirement for a member of Council to serve on the Archives Committee.

The amendment is attached to this agenda as By-law No. 2172/B-78.

Respectfully submitted,

R. STOLLINGS,
City Clerk

RS/dk

March 8, 1978

NO. 3

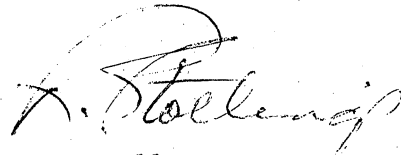
TO: COUNCIL
FROM: CITY CLERK

Re: Snell & Oslund Surveys Ltd.

The information following appeared upon the March 6th, 1978 Council Agenda at which time a resolution was passed as noted hereunder.

"RESOLVED that Council of the City of Red Deer having considered application by G. Oslund on behalf of the Knights of Columbus to rezone Block Z, Plan 2376 A.I., northeast quarter of Section 20-38-27-4 to enable the said property to be used for Clubhouse purposed and Social Functions engaged in by the Knights of Columbus hereby concur with the recommendations of the Senior Planner as submitted to Council March 6, 1978, and authorize preparation of an appropriate Zoning Bylaw amendment for Council's future consideration, but that same not be finalized until all conditions outlined have been met and as recommended to Council March 6, 1978."

Following further discussion a motion to reconsider was brought forward and was carried by Council. However, before giving further consideration to this item a motion to table the topic for a period of two weeks was introduced and passed by Council. We therefore bring this matter before Council for their further examination at this meeting.



R. Stollings
City Clerk

RS/dk

Commissioners' Comments

The applicants have advised verbally that they are preparing a revised plan, following discussions with the Planning Commission, and same will not be available until the April 3rd meeting of Council. We, therefore, recommend this item be tabled for a further 2 weeks period.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

March 15, 1978

NO. 4

TO: COUNCIL
FROM: CITY CLERK

Re: Property Located West of Gaetz Avenue and
North of 60th Street

Some time ago Toole and Cote Real Estate Limited made application to Council for permission to develop apartment complexes on the properties located immediately west of Gaetz Avenue and north of 60th Street. Involved in the overall complex was an exchange of the lane area for lands currently utilized for residential development to enable the City to provide an off-ramp turn onto 60th Street from Gaetz Avenue at some future date.

The plans and rezoning have been processed through the public hearing stage and in fact the rezoning by-law has received second reading by Council. Third reading was withheld until the developer had provided an overall replot scheme of the area involved and had obtained signatures of all property owners. The replot scheme has now been prepared and it is now necessary for Council to pass a resolution authorizing approving and adopting a replotting scheme.

A plan of the area in question and an appropriate resolution will be available for Council consideration March 20th, 1978.

R. STOLLINGS
City Clerk

RS/dk

Commissioners' Comments

It would also be in order for Council to give third reading to the rezoning bylaw to finally rezone this site for multiple family use.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

March 15, 1978

TO: COUNCIL

FROM: CITY CLERK

Re: Petition From Residents of Eastview Area
Against Tri-plexes or Apartments

At the meeting of Council February 20, 1978 the following resolution was introduced and passed by Council:

"RESOLVED that Council of The City of Red Deer having considered petition from residents in the Eastview area requesting that tri-plexes or apartments be not allowed in the area between 38th and 39th Avenues and between 44th Street and 46th Street, hereby agree to the aforesaid request in principle and authorize preparation of an amendment to the Zoning Bylaw to provide accordingly for Council's future consideration.

In accordance with the above resolution the Red Deer Regional Planning Commission have prepared a draft amendment to the Zoning Bylaw and same is attached hereto as Bylaw No. 2011/G78.

Council will observe that certain sites have been excluded from the restrictions being imposed for this Bylaw and the reason for exclusion of the sites is that apartments presently exist on such sites.

The above is submitted for the information of Council.

R. STOLLINGS
City Clerk

RS/dk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

RED DEER, ALBERTA
T4N 5Y5

TELEPHONE: 343-3394

FILE No.

March 2, 1978

Mr. R. Stollings
City Clerk
City of Red Deer

Dear Sir:

Re: Blocks 24,27, Plan 5555 A.F.

Further to Council's resolution of February 20, 1978 regarding a zoning amendment for the above area I attach a draft amending by-law.

The by-law amendment prohibits triplexes and apartments between 38th and 39th Avenue and between 44th Street and 46th Street, except for existing ones.

Would those people receiving a copy of this draft amendment please review it. If for some reason you feel that it should not be submitted to Council in this form please advise the City Clerk.

Yours truly,



M. Christensen
Associate Planner

cc: City Solicitor
Acting Development Officer

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

March 13, 1978.

Mr. D. Wilson, A.A.M.A.,
City Assessor,
City Hall,
Red Deer, Alberta.

Dear Sir:

Re: West Park Extension
North of 43rd St. and East of 60th Ave.

At the City Council meeting of March 1, 1978, some council members inquired as to the possibility of providing a site for apartment and mobile home lots on the above subdivision.

A few years ago, when the whole area was designed, the intent was to create, on the city section, a number of semi-premium view lots with a scenic drive similar to Spruce Drive. The privately owned section (Cronquist land) was the first stage and the west side is the second stage of this subdivision development.

We feel our design is the continuation of the existing single family housing and is in line with the type of housing to the east/south and the country residences to the west.

We would recommend that City Council approve the single family design as indicated on the attached sheet so that these lots may be made available as soon as possible.

Yours truly,



Djamshid Rouhi, M.C.I.P.
Senior Planner,
City Section.

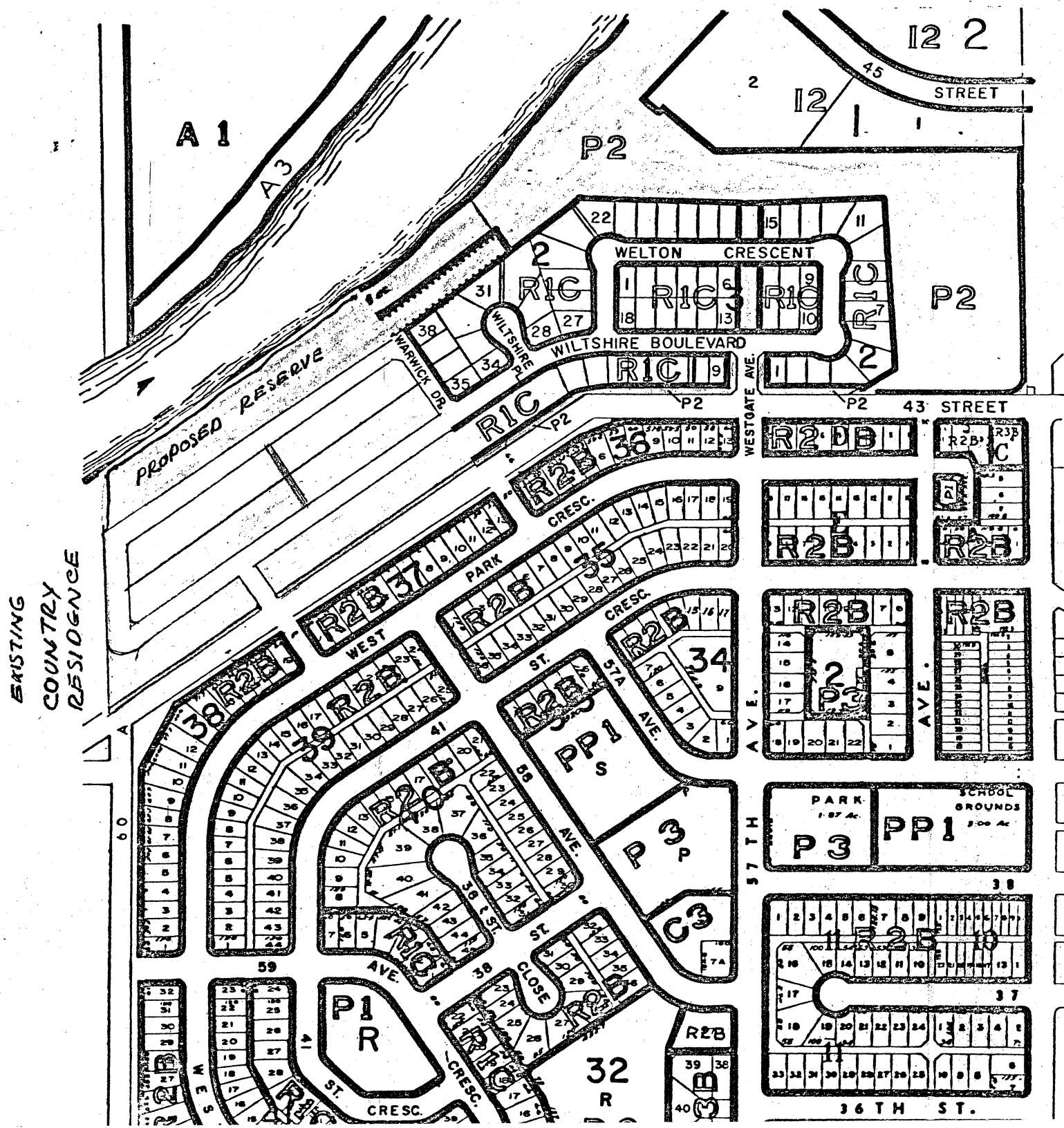
DR:mn
Encl.

cc: City Engineer.
Building Inspector.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Prepared by R.D.D.P.C.



March 15, 1978


TO: City Council
FROM: City Assessor

RE: West Park Extension
North of 43 Street and East of 60 Avenue

Further to our report of March 1, 1978, and the suggestion of some members of Council that consideration be given to providing a multiple family site and lots for mobile homes in this area, may I submit the following.

The design and characteristics of the proposed area would not blend with the existing development which was architecturally controlled. As you are aware the street facing the river will be of a high value and would therefore, warrant expensive homes. In my opinion, it would be detrimental to the value of the existing and proposed properties to alter the scheme as presented.

In this regards all the agreements that have been signed were done so on the basis of single family residential development.



D. J. Wilson, A.M.A.A.

Commissioners' Comments

We concur with the views of the Planning Commission and the Assessor, and recommend Council agree to same.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

March 10, 1978

TO: COUNCIL

FROM: CITY CLERK

Re: Notice of Motion - Third River Bridge

At the meeting of Council March 6, 1978, Council requested copies of all correspondence between the City of Red Deer and the Provincial Department of Transportation, over the past six months and pertaining to a third river bridge.

Correspondence from August 30, 1977 to date is attached hereto, for the information of Council.

R. STOLLINGS
City Clerk

RS/dk

Attachments

Commissioners' Comments

The material referred to has been prepared as an attachment to the agenda.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

REPORTS

File No. R-8760

March 14, 1978

NO. 1TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: Arena Renovations

Five tenders were received for the alterations and renovations to the Red Deer Arena, they were as follows:

- | | |
|--|--------------|
| 1. W. R. Sandquist Construction | \$297,860.00 |
| 2. Argus Installations Ltd.
Calgary | 314,462.00 |
| 3. A. Grieb Construction Co. Ltd. | 331,226.00 |
| 4. J. D. Bond Construction Group
Ltd., Edmonton | 336,400.00 |
| 5. Zodiac Construction Ltd.
Calgary | 349,987.00 |

Mr. John Murray, Architect has examined these tenders and found them all to be in order and having met with the low bidder, W. R. Sandquist Construction, he has informed us that this firm is prepared to commence work on the project site within seven days of acceptance and substantially complete all of the work in the contract within 16 weeks. The low bid is substantially overbudget and therefore the Architect and the Recreation Superintendent met with Mr. Sandquist to determine whether or not there are items that might be deleted or modifications made. These changes have been reviewed by the Recreation Board and the following accepted:

1. Omit plaster to walls and ceiling in room 109.
2. Omit frame partitions and drywall to room 108.
3. Omit drywall to arch in room 201 and 159.
4. Omit drywall to area 126

Total drywall credit	\$1,510.00
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5. Omit labour costs to install new hardware to existing doors. 640.00

- 2 -

6. Reduce hardware contingency sum to
\$8,500.00 \$6,000.00

Total proposed reductions, all of which have been approved by
the Fire Marshall as well... \$8,150.00

A further suggested deletion of ceramic tile to the walls in the
men's washroom of \$356.00 is not recommended.

With these reductions, the contract sum would be reduced to
\$289,700.00 to which we must add the Architect's fees of \$16,825.00 and
water services to the site, not included in the contract of \$8,000.00
making a total of \$314,535.00. The amount previously approved by Council
was \$264,280.00 or \$50,255.00 more than was earlier estimated by the
Architect.

Recreation Board have met with the Architect and concur with the
recommendation that the project proceed and a contract be let to
Sandquist Construction.

The Architect has indicated that there may be a substantial saving
possible in the contingency sum which is left at \$20,000.00. He has
suggested that this sum remain as is because of the problems that may be
encountered when the project commences and also suggested to the Recreation
Board that should there be any funds remaining when the project is completed,
that they be used to upgrade the appearance of the entrance and lobby
areas to generally improve the appearance of the building with an under-
standing that the total contract price would not be exceeded. The Board
have also discussed this suggestion and have agreed to recommend to Council
that this not be considered until a later date. City Council should also
be aware that the City Treasurer has received word from the Red Deer
Curling Club indicating that they do not consider the fire wall between
the building to be their responsibility. The Board would recommend that
this matter be left to the City Commissioners for resolution. The Board
further recommend that the additional sum required to complete the project
be applied for as an addition to the previously submitted application for
a Major Cultural/Recreational grant and that the balance of the differential
be provided for in the Recreation operating budget in 1978, 1979 and 1980.

The Recreation Superintendent and the Architect will be on hand to
answer any questions that Council may have.

JOHN DUGAN, Chairman
Recreation Board

JD/er

Commissioners' Comments

We concur with the recommendations of the Recreation Board that the alterations proceed as outlined. We further recommend that any improvement to the appearance of the building be considered when the project is near completion.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

March 16, 1978

NO. 2

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: NORMANDEAU C-5 COMMERCIAL AREA
 Lot 6, Block 3, Plan 772-1301
Land Purchase Vellner Leaseholds Ltd.

a) Proposed Development Details

Location desired	Shown on attached map
Size of site desired	1.7 acres
Building	8,800 square feet (11.9%)
	Maximum allowable 33%
Estimated cost	\$250,000 - \$300,000
Construction material	Undecided. (refer to paragraph 5 of applicant's letter)
Use of site.	Sale of holiday trailers with some lease area.
Parking provided	31+ stalls.


b) Bylaw and Sale Policy

Maximum site coverage is 33% or 24,650 square feet. Parking required is 35 stalls. Trailer sales are a permitted use in C-5 zones.

c) Recommendations

While the applicant has not finalized building plans, the type of construction indicated, will comply with regulations. We would recommend that Vellner Leaseholds be granted a 90 day option on this parcel and Council approve the development in principal subject to the applicant finalizing construction plans and adding 4 parking stalls.

We are currently negotiating with the applicant for the purchase of a parcel of property, which could be utilized by the City for future development. Mr. Vellner has expressed an interest in arranging a deal.


 ALAN V. SCOTT, Director
 Economic Development

AVS/gr

Attach:

VELLNER LEASEHOLDS LTD.

4314 50th AVENUE
RED DEER, ALBERTA

March 14th. 1978

City of Red Deer
Economic Development Dept.

Att. Mr. Al. Scott:

Dear Sir,

We are desirous in purchasing the parcel of land known as Lot 6 Block 3 Plan T 12-1301, located in the Normandeau subdivision.

It is our intention to build a new facility to house our trailer sales and service. We would also like to build one lease bay area now, and a second proposed one to follow. The second one in all likelihood will be built at the same time. Along with this there is two wash bays and a welding shop that we may wish to add some time in future.

The total building size for immediate start would be 146'-8" X 60'. We would occupy the first 102', with indoor showroom, parts, and service. The next 44' would be leased to a tenant which would be allied to our business. We would like to have a customer sanitary dumping station and propane gas refill station, to make this a complete trailer facility.

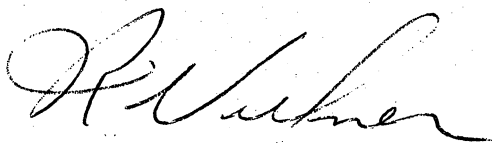
I would estimate the development cost to be \$250,000 to 300,000 dollars. The developed area would be paved with some yard lighting.

The plan shown is a metal building by Altarctic, this may change to concrete block or concrete slab. We have not had time to work out all the detail or costs at this time.

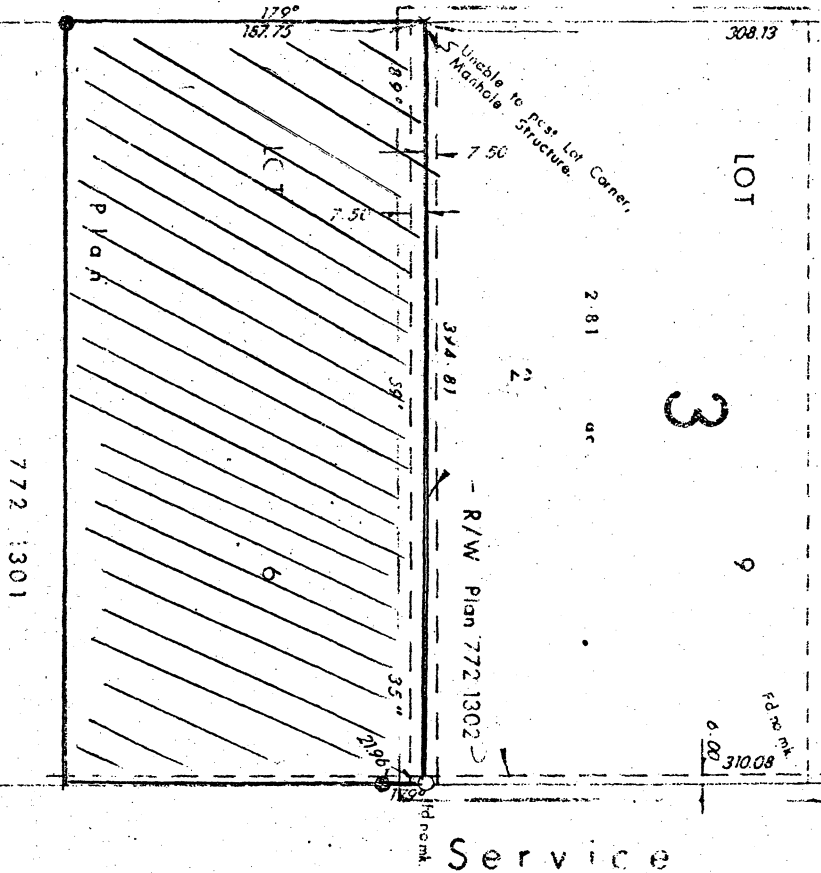
I trust this is the information you require and hope you will look favorably at our proposal.

Yours very truly,

J. R. Vellner
VELLNER LEASEHOLDS LTD.



UTILITY



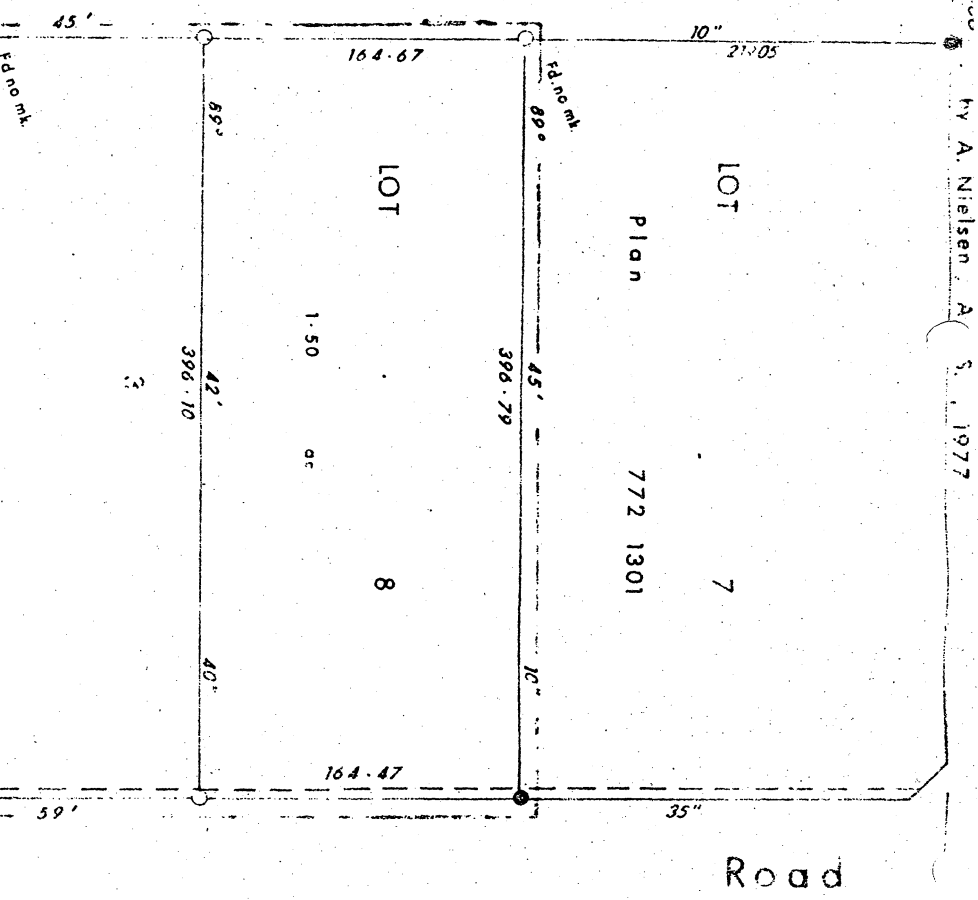
Road Plan 3932 E.U.

ROAD

(Hwy.)



LCT 2



2A) ALLOWANCE

Road Plan 3932 E.U.

Commissioners' Comments

We concur with the recommendations of the Economic Development Director subject to the conditions outlined.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

March 14, 1978

NO. 3

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: NORTHLAND INDUSTRIAL PARK,
Land Purchase of approximately .71 acres by
Ed's Construction (Red Deer) Ltd.

a) Proposed Development Details

Location desired Shown on attached map

Size of site desired71 acres

Building 8,500 square feet (27.6%
site coverage)

Estimated cost \$175,000

Construction material. Cement block, with front of
decorative brick, and cedar
shingles

Use of site. Transmission repair, con-
struction office and ware-
housing

Landscaping. 2800 square feet (47% of
front yard)

Parking. 14 stalls indicated on plan.

b) Bylaw and Sale Policy

Minimum site coverage 33% or 10,300 square feet. Minimum occupancy 50%
by owner. Parking requirement 4 stalls per 1,000 square feet or 34 stalls.
Construction offices, and automotive repairs are both conditional uses in
an I-1 zone.

c) Recommendations


- (i) In order to develop the necessary landscaping and required parking,
we would recommend a site coverage relaxation from 33% to 27.6%.
- (ii) 14 stalls of parking are indicated on the plans, while 34 stalls are
required. We would suggest the land sale be conditional upon the
necessary 34 stalls of parking being indicated and developed to the
satisfaction of the Municipal Planning Commission.
- (iii) In view of ultimate ownership of the building being an equal partner-
ship between Aamco Transmission Rebuilders and Ed's Construction
(Red Deer) Ltd., we would recommend the land be sold to these two
parties, or to a company with the two parties as majority shareholders.

- cont'd -

- 2 -

Provided the above conditions are met, we would recommend Council approve this land sale.

Submitted on behalf of the administration.



ALAN V. SCOTT, Director
Economic Development

AVS/gr



7483 - 50th Avenue
RED DEER, ALBERTA
PHONE 347-4886

March 13th, 1978.

re: Part of Lot 1,
Block 2
Plan 752-1574.

Attention: Mr. A. Scott

Dear Mr. Scott:

In regards to the above mentioned property. I submit hereby a set of proposed plans for the site.

Aamco Transmission Rebuilders will occupy the front of the building, an area of 4000 square feet. They will also buy 50% interest in the proposed building.

The remaining 4500 square feet will be partially used by Ed's Constuction (Red Deer) Ltd., who will have the other 50% interest. The remainder we hope to lease.

Hope this meets your approval.

Yours truly,

Ed Veuger,

Ed's Construction (Red Deer) Ltd.

EV/lw

1/4 Mile to Hwy. 11 & West 2 Miles to Hwy. 2

(Hwy. No. 2)

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

1.8 AC.
SCHUMACHER
HOLDINGS
CALDEER
TIMCON
&
CONWOOD
UTILITY LOT
(No Lane Access)
1.78 AC.
1.40 AC.
1.00 AC.
1.00 AC.
49 AVENUE

REMAINDER LOT 2
BLOCK 5
PLAN 752-1574

NOT FOR
SALE

24.

78 STREET
BURUMA
CREST
LEASING
UTILITY LOT
(No Lane Access)
A. BURUMA
J.T. SETTERS
RED DEER
EXPRESS LINES
RED DEER IN-
DUSTRIAL METALS
BRUIN'S
PLMBG.

49 AVENUE
VERN'S
ENTER-
PRISE
OLSON'S CONST.

RESERVE

77 STREET

76 STREET
RICHFIELD
UTILITY LOT
(No Lane Access)
A. BURUMA
BOURNE
WELDING
J.E.M.
SCHEIT
MEERES &
HICKS
WELIKOKLAD
EBERLEIN
BURNTWOOD
A. BURUMA

300' ±

RESERVE

TO RIVERSIDE HEAVY IND. PARK

77 ST.

AXSOLBEE
ED'S
CONST.
2.1 AC.
KLEEN
LIMITED
HI-WAY
HOUSING
CORP.
UTILITY LOT
(No Lane Access)
HICKE
R.R.L.
VENTURES
TROM-
POSCH
GRIEB
PINES
RESIDENTIAL
SUBDIVISION

A. BURUMA
BURUMA
REDMONT
IND.
HANSON
MEMCO
SCOTT
NAT.
DEINES
PERF.
LTD.
DOUGLAS
IND.
1.15 AC.
49 AVE. CRES.

CALGARY
MASONRY

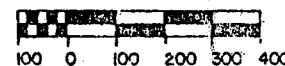
ACE
BUILDING
SUPPLIES

(LEASED)
2.24
AC.

RESERVE



NORTHLAND
INDUSTRIAL
PARK



EASEMENTS

Commissioners' Comments

Concur with the Economic Development Director that the applicant be awarded a 90 day option on the site in question.

We have some concerns regarding the exposure of the building to Gaetz Avenue and the applicant has agreed to discuss certain alterations to improve the appearance.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 4

16 March 1978

TO: CITY COUNCIL
FROM: POLICE COMMISSION
RE: MEMORIAL PLAQUE - THE LATE CONSTABLE DENNIS SHWAYKOWSKI

The Red Deer Police Commission, at several of their meetings, have been working on details pertaining to a Memorial Plaque depicting the service to the City of Red Deer given by the late Constable Dennis Shwaykowski, R.C.M.P. City Detachment who fell in the line of duty April 6th, 1977.

The Police Commission in its deliberation has decided to have plaques mounted in both the City of Red Deer and the R.C.M.P. Training Academy in Regina.

We, the undersigned, being a sub-committee of the Police Commission, now request Council of the City of Red Deer's permission to mount the Memorial Plaque in an appropriate place in City Hall, that being on the southeast inside wall, main floor, where same may be viewed by the citizens of the City of Red Deer.

The tentative date for the unveiling ceremony is scheduled for Thursday, May 4th, 1978 at 2:00 p.m.

Respectfully submitted,

Mrs. Ann Cooper
Mrs. Audrey Johnston,
Red Deer Police Commission

Commissioners' Comments

Recommend Council approve the recommendation of the Police Commission.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 5

13 March 1978

TO: COUNCIL
FROM: CITY CLERK

RE: F.C.M. CONVENTION

We have received registration forms for the 1978 F.C.M. Conference to be held in Edmonton June 4th to 7th, 1978.

The City of Red Deer are entitled to have 2 voting delegates at this convention and only member delegates have the right to speak and vote on matters before the convention. The delegates must also be members of a municipal council or of the ruling body (Executive or Board) of a Provincial Association.

Would members of Council wish to appoint 2 delegates to this convention in order that we may make appropriate reservations as quickly as possible.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 6

13 March 1978

TO: COUNCIL
FROM: PARKING COMMISSION

At the Parking Commission meeting which was held on Friday, March 10th, 1978, consideration was given to the matter of parking meters located in the fringe areas being under-utilized. It was specifically noted that the parking meters installed on 52nd and 53rd Streets are scarcely being used. It would appear that the problem is in the time limit allowed on the meters as they are one hour parking meters, which is inadequate if a person wishes to do business downtown because of the distance away from the downtown. Furthermore, employees who park their vehicles downtown in critical parking areas and who plug the meters all day may be encouraged to park their vehicles in the fringe area if more time was allowed on the meters.

In view of the above, the following motion was passed by the Parking Commission at the aforementioned meeting.

"That the Parking Commission recommend to Council of the City of Red Deer that 5 hour meters be installed in the fringe areas."

The decision of the Commission in this instance is submitted for Council's consideration and action.

Respectfully submitted,



R. BROWN, Chairman,
Parking Commission

Commissioners' Comments

We recommend Council table this item until the Parking Study is completed.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 7

13 March 1978

TO: CITY COUNCIL
FROM: THE PARKING COMMISSION

At the Parking Commission meeting held on Friday, March 10th, 1978, consideration was given to a complaint registered by Mrs. McCuen of 4911 - 53 Street in regard to the installation of parking meters by the City on the street in front of her residence.

Apparently Mrs. McCuen feels that it is unfair that the City has the right to place parking meters in front of a persons home. The McCuen's have a parking area for one vehicle at the rear, and question why they should have to plug the meter to park a second car on the street in front of their residence.

Council will recall that this area was recently approved for metering on a recommendation from the Parking Commission. Letters were sent to all adjacent property owners at the time the recommendation was presented to City Council and there didn't appear to be any objection to the recommendation at that time. In fact, the only response received, was a positive response in favour of the recommendation. Council will also recall that the complainant is located in the area which was recently rezoned by City Council to C.1 zoning.

In view of the above, the Parking Commission agreed to refer this complaint to City Council for its consideration and a decision.

Respectfully submitted,



R. BROWN, Chairman,
Parking Commission

Commissioners' Comments

We are not aware of any legislation which will guarantee a property owner a private on street parking stall other than to lease the stall and have same appropriately signed. If the parking meter is removed, there is no doubt at all that this stall will be used by someone else on an all-day basis and in

such the property owner will not be relieved of the problem.

Many Cities install parking meters on streets in front of private residences where the residences are located in or adjacent to commercial areas. We believe the only solution to the problem is for the property owner to arrange an additional on site parking stall which would be available for their own private use on a year round basis.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 8

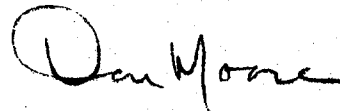
File No. R-8748

March 10, 1978

TO: MAYOR AND COUNCIL

FROM: RECREATION SUPERINTENDENT

In discussing plans for the G. H. Dawe Community Centre Swimming Pool, it has become apparent that there would be strong merit in developing the arena concept at the same time so as to avoid costly errors. Since the arena development is planned shortly after the swimming pool is completed, I would respectfully request authority to authorize the Architect to proceed with the preliminary plans for the arena at this time.



DON MOORE

DM/er

Commissioners' Comments

We concur with the recommendations of the Recreation Superintendent in that it makes a great deal of sense to undertake preliminary planning for both facilities at the same time. It should be clearly indicated that approval of design work does not commit the City to the arena construction at any given point in time as this project must be considered with all other capital projects.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 9

March 13, 1978

TO: City Clerk R. Stollings
FROM: Fire Chief Wm. Thomlison

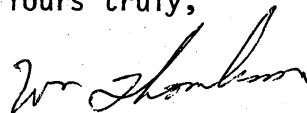
RE: FIRE DEPARTMENT 1977 ANNUAL REPORT

Would you please place our Annual Report on the Council agenda for Monday, March 20, 1978.

I will arrange to have copies delivered to you for distribution on Friday, March 17, 1978.

Thank you.

Yours truly,



Wm. N. Thomlison
FIRE CHIEF

WNT/cb

NO. 10

March 15, 1978

TO: City Clerk
FROM: City Engineer

RE: 36" River Crossing

On March 8, 1978 tenders closed for the subject project. Three (3) tenders were received. These are itemized below:-

Northside Construction Ltd.,	\$620,446.00
Craigs Construction (Pincher Creek) Ltd.,	595,495.00
I.W. Campbell Construction Ltd.	507,095.00
Reid, Crowther & Partners Ltd., Estimate	\$376,000.00

Tenders were reviewed and found to be accurate mathematically. The total cost of this project is now estimated to be:

Construction cost	\$507,095.00
Engineering	45,000.00
Parks restoration	<u>40,000.00</u>
Total project cost	\$592,095.00

The original amount debentured for this project was \$540,000.00. This was comprised of:-

Original predesign estimate	\$470,000.00
Allowance for Contingency & Engineering (15%)	<u>70,000.00</u>
	\$540,000.00

The predesign estimate of \$470,000.00 was obtained from a letter from Reid, Crowther & Partners to the City on September 15, 1976 and was considered to be a construction or tender estimate for the project by the Engineering Department. We therefore allowed 15% (\$70,000) for contingencies and Engineering and submitted this to Council for approval of a debenture bylaw on November 28, 1977. Subsequent to this, discussions with the consultant revealed that the \$470,000 allowed for contingencies and Engineering. Thus the debenture was \$70,000 in excess of the original predesign estimates.

The low tender received (I.W. Campbell Construction Ltd., \$507,095.00) is approximately 35% over the estimate from Reid, Crowther & Partners Ltd., Both the Engineering Department and the consultant agree that the above figure is perhaps excessive. The reason for this as indicated by the Contractors to Reid, Crowther & Partners is that they consider the works to be very difficult and with a high risk factor because:-

March 15, 1978

34.

1. river crossing (must be completed by May 15, 1978)
2. construction adjacent to 49th Street Bridge abutments (north side)
3. four (4) major road crossings
4. A.M.A. & Riverside Plaza parking lot crossings.

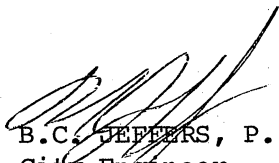
The resulting assessment of risk and difficulty associated with the project by the contractors was much higher than that of the consultants.

Another aspect which effected the consultant's estimate was the original high degree of interest in this project. When tendered thirteen (13) sets of documents were taken out. In the final analysis only three (3) tenders were submitted. This would seem to indicate that on closer analysis many contractors were frightened off by the apparent difficulty of the project.

We do not believe that retendering the project would result in lower prices as most major contractors have already reviewed the project during initial tendering.

Due to the increased development in north Red Deer this line should be installed as soon as possible. Low pressures were experienced in the area last summer and the situation can only deteriorate as development proceeds.

We would therefore respectfully recommend that this tender be awarded to I.W. Campbell Construction Ltd., in the amount of \$507,095.00. We also request Council's permission to exceed the original bylaw amount of \$540,000 by \$52,095.00. This difference would be derived from operating capital. This project is ultimately charged against subdivision development in north Red Deer and will be recovered through the subdivision accounts. This project is also eligible for a grant from C.M.H.C. of approximately \$41,000 which has not been included in any of the above figures.



B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

Commissioners' Comments

It is apparent there are high risks in this project and for this reason we concur with the recommendations of the City Engineer that the contract be awarded to I.W. Campbell so that work can commence immediately upon receiving final approval from the Local Authorities Board in order to meet the Department of Environment deadline of May 15, 1978.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 11

March 3, 1978

TO: City Clerk

FROM: City Treasurer

RE: APPOINTMENT OF AUDITORS

Section 64 of the Municipal Government Act requires the Council to appoint an auditor before April 1st.

City Council are respectfully requested to consider the reappointment for 1978 of the City auditors Matthew, Craig, Reinheimer.



A. Wilcock, B. Com., C.A.
City Treasurer

AW:mw

Commissioners' Comments

Concur with the recommendations of the City Treasurer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12

March 13, 1978

TO: CITY CLERK
FROM: CITY TREASURER

Re: Debenture Payment Conversion Bylaw No. 2581/78

Until recently payments for debentures issued by the Alberta Municipal Finance Corporation to the City was done by City cheque or payment coupons attached to the debenture.

A.M.F.C. now wish to have payment made by pre-authorized cheques. This will then save the City and the A.M.F.C. the administrative work of issuing cheques and/or clipping coupons.

To authorize the new system a bylaw passed by Council is required. Such a bylaw No. 2581/78 is attached. This bylaw can receive three readings at one meeting and then must be submitted to L.A.B. for approval.

Recommendation

That Council approve the attached bylaw to replace coupons attached to debentures issued to A.M.F.C. with a repayment schedule.

The amounts to be repaid remain the same. Only the method of payment will change.



A. WILCOCK
Treasurer

AW/dk

Commissioners' Comments

Concur with the recommendations of the City Treasurer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

March 9, 1978

NO. 13

TO: CITY COUNCIL

FROM: MUNICIPAL PLANNING COMMISSION

At the Municipal Planning Commission meeting held on March 7th, 1978 Cairns Homes Limited submitted the attached outline plan of subdivision for the N.E. $\frac{1}{4}$ of Section 15-38-27-4 for approval in principle.

Cairns Homes Limited were represented at the meeting and advised that all property owners in the quarter section have been shown the proposed outline plan but that not all property owners appeared to be in favor of the plan. In addition, Cairns Homes Limited indicated that while the conditions of approval contained in the resolution quoted hereafter are generally acceptable they do not agree to condition No. 1.

It was agreed at the aforementioned meeting of the Municipal Planning Commission that a recommendation concerning this subdivision be submitted to City Council and that same be discussed at a meeting at which all property owners might be in attendance. Cairns Homes agreed that they would deliver information to each and every property owner of the area to advise them that the matter would be submitted to Council March 20th, 1978 and that same would be discussed at approximately 7:00 P.M.

Following is the motion which was passed by the Municipal Planning Commission in regard to this item.

"THAT the Municipal Planning Commission recommend to Council of the City of Red Deer approval in principle of the outline plan of subdivision for the N.E. $\frac{1}{4}$ of Section 15-38-27-4 as per plan submitted to the Commission this date subject to the following conditions.

Subdivision Requirements

1. Written agreement of all property owners within the area covered by outline or concept plan shall be obtained by the Developer and submitted to the approval authority before any formal application for subdivision is submitted.
2. Any easements required by the City or Utility Companies are to be registered by an easement plan of survey in favour of the City of Red Deer against each related lot at the expense of the developer at the time of registration of the plan of survey of the subdivision.
3. The developer shall apply for rezoning of the land based on the approved subdivision plan and not the outline plan. The rezoning would not be finalized before all conditions of the subdivision are met. The applicant is responsible for the cost of rezoning.

4. The applicant shall make satisfactory arrangements with the City of Red Deer for scheduling of services and for the prepayment of all on-site and off-site services as may be applicable at the current rates related to all lots to be created.
5. All existing taxes owing on the property to be subdivided must be paid to the City before subdivision can be allowed, as required by the Planning Act.
6. All recreation charges must be prepaid to the City at rates established by the City of Red Deer.
7. The triangular area of land at present forming part of the existing road allowance on the northern boundary shall be consolidated with the lands which are subject of this application, and shall be purchased from the City at current market value.
8. The land referred to at 7) above, shall be subject to a road closure order, as required under Section 175 of the Municipal Government Act, by the developer, at his expense.
9. A 20' reserve shall be provided between the new property lines of all development backing onto Ross Street and 30 Avenue and a 17' reserve onto the 55 Street right-of-way boundaries.
10. The outline plan for the N.E. $\frac{1}{4}$ 15-38-27-4 contained a number of private owners of land. As a result, it is imperative that all private owners agree to the outline plan in order that the School and Recreation concept of the Outline Plan can be achieved.

The Public Reserve shown on the Outline Plan provides for the major area of public reserve (13.64 acres) to be provided from lands in Cairns ownership as outlined in green on the attached plan. In view of the multiple ownership of land in the N.E. $\frac{1}{4}$ 15-38-27-4 and in order to achieve the goals of the outline plan regarding the provision of schools and recreation lands, public reserve of 12.0 acres shall be dedicated as part of Phase I of the plan of subdivision as outlined in blue on the attached plan. Provision shall be made for the dedication of the remainder of the public reserve owing as shown outlined in yellow on the attached plan (4.0 acres) when further subdivision of the remainder of the property within the quarter section takes place.

Note: Under no circumstances will the concept of open space shown in the outline plan be relaxed or amended.

11. A formal application for subdivision shall be submitted for each phase of the proposed development.
12. That all roads and services shall be developed and constructed by the developer, at his expense to specifications of City of Red Deer, who

City Council
 March 9, 1978
 Page 3

shall enter into a Standard Residential Development Agreement with the City of Red Deer.

13. The name of the subdivision shall be Brookside Meadows and all streets contained within the subdivision shall commence with the letter 'B' and be approved by the City of Red Deer.
14. Provision will be made in any plan of subdivision for road widening to occur on Ross Street and 30 Avenue as follows:

Ross Street	-	160'
30 Avenue	-	160'

Design Requirements

1. That detailed phasing plans for the development shall be submitted to and approved by the City.
2. That provision shall be made within the concept plans to the satisfaction of the subdivision approval authority for the provision of road accesses on the western boundary to enable the satisfactory development of the adjacent City lands.
3. Prior to final approval of the subdivision and rezoning of any lands, the re-organization of type of housing uses will be required in the area north of the proposed collector road, and south of the 55 Street boundary to the satisfaction of the City and the subdivision approval authority.
4. The developer shall apply for amendments to be made to the zoning bylaw of the City of Red Deer to enable the development of zero-lot line development. All related costs for the amendment shall be at the expense of the developer.
5. That the developer will prepare an agreement, at his expense, which is satisfactory to the City of Red Deer regarding the provision of easements for right of access for all matters pertaining to construction, maintenance, etc., of all properties developed on the zero-lot line concept.
6. In areas of multiple development, the road right-of-way shall be 58' in width with the provision of a 40 foot wide pavement as agreed with the City of Red Deer.
7. Detailed plans indicating carriageway widths, type of landscaping, median width and right-of-way width, shall be submitted and approved by the City Engineer.
8. All lanes right-of-way shall be 20' with a 6 foot easement each side, and 15 foot corner cut-offs.
9. Density of the residential development in the whole area, shall not

City Council
March 9, 1978
Page 4

exceed 20 persons per acre.

Said recommendation of the Municipal Planning Commission being on the understanding that the developer can explain his objections to condition number one and provided that the developer informs all of the property owners within the N.E. $\frac{1}{4}$ of Section 15-38-27-4 that said recommendation will be placed before City Council at its meeting March 20, 1978 commencing at 7:00 p.m., with invitation that they attend the said meeting."

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ken Curle".

K. CURLE, Mayor
Chairman, Municipal Planning Commission

CS/dk



55 STREET

ROSS STREET

30 AVENUE

COMMERCIAL

R2-TH

TOT-LOT

TOT-LOT

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COMMISSIONERS COMMENTS

We would draw Council's attention to condition 13 and in particular the suggestion to name this subdivision "Brookside Meadows". It would be our view that some other name should be selected as we now have one subdivision starting with the letter "B" and to name another in this manner will create considerable confusion in the future.

The City policy for many years has been to name a subdivision starting with a given letter and to name all streets within the subdivision with names starting with the same letter.

The following letters are still available for use in this manner, C, D, I, J, K, L, Q, R, T, U, V, X, Y, Z.

We suggest Council not approve the name put forward in this instance, but rather this matter be left with the administration to discuss further with the developer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

March 15, 1978

NO. 14

TO: COUNCIL

FROM: CITY CLERK

Re: Public Hearings - Zoning By-law Amendments
2011/D78 and 2011/E78

Public hearings in respect of the above mentioned by-laws have been advertised for 7:00 P.M., Monday, March 20th, 1978.

By-law 2011/D78 provides for the addition of the definition "residents for the handicapped" in R-1 and R-2 Zones.

By-law 2011/E78 provides for the rezoning of Lot 6 adjacent to 52nd Avenue and 38th Street (Kushan Management Limited).

The comments of the Red Deer Regional Planning Commission in respect of the above mentioned By-laws appear hereafter.

R. STOLLINGS
City Clerk

RS/dk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13.01

February 22nd, 1978

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

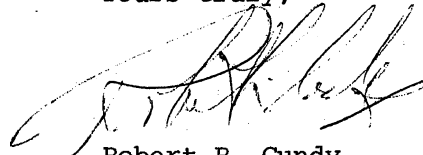
Dear Sir:

RE: Zoning By-law 2011/D-78

In accordance with Section 130 Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,



Robert R. Cundy
Director



Monte Christensen
Associate Planner
City Planning Section

/lt

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

February 24, 1978

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

Re: Zoning By-law 2011/E-78

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies in my opinion, with the Planning Act.

Under Section 130 subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130 subsection 1 noted above.

Third reading should be withheld until the conditions of approval have been satisfactorily met.

Yours truly,

For Robert R. Cundy, MCIP
Director

D. P. [Signature]
M. Christensen
M. Christensen
Associate Planner

/jam

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

March 15, 1978

TO: R. Stollings, City Clerk
FROM: R. Strader, Acting Development Officer
RE: 1978 Budget

Due to increased demands for space in City Hall, several engineering and architectural firms were requested to submit proposals for a study of the problem and its' solution. These proposals were studied and the report of The Grimble Consulting Group of Edmonton and Red Deer was selected on the basis of experience, scope of proposal and personnel to be involved.

The initial proposal would take a maximum of six weeks to prepare. Cost would not exceed \$8000 unless the existing structure required load testing. A sum not to exceed \$3000 may be required for these tests.

We request Council consideration of this item, which will be charged to our 1978 budget. If the item is considered at this time rather than with the regular budget, it will allow extra time to study the final report and its conclusions. Attached are copies of the approach the firm will use to prepare the report.

APPENDIX A - PROPOSED METHODOLOGY

We propose to approach this project in the following manner: -

STRUCTURAL WORK

- a) Inspection and initial assessment of problem.
- b) Assessment of present use and occupancy compared to design use and occupancy.
- c) Investigation of structural strength of the existing building and an evaluation of any defects such as excessive deflections.
- d) Studies to determine the maximum number of additional floors that could be added to the existing structure. At this stage a decision would be made as to whether additional studies into creep affects were necessary.

The feasibility of using light weight construction for any additions would be investigated in order to minimize additional dead loads.

Such light weight construction could consist of structural steel frames in conjunction with open web steel joists, metal decking and light weight concrete floors.

- e) Foundation investigations including determination of possible modifications if necessary.
- f) Pros and cons of various alternatives including disruptions during construction and any permanent effects on existing use.
- g) Cost estimates including the alternative of construction of a separate building.
- h) Preparation of schedules for design and construction.
- i) Summary and recommendations.

... /2

MECHANICAL AND ELECTRICAL WORK

- a) Investigation of methods of improving and extending the present heating, ventilating, air conditioning and electrical systems with emphasis on correcting an existing humidity problem.
- b) Preparation of schedule from commissioning for design to completion of construction.
- c) Recommendations of methods to minimize disruption of existing service during construction.
- d) Estimate of total mechanical and electrical costs including all fees for necessary renovations and an indication of the cost of construction of a similar amount of space in a separate building.

Commissioners' Comments

Due to the crowded conditions developing in City Hall, there is some urgency in getting this study underway. We recommend Council authorize the appointment of The Grimble Consulting Group to undertake the work and provision of \$8,000. in the 1978 budget for same.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 16

17 March 1978

TO: COUNCIL
FROM: CITY COMMISSIONERS
RE: 1978 BUDGET DOCUMENTS

The 1978 budget documents are being delivered to members of Council with this agenda although it is not planned that same be discussed at the Council meeting.

We were able to assemble these documents earlier than originally planned and, therefore, felt this was an opportune time to deliver same.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 17

March 15, 1978

TO: MEMBERS OF COUNCIL

FROM: MAYOR K. CURLE

Due to an invitation received after last Monday's Council Meeting, I will have to be out of Red Deer on April 5 and 6 and would ask your consideration of a change for these two days of budget meetings. If we can find a time that would be satisfactory to everyone I would appreciate it very much. I will ask for your consideration of this request at the March 20th, 1978 Council Meeting.

I have been invited to attend a meeting in Kamloops, British Columbia on April 5 to speak to some 40 mayors of cities in the Okanagan Mainline Municipal Association. The reason for my attendance at this meeting is to ask for support by those mayors in regard to the completion of the Howse Pass Route west from Nordegg to Donald, British Columbia. I will be attempting to meet with the Minister of Transportation for British Columbia in Victoria the same week.

K. CURLE
Mayor

KC/dk

Commissioners' Comments

In addition to the above, we would inquire as to whether or not Council may not wish to change the date for the special meeting to discuss the sewage treatment plant report (set for March 23rd) as this date falls on the evening prior to Good Friday which is a holiday. It is possible that many interested persons including members of Council may be planning a vacation and would be leaving the City Thursday evening.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13.01
12.00NO. 18

March 16th, 1978

Mr. R. Stollings
City Clerk
City of Red Deer
RED DEER, Alberta

Dear Sir:

RE: Zoning By-law Amendment
Mountview Area

Attached is a zoning by law amendment in keeping with Council's resolution of March 6th, 1978 regarding multifamily uses in a portion of Mountview.

The resolution specifically refers excluding multi-family dwelling uses, however, the term multi-family dwelling uses is not defined in the Zoning By-Law. Wording of the amendment is based on the assumption that multi-family dwelling uses include only row housing, triplex homes and apartments. If this assumption is incorrect the amendment will have to be reworded before first reading is given.

Would those persons receiving a copy of the attached amendment please review it. If for some reason you feel that it should not be submitted to Council in its present form please advise the City Clerk.

Yours truly,


Monte Christensen
ASSOCIATE PLANNER
City Section

/lt

Enclosure

c.c. City Solicitor

Acting Development Officer

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

It would be our view that "multi-family" should also include duplexes and semi-detached houses as the residents in their petition had specifically requested the area be rezoned R.I. for single family dwellings and that Council exclude any multi-family dwelling units.

If these additional uses were added to the proposed bylaw, the objectives of the petitioners would be met and at the same time Council would not be making those homes with basement suites in the R.2 areas "non-conforming".

We recommend the two uses referred to above be incorporated in the amending bylaw prior to first reading.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 19

17 March 1978

TO: COUNCIL

FROM: CITY CLERK

RE: BYLAW NO. 2564/77

We have now received Local Authorities Board approval to proceed with second and third reading of the above mentioned bylaw.

This bylaw provides for the borrowing of \$800,000.00 for the purpose of purchasing the quarter section of land from Mr. D.A. Hurlburt.

Recommend Council give second and third reading to this bylaw.

"R. STOLLINGS"
City Clerk

March 13, 1978

NO. 20

TO: City Commissioner

FROM: City Engineer

RE: Snow Blowers

Through the 1977-78 winter the City had three snow blowers; a 1969, a 1971, and a 1975 model. The 1971 and 1975 models were used regularly for snow removal operations and the 1969 served as a backup. In the latter part of February we experienced some serious breakdowns; the motor went on the 1971 unit and the housing for the 1975 unit broke. The cost of replacing the motor would be approximately \$7,000. To maintain two snow blowers for use, the housing was taken off the 1971 unit and placed on the 1975 unit. This left the 1971 unit without a motor or housing, and an estimated cost of \$12,000 to repair. More important we have two snow blowers left with no backup. The 1969 unit would probably not last a full season working full time. The 1975 unit would probably last a couple of seasons.

It is the recommendation of the General Public Works Supt., that a new unit be purchased now. It is also recommended that a larger unit be purchased. The existing blowers are all one size and as the City continues to grow it will become necessary to have a machine that will pick up snow at a quicker rate. The unit proposed will pick up snow at 20 tons/hour; this is twice the rate of the existing units. The 1975 unit would clean up behind the new unit. This is lighter work and probably would prolong the unit's life to three or four seasons. The unit would cost approximately \$48,000. To purchase a unit similar to what we presently have would be \$25,000. Purchase of this additional unit would bring the total back to three (3) units.

I concur with the recommendations made by the Public Works Supt., and request that this matter be placed on the March 20, 1978 agenda of City Council for their review and consideration.



C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

cc: Public Works Supt.
City TreasurerCommissioners' Comments

I concur with the comments of the City Engineer. The City Treasurer has prepared a debenture borrowing bylaw (2582/78) to cover purchase of this equipment.

"M.C. DAY" City Commissioner

NO. 21

DATE: March 16, 1978

TO: City Clerk

FROM: Acting Development Officer

RE: DOG CONTROL CONTRACT

Five tenders were received for the above for operating a pound and dog patrol service.

1. Michele Fletcher
2. Canadian Animal Protection Service
3. Alberta Animal Control
4. Mrs. Ingrid Strum/Mrs. June Hughes
5. Creor Kennels

The persons tendering were requested to tender on the basis of:

1. The City supplies a building for the Pound (required alterations to be the responsibility of the contractor).
2. The contractor to supply the building.

Each tender was requested to have the following alternate patrol hours quoted:

- A. 40 hours per week, 5 days per week
- B. 56 hours per week, 7 days per week
- C. 80 hours per week, 7 days per week
- D. 112 hours per week, 7 days per week.

The tender received from Mrs. Strum/Mrs. Hughes was substantially higher than the others and it is recommended it not be considered.

The tenders received from Creor Kennels and Michele Fletcher were higher than both Alberta Animal Control and Canadian Animal Protection Service (77) Limited except for the 40 hour per week patrol. As Council appears to require a more continual patrol, it is recommended the Creor Kennels and Michele Fletcher tenders be not considered.

The two remaining tenders are:

. . . 2

- 2 -

CANADIAN ANIMAL PROTECTION SERVICE (77) LIMITED

<u>PATROL OPTION</u>	<u>FIRST YEAR</u>	<u>SECOND YEAR</u>	<u>THIRD YEAR</u>
40 hour/5 days per week	\$38,400	\$41,472	\$47,789.79
56 hour/7 days per week	40,400	43,632	47,122.56
80 hour/7 days per week	48,700	52,596	56,803.68
112 hour/7 days per week	53,700	57,996	62,635.68

ALBERTA ANIMAL CONTROL

<u>PATROL OPTION</u>	<u>CONTRACT TENDER</u>		
	<u>FIRST YEAR</u>	<u>SECOND YEAR</u>	<u>THIRD YEAR</u>
40 hours/5 days per week	\$36,571	\$40,228	\$44,288
56 hours/7 days per week	41,163	45,279	49,843
80 hours/7 days per week	51,663	56,829	62,549
112 hours/7 days per week	60,981	67,079	73,824

The only tender submitted by Canadian Animal Protection Service (77) Limited was based on using a City building located at 5006 - 55A Street. The City would be responsible only for the exterior maintenance and insurance on this building. The Contractor would be responsible for any interior maintenance and alterations required.

Alberta Animal Control tendered only on them supplying the building. Alberta Animal Control is the present contractor of dog control services.

Canadian Animal Protection Service (77) Limited have indicated a previous dog control contractor for the City, Mr. Bud Olson, would assist in management and dog control. Two vehicles would be provided and the hours of patrol would be worked out between the City and the company.

On the basis of cost considerations and ability to have seven days a week response it is recommended an 80 hour/7 day per week option be selected.

. . . 3

- 3 -

The low tender for an 80 hour/7 day per week patrol was submitted by Canadian Animal Protection Service (77) Limited. On the basis of their experience and being the low tender, it is recommended their tender be accepted for a three year contract using the City owned building.

R. Strader
Acting Development Officer

AW:mw

Commissioner's Comments

I concur fully with the recommendation of the Acting Development Officer.

"M.C. DAY"
City Commissioner

NO. 22

17 March 1978

TO: COUNCIL

FROM: CITY CLERK

RE: 1980 ALBERTA WINTER GAMES BID

At the meeting of Council March 6th, authorization was given by Council to prepare a bid to host the 1980 Alberta Winter Games. At the time of preparation of this agenda, the draft bid had not been received, however, we are hopeful the material will arrive in time to include with the agenda and if this is not the case, the draft bid will be brought to Council March 20th.

"R. STOLLINGS"
City Clerk

March 15, 1978

TO: City Council
FROM: City Assessor

RE: 4806 - 51 Avenue
Pt. of Lot 3, All of Lot 4, Block 5, Plan H
Redol Enterprises & City of Red Deer

The attached correspondence is respectfully submitted as an application for an extension of the September 13, 1977, commencement of construction date for a proposed structure to be situated on the above described lands and also approval in principle for the proposed structure to be a two storey complex instead of the three storey structure approved by the August 27, 1976 resolution of City Council.

The following summary is hereby submitted for Council's perusal.

May 13/76 90 day option to purchase agreement entered into with Redol Enterprises.

Aug. 27/76 following resolution passed by City Council.
"RESOLVED that Council of the City of Red Deer approve sale of Lots N $\frac{1}{2}$ of 3, All of 4, Block 5, Plan H to Redol Enterprises Limited for the purpose of constructing thereon a three storey structure housing retail space on the main floor with the two upper storeys constructed for the purpose of office space on the condition that city services are available in twelve months time from September 13, 1976.

Council further agree that in the event services are not available by September 13, 1977 that Council agree to negotiate a further extension of the option agreement from such date and as recommended to Council September 13, 1976 by the City Commissioners."

Dec. 6/76 Amendment to the May 13, 1976 agreement, pertaining to the August 27, 1976 resolution signed by Redol Enterprises. Clause 2 of the amendment reads:

"The parties hereto further agree that the following paragraph shall be added to and be in part of the said agreement namely:

9A. Notwithstanding anything herein contained, should the City not be able to provide servicing of the said lands within 12 months from September

Page 2
March 15, 1978

13, 1976, the times by which the purchaser must commence and complete construction of the approved building shall be extended for such further period of time as Council of the City of Red Deer may deem necessary and reasonable."

- Nov. 14/77 Memo to EL&P Supt. regarding servicing of this site with power.
- Nov. 25/77 Memo to EL&P Supt. confirming that this site can now be serviced with power as of this date.
- Nov. 25/77 Advised Crowe, Duhamel & Manning, Solicitors for Redol that the site could now be serviced and an application would have to be made to City Council for date of commencing construction. Advised them of date of the December 12, 1977, meeting and asked them for their required extension so that we may present it to Council.
- Dec. 15/77 We received no reply to our November 25, 1977, correspondence, therefore, we submitted our file to T. Chapman, City Solicitor, for his advice.
- Dec. 16/77 We received correspondence from Redol Enterprises Solicitors advising us of their director's meeting of January 20, 1978, and that they would confirm their plans at that time.
- Dec. 19/77 Forwarded Redol correspondence of December 16, 1977, to T. Chapman for his perusal.
- Jan. 23/78 Received T. Chapman's advice. Application to be made to City Council for an extension to the commencement of construction date.
- Feb. 28/78 Forwarded further request to Redol Enterprises Solicitors for confirmation as to an extension to the commencement of construction date.
- Mar. 6/78 Received attached correspondence from Redol.

Further to the above, we would like to point out that M.P.C. on February 28, 1978, approved plans for a two storey building on this site, contrary to the resolution of August 27, 1976.

In addition, the Electric Light & Power Supt. has the following comments with reference to the supply of power to the site.

March 15, 1978
Page 3

60.

Power can be supplied subject to:

1. The developer agrees to pay contribution toward cost of providing the required power distribution system to serve the site, permanent service can be installed by September 1978.

2. Alternatively the developer can supply space and supply and install his own switchgear and transformer to meet C.V.A. Code requirements and EL&P will run 25 KU supply to property line.

3. Construction power can be installed at any time now provided developer pays the charges for a temporary service of their required capacity.

D. J. Wilson, A.M.A.A.

att'd.

Crowe, Duhamel & Manning

Barristers, Solicitors, Notaries

DENNIS W. CROWE, B.A., LL.B.
DOUGLAS M. DUHAMEL, B.A., LL.B.
DONALD J. MANNING, B.P.E., LL.B.

SUITE 201,
4909 GAETZ AVENUE,
RED DEER, ALBERTA
T4N 4A7

In reply please
refer to:

Donald J. Manning

OUR FILE No. 542 DJM

March 9th, 1978

YOUR FILE No.

The City of Red Deer
Land Assessment and Taxation Office
City Hall
4914-48th Avenue
Red Deer, Alberta
T4N 3T4

Attention: Mr. D.J. Wilson, City Assessor

Dear Sir:

RE: Pt. of Lot 3, All of Lot 4, Block 5, Plan H
Redol Enterprises Ltd. from the City of Red Deer

We wish to apologize for not having earlier replied to your letters of November 25th, 1977 and February 28th, 1978 in the above matter. This writer has been awaiting the decision of Redol to proceed with the construction of the three storey office building originally approved in principle. The delay in a construction start date caused by the lack of electrical servicing has generated a concern as to the marketability of a three storey office complex. As a result, Redol is now proposing to submit new plans to the City Council for approval in principle of a two storey complex.

It is my understanding that Redol's contractor will be submitting these new plans to the City for approval in the immediate future. We would, accordingly, propose that the extension for the construction commencement date be 12 months from the date the new plans are approved by Council.

We would be pleased if you could put our proposal on the March 20th, 1978 Council Agenda for consideration.

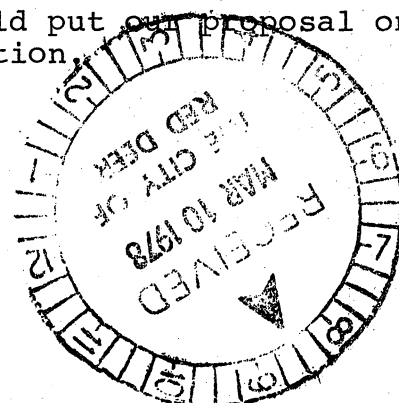
Yours very truly,

CROWE, DUHAMEL & MANNING

Per:

Donald J. Manning

DJM/bja



Commissioner's Comments

For the information of Council the initial application by Redol Enterprises was for the construction of a three storey building on part of Lot 3 and all of Lot 4, Block 5, Plan H, and the resolution of Council of August 27th, 1976 approved the sale on that basis.

Secondly, the agreement contemplates a period of 12 months for construction of the facility.

Subsequent to entering into this agreement, it was determined that the City would be unable to provide adequate electrical power within the necessary time to enable the applicant to meet this condition. The agreement was accordingly amended to allow an extension to this construction period to be determined by Council when the City was in a position to provide adequate electrical services.

On November 25th, 1977, Redol Enterprises were informed that the City was in a position to service the site. For reasons unknown, Redol Enterprises did not respond until March 9th, requesting a 12 month extension from some unspecified date in the future, at which time they proposed to submit revised plans to Council, requesting approval of a two storey building not a three storey building proposed by Redol.

It is my recommendation that Council grant a 12 month extension commencing November 25, 1977, the date of which Redol Enterprises were informed that servicing could be provided.

The agreement calls for the plans to be approved by Council, and when such plans are brought forward Council can determine if a two storey building is acceptable and any conditions it may impose with respect to such relaxations.

"M.C. DAY"
City Commissioner

WRITTEN INQUIRIESNO. 1

March 15, 1978

TO: COUNCIL

FROM: CITY CLERK

Re: Written Inquiry

The following written inquiry was submitted by Alderman Moffat at meeting of Council March 6th, 1978.

"A written inquiry RE: The Feasibility of Implementing an Equalization of City Utility Bills Option to be brought forward at a convenient date."

R. STOLLINGS,
City Clerk

RS/dk

ATCO Housing Corp

CORRESPONDENCE

7619 50 Avenue
Red Deer Alberta T4P 1M6
(403) 343 7877

64.

No. 1

March 10, 1978

ATCO

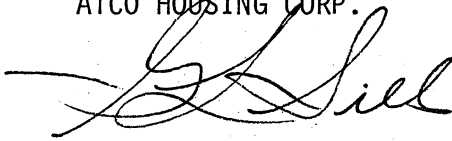
Mr. Bob Stollings
City Clerk
City of Red Deer

Dear Bob:

Please accept this letter as application to appear before city council Monday, March 20, 1978. ATCO Housing Corp. wishes to enter the lot draw under the name of ATCO Housing Corp. rather than Cedarglen Homes. I wish to notify council that this is a change in name only and that Cedarglen Homes was previously eligible for the lot draw.

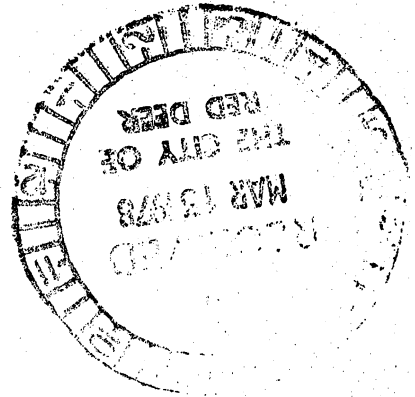
Sincerely yours,

ATCO HOUSING CORP.



Gordon Sills
Branch Manager

dj



ATCO Housing Corp

7619 50 Avenue
Red Deer Alberta T4P 1M6
(403) 343 7877

65.

March 1, 1978

ATCO

Mr. Don Wilson
City Hall
Red Deer, Alberta

Dear Don:

Last year our company built homes in Red Deer under the name of Cedarglen Homes. We are continuing to build now under the new corporate identity of ATCO Housing Corp. We would like to participate in the upcoming lot draw under ATCO Housing Corp. To this end, I would appreciate the opportunity to address council on this matter at the earliest opportunity.

Thank you.

Sincerely yours,

ATCO HOUSING CORP.



Gordon Sills
Branch Manager

dj

HAND DELIVERED

March 3, 1978

TO: City Council
FROM: City Assessor

RE: ATCO
(Cedarglen Homes)

With reference to the letter from ATCO, may we advise that in previous years a general contractors license was issued under the trade name of Cedarglen Homes. As Cedarglen Homes was only a trade name all transfers were issued in the name of ATCO Industries Ltd.

In view of the circumstances we would recommend that the request be approved.


D. J. Wilson, A.M.A.A.

Commissioners' Comments

In view of the circumstances, we concur with the recommendation of the City Assessor. It should be noted that Atco Housing Corp. is the housing construction division of the Atco Group of Companies, and that no other division of Atco will be allowed to participate in the lot draw.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Herbert Fielding, LL.B.

BARRISTER & SOLICITOR

NO. 2

March 9, 1978.

303 Bunn Building,
4820 Gaetz Avenue,
RED DEER, ALBERTA
T4N 4A4

City Clerk,
City of Red Deer,
City Hall,
Red Deer, Alberta.

Gentlemen:

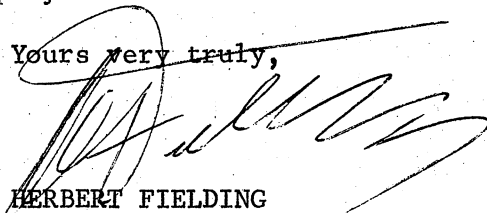
Re: 110738 Homes Ltd.

I act on behalf of the above named company which was incorporated on December 5, 1977, for the sole purpose of going into the home building construction in the city of Red Deer. It was also the intention of the company to immediately apply for a building license and reason it was not done immediately was due to the fact that the company wished to change its name to something more appropriate than a numbered company, and would have preferred to have made the application for license in its permanent name.

However, we have had considerable difficulty in obtaining approval of a name from the Registrar of Companies of the types of names that the company would like to have and at the moment we are still waiting for confirmation from the Registrar of Companies to approve one of the many names that have been put forth. This was the sole reason why an application was not made.

In the meantime, however, counsel has changed the rules with regards the entitlement of persons or corporations to apply for consideration in the lot draw and this has placed the company in a difficult position and I am writing this letter in the hope that it will assist City Counsel in giving favourable consideration to this company.

Yours very truly,


HERBERT FIELDING

HF/thr.

March 13, 1978

TO: City Clerk, R. Stollings

FROM: License Inspector, T. J. Anderson

RE: 110738 Homes Ltd.

With reference to letter from Mr. Fielding dated March 9th, 1978, the above company obtained a Building Contractor's License on February 13th, 1978. As this license is dated February 13th, 1978, this company does not qualify for the upcoming lot draw. The fact that 110738 Homes Ltd. did not obtain this contractor's License prior to February 2nd, 1978, due to the fact they were unable to get a registered name, still would not qualify them to participate in this draw. That they intended to obtain a license is no excuse, as they had ample time prior to February 2nd, 1978 to make some arrangements to obtain a license under their present name or any other name they might have been contemplating at the time. If we were to grant dispensation to the regulation as set down by council for the upcoming lot draw, other companies, who have obtained licenses after February 2nd, 1978 should also be granted this same privilege.

T. J. Anderson
License Dept

March 14, 1978

TO: City Council
FROM: City Assessor

RE: 110738 Homes Ltd.

Further to Mr. Fielding's letter of March 9, 1978, may we advise that whereas the company did not have a 1977 valid contractor's license and did not acquire a 1978 license prior to February 2, 1978, they are not eligible for the lot draw in the contractor's section.



D. J. Wilson, A.M.A.A.

Commissioners' Comments

While we sympathize with the circumstance of the applicant, we cannot recommend any relaxation. February 2nd, 1978, was the deadline set by Council and once relaxed any number of applicants could request similar consideration.

It should be noted that not participating in the lot draw does not prevent the applicant from starting a business.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

VAL-LEE HOMES LTD.
#286, 4919 - 59 Street
Red Deer, Alberta
T4N 6C9

March 13, 1978

City Council
City of Red Deer
Red Deer, Alberta

Dear Sirs:

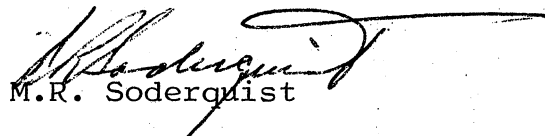
Re: Val-Lee Homes Ltd. (M.R. Soderquist)
City Residential Land

You will recall that I spoke to Council on February 20, 1978, regarding land sale policy. I stated at that time that my company had met all the requirements of the previous land sale policy. I reiterate that Val-Lee Homes is a new firm, fully certified under the New Home Certification Program of Alberta (certificate received January 11, 1978).

Due to what I consider an unfortunate set of circumstances, I am presently excluded from all land sales for the full year of 1978. Namely a four-day period. My 1978 contractor's license is dated February 6, 1978, whereas Council's resolution established a cut-off of February 2, 1978. This time period actually involves a weekend (from Friday to Monday). Also, as I applied for my license Monday morning, I could not have had any knowledge of what transpired at the February 6, 1978, council meeting.

I respectfully request my firm be permitted to participate in 1978 residential land sales.

Yours very truly,


M.R. Soderquist

MRS/ns

March 14, 1978

TO: City Council
FROM: City Assessor

RE: Val-Lee Homes Ltd.

With response to the letter submitted by Mr. M. R. Soderquist, may we advise City Council's resolution of February 20, 1978, stipulates:

"Subject to a contractor being one holding a valid contractors license in the 1977 calendar and being a holder of a valid 1978 contractors license, or hold a valid 1978 license dated prior to February 2, 1978."


D. J. Wilson, A.M.A.A.

TO: City Clerk

	Dept.	Date
FROM: T.J. Anderson	License	March 14/78

Subject

Re: Re: Val-Lee Homes Ltd.

In reference to the above and letter from Val-Lee Homes Ltd. dated March 13/1978, their Building Contractors license was issued on February 6th, 1978. Val-Lee Homes Ltd. did not possess a 1977 Contractors license and as a result does not qualify for the coming lot draw as their 1978 license is dated after the deadline set by Council, namely, February 2/78.

"T.J. Anderson"

Commissioners' Comments

As recommended in a similar application in this agenda, we cannot support this application as same will only open the door to many similar requests.

"K.C. CURLE"

Mayor

"M.C. DAY"

City Commissioner

Mayor Ken Curle, and Councillors,
Red Deer City Council,
City Hall,
Red Deer, Alberta.

Dear Mayor Curle, and, Councillors -

Gaetz Lake sanctuary is one of Canada's priceless ecological gems, which are becoming more precious wildlife havens, amid urban and industrial development.

The Federal Government dedicated it as a sanctuary when Mrs. Gaetz donated the property for this purpose. But in a chain of still unclear circumstances the Government of Alberta became the owner of the land.

Gaetz Lakes have been an invaluable laboratory for biology classes of both school systems, particularly those of Lindsay Thurber and Camille le Rouge high schools. And numberless groups and individuals (including the professional) have used it for depth nature study, and enjoyment.

For very long years strong effort has been made by Red Deer people to preserve Gaetz Lake as a sanctuary. In recent years this effort was extended to protecting and restoring the ecological balance which has been harmed by man-made hazards; and gaining Alberta government support for: defining the sanctuary perimeters; adding some buffer land; proclaiming it under protective legislation; removing the causes of deterioration, and restoring the balance as much as possible.

City Hall files include: the Lindsay Thurber Comprehensive high school biology class research report; the very comprehensive study "Analysis and Proposals - Gaetz Lake Study Area" done by PAARD Associates, and commissioned by a department of the Alberta government; City Council, City Parks Board, Gaetz Lake Committee: minutes, resolutions and correspondence (including supportive letter from the Hon. W.J. Yurko).

The following is a resume of procedure highlights:

June 25, 1973 - a delegation petitioned City Council for support and action to save Gaetz Lake sanctuary. A Comprehensive high school biology class submitted a report of an exhaustive study of the sanctuary, pinpointing causes of deterioration. Ecologists of the University of Calgary has assisted the students with the scientific data and research.

July 3, 1973 - City Council referred information and request regarding Gaetz Lakes to the Department of the Environment.

Nov. 19, 1973 - a Council resolution agreed to establish an ad hoc committee, which is still answerable and advisory to City Council; and has had few changes in its representative membership. Terms of reference was "to examine further the protection of Gaetz Lake Sanctuary".

In Dec. 1975 "Analysis and Proposals - Gaetz Lake Study Area" prepared by PAARD Associates was filed with the City and the Committee. The report

several alternatives in additional land acquisition by the provincial government:

- 1 - great extension of park-sanctuary land
- 2 - modified enlargement of the park-sanctuary land
- 3 - small acquisition of sufficient land to provide an adequate buffer zone to the present sanctuary (understood but not legally defined).

74.

The Gaetz Lake Sanctuary Committee has agreed that the third alternative is the most immediately desirable and attainable; and that enlargement of park could come later as the government saw fit to acquire the heavily treed adjacent park land, and a migratory corridor between the present sanctuary and the river.

During 1976 remedial measures of the causes which had silted and otherwise upset the ecological balance of the two lakes, particularly the upper lake, was undertaken by the provincial Department of Public Works.

Later research indicated considerable improvement in the ecological health of Gaetz Lakes.

Nov. 22, 1976 - The Hon. Jim Foster had been furthering the Gaetz Lakes future with the government departments, having in particular gained the attention of the Hon. Allan Adair. Mr. Foster met with the Gaetz Lakes Committee and asked that the support of City Council be ascertained, in view of the government's evaluation of land acquisition, and indicated willingness to acquire the necessary additional land.

Nov. 30, 1976 - City Council strengthened Mr. Foster's position with the passing of the following resolution:

"BE IT RESOLVED COUNCIL OF THE CITY OF RED DEER APPROVE IN PRINCIPLE THE ESTABLISHMENT OF A SANCTUARY ON THE EXISTING GAETZ LAKE AREA AND FURTHER THAT THE GAETZ LAKE COMMITTEE CONTINUE NEGOTIATIONS WITH THE PROVINCE ON DETAILS OF THAT DEVELOPMENT WITH FURTHER ADVICE FROM CITY COUNCIL."

At date of this letter, however, the Hon. Mr. Foster has not gained the positive measures by the Alberta government necessary to define, save, protect and renew the sanctuary -- and in particular further renew the lakes. Three government departments are involved. The Hon. W.J. Yurko and the Hon. J. Allan Adair have expressed or written of their support and concern.

In view of there being a new City Council, Mr. Foster has asked the Gaetz Lakes Sanctuary Committee to again ascertain the support of City Council.

THE GAETZ LAKES COMMITTEE, THEREFORE REQUESTS RED DEER CITY COUNCIL TO REAFFIRM THE RESOLUTION OF NOV. 30, 1976 -- TO AGAIN SUPPORT MR. FOSTER'S FURTHERANCE OF THE SANCTUARY.

The Committee thanks City Council for the time this involves in the March 19th agenda; and hopes for Council's strong support oncd more.

Sincerely,

The Gaetz Lakes Sanctuary Committee

per *M O'Riordan* , Acting Secretary.

Commissioner's Comments

Recommend Council endorse the November 30, 1976 resolution, subject always to it being understood a future roadway which will cause minimal environmental damage is planned on the south-westerly fringe of the area.

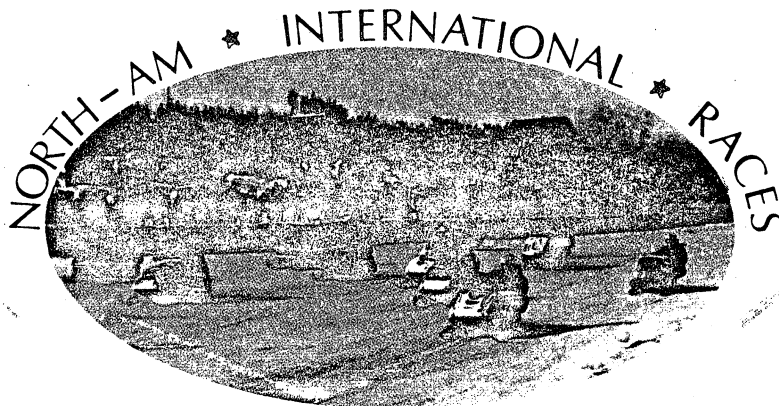
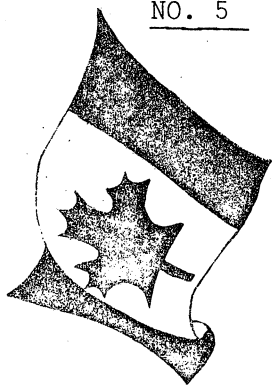
"K. CURLE"

Mayor

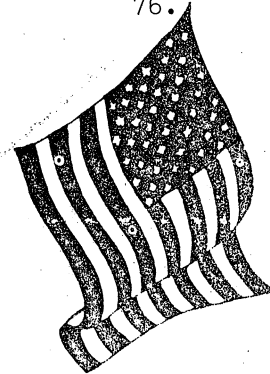
"M.C. DAY"

City Commissioner

NO. 5



76.



Wetaskiwin, Alberta, Canada

P.O. BOX 6327

NORTH-AM INTERNATIONAL SNOWMOBILE RACING SOCIETY

PH. 352-5081

March 1, 1978

Mayor and Council Members,
City of Red Deer,
City Hall,
Red Deer, Alberta

Dear Mayor and Members of Council;

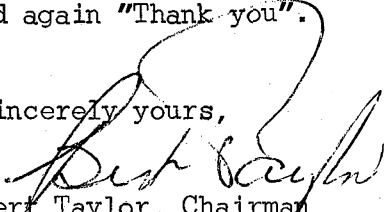
Your community participation by sponsoring a contestant in our annual North-Am International Snowmobile Races is sincerely appreciated.

We are enclosing a copy of our souvenir program along with a picture of your entry driven by Nick Sagen.

We will be forwarding a cheque in the amount of \$200.00 to the Kidney Foundation of Canada, and will mention your participation in our event. There were eight "community contestants" with the Westlock and Wetaskiwin entries winning their events.

On behalf of the North-Am Board again "Thank you".

Sincerely yours,


Bert Taylor, Chairman
North-Am Board of Directors

DOWELL OF CANADA

DIVISION OF DOW CHEMICAL OF CANADA, LIMITED

77.

NO. 6

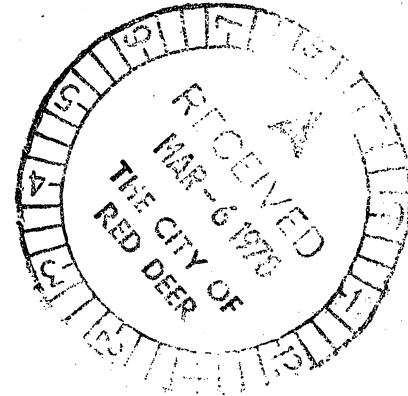
205 Bank of Canada Building
404 - 6th Avenue S.W.
Calgary, Alberta, Canada
T2P 0R9

February 25, 1978

Mr. R. Stollings,
City Clerk,
City of Red Deer,
Red Deer, Alberta

Dear Mr. Stollings:

Re: Lot 1, Block 2, Plan 7620159
Red Deer, Alberta



We have recently purchased and are presently developing Lot 1, Block 2, Plan 7620159, Golden West Subdivision in Red Deer.

There is a Green Belt on the east side of the property along 64th Avenue and along the north border of the property designated as Lot R in the subdivision plan east of the CPR mainline. This green belt is reserved as a buffer to the south border of the NW1/4-30-38-27-W4.

Zoning of the NW1/4 of 30-38-27-W4 is designated agriculture, pending a final decision on the relocation of the main line of the CPR through Red Deer.

We understand this property could be zoned as either residential or as industrial extension to the Golden West Subdivision. The final zoning decision to this quarter section, we understand, could be several months in the future.

We would request approval from City Council:

- A. The right of first refusal to purchase this 50 feet of Green Belt if the final zoning of the abutting property to the north is industrial.
- B. Contract to lease this Green Belt to Dowell of Canada until final zoning is approved. It is understood, we would return this land to the City if zoning is ascribed Residential or complete final transfer of title if the City agrees to a purchase as outlined on "A" above.

We look forward to your approval.

Yours truly,


W.H. Stemp,
General Manager.

:dar

THE CITY OF RED DEER



78.

RED DEER, ALBERTA

T4N 3T4

March 9, 1978

TO: City Clerk

FROM: Acting Development Officer

RE: Dowell of Canada - Lot 1, Block 2, Plan 760-0159

As Dowell does not indicate what they intend to do with the green belt. I cannot see any advantage to the City in leasing this particular parcel.

March 8, 1978

TO: R. STOLLINGS - City Clerk
FROM: A. SCOTT - Economic Development

RE: DOWELL OF CANADA - request to lease green belt

We would not be in favour of a lease or a right of first refusal being granted to Dowell of Canada on this public reserve. Any change in policy with respect to this request, could set a precedent for other similar requests.

64th Avenue will be developed as a major artery with the construction of the new bridge, to serve the Northwest area. A green belt of public reserve runs parallel to 64th Avenue on the west side throughout the Golden West Industrial park, and across the north end, adjacent to the Dowell property. This green belt lends itself to the construction of berms, similar to those I viewed in Eastern Canadian Industrial Parks, which are used to improve the appearance of industrial areas, and camouflage outside storage and parking.

We should therefore deny the Dowell request.


ALAN V. SCOTT, Director
Economic Development

AVS/gr

March 13, 1978

TO: City Clerk
FROM: City Engineer

RE: Dowell of Canada

The Engineering Department would not be in favor of granting Dowell of Canada the right of first refusal on the 50 foot Green Belt area if the area to the north becomes industrial. It is entirely possible and we think desirable to maintain a green belt in this area certainly if the area to the north becomes residential and even if it becomes industrial.

We would have no objections to Dowell of Canada leasing the Green Belt on the following basis:-

- a) short time - 30 day cancellation
- b) no structures on Green Belt
- c) no asphalt or gravel construction
- d) no regrading or removal of topsoil (if existing).

It is possible in the future that the City may determine no need for the Green Belt, but it is also entirely possible that it may be utilized as a buffer strip, bicycle path or pedestrian path or just a small park area. Until such time as this is confirmed we would recommend to Council that we keep our options opening by granting only an agreement to lease subject to the above conditions.


B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab
cc: City Assessor
Acting Development Officer
Economic Development Director
Regional Planning Commission - D. Rouhi

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

March 14, 1978

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alta.

Dear Sir:

Re: Lot 1, Block 2, Plan 762 0159
Red Deer, Alberta.

Thank you for your memo dated March 7th, 1978, requesting our comments to the letter submitted by Dowell of Canada.

Lot 1, Block 2, plan 762 0159 is located north of 65th Avenue on the east side of the C.P.R. right-of-way in the Golden West industrial area.

There exists an "L" shape buffer designated as Public Reserve. The purpose of this reserve is to separate the industrial area from the residential area to the east, and possibly to the north. The land use for the area to the north of this lot is not finalized, but there is a good possibility that it would be used for residential purposes.

Under The Planning Act, public reserves shall be used by the municipality only for the following purposes:

- (a) a public park,
- (b) a public recreation area,
- (c) a school site or part thereof where the school authority has entered into an agreement with the municipal authority whereby the school is to be used for community purposes outside school hours, and
- (d) a planted buffer strip.

Public Reserves cannot be leased or used other than the uses specified under the Planning Act.

Therefore, we would recommend the request be denied.

Yours truly,

D. Rouhi
D. Rouhi, MCIP
SENIOR PLANNER -

/cc
copy to: City Assessor
City Engineer

Development Officer

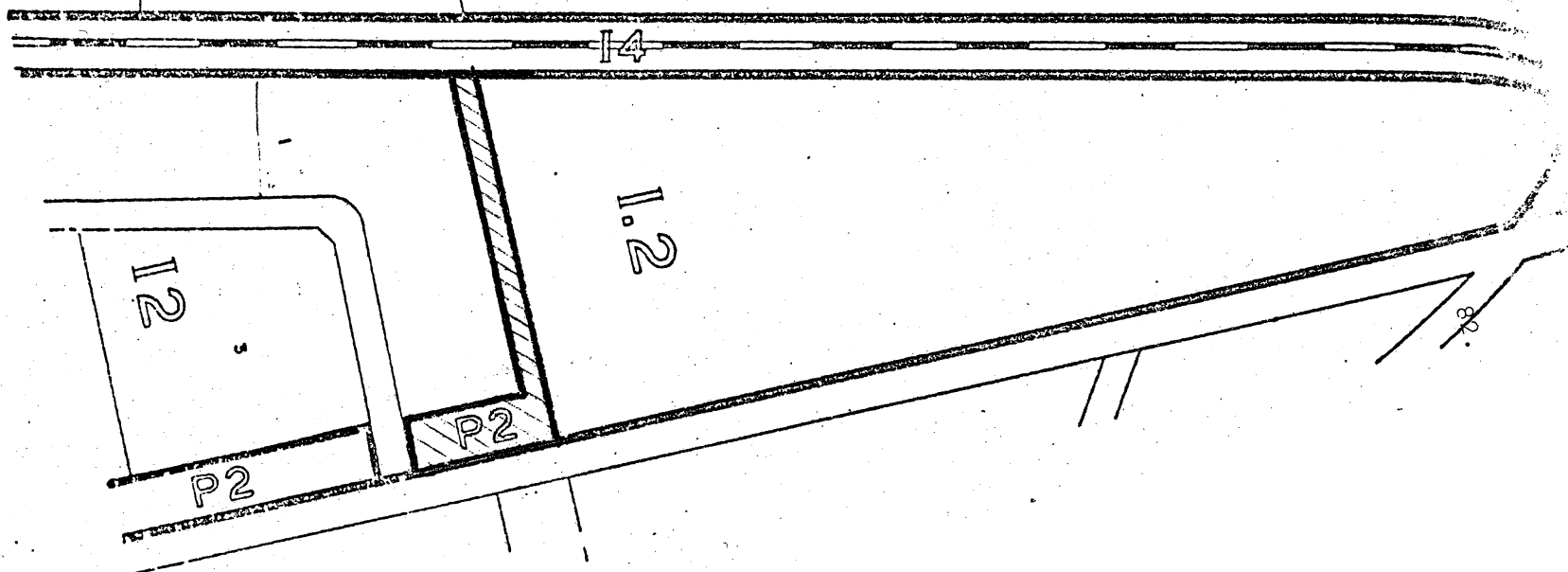
MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

CITY PLANNING SECTION

A2 _____ Agricultural
 R.1 _____ Reserve
 I.4 _____ Industrial
 I.2 _____ Parks
 P2 _____
 Small Holdings
 Industrial
 Future
 Railway
 Light
 Natural & Informal

N	N1	
M2	M1	
J2	J1	
H2	H	K



SHEET
 A.1

Commissioners' Comments

We recommend the application be denied in its entirety and no further action be taken at this time. Once plans have been finalized for the area to the north, the company may re-apply for consideration of Council.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

Royden Properties Ltd.

84.

NO. 7

VIA REDMANS

The Mayor and Council,
City Hall,
4914 - 48 Avenue,
RED DEER, Alberta
T4N 3T4

February 24, 1978

Gentlemen,

Re: Zoning Application from R2B to R3A on
Lots C1, F1 in Block 4, Plan 1315 R.S. and
Lots B2, B5 in Block 4, Plan 762 1345

Please accept this letter as my application to have the zoning changed from R2B to R3A on the aforementioned lots in the City of Red Deer, municipally located on 60th Avenue south of 64th Street.

At the present time this site is vacant and we desire to build an apartment building within the limits of the R3A zoning restrictions if approved by the City Council.

Should you require any further information please do not hesitate to contact the writer.

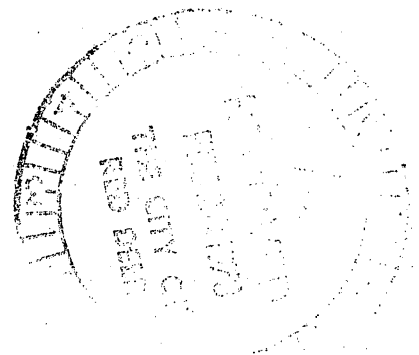
Yours truly,

ROYDEN PROPERTIES LTD.



Roy Crosty
President

/gd



March 1, 1978

TO: City Clerk
FROM: Acting Development Officer
RE: Rayden Properties Ltd.

The present zoning of the site would allow multi-family buildings as a conditional use. That is the use, yards, landscaping and construction of parking must be approved by Municipal Planning Commission after a survey of people in the area is made. If the site is zoned R.3.A approval of these items is ensured by meeting the bylaw requirements as the use is a permitted one.

As well R.3.A zoning allows a higher density of the property.

Regional Planning will be commenting on the effect of this request from a planning point of view.

A handwritten signature, possibly reading "R.D.", is written in dark ink. It consists of a large, stylized capital 'R' followed by a capital 'D' and a long horizontal stroke extending to the right.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

March 9, 1978

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alta.

Dear Sir:

Re: Royden Properties Ltd.,
Zoning Application from R2B to R3A
Lots C1, F1, Block 4, Plan 1315 R.S.
Lots B2, B5, Block 4, Plan 762 1345

The applicant is requesting City Council to change the zoning of the above land from R2B (General Residential), to R3A (High Density) multiple family.

R3A or high density multiple family is reserved in fringe of City Centre in the area adjacent to C1 zone, mainly because of the high cost of land and encourage the redevelopment of the down town area of the City.

No R3A zoning has been allowed outside the city's fringe core. The multiple family housing outside the core is either zoned R3B or R2, not R3A as proposed by the applicant.

In older residential areas apartments have been permitted in R2B zone, as a conditional use. This gives the opportunity to the adjacent property owners to air their views when the development is considered by the Municipal Planning Commission.

We feel that the area is not suitable for R3A or high density multiple family housing, and the developer should submit his multiple family housing project to the Municipal Planning Commission for a decision as a conditional use.

We recommend the rezoning, as requested, be denied.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

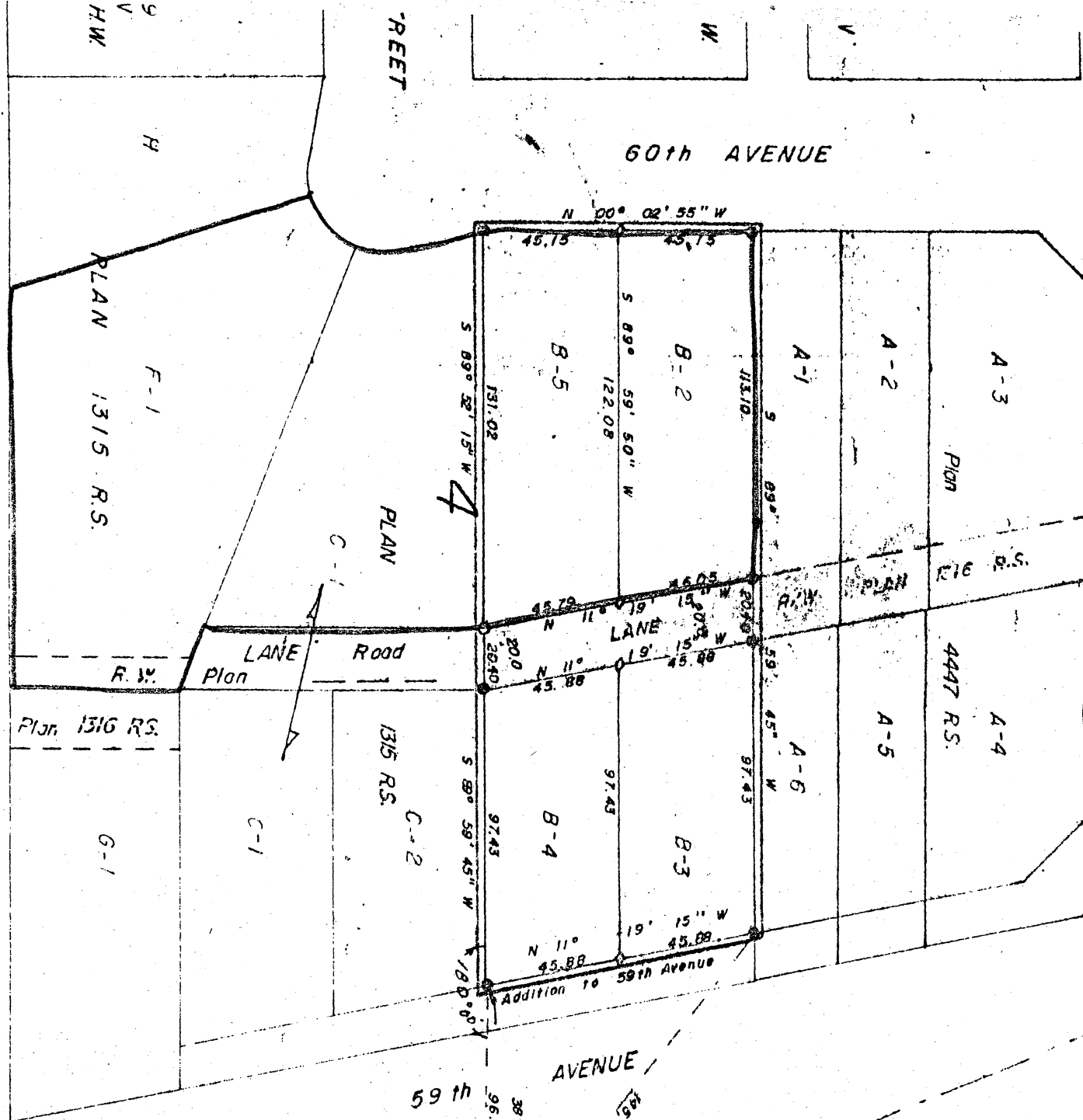
Dr/cc E.L. & P. Supt.
copy to: City Assessor
City Engineer
Building Inspector

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

64th STREET

64th STREET

60th AVENUE



793+12
11-9

87.

504.80

AVENUE

59th
38°12'10"
96.32
10°03'20"

NO. 8

ASSOCIATE CLINIC

4728 ROSS STREET
RED DEER, ALBERTA T4N 1X2

February 23, 1978

The Mayor and Councillors
City of Red Deer
4914 - 48th Avenue
RED DEER, Alberta
T4N 3T4

Ladies and Gentlemen:

Re: Lots 10, 11, 12, 13, 14, 15, 16 Block 4 Plan 6564 E/T
(5101, 5105, 5109, 5113, 5117, 5121, 5125 - 39th Street)

The above property comprizes the whole of the 5100 block of 39th Street with the exception of one lot on the West corner.

The doctors of the Associate Clinic, through Associate Management, began to assemble the above property in 1968 with the aim of locating a medical clinic in close proximity to the Red Deer General Hospital and the Richard Parsons Auxiliary Hospital.

We are presently leasing the clinic premises at 4728 Ross Street and our lease terminates on December 31, 1983. There were six doctors in the clinic when we moved to these premises in 1965, and to accommodate ten, the lower level was renovated in 1973. Physical arrangements prevent further expansion and, if our medical practice is to keep pace with the City's growth and the increased trading area, we must look to larger quarters.

We respectfully request that Council grant a condition to the above property allowing the construction of a building on the site to be used for the purpose of a medical practice. There was a similar condition granted to Parcel J Plan K2 situated East of the hospital grounds.

We respectfully submit that:

(1) the area with its close proximity to the two hospitals is suited to a medical practice; that patients' convenience will be better served when hospital facilities for such things as major x-rays and complicated minor surgery are required; emergency calls to the hospital by the clinic doctors can be attended to with little delay.

(2) we are presently located on the fringe of the downtown core and the nature of our medical practice contributes little to downtown shopping; nor do

Cont'd . . . 2

*Recd
Feb 28/78
2001
R.D.*

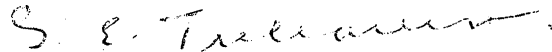
downtown shoppers casually drop into the clinic. It is usual that patients specifically visit the clinic and return to their homes. If, by chance, some are well enough to combine shopping with their medical visit, then the location by the hospitals is closer to downtown than it is to the North Hill.

To keep pace with forecast growth, we anticipate an expansion to twelve to fifteen doctors. The building size would be approximately 80' by 100', two or three stories, with space for a prescription service and for other professional offices, and with provision for the required set-backs, landscaping, and parking.

We would appreciate your advice as to further information and drawings that you require for your consideration of our request.

Thank you.

Yours faithfully,



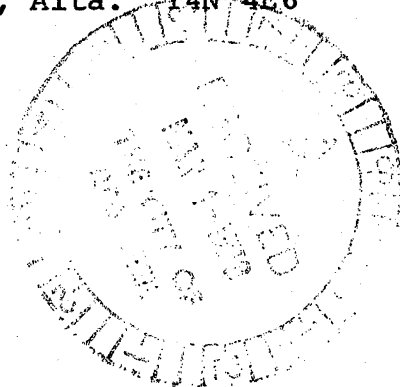
G. E. Treleaven,
Business Manager

GET/lgi

#305, 3939-50A. Avenue,
RED DEER, Alta. T4N 4E6

February 28, 1978.

Mr. Robert Stollings,
City Clerk,
Red Deer City Hall,
RED DEER, Alta.



Dear Sir:

This is an application to extend conditional zoning to Plan 6564 E.T., Block 4, lots 3, 4, and 5, lying on the north side of 38th Street between 51 and 52nd avenue.

We would like the zoning conditions on these three lots extended to permit construction of a building to contain medical offices, the building to be called the "Medical Arts Building". This building would contain our offices and those of certain other specialists, mostly surgical.

A new hospital is being constructed near this site, and it is preferable to have the offices of specialists as near the hospital as possible to adequately service it. This has been recognized in Edmonton where the University has constructed an office building for doctors attached to the University of Alberta Hospital, and the City of Edmonton has allowed several office buildings for specialists to be constructed across the street from the hospital. The University of Saskatchewan has recognized this fact by having many of the doctors offices in the University Hospital. We feel that since the new hospital will be a regional referral centre, with several specialities needed that are not presently in Red Deer, a building containing predominantly surgical specialists in close proximity to the hospital is essential. Existing facilities in the area will not be enough to cover this need.

Having offices of surgical specialists close to the hospital is a convenience for the patient. Newer sophisticated diagnostic procedures are being introduced to Red Deer, and having only a short distance to go to them is an advantage. It is also an advantage for the doctor to be able to go to the facility at times, when the procedures are being carried out, and this can only be done if the office is close to the hospital.

The Red Deer Hospital has no resident physicians. There are times during the day when there are no surgeons, internists, or general practitioners in the institution. In case of emergency,

-2-

either someone being brought to the hospital badly injured, or an inpatient suddenly deteriorating, help can only be had if the doctor is close to the hospital.

It is proposed that enough off-street parking will be available on this property to service the needs of the people working in the building, and a majority of the patients coming to it.

We have practiced in this community for many years and we would like to build a first-class medical facility that will be of service to our patients and community, and a pleasurable, convenient office for ourselves.


We request first and second reading on this zoning ammendment.

Respectfully submitted,

Yours truly,



R.D. Marriott, M.D.



W.O. Onerheim, M.D.

/cz

THE CITY OF RED DEER

92.



RED DEER, ALBERTA

T4N 3T4

March 6, 1978

TO: City Clerk

FROM: Actin Development Officer

RE: Dr. Marriott - Dr. Onerheim

As there are no plans available we cannot comment on this proposal. We presume the purpose of not requesting third reading of a bylaw admendment is to enable plans to be approved . Should Council decide to rezone or add to the conditional use table, approval of various items by Municipal Planning Commission may be necessary.

THE CITY OF RED DEER

93.



RED DEER, ALBERTA

T4N 3T4

March 6, 1978

TO: City Clerk
FROM: Acting Development Officer
RE: Associate Clinic

Should Council decide to accomodate this request, we suggest third reading of any bylaw be tabled until plans are approved.

March 3, 1978

TO: City Clerk
FROM: City Assessor

RE: Associate Clinic

Further to your memo of February 28, 1978, I would support this application and would recommend the planners review the total area.



D. J. Wilson, A.M.A.A.

March 3, 1978

TO: City Clerk

FROM: City Assessor

RE: Application to extend conditional zoning
to Plan 6564 ET, Block 4, Lots 3,4 and
5, lying on the north side of 38 Street
between 51 and 52 Avenues

Further to your memo of March 1, 1978, please be
advised that in view of the Associate Clinic's request, I
would also support this application with the recommendation.



D. J. Wilson, A.M.A.A.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

March 14, 1978.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
Red Deer, Alberta.

Dear Sir:

Re: Rezoning Request
Block 4, Plan 6564 E.T.
Medical Offices

We have received the two letters requesting zoning by-law amendments in order to allow medical clinics in Block 4, Plan 6564 E.T. The Associate Clinic is interested in developing Lots 10-16 along 39 Street. Doctors R. D. Marriott and W. O. Onerheim are concerned with Lots 3-4 along 38 Street. Currently the lots in question are zoned R.2B, Residential General, and they are located south of the General Hospital between 39 Street and 38 Street and between 51 Avenue and 52 Avenue.

In reading the arguments for allowing medical clinics near the hospital, the initial tendency is to agree. The concept of grouping mutually compatible uses, as it applies here, dominates other planning principles. Accessibility and convenience to the hospital for the doctors are obvious advantages. The benefits, if any, to their clientele are not quite so clear cut. If the proposals are only evaluated from this one predominate point, i.e. the relationship of medical clinics to hospitals, then they do make sense.

There are other concerns which must not be overshadowed by the above arguments.

.....2

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

It is important for a centre the size of Red Deer to have a viable business core where redevelopment can be encouraged by ensuring that city and regional shopping needs are developed on the principle of a downtown business core. While larger urban centres can decentralize some of the uses normally found in a downtown business district by the downtown area assuming the role as a office and financial centre for example, in the small urban centres such fragmentation generally leads to serious deterioration of the business district.

Redevelopment of the area south of the hospital is inevitable, however, it cannot be assumed that medical clinics are the most appropriate. The area has a strong potential for viable high density residential projects. Being close to the General Hospital and relatively close to the city core, two major employment centres, apartment developers are attracted to the area. Evidence of this fact is substantiated by the several recent apartment approvals in the area. With the potential of park development along the creek and its proximity to Gaetz Avenue, a major traffic artery, the area possesses an ideal residential environment, especially for apartment dwellers.

Medical clinics south of 39th Street would not only reduce this potential but they would increase the pressure for other office uses to locate there, hence leading to further fragmentation of the downtown core.

The initially apparent advantage of grouping mutually compatible uses is suppressed when these other concerns are evaluated.

Steps should be taken to encourage well designed apartments in the area.

We recommend that the two requests for zoning By-law amendments for Lot 10-16 and Lot 3-4, Block 4, Plan 6564 E.T. be denied.

Yours truly,



M. R. Christensen,
Associate Planner,
City Section.

MRC:mn

Commissioners' Comments

We do not agree with the views of the Planning Commission as in our opinion, the proposal will result in a logical grouping of similar uses in the area immediately adjacent to the Regional Hospital. We would suggest, however, that rezoning be conditional upon the applicants providing adequate parking on site.

We recommend Council approve the applications in principle subject to a further report being brought forward on methods of implementation and parking requirements.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Mayor Ken Curle, and Councillors,
City of Red Deer,
City Hall,
Red Deer, Alberta.

Dear Mayor Curle, and Councillors -

The City of Red Deer, this year, celebrates the sixty-fifth anniversary of becoming a city. This deserves special commemoration.

There will be diverse projects and programs in recognition of this historic attainment. The Red Deer Allied Arts Council proposes a CELEBRATION OF THE ARTS from Friday, May 26th to Sunday, June 4th, which will provide the major highlight of 1978 events. Such a mid-year show case of the arts will put focus on one of Red Deer's most important and outstanding achievements -- the cultural enrichment of our people.

Care has been taken to select dates which do not conflict with other major events already scheduled.

On Friday, May 26th, the Allied Arts Council is arranging a banquet which will pay tribute to the Red Deer groups and individuals participating in or sponsoring the arts. The annual Arts Council scholarship awards will be presented that evening.

Douglas Cardinal, internationally famed Red Deer born architect, has been chosen by the Allied Arts Council to be the guest of honour and key note speaker. He has accepted the proffer. His book Of the Spirit is a best seller.

The banquet is to be at 6:30 in the Club Cafe, chosen as Red Deer's oldest restaurant and its owners having been so much a part of this city's past and present community life. (Tickets will be \$7.50 each, with no complimentary tickets except to a very few special guests.)

On the nights of Friday and Saturday, June 2nd and 3rd, and the afternoon of Sunday, June 4th, concerts will be conducted in the Memorial Centre, to provide a show case of Red Deer's talent in the performing arts. Participants will be groups and individuals from Red Deer or the immediate area. Each performance will be entirely different and of widely varied nature.

In conjunction a visual arts show will be set up in the gymnasium, open during the full day to allow school tours Friday and Saturday; and carrying through suitable hours on Sunday, June 4th. A highlight of the display will be a \$10,000. Douglas Cardinal exhibit, owned by the British Columbia Government, and housed at present in the Burnaby Art Gallery. The Curator, Jack Hardman, is more than pleased to extend a loan to Red Deer. Charges for the concerts and the exhibits will be as low as possible to encourage attendance.

The Red Deer Allied Arts Council invites the Council of the City of Red Deer to proclaim the CELEBRATION OF THE ARTS as the mid-year focal feature of Red Deer's sixty-fifth birthday commemoration. If City Council would like to be co-sponsor of the CELEBRATION the Arts Council would be very pleased.

The Red Deer Allied Arts Council ~~has~~ for some decades stimulated the development of the arts in this city. The board consists of a group of dependable and dedicated citizens, largely from Red Deer, but with some representation of groups from the immediate area.

The Allied Arts Council accepts full responsibility for all arrangements, and, financing of the CELEBRATION OF THE ARTS.

The members of the board hope for the enthusiastic support of City Council, in designating and supporting this ~~exciting~~ mid-year highlight of 1978.

Sincerely,

(Mrs.) *Flora Aubuchon*, Corresponding Secretary,

Red Deer Allied Arts Council

Enclosure:

A list of members of the present Allied Arts Council board.

Red Deer Allied Arts Council Board

101.

Past President

Larry Spence

President

Sheila Spence

Vice President

Ethel Taylor

Recording Secretary

Marge Sharpe

Corr. Secretary

Florence Aubuchon

Treasurer

Margaret Seelye

Directors:

Peggy Evans

Willy Jorgenson

Lillian Nunn

Jim Murray

Jim Sybon

Bob Jewell

Jim Gerwing

Ruth Gerwing

Ian Cook

Shirley Dye

Richard O'Brien

Peter Gaup

Dr. Graham Witcher

Harold Jenner

Tilly Chapman

Commissioners' Comments

Recommend Council give full support to this request.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NOTICE OF MOTION

103.

March 15, 1978

NO. 1

TO: COUNCIL

FROM: CITY CLERK

Re: Notice of Motion

The following notice of motion was submitted by Alderman Dale at meeting of Council March 6th, 1978.

"MOVING HOUSES WITHIN CITY

Many older homes in recent years have been demolished to make way for apartment development

Some of these homes will meet present building standards with some upgrading i.e. insulation, 220 wiring, etc.

These homes could be placed on new basements.

Could Council consider setting aside areas in new subdivisions for such building.

Bonanza Moving is willing to work with potential low income young couples to assist in bringing this to a successful conclusion.

Including the price of the lot, these homes could be priced at between "30,000.00 - \$35,000.00

Could the Building Inspector bring a report back to Council for Council's consideration."

R. STOLLINGS,
City Clerk

RS/dk

NO. 2

March 15, 1978

TO: COUNCIL
FROM: CITY CLERK

Re: Notice of Motion

The following notice of motion was submitted by Alderman R.L. Dale meeting of Council March 6th, 1978.

"GARBAGE

At the time of awarding the Garbage Contract to Central Disposal it was brought to the attention of the administration

- 1) Lack of proper garbage containers on City Streets
- 2) Not sufficient large pickup containers in lanes behind business establishments.
- 3) Poor pickup timing on present open containers
- 4) That a better closed type of container be recommended for use in downtown areas.
- 5) That residential pickup and containers be reviewed for upgrading

PLEASE LET'S HAVE SOME ACTION".

R. Stollings,
City Clerk

RS/dk

March 15, 1978

NO. 3

TO: COUNCIL

FROM: CITY CLERK

Re: Notice of Motion

The following notice of motion was submitted by Alderman Dale at meeting of Council March 6, 1978.

"OLDER HOMES

As many young married couples are unable to qualify for mortgages and in many cases the down-payment is beyond their means,

As Alberta Mortgage total loan, including lot, is approximately \$42,000.00 regardless of 90% mortgaging. This method is also restricted

And whereas (1) many older homes in the City are being sold for future development by investment firms and out of town developers who become absentee apartment owners and have a tendency to downgrade the area

Many older homes should and could be made available to lower income young couples as starter homes

THEREFORE BE IT RESOLVED that the administration bring back a report to next Council meeting suggesting a positive recommendation to this problem."

R. STOLLINGS
City Clerk

RS/dk

NO. 4

The following notice of motion was submitted by Alderman Dale.

"RE: Access G.H. Dawe Community Centre

At a meeting of the Management Board of the above mentioned held Wednesday, March 15, 1978 the following concern was discussed and the Board wish to bring to City Council's the following

- 1) Dawe Centre access is critical from almost all directions
- 2) Future plans for a separate school in the complex which will accommodate grades 1 to 9 which means many small children which will use centre by day as well as night.
- 3) The Management Board recommend City Council consider a pedestrian overpass or underpass on 67 Street for area north of this main artery.
- 4) Also when 64th Avenue is rebuilt, that a pedestrian and bicycle underpass to be constructed under this proposed widening of 64th Avenue at Holt Street."

R.L. Dale, Chairman and
Council representative on
G.H. Dawe Management Board

BY-LAW NO. 2011/G-78

Being a Bylaw to amend Bylaw No. 2011 as amended being the
Zoning Bylaw of the City of Red Deer.

1. Bylaw No. 2011 as amended is further amended as hereinafter set out.
2. Table 23, Use Table for R.2 Zone, is amended by adding to the section entitled "Conditions, Qualifications and Exceptions" the following item:
 9. Notwithstanding any of the foregoing, triplex homes and apartments shall not be allowed within the area described as Block 24, and Block 27, Plan 5555 A.F. except apartments may be allowed as conditional uses on Lots 1-3, Block 24 and Lots 1-3, 10-14, 18-20, Block 27, Plan 5555 A.F.
3. Table 23, Use Table for R.2 Zone, is further amended by adding under the Conditional Use column and beside the items labelled "triplex homes" and "apartments" the following note:
 - For exceptions see section 9 under the heading "Conditions, Qualifications and Exceptions" hereunder.

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

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1978

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1978

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

A.D., 1978.

MAYOR

CITY CLERK

BY-LAW NO. 2011/H-78

Being a Bylaw to amend Bylaw No. 2011 as amended
being the Zoning By-law of the City of Red Deer.

- 1) By-law No. 2011, as amended is further amended as hereinafter set out.
- 2) Table 23, Use Table for R.2 Zone, is amended by adding to the section entitled "Conditions, Qualifications and Exceptions" the following item:

10. Notwithstanding any of the foregoing row housing, triplex homes and apartments shall not be allowed within the area bound by 39 Street on the north, 43 Avenue on the east, 35 Street on the south and Spruce Drive on the west.

- 3) Table 23, Use Table for R.2 Zone, is further amended by adding under the Conditional Use column and beside the items labelled "triplex homes"; "apartments"; and "row Housing" the following note:

- For exceptions see Section 10 under the heading "Conditions, Qualifications and Exceptions hereunder.

- 4) This By-law shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS day of A.D. 1978

READ A SECOND TIME IN OPEN COUNCIL THIS day of A.D. 1978

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS day of
A.D. 1978.

MAYOR

CITY CLERK

BY-LAW NO. 2172/B-78

Being a By-law to amend By-law No. 2172, the Red Deer
and District Archives Committee By-law.

Now Therefore The Municipal Council Of The City Of
Red Deer Duly Assembled Enact As Follows:

- (1) Section 1, subsection (c) of By-law 2172 is amended as to the
first sentence thereof, by striking out the words "one of
whom shall be a member of Council".

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1978.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1978.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D., 1978.

MAYOR

CITY CLERK

BY-LAW NO. 2581-78

OF

THE CITY OF RED DEER

A By-law to amend the manner of repayment on debentures issued herebefore as authorized or legally assumed by the City of Red Deer under the By-laws listed in Appendix A.

WHEREAS, the Alberta Municipal Financing Corporation, as holder of the debentures authorized under the By-laws listed in Appendix A, has requested a change in the manner of repayment.

AND WHEREAS pursuant to the provisions of Section 330 of The Municipal Government Act, the original term and rate of interest shall not be extended or increased on the principal remaining owing upon the original debentures.

THEREFORE, the Municipal Council of the City of Red Deer enacts as follows:

1. That the outstanding coupons attached to each debenture authorized under the By-laws listed in Appendix A shall be replaced by Alberta Municipal Financing Corporation with a repayment schedule, which now forms part of the debenture, identical in respect to the due dates and amounts specified on the coupons replaced.
2. That the replaced coupons be cancelled by Alberta Municipal Financing Corporation and returned to the City of Red Deer for filing.

BY-LAW NO. 2581-78

OF

THE CITY OF RED DEER

3. That the principal and interest on the debentures shall be payable in accordance with the schedule 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.

4. That the Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the Alberta Municipal Financing Corporation, on such dates and in such amounts as specified in the repayment schedule now forming part of each debenture.

5. That this By-law shall take effect on the date of approval by the Local Authorities Board as required under Section 332 of The Municipal Government Act.

READ a first, second and third time in Council this _____ day of

_____, A.D., 19____.

MAYOR

CITY CLERK

BY-LAW NO. 2582/78

OF THE

CITY OF RED DEER

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 purchase of a snowblower.

WHEREAS an estimate for such purchase has been completed whereby the total cost of the said purchase is estimated to be \$48,000.00.

AND WHEREAS in order to purchase the equipment it will be necessary to borrow the sum of \$48,000.00 on the credit of the City of Red Deer by issuing debentures of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Five (5) years in annual instalments, with interest not exceeding Twelve per centum (12%) 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 \$102,958,230.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$24,844,319.00, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is five years.

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 purchase of a snowblower as may be necessary.

2. That for the purpose aforesaid, the sum of Forty Eight Thousand Dollars be borrowed by way of debenture on the credit and security of the of the City of Red Deer at large, of which amount the sum of \$48,000 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 Forty Eight Thousand Dollars (\$48,000.00), 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 Twelve per centum (12%) 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 five (5) 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 agent 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 dates 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 City Clerk 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 therefor, 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.

By-law No. 2582/78

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 purpose 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 date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of
_____ A.D., 1978.

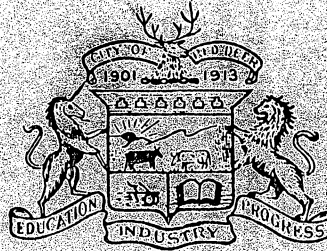
READ A SECOND TIME IN OPEN COUNCIL this _____ day of
_____ A.D., 1978.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____
day of _____ A.D., 1978.

MAYOR

CITY CLERK

File



**AN APPLICATION FOR THE PRIVILEGE
OF HOSTING
THE 1980 ALBERTA WINTER GAMES**

PRESENTED TO:
MR. MAX GIBB,
MANAGING DIRECTOR,
ALBERTA GAMES COUNCIL,
830 A - 10TH AVE. S.W.,
CALGARY, ALTA.,
T2R 0B1

BY:
THE CITY OF RED DEER, ALBERTA

File No. R-8775

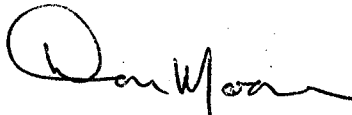
March 17, 1978

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT

The attached draft of the bid for the Alberta 1980 Winter Games can still be modified or amended in any way providing that we have approval of Council to submit it in the amended form without further reference to City Council, because it is necessary to have this in the hands of the Alberta Games Council by March 31st.

I believe the way that this has been prepared is in complete accord with the instructions given by the Games Council. It incorporates ideas suggested by the Games Society and the budget has been prepared in consultation with Terry Welty, the Games Society member in charge of finance.

We have solicited letters of support from a great number of people and these are coming in very well. To date we have met with no opposition and I believe that the community is in full support of what we are doing. I will be in attendance at Council meeting on Monday to answer any questions that members may have.


DON MOORE

DM/er

DRAFT ONLY

Mr. Max Gibb
Managing Director
Alberta Games Council
830A - 10th Street S.W.
CALGARY, Alberta
T2R 0B1

Dear Mr. Gibb:

On behalf of the City of Red Deer and its Citizens, it is my pleasure to submit this application for the privilege of hosting the 1980 Alberta Winter Games.

We have, as you are aware, been honored on two occasions by being given the opportunity to host the Alberta Games but since we have been invited to apply once more, we are confident that the decision of the Council will be made on merit and I am proud to say that our presentation is presented with strong support from this community.

If selected, we pledge even greater dedication and enthusiasm than has been evidenced before and will work with vigor to be sure that the Games concept and goals are achieved.

We anxiously await your decision.

Sincerely,

K. CURLE, Mayor

INTRODUCTION

City of Red Deer Officials and the Board of Directors of the Alberta Games Society have carefully examined the requirements that must be met by the Alberta Winter Games host community. We are well prepared to meet these requirements. Further we are in full accord with the purpose of the Games and we present this proposal with confidence that we can once again stage the Games in a manner befitting the purpose.

1. PROPOSED DATES

We have concluded that the most suitable dates would be after mid-February and prior to the end of February in order to assure top conditions on our excellent skating oval and good snow conditions at Canyon Ski Hill. However, we would like to meet with the Council to select the dates most suitable to all concerned.

2. RECENT MAJOR EVENTS

Our City has hosted Provincial calibre competitions in virtually every winter sport. In the current year, Red Deer has or will host the following:

- 1977 Alberta Special Games
- 1977 Alberta Summer Games
- 1977 Corby Cup Curling Championships
- 1978 Canadian Indoor Speedskating
- 1978 College Four West Volleyball and Hockey Championships
- 1978 Provincial 5 Pin Bowling Championships
- 1978 Major Gymnastics meet

Previously we have hosted many other major events including the National Swimming and Diving Championships and the Pontiac Cup Ski Races.

3. ORGANIZATIONAL STRUCTURE

Because we believe in the Games, the Red Deer Alberta Games Society, since its inception in 1975, has never been disbanded. It is a permanent institution. This 'team' has an enviable record and are already marshalling

old and new resources so that an immediate start can be made. The same organizational system will be used as this was felt to be most effective.

4. FACILITIES AVAILABLE

We believe you will find our facilities more than adequate. Until the specific sports are known, we are unable to effectively designate how they will be assigned. However, in consultation with the Games Council, we can chose from any or all of the following:

- A. Red Deer Arena - This facility has a seating capacity of over 2,000 and has an ice surface measuring 200' x 85'. It has four dressing rooms.
- B. Kinex Rink - A full size ice surface of 200' x 85' with four excellent dressing rooms. Seating for up to 500 persons can be provided.
- C. Kin City Rink - Ice surface measures 185' x 85' with four dressing rooms and seating for 500 or more.
- D. Red Deer Curling Club - An old, but excellent eight sheet facility with full support facilities; a private club facility provided to the Games at no cost.
- E. Red Deer Bowladrome - A sixteen lane facility recently renovated. A commercial facility pledged to us also at no cost.
- F. Canyon Ski Hill - The best non-mountain facility in Alberta. There are runs as long as 1,650 feet with a 450' vertical drop. Excellent support facilities all provided as a courtesy to the Games at no cost.
- G. Kin Canyon - One of many excellent areas suited to cross-country skiing.
- H. Red Deer Memorial Centre - In addition to an 800 seat theatre, this facility houses a gymnasium outfitted with Olympic standard gymnastics equipment.

- I. Michener Centre - A fine new facility with an excellent full sized gymnasium suited for any activity and if any aquatic sports are transferred to the Winter Games, there are two pools to meet Games aquatic needs to Council standards. This facility is designed specifically for the disabled, we will look forward to hosting activities for special groups at this location.
- J. Recreation Centre Park - In addition to the 400M speed skating oval, this park houses the Golden Circle Senior Citizens Centre - a potential social centre for the Games.
- K. Red Deer College - The College facilities include two excellent gymnasiums with seating capacity for 1,300 and 700 respectively and two racquetball courts. In addition, the College houses the Kevin Sirois Fitness Testing and Training Centre which would be put to good use for the games.
- L. Red Deer Public School Facilities - These include three high school gymnasiums, three junior high gymnasiums including the new G. H. Dawe Community Centre gymnasium. This unique facility operates as a model for all of Alberta.
- M. Catholic School Facilities - An additional high school and junior high gymnasium are available from this source.
- N. V.M.C.A. - Two new racquetball courts are currently under construction and the "Y" has agreed to make them available.

We are confident that we can accommodate all of the sports listed if the Council so wishes and we look forward to discussing other activities such as carpet bowling for Senior Citizens and broomball or floor hockey for the non-skaters.

We are excited about the prospect of meeting with Associations serving the disabled to determine how the disabled can best be involved in the Games.

5. ACCOMMODATION AND FOOD

Use of Canadian Forces Base Penhold to house many of the athletes is unconfirmed but prospects are good. The remainder will be housed in public or commercial facilities which may include classrooms or gymnasias. We will undertake to maintain whatever standards are set by the Council. This has been carefully examined in our bids for the Canada Winter Games.

Food services will be provided at a level equivalent to or better than the Games previously hosted by Red Deer. In addition to CFB Penhold we expect to use the high school and College Cafeteria and commercial facilities.

Per diem costs of accommodation and food will be as noted in the budget.

6. TRANSPORTATION

We assume transportation to and from Red Deer will be handled in the manner prescribed by the Games Council as has been the case previously, however, we would welcome the opportunity to discuss alternatives.

For spectators and others, Red Deer is well connected to all parts of Alberta by excellent highways. Time Air provides connection to Alberta major points and CP Rail services is also available.

Transportation within the City will be handled by the City bus service and Prairie Bus Lines supplemented by courtesy cars or buses for dignitaries, athletes and officials.

7. PRESS AND COMMUNICATION FACILITIES

We assume an AGT system will once again be available and have budgeted accordingly. Should their policy not permit this, we expect full support from CB operators in and around Red Deer as was evidenced at the Summer Games. We will also tie in to major existing phone systems if necessary.

Coverage of the Games will be handled locally by radio and television station CKRD Radio and CKGY, the Red Deer Advocate daily paper and the Red Deer Ad-Viser (bi-weekly). We will promote Provincial coverage and will provide a warm welcome and services to all visiting media.

8. MEDICAL FACILITIES

Medical aid will once again be provided at every site. There are hospitals within easy reach of all sites including the Games Village.

9. PROPOSED BUDGET

Our proposed budget is based primarily on our own experience and partially on the records provided from Medicine Hat. We are assuming there will be 2,600 participants.

The following, subject to later review with the Games Council or Provincial Government Officials, is a preliminary statement of revenues and expenditures.

What may not be first apparent in examining this budget are the following facts:

- A. We believe that the creative and performing arts should be an integral part of the Games and provision will be made to carry this out in a manner comparable to or better than was the case in the 1975 Summer Games.
- B. Greater emphasis is to be placed on spectator needs to be sure they feel the full impact of this sports spectacle.
- C. We will not bend to the trend to squander money on elaborate receptions that do little or nothing for the athletes or the Games. We will, however, be gracious hosts and will involve the dignitaries in a manner that will be more significant to the goals of the Games.
- D. The Alberta Games impact must be felt Province wide. We have provided \$6,000.00 in order to see that we do our part.
- E. We will leave the Games Council with a much needed Games Manual fully prepared for use of the Council and other communities as a guide for staging future games.

BUDGET SUMMARY

NOTE: Does not include Games Legacy.

REVENUE

Province of Alberta	\$150,000.00
City of Red Deer	10,000.00
Community of Red Deer and other donations	24,000.00
Ticket Sales	8,000.00
Program Advertising	14,000.00
Program Sales	2,000.00
Signs and Scoreboard Revenue	1,000.00
Souvenir Sales	12,000.00
Sundry - interest, photo commissions, etc..	1,200.00
	<u>\$222,200.00</u>

EXPENSES

Accommodation

Meals 2,600 x 2 days x \$5.50	\$ 28,600.00
Registration	800.00
*Rooms 2,340 x 2 days x \$3.00	<u>14,040.00</u>
	\$ 43,440.00

*No accommodation for 260 Zone 4 athletes.

Administration

Advance Brochure	\$ 2,400.00
Copier Rental 6 x 400	2,400.00
General Provisions	1,500.00
Insurance	2,800.00
Meetings	1,400.00
Office Rental	400.00
Outside Secretarial	200.00
Postage and Meter Rental	850.00
Professional Services	1,400.00
Co-ordinator's Salary (6 x 2,000)	12,000.00
Assistant Co-ordinator (2 x 1,000)	2,000.00
Secretarial (6 x 800)	4,800.00
Sports Assistants (4 people x 2 x 800)	6,400.00
Salary Benefits	600.00
Souvenir Purchases	9,000.00
Program Costs	10,000.00
Stationery and Office Supplies	2,800.00
Telephone	1,650.00
Tickets	600.00
Travel	2,600.00
	<hr/>
	\$ 65,800.00

Ceremonies

Barbeques	\$ 4,600.00
Flags	700.00
General Provisions	400.00
Hats and Crests	200.00
Hospitality	3,500.00
Hostess Uniforms	1,500.00
Medals and Plaques	11,500.00
Opening Ceremonies	3,000.00
V.I.P. Blazers	1,000.00
Volunteer Recognition & Banquet	2,000.00
	<hr/>
	\$ 28,400.00

Publicity

Banners and Posters	\$ 4,400.00
General Provisions	1,000.00
Program Draw	1,000.00
Radio, Television, Press	6,000.00
Province Wide Publicity and Promotion	6,000.00
	<hr/>
	\$ 18,400.00

Safety and Communications

Communications	\$ 6,000.00	
Meetings	50.00	snow and ice
Medical	400.00	
Security	2,800.00	
	<u> </u>	\$ 9,250.00

Sports

Expendable Equipment	\$ 12,000.00	
Facilities Upgrading	7,000.00	
General Provisions	500.00	
Printing	500.00	
Technical and Meetings	800.00	
Venue Signs	1,200.00	
	<u> </u>	\$ 22,000.00

Transportation

Courtesy Cars	\$ 1,000.00	
General Provisions	200.00	
To and from Red Deer	26,000.00	
In Red Deer	7,000.00	
	<u> </u>	\$ 34,200.00

TOTAL EXPENDITURES

\$222,200.00

Anticipated excess of revenue over expenditures \$710.00

10. LOCAL SUPPORT

We have letters of commitment on file and available for inspection from the following:

Red Deer Public School District #104
Red Deer Catholic School District #35
Red Deer Community College
Red Deer Chamber of Commerce
Service Clubs
Community Associations
Sports Organizations
The Media
The Red Deer Curling Club
The Red Deer Bowladrome
The Canyon Ski Hill
and many others

11. ADDITIONAL INFORMATION

11.1 Weather - Records show a mean low temperature below 0°C so snow and ice will not melt, but a moderate mean of 13°C so conditions should be pleasant. In February we can expect one hundred and seventeen hours of sunshine and seven and a half inches of new snow. Our investigations show the best weather in late February to be February 24th to the 26th. Our outdoor activities will not be affected by chinooks.

11.2 Population - The present population is over 32,000. A conservative estimate for 1980 would be 35,000 people.

11.3 Accommodation for Visitors - Chamber of Commerce officials advise that there will be accommodation in tourist and convention calibre facilities for 3,000 people in 1980 and the support facilities including food services are excellent.

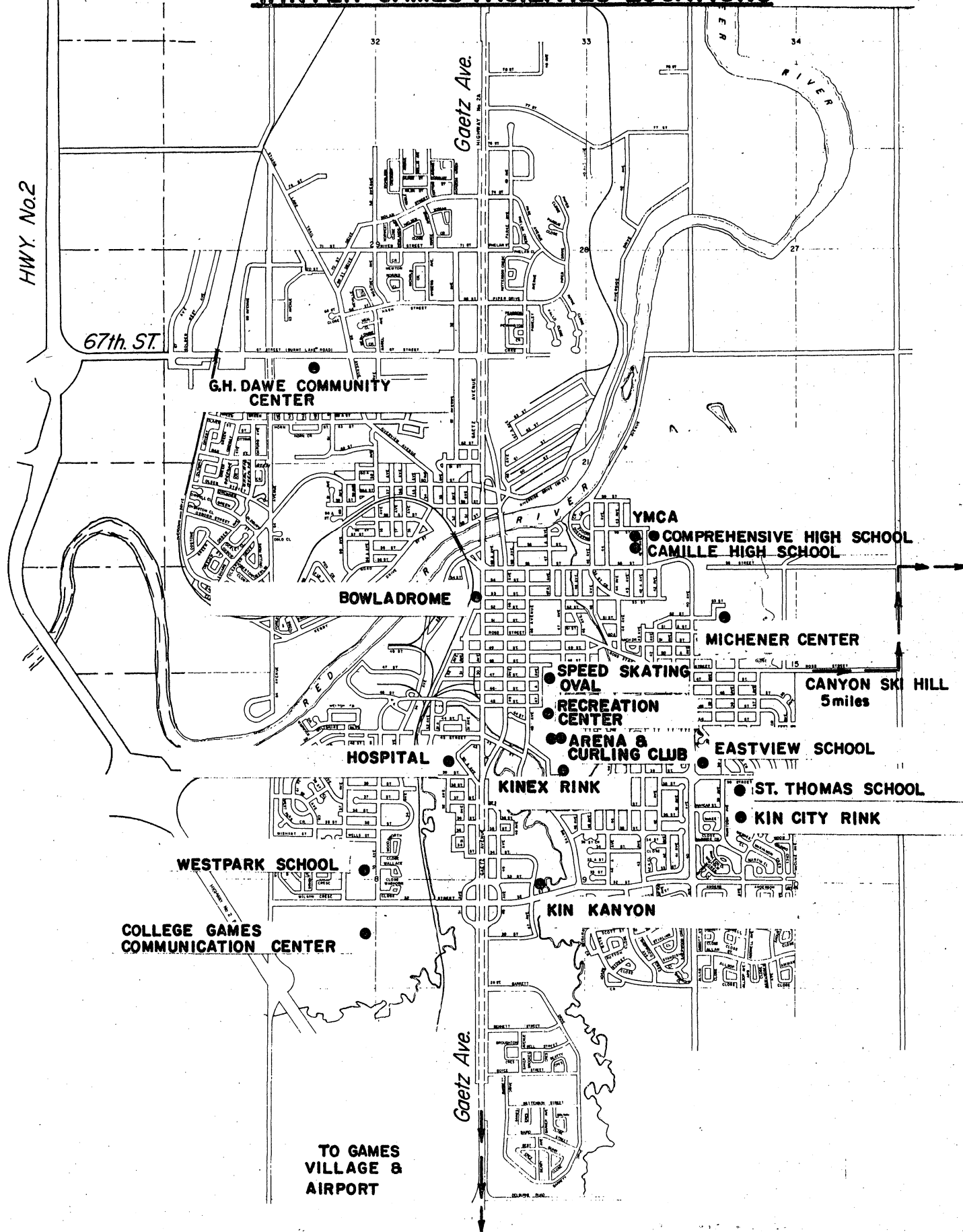
11.4 Location - The City is centrally located to a major percentage of the population of Alberta. It is a major regional centre.

CONCLUSION

Red Deer has proven its interest in the Games and the Games concept by being the only community in Alberta that has bid for all games without deviating from the rules and conditions set down by the Games Council. We believe another community is entitled to an opportunity to host the 1979 Summer Games but we believe that we are entitled to be considered on the basis of merit for the privilege of taking on the new challenge of Winter Games.

We will look forward to a visit from the Policy Committee and Government Officials so we can more adequately show you the facilities and assets that we offer and give you a first hand opportunity to experience the Games enthusiasm that prevails in our City.

RED DEER RIVER



THE CITY OF RED DEER
TENDER ON DOG CONTROL SERVICE
INFORMATION TO BIDDERS

Sealed tenders plainly marked on the envelope as to contents will be received by the City Clerk in the City Hall of the City of Red Deer until 2:00 P.M., March 13, 1978, to supply the City of Red Deer with

a Dog Control Service from April 15, 1978 until April 14, 1981,

in accordance with the Contract Documents.

All proposals must be submitted on the "Form of Tender" as herewith provided. Proposals submitted in any other manner or containing conditions or specifications other than listed in the Contract Documents may cause rejection of that tender.

The "Form of Tender" shall be completed in full and shall indicate:-

Bidders shall quote alternately as follows: for Patrol per calendar week.

- (1) On a basis of 40 hours, 5 days per week
- (2) On a basis of 56 hours, 7 days per week
- (3) On a basis of 80 hours, 7 days per week
- (4) On a basis of 112 hours, 7 days per week.

Bidders will make quotations on a basis of providing and operating the pound and pickup service, and alternately on the pickup service and operating a pound which will be provided by the City.

Alternative proposals on separate letterheads outlining the service they would provide, showing conditions, costs and a detailed description of the service that would be provided, will also be considered.

If this tender covers, in whole or in part, the supply of any materials, supplies, or equipment, the bidder shall forward complete descriptive and illustrative literature, together with complete specifications of the item(s) so covered.

If this tender covers, in part or in whole, the supply of a service to the City of Red Deer, the bidder should visit the location where such service is required previous to submission of their proposal to ascertain the facilities available and difficulties which may be encountered in providing such service.

The Contract Documents shall consist of the following and shall form as much a part of this Contract as if hereto attached:

1. The Information to Bidders
2. The Conditions and Specifications of the Contract
3. The Form of Tender
4. A Formal Agreement
5. A City of Red Deer Purchase Order and Acknowledgement
- 6.
- 7.
- 8.

If a bidder should find any discrepancies in, or require any clarification to these Documents he should immediately notify the Purchasing Agent for the City of Red Deer who will, if necessary issue such correction or clarification to all bidders.

Acceptance of any tender shall be in the form of a City of Red Deer Purchase Order issued to the successful bidder. The Acknowledgement of this order shall be signed and returned immediately.

The City of Red Deer reserves the right to waive any formality or informality in the award of this tender.

The City of Red Deer reserves the right to reject any or all tenders. The lowest or any tender received will not necessarily be accepted.

The form of Agreement may be subject to some variation to meet the requirements of the option which may be selected by the City of Red Deer.

If the City supplies the premises for the pound, it shall be the land and building thereon known as 5006 - 55A Street on lot 8 plan 72NY in the City of Red Deer. Prospective bidders should contact the Development Officer, City Hall to view these premises.

THE CITY OF RED DEER

TENDER ON DOG CONTROL SERVICE

CONDITIONS AND SPECIFICATIONS OF THE CONTRACT

The scope of this Contract is to cover the provision of
a Dog Control Service
for the City of Red Deer.

Hereinafter the term "Contractor" shall mean the firm or party to whom the Contract is awarded by the City of Red Deer. The City of Red Deer shall be hereinafter referred to as the "City".

The period of time to be covered by this Contract shall be from
April 15th, 1978 to April 14th, 1981.

Time is of the essence to this Contract. All services, deliveries, or work to be performed under this Contract must be completed within the time limits as hereinafter specified.

The Contractor shall maintain at all times during the period of the Contract adequate liability insurance to protect and save harmless the City from any and all claims which may arise by reason of this Contract.

The Contractor shall also ensure that all persons doing work under this Contract shall have sufficient skill, training, and technical knowledge for the type of work involved. It is expected that all work shall be completed in a professional and workmanlike manner.

It shall be understood by the Contractor and the City that this Contract does not create an employer and employee relationship, principal and agent relationship between the parties hereto and that the Contractor shall at all times be and shall be deemed to be an independent Contractor.

Payment(s) shall be made by the City of Red Deer to the Contractor as hereinafter specified. The Contractor shall obtain from the City's representative at each time a payment becomes due, a City of Red Deer Receiving Report indicating that the work and/or supply has been completed satisfactorily for the period and/or quantity involved. The Contractor shall then submit invoices in triplicate showing both the Receiving Report number and the Purchase Order number to the Accounting Department, City Hall, Red Deer, Alberta. The City's representative as mentioned above for this Contract shall be

the City's Development Officer.

If the Contractor fails to carry out any of the requirements of this Contract in any instance or refuses to carry out such requirements, the City may, at its option, forthwith terminate the Contract and obtain the services and/or materials required under the Contract from the first available source. Such termination shall not absolve the Contractor from damages and/or other additional costs incurred by the City in obtaining the services and/or materials elsewhere.

- 1) Previous to commencement of contract the Contractor shall provide description of vehicles, license numbers and photos of vehicles to be used for the service. The Contractor shall also provide a service for the picking up and disposal of other dead animals and the apprehension of other animals as may be required by the Development Officer for the City of Red Deer.
- 2) The times of patrol are to be mutually decided between Contractor and Development Officer on a monthly basis to provide optimum coverage of daylight hours.
- 3) Prior to commencement of the Contract, the Contractor shall deposit with the City Clerk a performance bond for 100 percent of the contract amount.
- 4) A forty hour, five day week service shall consist of carrying out patrols for eight hours per day, five days of each calendar week for a total time of 40 hours per calendar week. Times may be on a split shift basis. Days of patrols shall be rotated each calendar week to provide service on some Saturdays and Sundays. This alternative shall require only one patrolling unit.
- 5) A fifty-six hour, seven day week shall consist of carrying out patrols for eight hours per day, for each day of the calendar week. This alternative shall require only one patrolling unit.
- 6) An eighty hour, seven day week shall consist of carrying out patrols with two patrolling units (i.e.: vehicles), with a maximum of eight hours per unit per day to make a total of eighty hours patrol per calendar week. Patrols shall be carried out each day of the calendar week. Patrol times for each day shall be rotated to provide an equal amount of time for each day of the week over a seven week period.

- 7) A one hundred-twelve hour, seven day week shall consist of carrying out patrols each day of the calendar week for sixteen hours each day. This alternative shall require two patrolling units.
- 8) Patrols shall only be carried out during daylight hours.
- 9) If the City of Red Deer is to provide the pound under this contract, the City shall be responsible for the building, fire insurance and exterior building maintenance as may be deemed necessary by the Development Officer. The Contractor shall be responsible for all other costs incurred in the operation of the City's pound including all utilities, interior maintenance and alterations desired by the Contractor. Any alterations or additions to the land or buildings must be approved by the Development Officer.

The Contractor shall provide a monthly summary of patrols carried out together with other information that may be pertinent to the contract, as may be required by the Development Officer.

The operation of the pound shall meet the provisions set forth in the Agreement.
- 10) The Contractor shall become the "Dog Catcher" and "Poundkeeper" for the purposes of By-law # 2262, and shall carry out the provisions of the said by-law. In this regard, the Contractor shall maintain such books and records and submit regular reports as may be required by the Development Officer.

THE CITY OF RED DEER

TENDER ON DOG CONTROL SERVICE

FORM OF TENDER

I/WE _____
(NAME OF FIRM)

(ADDRESS)

having read and fully understand the requirements of the Contract Documents,
hereby agree to supply the City of Red Deer with a Dog Control Service for
the following:-

1. If the City provides the premises for the pound alternative costs will be:-

	<u>FIRST YEAR COSTS</u>	<u>SECOND YEAR COSTS</u>	<u>THIRD YEAR COSTS</u>
(a) On a basis of 40 hour - five day patrol per calendar week	_____	_____	_____
(b) On a basis of 56 hour - seven days patrol per calendar week	_____	_____	_____
(c) On a basis of 80 hour - seven days patrol per calendar week	_____	_____	_____
(d) On a basis of 112 hour - seven days patrol per calendar week	_____	_____	_____

2. If we provide the premises for use as a pound alternative costs will be:-

	<u>FIRST YEAR COSTS</u>	<u>SECOND YEAR COSTS</u>	<u>THIRD YEAR COSTS</u>
(a) On a basis of 40 hour - five day patrol per calendar week.	_____	_____	_____
(b) On a basis of 56 hour - seven days patrol per calendar week	_____	_____	_____
(c) On a basis of 80 hour - seven days patrol per calendar week	_____	_____	_____
(d) On a basis of 112 hour - seven days patrol per calendar week.	_____	_____	_____

.. /

PAGE TWO:

THE CITY OF RED DEER
TENDER ON DOG CONTROL SERVICE
FORM OF TENDER

3. The cost to handle a skunk will be \$ _____
4. The cost to handle small animals other than dogs and skunks will be \$ _____
5. The cost to handle animals other than noted above will be \$ _____
6. We will / will not be agreeable to carry out patrols on a split shift basis.
(delete as applicable)

DATE

SIGNATURE

OFFICIAL SIGNATURE

BY-LAW NO. 2262

A By-law to provide for licensing, restraining and regulations of dogs and impounding and disposing of dogs running at large.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Section 1 In this By-law, unless the context otherwise requires:

- (a) "City" means the City of Red Deer.
- (b) "Dog" means any dog other than one which has not been weaned.
- (c) "Dog Catcher" means any person appointed by City Council to carry out the provisions of this By-law.
- (d) "Running at large" when used in this By-law in relation to a dog, means a dog off the premises of its owner and not under the immediate, continuous and effective control of its owner or some other person. Without restricting the generality of the foregoing, a dog shall be deemed to run at large when it is not under the immediate, continuous and effective control of its owner or some other person, and it is found on any public street, lane, alley, park, school grounds or any other publicly owned property within the City, or is on any private property or in private premises without the permission of the owner or occupant thereof.
- (e) "Owner" means a person who owns, possesses or harbors a dog.

Section 2 (a) The owner of every dog in the City shall each year register each such dog with the License Department of the City and for such registration shall pay an annual license fee of:

2262/C-75

2262/B 12/4/71

2262/C-75

- (i) \$5.00 for each male dog
- (ii) \$10.00 for each female dog
- (iii) \$5.00 for each female dog in respect of which the owner produces a certificate from a qualified veterinary surgeon that such female dog is spayed.

- (b) Upon receipt of payment of the license fee for each dog a metal tag indicating the year for which the fee has been paid and marked with a number corresponding to the number in the master register book, shall be issued to the owner.
- (c) The period of validity of a registration shall be from January 1st to December 31st, of any year. The full amount of the license fee shall be payable regardless of when the dog is registered during the year.
- (d) The buyer, purchaser or new owner of a dog resiterted under this By-law shall report such transfer of registration to the License Department of the City but no annual license fee shall be payable in respect of such transfer of registration.

Section 3 Any person being the owner of a dog who fails to register such dog and pay the license fee in accordance with this By-law shall be guilty of an offence and liable to the penalties prescribed in this By-law, and if such dog is impounded under this By-law the Owner shall pay in addition to the penalties prescribed in this By-law a fine equal to the sum of the impounding fees, board fees and license fees as set out in this By-law.

Section 4 Any person who registers and obtains a tag for an unspayed female dog as a male dog or as a spayed female dog shall be guilty of an offence and liable to the penalties prescribed in this By-law.

Amend
2262/A
Aug. 15, 1967

Section 5 The owner of any dog found running at large in the City of Red Deer is guilty of an offence under this By-law and any dog found running at large in the City may be taken and impounded in a pound, where it shall be kept for three(3) days, unless the owner of the dog shall produce to the Poundkeeper a subsisting license issued for the dog, and shall pay to the Poundkeeper:

(a) an impoundment fee of:-

- (i) \$5.00 if such dog had not previously been impounded in the preceding twelve (12) months,
- (ii) \$10.00 if such dog had previously been impounded not more than once in the preceding twelve (12) months.
- (iii) \$15.00 if such dog had previously been impounded more than once in the preceding twelve (12) months, and

(b) A board fee calculated as follows:-

- (i) if such dog remains in pound after the day upon which it was impounded \$1.50 for each day or any portion thereof,
- (ii) if such dog remains in pound beyond two days after the day upon which it was impounded \$2.00 for each day or any portion thereof.

Section 6 Any dog not redeemed from the pound by its owner within 3 days of it being impounded may be sold by the Poundkeeper to any person who pays the fees and costs set out in Section 5 hereof, and any dog not redeemed or sold may be destroyed by the Poundkeeper.

Section 7 The Poundkeeper shall supply adequate shelter, food and water for dogs impounded and shall keep a record of all such dogs, such record shall give the date the dog was impounded, a description of the dog, whether redeemed, euthanized, sold or still impounded, the owners name, address and telephone number, the dog's registration number and the amount of fees collected. This record shall be for the period from the first day of the month to the last day of the month and shall be forwarded to the License Department immediately after the end of each month, together with the fees collected.

Section 8 The City Council by resolution shall appoint a Poundkeeper and designate a place to be operated as the Pound.

Section 9 The City Council by resolution may appoint one or more dog catchers for the purpose of carrying out the provisions of this By-law.

Section 10 If any impounded dog is ordered destroyed

- (a) by a justice pursuant to the Dangerous Dog Act, or
- (b) by anyone authorized to make such order pursuant to the provisions of the Animal Contagious Disease Act of Canada, or any order or regulation made pursuant thereto, the Poundkeeper shall cause the same to be destroyed and its carcass disposed of in a manner safe to public health.

Section 11 Where a dog is on any private property or premises without the permission of the owner or occupant thereof, the dog catcher may with the permission of such owner or occupant enter upon such property or premises to apprehend such dog.

Section 12 When necessary, a dog catcher may employ the use of lures, baits, nets, sonix and mechanical devices or any other means of apprehending dogs, providing always that such methods are applied in the interest of humaneness.

Section 13 A notice or form commonly called a dog control ticket, having printed wording approved by the City Commissioners, may be issued by a dog catcher, police constable or by a City License Inspector to any person who has breached any provision of this By-law, and the said notice shall require a payment to the City as follows:-

- (i) \$5.00 for the first offence, and
- (ii) \$10.00 for the second offence, and
- (iii) \$15.00 for the third and each subsequent offence.

Section 14 A dog control ticket shall be deemed to be sufficiently served

- (a) if served personally on the owner of the dog, or
- (b) if mailed by single registered mail to the address of the owner of the dog, as recorded at the time of registration of said dog with the License Department of the City of Red Deer.

Section 15 Payment of dog control ticket within seven(7) days from the date of service of the dog control ticket may be accepted by the City in lieu of prosecution.

Section 16 Any person who violates or fails to comply with any of the provisions of this By-law shall be liable upon summary conviction to a fine of not less than,

- (i) \$5.00 for the first offence, and
- (ii) \$10.00 for the second offence, and
- (iii) \$15.00 for the third and each subsequent offence, and costs.

Section 17 By-law No. 2166 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this ____ day of _____ A.D. 19__.

READ A SECOND TIME IN OPEN COUNCIL this ____ day of _____ A.D. 19__

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS ____ day of _____ A.D. 19__.

THIS AGREEMENT made this _____ day of _____, A.D. 19 ____.

BETWEEN:

CITY OF RED DEER, a municipal corporation in the
Province of Alberta, (hereinafter called "the City"),
OF THE FIRST PART

- and -

_____, of the City of
Red Deer, in the Province of Alberta, carrying on business
under the firm name and style of _____
_____ and the said _____
_____, (hereinafter called
"the Contractor"), OF THE SECOND PART

WHEREAS the Contractor is desirous of operating a pound and
apprehending dogs and when requested other animals running at large within the
City of Red Deer and the City is prepared to permit the Contractor to operate
a pound and apprehend dogs and when requested other animals upon the terms and
conditions hereinafter contained.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of
the premises and of the covenants and agreements hereinafter contained, the
parties hereto covenant and agree together as follows:

1.1 The Contractor shall provide and maintain within the City of Red
Deer a pound (hereinafter called "the said pound") for the impoundment of dogs
and domestic animals.

1.1. alternate The City shall provide the premises to be used as the pound.
This shall be the land and building known as 5006 - 55A Street, situated on lot 8
plan 72NY in the City of Red Deer. This pound shall be operated by the Contractor.

1.2 The said pound shall provide separate cages or pens for the dogs and
domestic animals impounded therein, together with exercise pens, shall be kept in
a properly heated, clean and sanitary conditions, shall be of such size so as to
permit the proper housing, feeding and care of such dogs and domestic animals,
shall comply with all applicable bylaws, statutes and regulations and shall in

all respects meet the reasonable requirements and specifications of the City.

1.3 Any improvements or renovations done by the Contractor to the pound building shall become the property of the City of Red Deer.

1.4 The Contractor shall provide an office and shall keep open the said pound and office from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 6:00 p.m. Monday to Friday, both inclusive, and from 9:00 a.m. to 12:00 noon on Saturday of each week. During such hours the Contractor shall cause an employee to be available for office duties and kennel maintenance. In addition, the Contractor shall cause an employee to be available for emergency services and shall provide a telephone answering service on a 24 hour basis every day of the week.

2.1 The Contractor shall use his best endeavours to apprehend all dogs and as requested domestic animals running at large within the City of Red Deer and shall cause the same to be impounded in the said pound.

2.2 The Contractor shall properly house, feed and care for all dogs and domestic animals so impounded.

2.3 The Contractor shall provide all necessary men and equipment for the aforesaid purposes and shall cause _____

The Contractor shall use his best endeavours to provide such further services as may be required to apprehend dogs and domestic animals running at large within the City and shall investigate complaints promptly in any area of the City.

2.4 The Contractor will provide a 24 hour a day emergency service seven days a week for attending to dead or injured animals on City property, and shall pick up dead and wounded animals, dogs and cats on City property.

3. The Contractor shall, unless the owner thereof sooner redeems the same as hereinafter provided.

3.1 Retain all impounded dogs in the said pound for not less than three (3) days at the expiration of which, the Contractor may delivery the same to the University of Alberta, and retain all payments received therefor.

3.2 Retain all domestic animals other than dogs for a period of 48 hours whereupon the Contractor shall notify the City Clerk who shall cause a notification of sale to be published in a city newspaper. The Contractor shall retain the said domestic animal for a further period of six (6) days following the publication of

the said notification, at the expiration of which, unless the owner redeems the said animal, the Contractor shall sell the domestic animal by public auction, or by private sale if the said animal cannot be sold by public auction. If the said animal cannot be sold the Contractor shall cause such animal to be destroyed.

4. The Contractor shall as soon as possible after a dog is apprehended and impounded, notify the owner thereof if such owner's identity is reasonably ascertainable. To assist the Contractor so to do, the City Development Officer shall provide, from time to time, lists of the names and addresses of owners of licensed dogs.

5. The Contractor shall, in respect of any dog which is apprehended and which bears a registration mark and the owner of which cannot otherwise be identified, make enquiries to the Canadian Kennel Club in respect of the identity of its owner and shall not deliver any such dog to the University of Alberta without the permission of the City Development Officer.

6.1 The owner of any dog impounded may redeem the same in the following manner:-

6.1.1 If such dog is the subject of a valid and subsisting license issued under By-law 2262 as amended, or any by-law passed in substitution therefor (hereinafter called "the said By-law"), upon payment of the impoundment fees, board fees and, if so directed by the City, the fine for such dog running at large, specified in the said By-law.

6.1.2 If such dog is not the subject of a valid and subsisting license issued under the said By-law, then in addition to the amounts specified in Section 6.1.1 hereof, upon payment of the amount of the license fee for such dog as specified in the said By-law and, if so directed by the City, the fine specified by the said By-law for not licensing such dog.

6.1.3 The Contractor shall be entitled to retain all such impoundment and board fees.

6.2.1. The owner of any domestic animal other than a dog may redeem the same upon payment to the Contractor of the impoundment fee, board fee and all other expenses incurred by the Contractor or the City relating to the said animal including advertising charges as set out in By-law 2308 or any by-law passed in substitution therefore.

6.2.2 The Contractor shall forthwith pay to the City Treasurer all such impoundment and board fees and expenses recovered from any owner together with all monies recovered from the sale of any domestic animal, whereupon the City shall return to the Contractor all such impoundment and board fees.

- 6.2.3 Where the Contractor has not recovered impoundment and board fees from an owner the Contractor may bill the City and the City shall pay to the Contractor all such fees.
7. The Contractor shall use his best endeavours to obtain the licensing of all dogs within the City and shall report to the City any dogs which the owners thereof refuse to licence.
- 8.1 The Contractor shall, upon the request of the City or any inhabitant thereof, pick up any dead dog, cat or other animal and dispose of the same.
- 8.2 The Contractor shall, except at the request of the owner thereof, pick up any injured dog and deliver the same to a qualified veterinary surgeon, provided that the Contractor shall not be liable for any fees of such veterinary surgeon, which fees shall be paid by the City of the same cannot be recovered from the owner of such dog.
- 8.3 The Contractor shall apprehend any dog on private property at the request of the occupant thereof.
9. The Contractor shall keep an accurate and detailed record of all complaints, dogs and domestic animals impounded, the names of owners thereof where known, the disposition thereof and such other information as the City may reasonably require and shall account for and pay to the City monthly all licensing fees and fines collected. Such records shall be open for inspection by the City, its employees and agents at all reasonable times and the Contractor shall report monthly to the City respecting his operations hereunder, which report shall be in such form as the City may reasonably require.
10. The Contractor shall submit the operations hereunder to the reasonable supervision and control of the City Development Officer.
11. The Contractor shall obtain and maintain public liability and property damage insurance in amounts satisfactory to the City Treasurer and shall provide evidence thereof at or before the time this agreement comes into effect and shall provide timely evidence of renewal thereof.
12. The Contractor shall, at the request of the City be responsible for the laying of all charges respecting infractions of the said By-law and the prosecution thereof and shall report to the City in respect thereof.
13. This contract shall be and remain in full force and effect from April 15, 1978 to and until April 14, 1981, unless sooner terminated as hereinafter provided.

14. The City shall pay to the Contractor for the faithful observance and performance of his covenants and obligations hereunder as follows:-
- 14.1 For the period April 15, 1978 to April 14, 1979 the sum of \$ _____ in equal monthly payment of \$ _____ commencing on April 30, 1978.
- 14.2 For a period of April 15, 1979 to April 14, 1980 the sum of \$ _____ in equal monthly payment of \$ _____ commencing on April 30, 1979.
- 14.3 For a period April 15, 1980 to April 14, 1981 the sum of \$ _____ in equal monthly payment of \$ _____ commencing on April 30, 1980.
- 14.4 In addition to the amounts payable under this Agreement the City shall pay to the Contractor:-
- 14.4.1 The sum of \$ _____ for each skunk handled within the City by the Contractor.
- 14.4.2 The sum of \$ _____ for small animals other than dogs and skunks.
- 14.4.3 The sum of \$ _____ to handle animals other than dogs and animals noted in 14.4.1 and 14.4.2
15. In the event that either party hereto commits any breach or defaults in the performance of observance of any covenant herein contained, the other party hereto may terminate this agreement upon the giving of one month's prior written notice, which in the case of the Contractor may be mailed postage prepaid or delivered to the said pound, and in the case of the City may be mailed postage prepaid or delivered to the Development Office, City Hall, Red Deer, Alberta, and in the case of mailing, shall be irrebutably deemed to have been received the day following such mailing.
16. The Contractor shall have no right to assign this agreement without the written consent of the City first had and obtained.

17. The Contractor shall comply with all statutes by-laws, rules and regulations applicable to his operations hereunder and shall indemnify and save harmless the City from and against all claims and demands whatsoever arising out of or in any way connected with this agreement or his operations hereunder.
18. Time shall be of the essence of this agreement and this agreement shall enure to the benefit of and be binding upon and enforceable by the parties hereto and their respective heirs, administrators, executors, successors and where permitted, assigns.

IN WITNESS WHEREOF the party of the first part has hereunto affixed its corporate seal attested to by the signatures of its authorized officers in that regard and the parties of the second part have hereunto set their hands and seals, the day and year first above written.

CITY OF RED DEER

Per: _____

SIGNED, SEALED AND DELIVERED
in the presence:

(NAME OF CONTRACTOR)

Per: _____

AFFIDAVIT OF EXECUTION

CANADA) I, , of the
)
PROVINCE OF ALBERTA) CITY OF RED DEER, , in the
)
TO WIT:) Province of Alberta,

MAKE OATH AND SAY:

1. THAT I was personally present and did see _____

named in the within instrument, who is personally known to me to be the person
named therein, duly sign and execute the same for the purpose named therein.

2. THAT the same was executed at the City of RED DEER, in the Province
of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said _____ and he is,
in my belief, of the full age of eighteen years.

SWORN BEFORE ME at Red Deer)
)
in the Province of Alberta,)
)
this _____ day of _____)
)
A.D. 19 _____)
)

A Commissioner for Oaths (Notary Public)
in and for the Province of Alberta.

February 20, 1978

Underwood, McLellan & Associates
2540 Kensington Rd. N.W.
Calgary, Alberta
T2N 3S3

ATTENTION: Mr. John Gill, P. Eng.

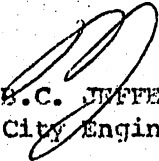
Dear Sir:

RE: Third River Bridge - Route B

This letter will serve as confirmation of your assignment of the next phase of this project. The scope of the remaining work involves preliminary field investigation, detailed design of the bridge and roadways and construction services relative to the same. The above authorization is limited for the moment to that section of the project between 54th Avenue on the south to Kerrywood Drive on the north.

The four corrected draft copies of the agreement have been received and following a review of same by both the Province and ourselves, we will forward our comments and recommendations.

Yours truly,


B.C. JEFFERS, P. Eng.,
City Engineer

KGH/ab

cc: City Commissioner
Mayor Curle

February 20, 1978

J. Freeman-Marsh, P. Eng.
Manager, Urban Roadways Assistance Section
Urban Transportation Branch
Alberta Transportation
Room 330, 9630-106 Street
Edmonton, Alberta

Dear Sir:

RE: Third River Bridge

At a meeting of Council held Monday, February 6, 1978 the location of the Third River Bridge was once again reviewed by the new City Council.

Representatives from Underwood, McLellan & Associates were present at the meeting to outline the reasons for the location being west of the existing bridges, for the Route B alignment, relative costs, future connection to either Ross Street or the 45th Street Overpass and finally a very cursory review of the possibilities of the new bridge being located east of the existing bridges; at the future 67th Street extension to 40th Avenue.

After a general discussion & question period the following two resolutions were passed by Council:-

"RESOLVED that Council of the City of Red Deer hereby re-affirm the Council decision regarding the Third River Bridge and the proposed alignment Plan B. Alternative 1A of the said Bridge connecting 54th Avenue with Kerrywood Drive."


"RESOLVED that Council of the City of Red Deer authorize the firm of Underwood, McLellan to proceed with the next phase of construction of the Third River Bridge."

February 20, 1973

Accordingly we are in the process of preparing our agreements with Underwood, McLellan & Associates Ltd. I have enclosed one copy of the agreement herewith and would appreciate your comments and recommendations so that we can finalize the assignment.

This information is forwarded at this time so that you may be aware of the general progress made to date.

Yours truly,



W.C. JEFFRIES, P. Eng.,
City Engineer

KCM/ab

cc: City Commissioner
Mayor Curle

enc.

TRANSPORTATION

403/427-2096

Office of
the Deputy Minister
(Construction)

302 Transportation Building
9630 - 106 Street
Edmonton, Alberta, Canada
T5K 2B8

February 17, 1978

Commissioner H. M. C. Day
City Commissioner
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Commissioner Day:

Re: Third River Bridge - Red Deer

I appreciate the meeting on February 15, 1978 respecting the Third River bridge in Red Deer. The following will serve to confirm the department's position relative to this project.

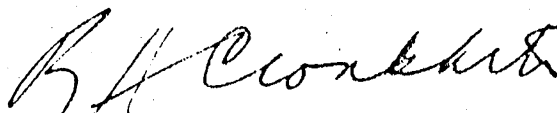
- (1) Our commitment to the project as indicated in a letter from the department by Leo LeClerc dated September 16, 1977 is unchanged.
- (2) Our agreement to the project does not include or suggest a commitment respecting relocation of the railway yards or separation over the railway yards; any such future possibilities will have to be based on new consideration at that time.
- (3) Our approval of the project will be based on your development and our acceptance of rational construction sequence on which we are able to budget for the provincial portion.
- (4) The approval of the approach works geometry is based on the requirement that the facility provide an adequate service level without railway relocation. In view of the current status of the railway issue, we will require that the City take the necessary steps to reserve right-of-way to allow Alternate 2A as illustrated by Plan 16 to be implemented. For practical reasons we would accept a channelized T intersection in the first stage at 54th Avenue. We would expect that the City will consider signalization which would adequately balance the traffic flows.
- (5) The magnitude of this project will require a scheduling of construction in stages within budget limits of our Urban programs.

For this reason it would be necessary to develop the project roadways and bridge in stages with design adaptations capable of expansion. We view this as extremely important in dealing with the River bridge, which will be a major cost component in the project. I understand from discussions between our Bridge Branch and your Consultant that a 2-lane bridge structure could be constructed in the first phase while making provision for future 4-lane requirements with an additional structure immediately parallel. It is understood that the foundation conditions affecting the river-bed are such that two separate 2-lane structures would be an economical solution, and that the single bridge concept would be a logical first phase.

Finally we would wish to place particular emphasis on setting down the budgetary requirements for the 1978/79 fiscal period of the province. As stated in our discussions, it will also be necessary that a schedule for the whole project be made available so the Department can consider an agreement with the City based on our judgement of the amount which the province can commit annually to complete the project.

I wish to thank you for attending the meeting in Edmonton on this subject as it was important that the project again be reviewed in the light of the latest information and circumstances.

Yours very truly,



R. H. Cronkhite, P.Eng.
Deputy Minister (Construction)

RHC:jm

cc: Mr. L. LeClerc
Mr. M. Dolinsky
Mr. K. Howery

COPIES SENT TO:

City Engineer
City Treasurer
✓ Inter. Gov. Finance Officer
City Clerk

File

January 12th, 1978

TO: CITY ENGINEER

FROM: CITY COMMISSIONER

With respect to the attached letter from John Freeman-Marsh, we have agreed upon the following course of action.

A presentation should be made to Council outlining for them, the underlying reasons for the choice of location for the Third River Bridge. This presentation should be along the following lines:-

- 1) If the Third River Bridge is to be West of the existing couplet, and assuming NO railway relocation, where can it connect with downtown?
- 2) The answer to this is either 55th Street or 43/45th Street, with the apparent answer being 45th Street.
- 3) Having made this decision, how best do we connect to 45th Street?
- 4) The answer to this question is either the direct approach which will involve going directly through the Cronquist Industrial Park and a suitable matching alignment on the north side of the River, or the route as presently selected which directly approaches Ross Street with an indirect approach to 45th Street. Should this prove the most economical, it has the additional advantage that it can connect with Ross Street in the event that Railway Relocation DOES occur.
- 5) So that a completely fair comparison should be made, the alternate of locating the bridge on the East of the present couplet should also be presented on the basis of the best information available. At the moment this appears to be the connection of 67th Street to 40th Avenue.

Ken Haslop and myself will be speaking to Underwood McLellan this morning to ascertain how soon they can prepare such a presentation and what, if any, will be the cost. In their presentation of point "5",

TO: CITY ENGINEER

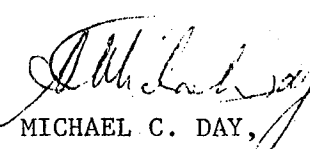
(2)

January 12, 1978

a bridge to the East of the present couplet, I will indicate to them that additional engineering information is available from Grimble and Associates as a result of work done for the expansion of Parkland Mall. I will also alert them to the P.A.R.D. Report and the resistance of the Gaetz Lake Committee and the desire of the major property owner to develop,

In addition, we will be asking Underwood McLellan to outline for us the latest time they require Council approval so as not to delay construction of the Third River Bridge if the present proposal turns out to be the one Council finally approves.

With final Council approval, on whatever alignment, we can then respond to the attached letter.


H. MICHAEL C. DAY,
City Commissioner

MD/pms

c.c. Mayor K. Curle
Asst. City Engineer



TRANSPORTATION

Our File: ARC:28

Transportation Building
9630 - 106 Street
Edmonton, Alberta, Canada
T5K 2B8

January 9th, 1978

Mr. B.C. Jeffers, P.Eng.
CITY ENGINEER
City of Red Deer
4914-48th Avenue
Red Deer, Alberta
T4N 3T4

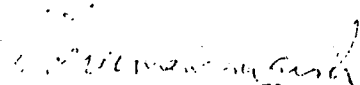
Dear Sir:

Re: PROPOSED THIRD RIVER BRIDGE FINANCING AND SCHEDULING


With reference to your recent letter, concerning the availability of Provincial funds towards the design and subsequent construction of Red Deer's proposed Third River Bridge, it is my understanding that your Mayor has had recent discussions with the Assistant Deputy Minister - Urban Transportation concerning this matter.

Accordingly in view of what appears to be a possible re-evaluation of this project by the newly elected Council, suggest you clarify the City's official position by discussing same with Mayor K. Curle, who may then contact Mr. Leo L. LeClerc directly.

Sincerely,


J. Freeman-Marsh, P.Eng.
Manager, Urban Roadways Assistance
Urban Transportation

JF-M/bem

 c.c. Mr. H.M.C. Day, City Commissioner
c.c. Mr. Leo L. LeClerc

010-0105

December 5, 1977

J. Freeman-Marsh, P. Eng.
Manager, Urban Roadways Assistance Section
Urban Transportation Branch
Alberta Transportation
Room 330, Transportation Building
9630-106 Street
Edmonton, Alberta

Dear Sir:

RE: Expenditures - Third River Bridge

We are preparing our construction sequence in more detail, and the contract documents with Underwood, McLellan & Associates for future submission to the Province. Regarding expenditures on the project, I am in receipt of a copy of a letter written by Leo L. LeClerc Deputy Minister dated September 16, 1977 to which I make reference to herein. I have noted that the approved expenditures are as follows:-

Arterial Roads System Capital Incentives Program

<u>Year</u>	<u>Total Expend.</u>	<u>City Share</u>	<u>Prov. Share</u>
1977 - 1978	225,000	75,000	150,000
Total commitment for 1st Stage including 1977-78 expenditures (1978-80)	7,470,000	2,490,000	4,980,000

In order to avoid any confusion between the City and Province regarding availability of approved funds, I would appreciate confirmation that the above interpretation is essentially correct. Further, is it possible at this time to have an indication as to how and in what amounts, the \$4,980,000 will be made available to the City?

Yours truly,


B.C. JEFFERS, P. Eng.,
City Engineer

KGH/ab
cc: City Commissioner
City Treasurer

070001
October 21, 1977

J. Freeman-Marsh, P. Eng.
Manager, Urban Roadways Assistance Section
Urban Transportation Branch
Alberta Transportation
Room 330, Transportation Building
9630-106 Street
Edmonton, Alberta

Dear Sir:

RE: Third River Bridge
Detailed Design Phase

As some time has passed since our last Steering Committee meeting for the Feasibility and Functional Design Studies, may I provide you with an update of the City's position relative to the captionally noted.

Following our verbal and written correspondence of recent, Council was advised of the status of the bridge September 22, 1977. The following resolution was passed at that time:-

"RESOLVED that Council of the City of Red Deer having considered reportedated September 22, 1977 from the Acting City Engineer re Third River Bridge detailed design phase hereby agree that the next phase of the project (detailed design phase) be awarded to the firm of Underwood, McLellan & Associates, subject to the work at this time being confined to the preliminary field investigation work, namely soil testing, river soundings, embankment investigation and aerial photography, amounting to an estimated \$55,000.00.

Council further agree that the balance of the work described in the detailed design phase will be awarded to Underwood, McLellan & Associates provided that the consultants meet the following conditions:

1. The preparation of a more detailed construction schedule satisfactory to the Province.
2. The preparation of the contract documents relating to this phase satisfactory to the Province.

and as recommended to Council September 26, 1977 by the Acting City Engineer and City Commissioners."

October 21, 1977

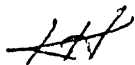
Accordingly we have advised our consultants (U.M.A.) that they may now proceed with that portion of the detailed design which involves field investigation prior to snowfall. I have attached for your information a copy of the letter written to U.M.A.

The City will be proceeding on the project as outlined and will appreciate any suggestions you may have regarding supporting documents, further steering committee meetings and progress reports.

Related to the above is the City's five year arterial roads plan. The final draft has been prepared and will hopefully be presented to Council November 14, 1977. Should the new Council be in agreement with the report, following a short printing period, 6 copies will be forwarded to your office.

We welcome any comments you may have relative to the bridge and/or the report.

Yours truly,


K.G. HASLOP, P. Eng.,
Acting City Engineer

RGH/ab

cc: City Commissioner
R. Cundy, Regional Planning Commission
J. Gill, Underwood, McLellan & Associates

enc.

E3-
September 30, 1977

TO: City Engineer

FROM: City Clerk

RE: Third River Bridge
Detailed Design Phase

Your report of September 22 in reference to the above received consideration of Red Deer City Council at their meeting September 26, at which time the following resolution was passed:

"RESOLVED that Council of the City of Red Deer having considered report dated September 22, 1977 from the Acting City Engineer re Third River Bridge detailed design phase hereby agree that the next phase of the project (detailed design phase) be awarded to the firm of Underwood, McLellan & Associates, subject to the work at this time being confined to the preliminary field investigation work, namely soil testing, river soundings, embankment investigation and aerial photography, amounting to an estimated \$55,000.00.

Council further agree that the balance of the work described in the detailed design phase will be awarded to Underwood, McLellan & Associates provided that the consultants meet the following conditions:

1. The preparation of a more detailed construction schedule satisfactory to the Province.
2. The preparation of the contract documents relating to this phase satisfactory to the Province

and as recommended to Council September 26, 1977 by the Acting City Engineer and City Commissioners."

Will you please arrange to relay the above information to the firm of Underwood, McLellan & Associates.

R. Stollings
City Clerk

RS/ds

c.c. City Treasurer

September 22, 1977

TO: City Commissioner
FROM: Acting City Engineer

RE: Third River Bridge
Detail Design Phase

Attached is the flow chart pertaining to the schedule of construction for the new bridge and related roadworks as prepared by Underwood, McLellan & Associates Ltd.

The concept of initiating construction on the bridge as soon as possible was approved by Alberta Transportation by letter dated September 16, 1977 subject to the development of realistic and economical construction schedules and budget availability. Approved by the Province are expenditures to be incurred during the 1977/78 fiscal year in the order of \$225,000 of which 2/3 will be recoverable through the Province.

As there is certain preliminary work that must be carried out this fall prior to winter conditions such as soil testing, river soundings, embankment investigation and aerial photography, amounting to an estimated \$55,000, it is essential that the next phase of this project be assigned to a consultant and the costs of same financed by the City in the interim. I have discussed the matter of financing the \$225,000 with the City Treasurer and Mr. Wilcock advises that there is no problem subject to the passing of a resolution authorizing the expenditure. This amount will be taken from the operating budget and recovered through the debenture bylaw relating to the complete project next year when field work actually begins.

..... 2

September 22, 1977

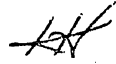
In view of the above, I would recommend to Council the awarding of the next phase of the project (detail design phase) to the firm of Underwood, McLellan & Associates with the stipulation that the only work to be undertaken at this time be the preliminary field investigation work as listed above amounting to approximately \$55,000.

The balance of the work described in the detailed design phase will be awarded to the firm subject to the consultants meeting the following conditions:-

1. The preparation of a more detailed construction schedule satisfactory to the Province.
2. The preparation of the contract documents relating to this phase satisfactory to the Province.

The representatives of this firm have very satisfactorily carried out our requirements under the feasibility and functional design phase of this project and therefore I can't see any reason not to award this next phase to the same firm.

Please place this item on Council agenda of September 26, 1977 for Council's consideration.


K.G. HASLOP, P. Eng.,
Acting City Engineer

KGH/ab

cc: City Treasurer

Underwood, McLellan & Associates, Mr. P. Makowichuk

attachment



Underwood McLellan & Associates Limited

2540 KENSINGTON ROAD N.W., CALGARY, ALBERTA T2N 3S4 TELEPHONE 283-5001 TELETYPE 0402-1605

09/12/77

September 12, 1977

City of Red Deer
Engineering Department
City Hall
Red Deer, Alberta
T4N 3T4

Attention: Mr. Ken Haslop, P. Eng.
Acting City Engineer

Dear Sir:

Re: Third River Bridge
Tentative Construction Schedule

In accordance with your request made at the Steering Committee meeting of September 1, 1977, we have prepared a construction schedule for the proposed Third River Bridge. The construction schedule outlines the various activities which are required within a specified time period and within estimated costs.

In preparation of the construction schedule, the following parameters were used.

- (a) The project should be spread over three years with the financial requirements distributed over this period.
- (b) The first priority of the City of Red Deer is to construct a bridge and have traffic flowing between 54th Avenue and Kerrywood Drive by the fall of 1979.
- (c) The second priority is to construct 64th Avenue as a 4 lane facility from 67th Street to Oleander Drive.
- (d) The third priority is to complete the roadway from Oleander Drive to Kerrywood Drive.

City of Red Deer

Attention: Mr. Ken Haslop, P. Eng.
Acting City Engineer

September 12, 1977

- 2 -

- (e) Finally, the tie-in to Ross Street (54th Avenue to 51st Avenue) would be completed when the railway yards are relocated.
- (f) In conjunction with the above, the construction schedule considered initial construction of a two lane facility between Oleander to 54th Avenue including a 2-lane bridge with provision for widening to 4 lanes as required. However, in order to accommodate the projected traffic volumes, the intersections at Oleander, Kerrywood and 54th Avenue would be constructed as four lane facilities.

In our preliminary evaluation of the above item, two types of bridges were considered to provide an initial two lanes with future provision for four lanes.

- (a) Two separate 2-lane bridges constructed individually and parallel to each other.
- (b) One bridge with the sub-structure capable of supporting four lanes of superstructure, but initially only two lanes being constructed. The initial top width of the 2-lane bridge would be 48 feet wide, (2 lanes at 24 feet, 2 shoulders at 8 feet and 2 sidewalks at 16 feet), and then expanded to 80 feet wide as required.

Our evaluation concluded that two separate bridges were not practical or feasible due to:

- (a) severe restriction on the geometric design to provide proper widening between intersections with resultant effect on intersection spacing;
- (b) property restrictions on increasing intersection size;
- (c) greater environmental impact on park area adjacent to river;
- (d) additional earthwork costs for approach roads to bridge;

City of Red Deer
Attention: Mr. Ken Haslop, P. Eng.
Acting City Engineer

September 12, 1977

- 3 -

- (e) additional cost of foundation construction to construct two separate foundations.

In view of the above factors, the construction schedule presented with accompanying cost estimates is based on one bridge with a sub-structure capable of supporting four lanes. In addition, when we evaluated the grading work requirements between Oleander Drive and 54th Avenue, it became apparent that due to the large cuts and fills, residential sensitivity, environmental impact and preference for 4-lane intersections, it would be preferable to construct grading complete for four lanes of traffic, rather than doing the grading in two separate stages. The pavement and concrete work would, however, be conducted in two stages, with two lanes being constructed initially and the additional two lanes when required.

Traffic Implications

The Third River Bridge Functional Planning Report (Draft Copy), Figure 3, Page 7, outlined traffic volumes for two time periods; 1987 (population 45,000) and 2001 (population 71,000).

Traffic volumes across the Third River Bridge could vary between 12,100 and 15,400 vehicles per day by 1987, depending on whether the connection to Ross Street was completed. For an urban roadway with signalized intersections, four lanes are normally required to handle this traffic volume, however, two lanes will carry this traffic under certain conditions;

- (a) the intersections are designed to carry the projected traffic volume, considering storage requirements at the intersections for turning traffic;
- (b) there is no property access onto the roadway between the intersections.

Based on this criteria, the bridge can be two lanes and the section of Route B between Kerrywood Drive and Oleander Drive can be two lanes, provided the intersections at 54th Avenue, Kerrywood Drive and Oleander Drive are designed to adequately handle traffic, (there is no property access to Route B between these intersections).

City of Red Deer
Attention: Mr. Ken Haslop, P. Eng.
Acting City Engineer

September 12, 1977

- 4 -

This situation could last until at least 1987, or the population approaches 45,000. Development in Red Deer is assumed to follow the development plan outlined by the Red Deer Regional Planning Commission.

In summary, therefore, the Third River Bridge could carry up to 15,000 vehicles per day, as a two lane roadway, however, for traffic volumes beyond 15,000 vehicles per day, four lanes are required. This is based on the following considerations:

- (a) additional storage space will be required for traffic approaching the intersections, particularly at 54th Avenue;
- (b) traffic safety across the bridge will improve with a four lane divided roadway as traffic on the two lane bridge approaches capacity.

The estimated construction budget outlined on the attached flow chart is based on all cost estimates being prepared in 1977 dollars. Costs due to inflation have not been included.

Soil testing, river soundings, foundation investigations and aerial photography are required this fall, 1977, in order that design of the bridge and associated roadways can proceed over the winter months. It is hoped to start constructing the bridge sub-structure by spring, 1978.

Please contact us if you have further questions on our construction schedule, cost estimate or points arising from this letter.

Yours very truly,

UNDERWOOD MCLELLAN & ASSOCIATES LIMITED

Per;

P. B. Makowichuk, P. Eng.
Chief Engineer
Geo-Transportation Services

John W. Gill, P. Eng.
Sr. Transportation Engineer

PBM/JWG:cje

Attachment

c.c. Leo L. LeClerc - Alta. Transportation

1977 (to March 31)	1978 (to March 31)	1979 (to March 31)	1980 (to March 31)	FUTURE
\$5000				
\$15000				
\$20000		\$5000	\$5000	\$5000
\$15000				
				\$12 000
(\$34 000)				(\$6000) 4 lanes
				\$6000
	(\$40 000)	(\$18 000)		
(\$140 000)				(\$32 000)
			\$14 000	
				(\$300 000)
	(\$500 000) Grading for 4 lanes	(\$230 000) Pave 2 lanes		Grade & Pave 4 lanes
				(\$150 000) Pave 2 lanes
	(\$2 000 000)	(\$1050 000) Grade & Pave 4 lanes	(\$550 000) Grade 4 lanes , Pave 2 lanes	(\$150 000) Pave 2 lanes
		(\$1500 000)		(\$800 000)
			(\$340 000)	
	(\$150 000)	(\$167 000)	(\$53 000)	(\$84 000)
	(\$250 000)	(\$278 000)	(\$89 000)	(\$140 000)
\$229 000	\$2 940 000	\$3 248 000	\$1 051 000	\$1 685 000
\$153 000	\$1 961 000	\$2 166 000	\$701 000	\$1 124 000
\$76 000	\$979 000	\$1 082 000	\$350 000	\$561 000

Flow Chart Red Deer Third River Bridge

Description	Total Estimated Cost (1977 \$)
<u>PRELIMINARY ENGINEERING</u>	
● Aerial Surveys & Mapping	5000
● Field Surveys & River Soundings	15000
● Soils Investigation	35000
● Preparation of Applications	15000
TOTAL	\$ 70000
<u>ENGINEERING DESIGN</u>	
● Roadways - Ross St. to 54 Ave.	12000
- 54 Ave. to Kerrywood Dr.	40000
- Kerrywood Dr. to Oleander Dr.	24000
- Oleander Dr. to 67 St.	40000
● Third River Bridge	172000
● Pedestrian Overpass	14000
TOTAL	\$ 302000
<u>CONSTRUCTION</u>	
● Roadways - Ross St. to 54 Ave. (4 lanes)	300000
- 54 Ave. to Kerrywood Dr. (2 lanes)	730000
- 54 Ave. to Kerrywood Dr. (Add. 2 lanes)	150000
- Kerrywood Dr. to Oleander Dr. (2 lanes)	550000
- Kerrywood Dr. to Oleander Dr. (Add. 2 lanes)	150000
- Oleander Dr. to 67 St. (4 lanes)	1050000
● Third River Bridge - Substructure (4 lanes)	2000000
- Superstructure (2 lanes)	1500000
- Superstructure (4 lanes)	800000
● Pedestrian Overpass	340000
TOTAL	\$7570 000
<u>CONSTRUCTION SUPERVISION & QUALITY CONTROL</u>	
(6% of Construction Value)	\$454 000
<u>CONTINGENCIES</u>	
(10% of Construction Value)	\$757 000
GRAND TOTAL	\$9153 000
Alberta Transportation Share (66.7%)	\$6105000
City of Red Deer Share (33.3%)	\$3048000

September 19, 1977

PRESS RELEASE

We are pleased to announce that Alberta Transportation has today approved the construction of the Third River Bridge in Red Deer as follows:

Route B from 67th Street to 54th Avenue with the bridge to be constructed initially as a 2 lane bridge designed for upgrading to 4 lanes when traffic volumes warrant. Approval has been given for commencement of construction of the bridge in 1978 with provisions for detailed engineering to commence immediately, subject to Council approval. The total project will be staged over three years with the bridge being constructed in 1978-79. 67th Street to Oleander Drive will be constructed in 1979 and the final link between Kerrywood Drive and Oleander Drive constructed in 1980.

The total cost of this project is estimated at \$9,153,000. with the City contributing \$3,050,000.00. Of the total cost of the project approximately 7.5 million will be expended in the next 3 years.

This announcement is the result of many months of work and negotiations between the City Administration, Consulting Engineers and Alberta Transportation and is the finalization of my commitment to the City of Red Deer during my '74 mayoralty campaign. This project will ensure improved traffic flows and guarantee access at all times to the Fairview Subdivision for emergency services.

R.N. McGREGOR,
Mayor



TRANSPORTATION

Room 330

Transportation Building

9630 - 106 Street

Edmonton, Alberta, Canada

T5K 2B8

September 16, 1977

Commissioner H. M. C. Day
City Commissioner
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Dear Commissioner Day:

RE: Red Deer Recommendation on Third River Bridge

Further to your letter of September 15, 1977, Alberta Transportation agrees that a start on the City's recommended Route B from 67th Street to 54th Avenue is necessary. It is further agreed that the segment from Kerrywood Drive to 54th Avenue including the bridge across the Red Deer River be constructed initially, with the bridge as two lanes, designed for upgrading to four lanes when traffic volumes warrant. We concur with the concept of initiating construction of the bridge in 1978, hopefully to be completed during 1979, subject to development of realistic and economical construction schedules and to budget availability.

We further concur that expenditures approved as cost shareable by the Province, incurred during 1977/78 on this project by the City of Red Deer, shall be recoverable under Program D - "Arterial Roads System - Capital Incentives" in 1978, to a maximum of One Hundred and Fifty Thousand Dollars (\$150,000).

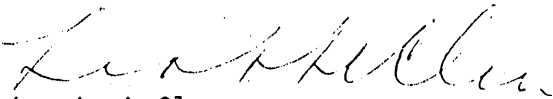
Further, the maximum Alberta Transportation commitment for the first stage of roadway and bridge construction from 67th Street to 54th Avenue is Four Million Nine Hundred and Eighty Thousand Dollars (\$4,980,000).

However, in order to obtain the maximum benefits to Red Deer residents, which should accrue from the river crossing, a rational construction sequence agreeable to both the City and Alberta Transportation must be developed for the connecting roadway between 54th

Commissioner H. M. C. Day
Page 2
September 16, 1977

Avenue and 67th Street. This construction sequence, will also be dependent upon traffic demands, land acquisition and the ability of both the City and the Province to meet their respective funding obligations.

Yours truly,



Leo L. LeClerc
Assistant Deputy Minister
Urban Transportation

/cgf

cc: The Honourable Dr. Hugh M. Horner, M.D.
His Worship Mayor R. N. McGregor
The Honourable J. L. Foster

647-40

Our Copy

060-0824

640-040

010-010

September 15, 1977

Alberta Transportation,
330 Transportation Building,
Edmonton, Alberta,
T5K 2B8

Attention: Mr. Leo L. LeClerc,
Assistant Deputy Minister,
Urban Transportation Policy Development

Dear Mr. LeClerc:

Following our discussions, we attach herewith a copy of a letter dated 12th September, 1977, with attached financial and construction schedule, from our consultants, Underwood, McLellan and Associates Limited.

The attached schedule from U.M.A., prepared at our direction, together with the final draft of the Feasibility Study and Functional Design and the Transportation Study of the City of Red Deer, already in your possession, will provide your department with the necessary information to consider our proposed staging program.

You will appreciate that we have not had time to study this report in detail, and while some minor adjustments may prove necessary, they should not alter the order of priority for the construction of the project, which is:-

1. The construction of the Bridge link between 54th Avenue and Kerrywood Drive, providing for traffic flow by the Fall of 1979. By ensuring that this phase of the project is constructed first we partially achieve two of our major objectives and concerns, namely, the relief of the traffic congestion on the existing bridges, and guaranteed access to a residential subdivision with a school and nursing home, often isolated from emergency services. We are more than confident that the existing road systems will be able to dissipate the traffic on an interim basis pending completion of the entire project.

2. The construction of a four lane divided highway between 67th Street and Oleander Drive.
3. The construction of the final link between Kerrywood Drive and Oleander Drive.

We respectfully request formal approval of this entire project as outlined above, under the Arterial Roadway Cost Sharing Program. You will note that the schedule as proposed provides for the expenditure of funds in the current fiscal year if we are to achieve the required timing. As funds have not been allocated in your current capital budget, with your approval we would be prepared to recommend to our Council that the City of Red Deer "front-end" this portion of the project prior to capital funds being appropriated by your department.

We believe that the documentation referred to above and in the hands of your department more than adequately justifies our proposed phasing of this project. However, should further information or clarification be required, both our administration and our consultants are available at your request.

We would like to take this opportunity to express to you and your senior staff our sincere appreciation for your continued concern and efforts on our behalf.

Yours very truly,

R. N. McGregor, Mayor

H. Michael C. Day,
City Commissioner.

✓ Copy to: CITY ENGINEER

FROM Leo L. LeClerc
Assistant Deputy Minister
Urban Transportation

OUR FILE REFERENCE Red Deer - Roads

YOUR FILE REFERENCE

TO Commissioner H.M.C. Day
City Commissioner
City of Red Deer

DATE August 30, 1977

TELEPHONE 5184

SUBJECT Our Meeting of August 24, 1977

This memo is to confirm the results of our discussions with Mayor R.N. McGregor in the afternoon of August 24, 1977:

The following were the results of that discussion:

1. It was agreed that Route B, proceeding south from 67 Street along 64 Avenue swinging southeast to cross Oleander Drive, Kerrywood Drive and the Red Deer River and hence intersecting or joining 54 Avenue south of the river, was the route to be implemented.
2. There was agreement with the principle of staging the arterial-bridge system over a number of years.
3. A two lane bridge capable of being upgraded to a four lane structure or capable of accommodating a twin two lane structure to provide a total of four lanes, would be all that would be built in the first stage of bridge construction. ?
o
4. The City of Red Deer will submit their proposed staging plans and reasons for that staging to Alberta Transportation in one to two weeks. ?
o
5. The City requires a decision from Alberta Transportation on their support of the City's staging plan by September 19 to allow consideration of the question at the second City Council meeting in September.
6. A public announcement will be made at that time.

...../2.

On other more specific matters, it is understood that the City's position is that the bridge to connect Kerrywood Drive and 54 Avenue should be constructed initially. If this is done, staging of the supporting roadway network could be accomplished over three to five years. If the roadways must be implemented first, construction must be staged over a minimum of three years.

It is also understood that the City plans that 64 Avenue be a truck route to serve the northwest area of Red Deer and has no plans for alternative truck routes for this sector in the future.



Leo L. LeClerc

:eb

c.c. The Hon. Dr. Hugh M. Horner, M.D.
Mayor R.N. McGregor
R.H. Cronkhite
M.J. Dolinsky
T. Burns

A G E N D A

For the meeting of COMMITTEE OF THE WHOLE OF COUNCIL,
to be held following the regular meeting MONDAY, MARCH
20th, 1978

March 15th, 1978

NO. 1

TO: CITY COUNCIL

FROM: CITY TREASURER & PERSONNEL OFFICER

RE: EMPLOYEE BENEFITS

INTRODUCTION

The City of Red Deer provides the following employee benefits in addition to the Canada Pension Plan and Unemployment Insurance:-

- 1) Group Life Insurance equal to twice the annual earnings.
- 2) Medicare and Standard Blue Cross.
- 3) Pension Plan (maximum benefits after 35 years of service equal to 70% of average of five highest years' income).

The above benefits are provided to permanent employees and to some temporary employees. For most employees the City pays 70% of the premium.

ADDITIONAL PLANS

A number of the Unions and non-Union staff have requested the City to provide additional benefit plans to cover dental costs and long term disability.

The Personnel Committee agreed to recommending approval of a Dental Plan with 80% basic costs and 50% extensive dentistry and orthodontics recoverable by the employee at a cost to be 50% employee/50% employer. In addition, it was also recommended a Long Term Disability Plan be made available at employee cost.

DENTAL

Quotations have been received from Blue Cross, Sun Life and Alberta Urban Municipalities Association for a Dental Plan.

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It is recommended that if a Dental Plan is approved by Council, the proposal by Sun Life be accepted.

The plan recommended by the Personnel Committee is:-

<u>BENEFIT</u>	<u>RECOVERABLE BY EMPLOYEE</u>
1. Basic - Preventive, Diagnostic, Emergency Palliative Services and some corrective surgical procedures.	80%
2. Extensive Dentistry - includes crowns, bridges and dentures.	50%
3. Orthodontics	50%

The premium quotation received from Sun Life is:-

<u>COVERAGE</u>	<u>PER MONTH</u>
Single	\$ 5.23
Family	16.40

LONG TERM DISABILITY

Quotations were received from Sun Life and A.U.M.A. The plan being recommended is the one from Sun Life. It should be noted, however, Sun Life has indicated coverage could not be provided to Fire Fighters.

The Sun Life Plan provides, after a four month elimination period, for benefits equal to 66 2/3% of an employee's earnings up to a \$2,000.00 per month maximum. To receive benefits a person must be disabled so that he is unable to work.

The premium cost would be \$1.95/\$100 of benefit. It is recommended the employee pay 100% of the cost so that benefits will not be taxable. If the City pays any portion of the premium, then benefits are taxable. It should be noted also that the premium is related directly to the average age of the employees insured.

Examples of the premium cost to employees are as follows:-

TO: CITY COUNCIL

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<u>ANNUAL SALARY</u>	<u>ANNUAL BENEFIT</u>	<u>MONTHLY PREMIUM COST SUN LIFE</u>
\$ 10,000	\$ 6,667	\$ 10.84
14,000	9,333	15.17
18,000	12,000	19.50
22,000	14,667	23.83
26,000	17,333	28.16
30,000	18,000 (max.)	29.25

BLUE CROSS COVERAGE

A quotation was received from Sun Life for similar coverage as presently is provided by Blue Cross to the City.

The present Blue Cross Plan provides for 80% reimbursement of prescription drugs with 100% reimbursement for other costs and a \$15 annual deductible.

Sun Life has proposed a plan that is similar to Blue Cross but provides for higher reimbursement of hospital and doctor services outside of Canada.

The premiums are:-

	<u>MONTHLY PREMIUMS</u>	
	<u>SUN LIFE</u>	<u>BLUE CROSS</u>
Single	\$ 1.13	\$ 2.10
Married	4.08	4.20

POSSIBLE COST SHARING

The cost to the City of providing Medicare, Blue Cross and Group Life at 70% City/30% Employee is \$6,012 per month.

If Dental benefits were added at 50% City/50% Employee cost and the Medicare, Blue Cross and Group Life were at 50% cost sharing, the total monthly cost would be \$6,748. The additional annual cost would be \$8,832. This represents .1% of the payroll costs.

TO: CITY COUNCIL

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RECOMMENDATIONS

- 1) That Council approve the recommendation of the Personnel Committee to:-
 - a) provide a Dental Plan at 50% cost sharing
 - b) make available a Long Term Disability Plan at 100% employee cost.
- 2) That cost sharing on the existing Blue Cross, Medicare and Group Life plans be reduced from 70% City cost to 50% City cost.
- 3) That the Sun Life alternative to Blue Cross be approved.
- 4) That the Union and Exempt Staff be requested to agree to (1) to (3).

Respectfully submitted,

A. WILCOCK,
City Treasurer

J. MacLEAN,
Personnel Officer

/pms

NO. 2

17 March 1978

TO: COUNCIL

FROM: CITY COMMISSIONER

The attached letter was included with the material on the Third River Bridge, but you probably noticed that the name of the property owner on the second page had been deleted from the information available to the public. We felt Mr. McCullough may not want his name openly referred to in this manner.

"M.C. DAY"
City Commissioner