A G E N D A

For the regular meeting of RED DEER CITY COUNCIL,
to be held in the Council Chambers, City Hall,
MONDAY, NOVEMBER 28th, 1983, commencing at 4:30 p.m.

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(1) Confirmation of the November 14th, 1983 minutes.

PUBLIC HEARINGS

A public hearing will be held at 7 p.m., November 28th, 1983 respecting Bylaws 2672/N-83 and 2672/O-83. p. 45

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UNFINISHED BUSINESS

NO. 1

November 15, 1983

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Multiple Family Sites

City Council on April 25, 1983 passed the following resolution:

"RESOLVED that Council of The City of Red Deer having considered report dated March 30, 1983, from the City Assessor re: multiple family sites hereby approve the land sale policy and pricing schedule for multiple family sites that are anticipated to be advertised for sale in the near future as recommended in the above noted report presented to Council April 25, 1983 and as follows:

(1) The cancellation of 10% discount in price due to land development stipulations.

(2) Sale Price - $180,000/acre being all inclusive with the exception of electric light and power charges, internal servicing costs and resubdivision costs.

(3) Standard land sale policy to apply with the inclusion of the $1,000.00 ninety day option fee clause.

(4) Submissions to be approved by the Municipal Planning Commission as to exterior appearance, parking, landscaping, etc.

(5) Conditions as outlined in attached reports.

Council further agree that this matter be reviewed in six months' time and a further report brought back to Council and as recommended by the City Commissioners."

For the benefit of the new Council we are attaching photo copies of the report referred to in the resolution together with a report on Fourplex Sites dealt with by Council on July 19, 1982.

The City's advertising for submissions for the development of the Multiple Family Sites and Fourplex Sites resulted in one proposal being received (Avalon Homes Townhouse proposal Morrisroe subdivision).

During discussions with developers, builders and realtors it was confirmed that there is little or no interest being shown at the present time for land for any form of Multiple Housing. The only sale that we are aware of was a 2.60 acre site south of the Highland Green Shopping Centre to Alberta Housing Corporation for the sum of $675,000 (259,615.00 per acre).

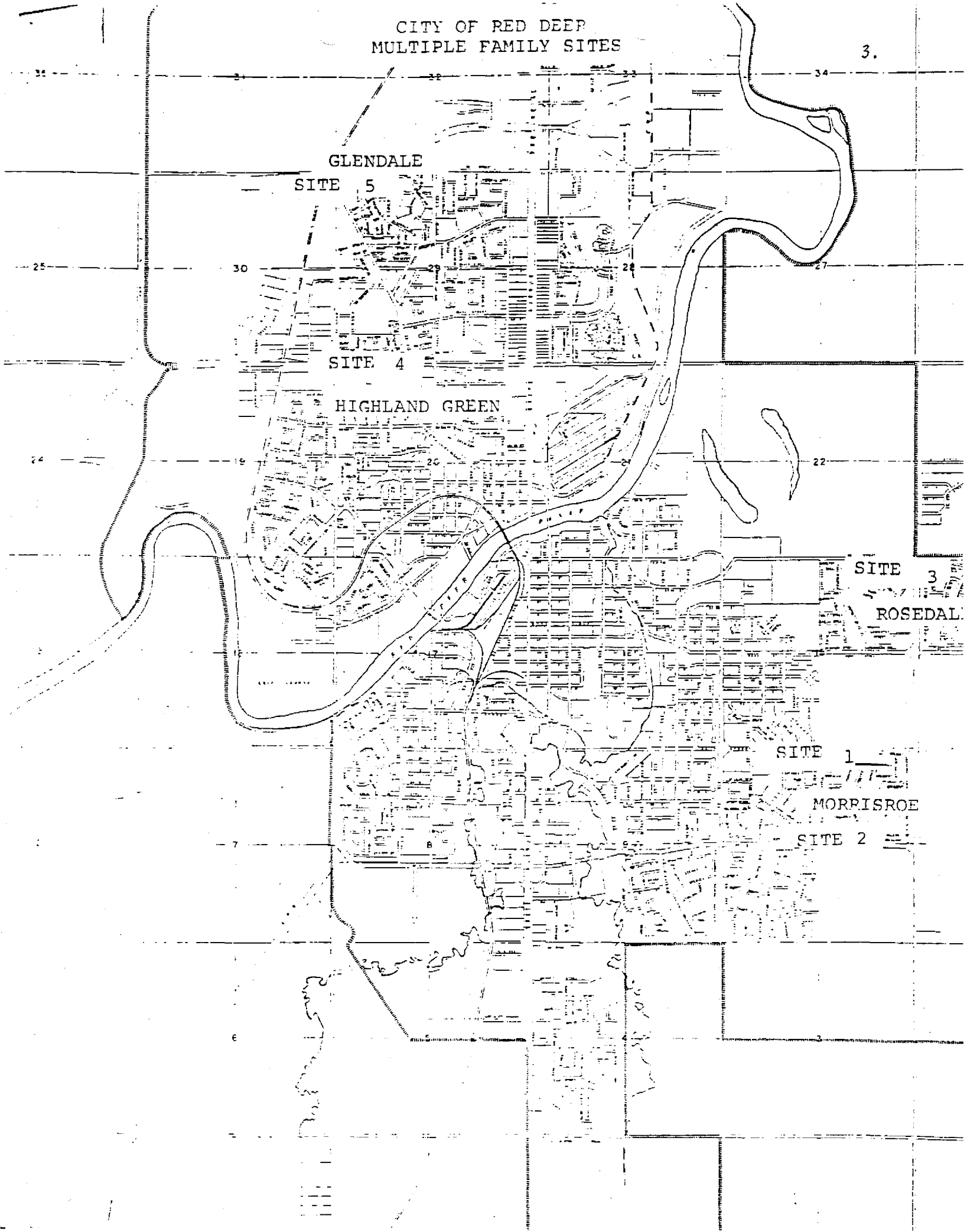
fwd

In view of the current economic climate we would recommend that the present inventory be held for sale and development and that the Planning Commission in conjunction with the Engineering Department study the possibility (including costs) of converting some of the sites to small single family residential lots.

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

CITY OF RED DEER
MULTIPLE FAMILY SITES

3.



1983 03 30

NO. 6

TO: City Council

FROM: City Assessor

RE: Multiple Family Sites

This report is submitted for City Council's approval of a land sale policy and pricing schedule for the multiple family sites that are anticipated to be advertised for sale in the near future.

Inventory

The multiple family sites avaliable for future sale are as follows (see attached plan for location).

Site	Subdivision	Legal Description	Area
1	Morrisroe	Lot 11, Blk 1, Pl 792-2025	2.94 ac (1.19 ha)
2	Morrisroe	Lot 53, Blk 16, Pl 792-2028	2.10 ac (.85 ha)
3	Rosedale	Lot 29, Blk 5, Pl 812-3140	3.00 ac (1.21 ha)
4	Highland Green	Lot 11A, BK 25, Pl 822-1124	2.74 ac (1.11 ha)
5	Glendale	Lot 5, Plan 822-2393	14.69 ac (5.95 ha)

With reference to the above summary, Site #1 in Morrisroe can only be developed for row housing as the power servicing of this site is of the capacity that will only allow this type of development.

Our present pricing policy has been in effect since November 23, 1981, and is $180,000/acre based on a market value of $10,000/unit, discounted by 10% because of land development stipulations such as density of 20 units/acre (50 units/ha), construction and landscaping etc.

Site #1 in Morrisroe, which had been purchased in 1981, was returned in 1982 by the developer due to the difficulty in obtaining mortgage monies. Site 2 in Morrisroe was advertised for development in March of 1982 with only one

submission being received to develop this site. The developer did not exercise the option to purchase, again due to the difficulty in obtaining mortgage funds. During the remainder of 1982 no further interest was shown towards developing the two remaining sites in Morrisroe.

This softening of the market in multiple family sites was due to a combination of high interest rates along with an over building of units in the previous boom years, thus creating a high vacancy rate making it difficult for developers to obtain mortgage financing.

In anticipation of a continued rapid rate of growth a further number of City owned multiple family sites (sites 3, 4 & 5) were planned and serviced for development in various parts of the City and these became available for sale in the latter part of 1982.

To test the current market these sites should be advertised for development.

The present pricing philosophy of the City is that lands are to be priced at market value, therefore the 10% reduction for land development stipulations should be cancelled so the pricing policy for multiple family sites is in line with our residential, 4-plex and industrial sales policy.

A review of the 1982 sales for multiple family sites indicated there was not enough activity to substantiate any change to the market value of $200,000/acre that our 1981 price of $180,000/acre was based on, although in discussions with the business community it is indicated that to attract investment in the present economic climate there should be an adjustment downward.

Based on the above, we would recommend that the market value of City owned multiple family sites be established at $180,000/acre.

In conclusion, we respectfully ask Council's approval of the following items as they pertain to the sale of the multiple family sites.

1. The cancellation of 10% discount in price due to land development stipulations.

2. Sale Price - $180,000/acre being all inclusive with the

exception of electric, light and power charges, internal servicing costs, and resubdivision costs.

3. Standard land sale policy to apply with the inclusion of the $1,000, 90 day option fee clause.

4. Submissions to be approved by the Municipal Planning Commission as to exterior appearance, parking, landscaping etc.

5. Conditions as outlined in attached reports.

Respectfully Submitted,

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

WFL/bt

Commissioners' Comments

In view of the current economic climate and the existing vacancy rate in apartment units in the City, it is difficult to assess the demand for these sites. Further we do not know what effect, if any, the forthcoming Federal budget will have on the housing market. Consequently, we would recommend Council approve the recommendation of the City Assessor with respect to the pricing and land sale policy affecting these lots with the understanding that this be reviewed in 6 months and a further report brought back to Council.

"R.J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

June 28, 1982

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Fourplex Sites - Rosedale Stage 11
(See Attached Map)

As previously indicated the City will be in a position to place 12 fourplex lots situated in Stage 11 of the Rosedale Subdivision on sale this fall.

We therefore submit the following rules, policies and pricing for City Councils approval.

Pricing

As in house review of 33 current (August, 1981 to May, 1982) sales of serviced land utilized for fourplex development indicates a fair market value of $650.00/front foot.

The average size of a fourplex lot in Stage 11 of Rosedale is 64.9' X 118' and therefore the purchase price would be $42,185.00.

This price per front foot would be subject to adjustments for shape, size, etc.

Rules and Policies

1. One application per family or company (member of a family cannot be a shareholder in a company making an application for a lot.

2. Sales restricted to companies where there are no duplicate shareholders or directors of other companies participating in the sale.

3. Representatives can only represent one family or company.

4. Mortgage approval must be in the applicant's name.

5. Front elevation to be of brick unless otherwise approved by M.P.C.

General Information and Conditions Applicable

1. All lots have easements - check price list.

2. Building and parking regulations - contact Building Dept.

3. Applications to be accompanied by a deposit of $100.00 which deposit will be forfeited to the City if the application is successful and the applicant fails to proceed with purchase of a lot.

4. $100.00 deposit refunded if application unsuccessful.

5. Terms of Sale
   1/3 of purchase price on signing agreement.
   1/3 within 4 months of signing agreement.
   1/3 within 8 months of signing agreement.
   (Full price prior to issuing of building permit.)

6. Construction to be started within 12 months and be completed within 24 months of signing agreement.

7. Land Sale Agreement satisfactory to City Solicitor.

D.J. WILSON, A.M.A.A.

Commissioners' comments

This particular review was requested by Council last April. We would concur with the comments and recommendations of the City Assessor, including a review of the potential for townhousing in combination with single family sites.

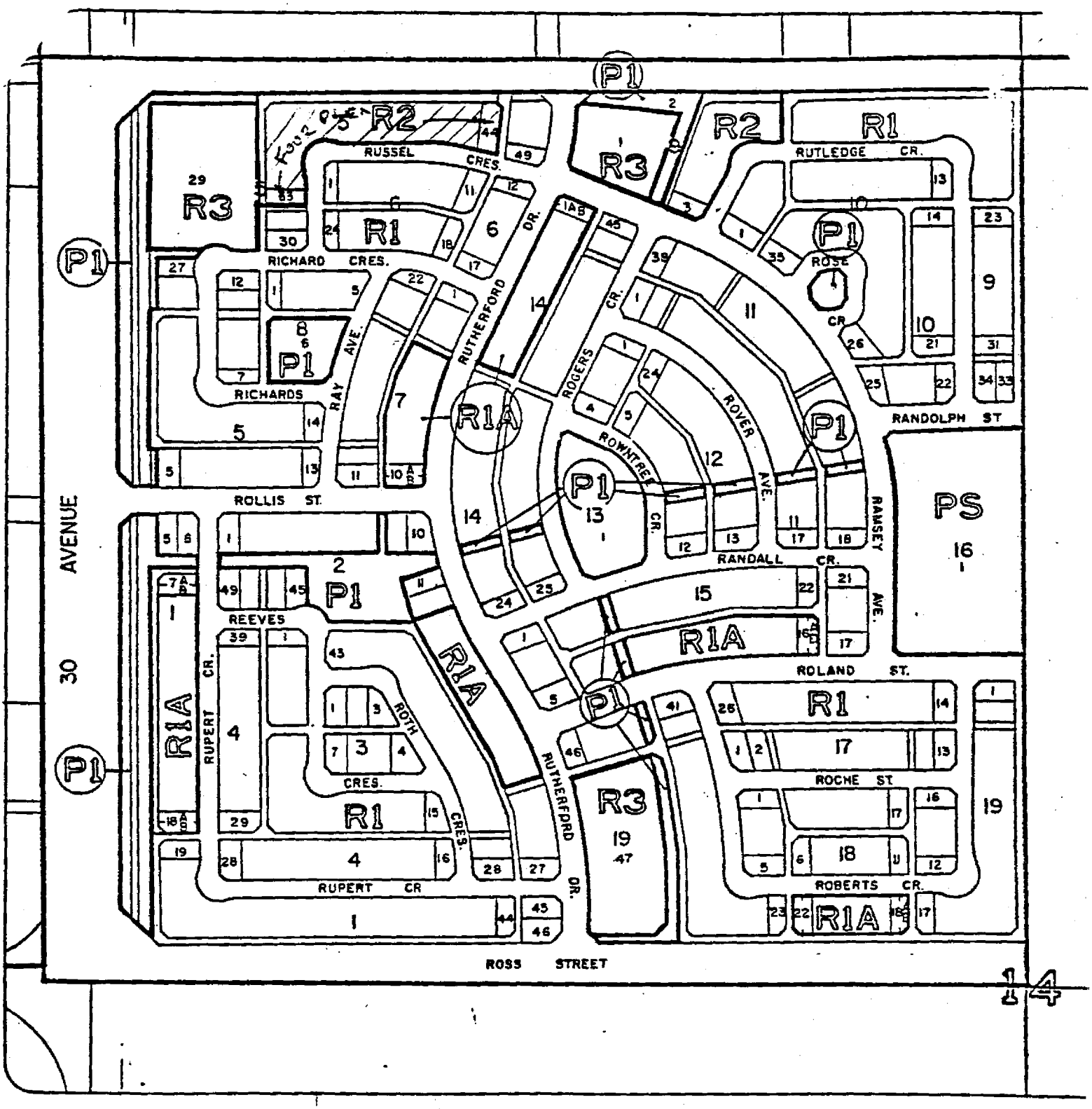
"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Land Use Districts

K4

10.



0 50 100 200 300

scale in metres

Revisions :

2672/K-80 (10/NOV/80)

NO. 2

22 November 1983

TO: COUNCIL

FROM: CITY CLERK

RE: TRANSIT SHELTER ADVERTISING

In July of 1983 Hook Outdoor Advertising Ltd. made application to Council as outlined on appendix "A" attached hereto. When the matter came before Council July 18th, Bus Bench Advertising requested the matter be set over for two weeks to enable them to review same and, accordingly, the application was tabled to August 2nd when the following motion was introduced.

> "RESOLVED that Council of The City of Red Deer having considered correspondence and reports respecting the proposal by Hook Outdoor Advertising Limited to provide The City of Red Deer with 45 Transit Shelters at no cost to The City of Red Deer, hereby approve the installation of Bus Shelters as outlined, subject to satisfactory agreement being negotiated between the 3 parties to resolve any advertising conflicts and as recommended to Council August 2, 1983 by the City Commissioners."

The above motion was tabled August 2nd with no specific directions from Council other than to bring the matter back in three months time. We have subsequently received further correspondence from both of the above firms and same appears following appendix "A".

Direction of Council is respectfully requested.

R. STOLLINGS,
City Clerk

APPENDIX "A"

19 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: TRANSIT SHELTER ADVERTISING

At the Council meeting of July 18th, 1983, the attached application by Hook Outdoor Advertising Ltd. pertaining to the above topic, was briefly considered.

Council will recall that Mr. Alan Sully appeared on behalf of Mr. Mike Riopel, and requested Council defer making a decision for 2 weeks to enable his client to study the proposal and consider whether there would be any overlapping or interference with his operation, and also to consider the possibility of submitting a similar proposal for Council's consideration.

Enclosed hereafter is the original application submitted by Hook Outdoor Advertising Ltd. along with the submission of Mr. M. Riopel.

R. STOLLINGS,
City Clerk

APPENDIX "A" CONT.

13.

HOOK

5.

July 11, 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta

Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler:

Further to our discussions relative to the above, we respectfully submit this letter for your acceptance which basically outlines our proposal to launch this program in the City of Red Deer.

It would be our intention to supply, install, and maintain for a period of 15 years approximately 45 advertising supported bus shelters to be phased-in over the next four years at no cost to the City of Red Deer in leiu of exclussive advertising privileges on the shelters in question.

The selection of sites on the various transit routes will be determined by the advertising value as it relates to circulation, exposure, and overall market coverage and should a location be selected that has an existing shelter then this shelter would be removed by the City of Red Deer Transit Department at their expense.

The shelter will remain the property of Hook Outdoor Advertising and will carry the necessary liability insurance for the duration of the contract and the condition of same will be maintained at a level satisfactory to the City of Red Deer with the advertising content to be of high moral and ethical standards to avoid contraversy or potential liable suits as it relates to the Municipal Government.

Upon acceptance of this proposal a more formal contractual agreement will be entered into outlining the conditions in detail which would be to the mutual satisfaction to all parties concerned.

Trusting you are in agreement we await your approval in order that this program may be launched before the arrival of the winter season.

Yours very truly,

Morris J. Proskow
President
Hook Outdoor/Calgary

HOOK OUTDOOR ADVERTISING LTD

APPENDIX "A" CONT.

File: 620-099

14. 6.

May 26, 1983

TO: Transit Supt.

FROM: Assistant City Engineer
Roads

RE: Transit Shelter Advertising

Our comments with regard to the above are as follows:

1. Bus stop at the north west corner of the 59 Avenue - 67 Street intersection is quite close to the intersection. The construction of bus shelters together with advertising could further deteriorate visibility for south bound right turning vehicles. We recognize the location of this bus stop may be catered to the convenience of Dawe Centre patrons. Due to the safety consideration, we would oppose the shelter advertising at the present stop location. Your Department, however, may wish to explore the possibility of relocating the bus stop to the south side of the 59 Avenue - Graham Drive intersection.

2. The graphics or message of the advertisement should not consist of any arrows or in any way resemble traffic signs or other traffic control devices.

3. Construction is pending near the intersection of Gaetz Avenue - 45 Street, Gaetz Avenue - 28 Street and Gaetz Avenue - 63 Street. Relocation of adjacent bus shelters will probably be required when road improvement commences.

We trust the above is what you need. Should you require further assistance, please advise.

K. G. Haslop, P. Eng.
Assistant City Engineer
Roads

CYL/emg

APPENDIX "A" CONT.

Please Quote Our File No. 15.7.

THE CITY OF RED DEER

TRANSIT DEPARTMENT

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE 347-4421

May 18, 1983

TO: City Engineer

FROM: Transit Supt.

RE: Transit Shelter Advertising

Enclosed is a copy of a letter from Hook Outdoor Advertising Ltd., along with a bus schedule map indicating the proposed locations for the 'Shelter Advertising'.

Please forward your comments regarding site distances or any other problems that you or your department may incur with these selected locations.

Thank you.

S. Page

for DON PROUDLER

SP

APPENDIX "A" CONT.

16.

8.

HOOK

May 10, 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta

Re: Transit Shelter Advertising

Dear Don,

Please find enclosed a map showing the existing transit bus stops that we have selected to launch the above program.

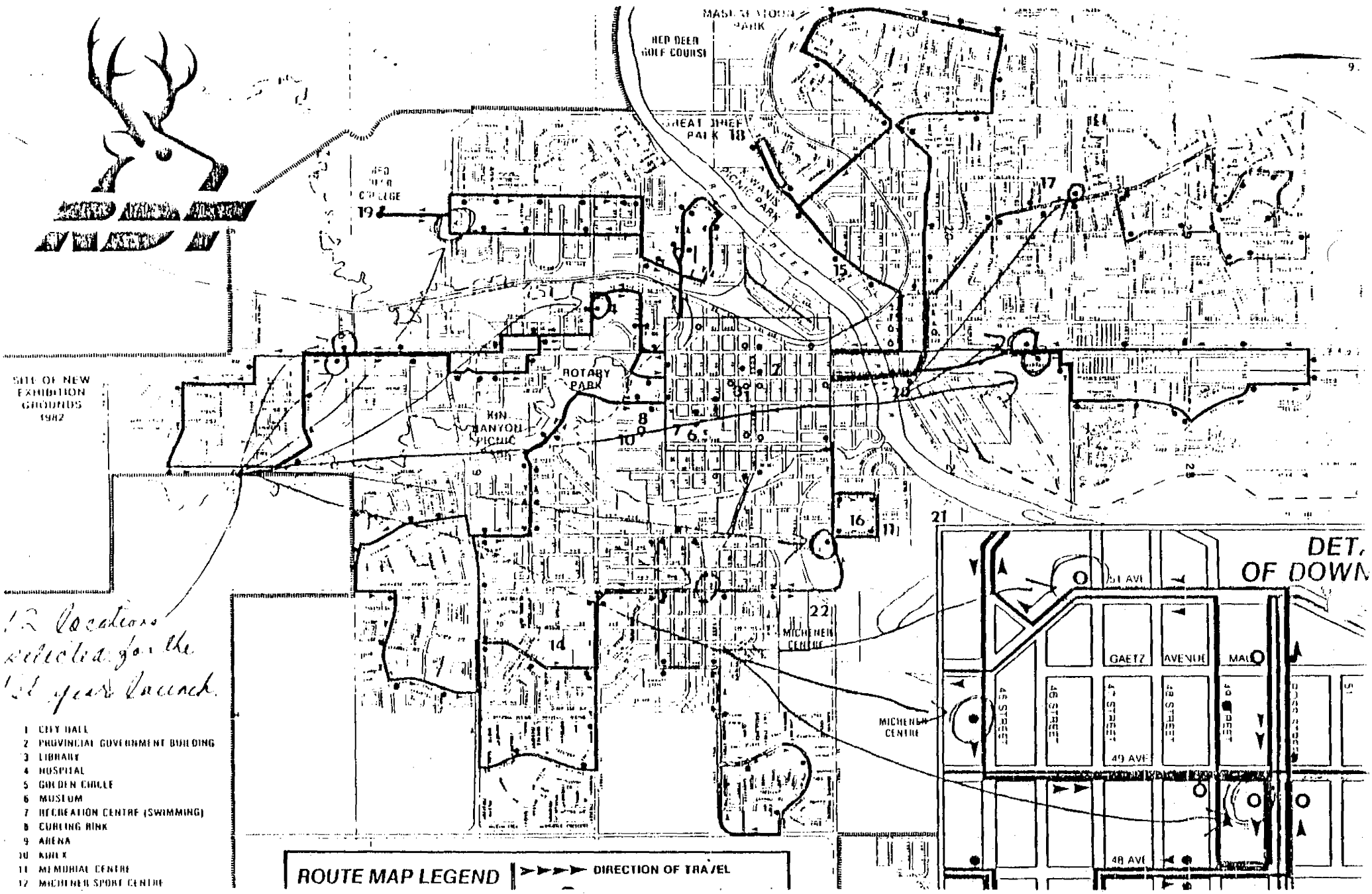
We trust that your costs for supplying power to the shelters in question can be absorbed in your budget along with the moving costs of the existing shelters to a new location.

All other costs including maintanence, of course, would be ours.

Yours very truly,

Morris J. Proskow
President

HOOK OUTDOOR ADVERTISING
CALGARY, ALBERTA



12 locations selected for the 1st year launch

1 CITY HALL
2 PROVINCIAL GOVERNMENT BUILDING
3 LIBRARY
4 HOSPITAL
5 GOLDEN CIRCLE
6 MUSEUM
7 RECREATION CENTRE (SWIMMING)
8 CURLING RINK
9 ARENA
10 KINEX
11 MEMORIAL CENTRE
12 MICHENER SPORT CENTRE

APPENDIX "A" CONT'

18.

10.

HOOK

March 25, 1983

MAR 28 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta

Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler,

Further to our discussions of recent date relative to the above, we are pleased to acknowledge same.

It is our express desire, subject to your transportation department's approval to launch an advertising supported bus shelter program in the City of Red Deer which would basically provide bus shelters at no cost in lieu of advertising privileges.

Because of the obvious financial benefits to the municipalities, this program has been launched by our member outdoor plant operators in Toronto, Winnipeg, Vancouver, Victoria, London and Niagara Falls, Ontario who along with Hook Outdoor Advertising belong to the Outdoor Advertising Association of Canada, and together are organized to provide a national sales and service program for this new medium.

In order to provide you with more details, we would like to encourage you to give us the opportunity of making a full-fledged presentation to your department along with any other interested parties at City Hall, at which time selection of locations, quantities, installations and maintenance could be discussed. In addition to the brochure placed in your hands, more information could be provided from our members in the industry who have launched the program in the cities outlined above thus bringing an update on this new nation-wide advertising supported bus shelter system.

Trusting you are in agreement, we await your decision as to when a meeting date can be arranged to outline the specifics of our proposal to accommodate your needs and to allow us to submit a detailed tender for your acceptance.

Yours very truly,

Morris J. Proskow
President
HOOK OUTDOOR ADVERTISING
CALGARY, ALTA

HOOK OUTDOOR ADVERTISING LTD.

Commissioner's comments

As Council is aware, we have been experiencing difficulties with both providing and maintaining adequate bus shelters for the transit system. In an effort to resolve this problem, negotiations have been under way for some time with Hook Outdoor Advertising Ltd. as evidenced by the attached correspondence.

In summary, the proposal by Hook Outdoor Advertising Ltd. is to provide 45 shelters over a 4 year period to be located as mutually agreed upon. The attached map shows the first 12 proposed locations. Under this proposal there would be no cost to the City as the provision, installation and maintenance of the shelters would be entirely the responsibility of Hook Outdoor Advertising Ltd. To provide this service, however, in order to amortize their costs, Hook Outdoor Advertising Ltd. would require a 10 year contract (not 15 as outlined in the letter). There would be a small initial cost to the City in relocating some existing shelters, but this would be minimal and such shelters could be used elsewhere. A brochure depicting the shelters will be available for circulation at the Council meeting.

We would rccommend Council approve the installation of these shelters subject to the City entering into an agreement satisfactory to the Transit Supt. and City Solicitor.

"M.C. DAY"
City Commissioner

APPENDIX "A" CONT.

Bus Bench Advertising
Michael Riopel
Jack Moore
3302 44A Avenue
Red Deer, Alberta
T4N 3J8

July 19, 1983

The Council of the
City of Red Deer
48 Avenue & 50 Street
Red Deer, Alberta

Re: Advertising-Supported Bus Shelter System

Mr. Mayor and Members of the Council:

We thank you for postponing any decision to proceed with the above matter until your next council meeting.

As of this date, July 19, 1983, we have initiated discussions with Hook Outdoor Advertising Ltd., and intend to meet with them with the strongest hope of resolving amicably the one area of conflict which has appeared as a result of their shelter proposal.

The opportunity to study the outline of the proposal by Hook Outdoor Advertising Ltd. has led us to conclude that we have no objection to the general concept, but one clause is unacceptable in its present form.

It is the suggestion of the Hook advertising organization that any contract they contemplate will provide that the sites selected by them be exclusive for their use. The alternatives they suggest are relocation or disposal of any benches which may be on the chosen sites.

Of the twelve (12) sites selected (in the first year alone) we would have to remove immediately sixteen (16) existing benches. The eventual expectation of forty-five (45) shelters in the next four (4) years would magnify this loss proportionately and result in the eventual loss of approximately sixty (60) bench sites.

The repercussions of this loss are several:

1. The elimination of the outdoor bench service to many transit patrons. (See enclosed photographs.)
2. The disruption of advertising commitments with many local merchants who have specifically requested such sites.
3. The creation of a scarcity of commercially marketable sites suitable for our advertisers who are all local businesses.

APPENDIX "A" CONT.

The Council of the
City of Red Deer

July 19, 1983

Page 2

Such a proposal could damage our business endeavour and consequently jeopardize our commercial venture.

The bench company has been providing such service now for fourteen (14) years. We personally have owned the company for the past five (5) years and have expanded the service, as the transit system has grown and changed, from thirty-five (35) sites to the existing one hundred and twenty (120) benches.

We conclude in hoping that the City of Red Deer can negotiate a contract that will allow us a share in these sites. It is our desire to work hand-in-hand with the new service proposed by Hook Outdoor Advertising Ltd. to provide better service to the transit company.

Yours truly,

Michael Riopel

Jack Moore

MR/lmv
Enclosures

APPENDIX "A" CONT.

Please Quote Our File No. 14

THE CITY OF RED DEER

P.O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
342-8225

TRANSIT DEPARTMENT

July 26, 1983

TO: City Clerk

FROM: Don Proudler
Transit Supt.

RE: Advertising Supported Bus Shelters

The benches placed at the transit stops by Bus Bench Advertisers have provided a service in the past to the bus patrons of Red Deer. When the first contract with Bus Bench Advertising was signed, the Transit System had a total of 24 miles of route and 2 bus shelters. As the City and the system grew, the walking distance to each stop became longer and the need for bus shelters became more evident.

The City and the Loyal Order of Moose have provided the patrons with 35 shelters throughout the city and the need for more has increased as the system grew.

The offer by Hook Outdoor Advertising Ltd. to supply, at no cost to the City, 45 lighted bus shelters over the next 4 years, is a significant offer and should not be taken lightly. There are over 200 bus stops in the City and at the last billing date, 103 bus benches.

It is my opinion there are many stops that have neither benches or shelters and an amicable solution could be arrived at and the City could enjoy the services of both advertising firms.

DON PROUDLER,
Transit Supt.

DP:sp

Commissioners' comments:

We would recommend that Council approve the installation of Bus Shelters as outlined, subject to satisfactory agreement being negotiated between the three parties to resolve any advertising conflicts. If agreement cannot be reached, this will be brought back to Council.

"R.J. McGHEE" Mayor
"M.C. DAY" City Commissioner

Please Quote Our File No. 23.

THE CITY OF RED DEER

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
342-8225

TRANSIT DEPARTMENT

November 14, 1983

To: City Commissioner

FROM: Transit Supt.

RE: Advertising supported bus shelters

In accordance to August 2, 1983 Council resolution dealing with this matter, both parties have submitted almost identical proposals and as indicated in the attached correspondence, are unable to come up with an amicable agreement.

I would suggest the City advertise and invite firms to submit sealed tenders, to supply, install and maintain advertising supported transit bus shelters in the City of Red Deer.

This could generate additional revenue for our City as it has in other cities.

DON PROUDLER,
Transit Supt.

DP:sp

Bus Bench Advertising
3302 - 44 A Avenue
Red Deer, Alberta T4N 3J8

August 31, 1983

Mr. Don Proudler
Superintendent Transit System
5438 - 47 Street
Red Deer, Alberta

RE: Advertising Supported Bus Shelter System

Dear Mr. Proudler:

Please accept this letter as confirmation of our interest and desire to pursue the above matter.

Michael has just returned from Toronto where he has had a chance to observe similar operations first hand. Following your referral, an excellent contact was made with "Multilite Products", a company which would manufacture the essential frame-work of such shelters. (Enclosed plans and sketch and specifications sheet.)

It would remain our intentions to supply the City of Red Deer and your department no less than forty-five (45) shelters in the next four years, at no cost to the City of Red Deer, in return for exclusive advertising privileges. Our initial phase would consist of twelve (12) shelters which would be installed at locations, the majority of which have already been approved by your department. (Enclosed locations map.)

The one area to be investigated more completely before we feel we can make a formal commitment, and one you will realize is of the utmost importance to us, is assurance of advertising to support the project. We have made some progress in securing advertising clients but, you will appreciate, confirmation by enthusiastic advertisers, is necessary in order to make this venture feasible.

With confirmation of advertising income and successful completion of a contract with the City of Red Deer, we would commence installation of cement pads and power connections before the onset of frost in fall 1983.

We trust this update of our activities will confirm to you our good intentions and continuing interest in this project.

Yours sincerely,

MICHAEL RIOPEL

JACK MOORE

Bus Bench Advertising
3302 - 44A Ave.,
RED DEER, Alberta
T4N 3J8

October 24,1983

Mr. Don Proudler
Superintendent Transit System
5348 - 47 St.,
RED DEER, Alberta

Re: Advertising-Supported Bus Shelters

Dear Mr. Proudler:

Further to our letter of August 31, 1983 and subsequent discussions, we are pleased to offer this letter as our proposal to undertake a transit shelter project in the City of Red Deer.

It is our desire to enter into an agreement with the City of Red Deer to build and maintain forty-five (45) bus shelters in various locations in the city.

Our proposal is:

A. We agree to:

1. build forty-five (45) shelters in the next four (4) years;

2. build no less than twelve (12) shelters in the first year;

3. bear all cost of construction;

4. bear all cost of maintenance and cleaning;

5. insure that all advertising material remain in good taste;

B. The City of Red Deer will agree to:

1. grant us, for a period of ten (10) years, exclusive right, to provide the city with transit shelters, with options to advertise thereon.

2. allow us discretionary site selections in accordance with the transit system.

C. We will further undertake to:

1. employ local contractors and suppliers to build such units;

2. employ local firm to maintain and clean shelters;

3. to allow local merchants priority of such advertising space. For example, we have presently pre-sold, subject of course to the award of a contract, a good portion of our initial commitment. (enclosed sales brochure).

We are a local firm which has been providing the City with a similar service in the form of bus benches. Our track-record will confirm an unblemished performance, over the years of our contract.

For these reasons we remain hopeful that your administration will favor our proposal.

Upon your approval in principle, we would enter into a formal contract, mutually acceptable to both parties concerned.

We hope that a decision in our favor can be made as expeditiously as possible so that we may commence this program at the earliest convenient time.

Yours very truly,

M. Riopel
L.J. Moore

c.c. Mr. M. Day

Bus Bench Advertising
3302 - 44A Avenue,
RED DEER, Alberta
T4N 3J8

November 8, 1983

Mr. Don Proudler
Superintendent Transit System
5348 - 47 St.,
RED DEER, Alberta

Re: Advertising-Supported Bus Shelters

Dear Don:

Further to our meeting on October 28, 1983 with City Commissioner Mike Day and Hook Outdoor Advertising Ltd., please be advised that we were unable to reach any satisfactory agreement regarding our advertising conflicts.

We are therefore compelled to return the matter to you and the Administration of the City of Red Deer.

Our proposal on such a campaign remains the same and we await further instructions in order to pursue this project.

Respectfully yours,

Michael Riopel
Jack Moore

MR/cak
c.c Mr. M. Day

HOOK

November 04th, 1983

Mr. Mike Day
City Commissioner
The City of Red Deer
5438 - 47th Street
RED DEER, ALBERTA

RE: TRANSIT SHELTER ADVERTISING
RED DEER, ALBERTA

Dear Mr. Day:

Further to our discussions relative to the above designed to reach an agreement with the bench advertising firm in the City of Red Deer, we wish to confirm our position in this matter.

Since the time we were invited to submit a proposal, we have continuously maintained that there was enough room in the market place for both advertising vehicles based on the number of transit stops available and the ultimate quantity of bus shelters that would be established over the next four years,if the true concept of advertising is applied to the given market area such as Red Deer.

This would avoid conflict between advertisers and reduce the amount of street furniture on a given location which from an aesthetic point of view is very important to the streetscape in any well designed municipality of which we regard Red Deer in this category.

The only consideration that we could give this matter which would take the form of compromise would be that Mr. Michael Riopel of Bus Bench Advertising firm could be considered for a position in a management contract that we would have to establish in Red Deer should we be successful in being awarded this contract.

In a telephone conversation of today's date with Mr. Riopel it appears that this is not agreeable to him.

As a result, we feel that the City of Red Deer has no other recourse than to call a tender which will be fair and equitable to all parties concerned.

Page 2 cont'd

November 04th, 1983
Page 2 cont'd

Trusting you are in agreement, we look forward to receiving an invitation to bid on this program.

Yours very truly

Morris Proskow
President
HOOK OUTDOOR/CALGARY

MP/lrc

c.c. Mr. D. I. Proudler
Superintendent
Transit System

November 22, 1983

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

As Council will recall, the attached topic with regard to bus shelters was tabled by Council for a three month period to enable the three parties to meet to see if a satisfactory agreement could be reached.

On Friday, October 29, 1983, the Transit Superintendent and myself met for several hours with both parties in an attempt to see if a mutually satisfactory arrangement could be negotiated, with the City acting solely as a facilitator. Having outlined a number of options which might be considered, both parties were left to their own devices with a request that they write to the City within one week outlining their decision.

The attached two letters indicate that the parties involved cannot reach an acceptable agreement to resolve their perceived conflict.

Accordingly, it is our recommendation that the City proceed to Public Tender for the provision of this service. The agreement, with one party covering bench advertising expires on the 30th of September, 1984, and as it is too late to install bus shelters for this Winter, we further recommend that the tender call be comprehensive in nature, and be timed so that an award can be made during the Summer of 1984, to be effective when the existing bench agreement expires.

R.J. McGhee,
Mayor

H. MICHAEL C. DAY
City Commissioner

Attachment

NO. 3

September 1, 1983.

TO: Council

FROM: City Clerk

RE: Associated Cab (Red Deer) Ltd.

At the meeting of Council August 29, 1983, the following resolution was passed reinstating Associated Cab's Business License for a period of three months subject to review on that date.

> "RESOLVED that Council of the City of Red Deer having considered report from Mr. T.J. Anderson, Supervisor, Licensing and Bylaws regarding revocation of the City of Red Deer Taxi Business License for Associated Cab (Red Deer) Ltd., August 22, 1983, and having considered request by Associated Cab (Red Deer) Ltd. for reinstatement of the said taxi business license, hereby agree to reinstate Associated Cab's Business License for a period of 3 months subject to review on that date."

This particular matter is now brought forward for further consideration of Council at this time.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

ADDITIONAL AGENDA

August 23, 1983

Dear Sir:

I'm writing this letter to indicate that we Associated Cab will be making presentation to City Council. Regarding having our Business License Certificate being revoked.

Thank you

"Paul Michalezki"
Manager, Associate Cab

TO: THE COMMISSIONER

FROM: T.J. ANDERSON,
SUPERVISOR LICENSING & BYLAWS

RE: ASSOCIATED CAB (RED DEER) LTD.,
REVOCATION OF TAXI BUSINESS LICENSE
AUGUST 22, 1983

As a result of a fatal accident that occurred on the evening of August 18th, 1983 in Red Deer, Alberta that involved Taxi Cab No. R94, Alberta Motor Vehicle license 5L 8124 belonging to Associated Cab (Red Deer) Ltd., this office carried out an investigation into this incident.

Our investigation revealed the following violations committed by Associated Cab Co. Red Deer and are submitted for your information:

1) The apparent driver of the Taxi involved in the fatal accident was one Louis Steve BALOGH, and at the time of the accident was not in possession of a valid and subsisting City of Red Deer Taxi Driver's License.

   BALOGH was hired by Paul MICHALEZKI, manager of Associated Cab (Red Deer) Ltd. on February 2nd, 1983, and worked with this Taxi Company in Red Deer, Alberta until August 18th, 1983 when fatal accident occurred. His duties at Associated Cab was radio dispatching and driving taxi. He was a lease operator and worked whatever hours he wished when driving taxi. He averaged 5 to 6 days per month driving taxi. At no time while BALOGH was working for Associated Cab (Red Deer) Ltd. in Red Deer did BALOGH come to this office to obtain a valid 1983 taxi driver's license.
   THIS IS A VIOLATION OF SECTION 2:19:
   "A business licensee and a taxi-cab licensee shall not either directly or indirectly permit any person to drive a taxi-cab which is affiliated with the business licensee or in respect of which the taxi-cab licensee is the holder of the taxi-cab license plate, unless such person is the holder of subsisting taxi-cab driver's license issued by the License Inspector and is bona fide employed by or affiliated with the business

2) After the fatal accident involving Associated Cab's Taxi R94, a routine check was made of this Taxi and it was found that the meter (Serial No. T0331) which had been sealed by this office on April 21st, 1983 had been replaced by another meter (Serial No. T0475). This meter was not sealed by this office and there is no record that a request to seal this meter was ever received from Associate Cab for this purpose. It is apparent that Associate Cab had cut the seals on the old meter (Serial No. T0331) and after installing the new meter (Serial No. T0475) had placed these same cut seals back on this new meter without advising this office or asking to get this new meter resealed.

THIS IS A VIOLATION OF SECTION 3.6:

"No taxi-cab shall be equipped with a taxi meter unless the seal placed on such taxi meter by the Bylaw Enforcement Officer is unbroken and intact; provided however, that where a meter ceases to operate or register properly at a time when the office of the License Inspector is not open, the taxi-cab licensee or his taxi-cab driver, upon driving the taxi-cab to the office of the City detachment of the R.C.M.P. may remove the seal from the meter, repair the meter and have the meter resealed by a Peace Officer. The taxi-cab licensee shall present the taxi-cab to the License Inspector for meter testing and resealing on the next day that the office of the License Inspector is open for business. Should the meter be found to be accurate, no charges shall be laid under this section 3.6."

To summarize, the Red Deer City Taxi Bylaw clearly indicates in Section 2.19 and 3.6 that it is the full responsibility of Associated Cab (Red Deer) Ltd. to make sure that all their drivers of taxis are in possession of a current 1983 Taxi Driver's License and that all fare meters installed in taxis are properly sealed by the City of Red Deer Bylaw Department.

It was for these violations of the Red Deer City Taxi Bylaw that the City of Red Deer Taxi Business License for Associated Cab was revoked on August 22nd, 1983 by this office. Section 7.3 of the Red Deer City Taxi Bylaw states:

"A license issued under this Bylaw may be revoked or suspended by the License Inspector for non-compliance with the requirements of this Bylaw notwithstanding that the holder of that license has not been prosecuted for a contravention of the Bylaw"

It will also be noted that Associated Cab (Red Deer) Ltd. have been served summonses to appear in court September 15th, 1983 to answer to charges laid under Sections 2.19 and 3.6 of the Taxi License Bylaw 2742/81 of the City of Red Deer.

T.J. ANDERSON,
Supervisor Licensing & Bylaws

TJA/gr

C.C. Ryan Strader
Development Officer

Commissioners' Comments

From the attached report, Council can see the nature of the infractions and the action that was taken. In accordance with Section 7.4 of the Taxi Business Bylaw, the applicant has the right of appeal of this decision to City Council. Accordingly, under our direction, the revocation of this business license was suspended pending the applicant's appearance before Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

November 22, 1983

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: ASSOCIATED CABS LTD.

At the August 29, 1983 meeting of City Council the following resoluton was passed:-

> "RESOLVED that Council of The City of Red Deer having considered report from Mr. T. J. Anderson, Supervisor, Licensing and By-laws regarding revocation of The City of Red Deer Taxi Business License for Associated Cab (Red Deer) Ltd., August 22nd, 1983, and having considered request by Associated Cab (Red Deer) Ltd. for reinstatement of the said taxi business license, hereby agree to reinstate Associated Cabs' business license for a period of 3 months subject to review on that date."

In accordance with the resolution, our Office inspected the Associated Cabs Ltd. operation. We found that all cabs and drivers were properly licensed and that the meters were properly sealed.

We recommend that the license be reinstated in full.

R. STRADER,
Development Officer/
Building Inspector

Commissioners comments

This matter is being brought back as directed by Council.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 1

November 17, 1983

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: 1984 BUDGET

The City Departments were requested to use a 5% increase guideline in preparing their 1984 budget requests. This guideline was provided by the Commissioners in order to try and achieve no more than a 5% increase in municipal property taxes for 1984.

The 1984 budget requests as submitted to the Commissioners for review would have exceeded a 5% tax increase guideline by $2,074,860. This is the equivalent of a 26% tax increase.

The Commissioners have started their consideration of the 1984 budget. After reviewing most of the Engineering department budget the excess request of $2,074,860 has been reduced to $1,710,270.

Obviously it will be possible to reduce the $1,710,270 still further as other department budgets are reviewed. For Council's information a summary of the 1984 budget that reflects the $1,710,270 is attached.

To assist the Commissioner's in reviewing the 1984 budget request for recommendation to Council some items are submitted to Council for consideration.

Guideline Increase of 5%

A 5% increase in property taxes is recommended as a guideline for the Commissioners review of the budget. This would still be subject to adjustment by Council during their budget deliberations.

It should be realized that although property taxes may increase by 5%, it does not mean overall budget increases can be 5%. Expenditures are funded from a number of sources in addition to property taxes. Some

other sources of funding, such as Provincial grants, are not expected to increase. This means the overall budget increase may be less than 5%.

Requisitions From Organizations

Some organizations are considering 1984 requisitions that exceed a 5% increase. For example, the Red Deer Public Library is considering an increase of 18% and the Red Deer and District Museum 61%. While much of the Museum increase is due to a building expansion, this does not appear to be the situation with the Library. It is recommended these organizations be requested to reduce their increase to a 5% increase excluding the portion that is unavoidable due to a building expansion.

It should be noted for 1984 that it is anticipated a separate mill rate will be levied for the Red Deer Public Library.

User Fee Increases

It is recommended that increases in user fees be a minimum of 5% for 1984.

Summary and Recommendation

The Commissioners are reviewing budget requests that would result in a tax increase of 22%. To reduce to a 5% tax increase would require a budget reduction of $1,710,270.

To provide guidance and assistance to the Commissioners in their budget considerations, the following recommendations are submitted to Council for their consideration.

1. That a tax increase guideline of 5% be approved. This would still be subject to review by Council during Council's budget deliberations.

2. If organizations submit requisitions that exceed a 5% increase, the organization should be asked to submit a revised budget based on a 5% increase (excluding unavoidable increases due to facility expansions).

3. That as a minimum, user fees should increase by 5%.

R.J. McGHEE,
Mayor

M.C. DAY,
City Commissioner

AW/jm
Attach

THE CITY OF RED DEER

COMPARISON OF 1984 DEPARTMENTAL BUDGET REQUESTS WITH THE 1983 APPROVED BUDGET

FUNCTION	1983 APPROVED BUDGET	REQUEST	TAXATION INCREASE(DECREASE) $	%
General Revenue	(4,066,000)	(4,259,350)	(193,350)	(5)
Council and Other Legislative	216,490	196,220	(20,270)	(9)
General Administrative	(1,439,160)	(1,474,880)	(35,720)	(2)
Police Services	2,440,520	2,916,600	476,080	20
Fire Protection	3,354,810	3,983,110	628,300	19
Ambulance	(16,730)	51,600	68,330	--
Bylaw Enforcement & Others	340,300	288,330	(51,970)	(15)
Roads, Streets, Walks & Lighting	5,542,280	5,693,780	151,500	3
Airport Services	88,880	113,960	25,080	28
Public Transit System	585,880	663,330	77,450	13
Citizens Action Bus and Subsidized Taxi Service	160,100	158,250	(1,850)	(1)
Public Health Services	7,930	8,700	770	10
F.C.S.S.	245,710	276,710	31,000	13
Cemetery Operation	133,760	136,170	2,410	2
Economic Development	88,060	92,800	4,740	5
Community Services	83,910	84,240	330	--
Public Housing	116,050	126,920	10,870	10
Parks	925,000	944,220	19,220	2
Recreation	2,047,540	2,275,500	227,960	11
Red Deer Public Library	441,280	520,300	79,020	18
Red Deer Museum	191,310	307,620	116,310	61
Archives	38,440	43,000	4,560	19
College Fine Arts Center	--	61,090	61,090	--

NO. 2

November 18, 1983

To: City Clerk

From: Fire Chief

Re: Engine #8

A recent service test on this unit indicates severe pump wear which requires the unit being taken out of service until the pump is rebuilt.

The cost to rebuild this pump is approximately $7,500.00 and there are no budget monies available for this repair.

I respectfully request Council approval to initiate repairs to this unit immediately and charge same as an overexpenditure to our 1983 budget.

R. Oscroft, FIRE CHIEF

RO/cb

Commissioners' comments

We believe it is imperative that the pump in question be rebuilt as quickly as possible and therefore concur with the recommendations of the Fire Chief.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

26 October 1983

TO: CITY COUNCIL

RE: DOLLAR RENT A CAR RENTAL AGENCY

Consideration was given to the request from Dollar Rent A Car Rental Agency who wish to lease Air Terminal Building space for car rental purposes as well as parking space for five cars. The following recommendation is submitted from the Airport Commission for Council's consideration.

> "That the Red Deer Industrial Airport Commission recommend to Red Deer City Council authorization of Dollar Rent A Car Rental Agency to lease Air Terminal Building space at $10.00 per sq. ft. per year for car rental purposes and that parking space for 5 cars be at $10.00 per stall per month for non-carplug equipped stalls."

Respectfully submitted,

DR. J. RADOMSKY, Chairman,
Red Deer Industrial Airport

Commissioners' comments:

Concur with the recommendations of the Airport Commission.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

26 October 1983

TO: CITY COUNCIL

FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: RENTAL APPRAISAL REPORT FOR THE RED DEER INDUSTRIAL AIRPORT

At the October 25th, 1983 meeting of the Red Deer Industrial Airport Commission consideration was given to the Rental Appraisal Report for the Red Deer Industrial Airport which was prepared by R.C. Perry Appraisals & Consultants at the request of the Airport Commission. The following recommendation is submitted for Council's consideration.

> "That the Red Deer Industrial Airport Commission recommend to Red Deer City Council the adoption of the Rental Appraisal Report for the Red Deer Industrial Airport as prepared by R.C. Perry Appraisals and Consultants and as submitted to the Commission on October 25th, 1983."

Supporting documents are submitted with this report for Council's information.

Respectfully submitted,

DR. J. RADOMSKY, Chairman,
Red Deer Industrial Airport
Commission

October 18, 1983

TO: RED DEER AIRPORT COMMISSION

FROM: CITY TREASURER

RE: RENTAL APPRAISAL REPORT FOR THE RED DEER INDUSTRIAL AIRPORT

As requested at the last Airport Commission meeting, an appraisal firm was appointed to conduct a rental appraisal of Airport buildings. The firm of R.C. Perry Appraisals and Consultants was appointed at a cost of $750. A copy of their appraisal report is included with this agenda.

To compare the appraised rental figures with the existing rental rates Appendix 'A' to this report was prepared. It should be noted that the appraised rental rates in the appraisal report were:

1. Based on areas within outside walls.
2. Are one year lease rates. For a five (5) year lease a 10% reduction would be applicable on the base rate.

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

AW/jm
Attach.

RED DEER INDUSTRIAL AIRPORT

COMPARISON OF EXISTING BUILDING RENTALS WITH APPRAISED RENTALS

BUILDING	APPRAISED RATE PER SQ. FT.	AREA	BASE ANNUAL RENTAL	PROPERTY TAXES	INSURANCE	UTILITIES	TOTAL APPRAISED RENTAL	EXISTING ANNUAL RENTAL	ANNUAL RENTAL INCREASE	PERCENT INCREASE
No. 1 - Building	$2.00	4,263	$ 8,526	$1,053	108	-	9,687			
- Parking Lot **	.25	2,160	540	-	-	-	540			
Total Rental							10,227	9,000	1,227	14%
No. 20 - Building	2.50	5,439	13,597	1,110	422	-	15,129			
- Dock	.30	1,754	526				526			
- Parking**	.25	720	180				180			
Total Rental							15,835	12,626	3,209	25%
No. 21 - Building	2.50	1,587	3,968	345	62	-	4,375			
- Parking**	.25	2,160	540	-	-	-	540			
Total Rental							4,915	3,533	1,382	39%
No. 38 - Building	3.00	12,017	36,051	2,836	530	-	39,417			
- Storage	.10	31,019	3,102	-	-	-	3,102			
Total Rental							42,519	38,890	3,629	9%
Hangar No. 1										
- Office(Tower Aviation)	1.50	1,255.5	1,883	120	32	482	2,517	2,436	81	3%
- Warehouse(Muskateer)	*	12,005	15,755	1,230	314	-	17,299	10,370	6,929	67%
Hangar No. 2	*	48,230	51,980	3,286	1,146	-	56,412	42,480	13,932	33%
Hangar No. 3 - Building	*	46,375	50,125	3,139	1,194	-	54,458			
- Storage	.10	25,000	2,500				2,500			
Total Rental							56,958	45,327	11,631	26%

* Hangar No. 1	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x 2,005 sq. ft. =	2,005
		15,755
Hangar No. 2	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x38,230 sq. ft. =	38,230
		51,980
Hangar No. 3	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x36,375 sq. ft. =	36,375
		50,125

** Parking lot areas were calculated as follows:

Building No. 1	12 vehicles @ 180 sq. ft. = 2,160 sq. ft.
Building No. 20	4 vehicles @ 180 sq. ft. = 720 sq. ft.
Building No. 21	12 vehicles @ 180 sq. ft. = 2,160 sq. ft.

File

RENTAL APPRAISAL
OF
RED DEER INDUSTRIAL AIRPORT

FOR

THE CITY OF RED DEER

BY

R. C. PERRY APPRAISALS AND CONSULTANTS

R.C. Perry Appraisals and Consultants Ltd.

#206 4919 - 59 STREET
RED DEER, ALBERTA T4N 6C9

PHONE 342-4595

October 13, 1983

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

ATTENTION: A. Wilcock

Dear Sir:

RE: Appraisal Reference No. RCP 83-454
Rental Appraisal
Red Deer Industrial Airport
Your Purchase Order No. 44597

In accordance with instructions received from you, I have now completed an appraisal on the above referenced property.

I personally visited the property on Oct. 4, 1983 and carried out an inspection at that time. The subject matter of this report has been compiled on the basis of this visit plus information gained from the market.

Attached is the report along with photographs and maps.

Yours truly,

R. C. PERRY APPRAISALS AND CONSULTANTS LTD.

Roger Perry, A.A.C.I.

RCP:amt

Attached

TABLE OF CONTENTS

PREFACE:

SUMMARY OF SALIENT FACTS & IMPORTANT CONCLUSIONS

Type of Property	Industrial Warehouses, Office Space and Land
Address of Property	Red Deer Industrial Airport
Date of Valuation	October 4, 1983
Building No. 1	$2.00/sq. ft. (overall)
Building No. 20	$2.50/sq. ft. (overall)
Building No. 21	$2.50/sq. ft. (overall)
Building No. 38 (Main)	$3.00/sq. ft. (overall)
(Second)	$3.00/sq. ft. (overall)
Hangar No. 1	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey offices
Hangar No. 2	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey office
Hangar No. 3	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey offices
Land Lease	.10¢ per sq. ft. (Storage & Building Lots)
	.25¢ per sq. ft. (Parking)

CONTINGENT AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The legal description as shown is assumed to be correct.

2. No responsibility is assumed for matters legal in nature nor is any opinion rendered as to the title which is assumed to be valid

3. No survey has been made of the property and no responsibililty is assumed for such matters. The property rights appraised exclude mineral rights, if any.

4. The information furnished by others in the course of investigation is believed to be reliable and correct, although it was necessary to utilize both documented and hearsay evidence of market transactions. Information was gathered according to procedures which are recognized by the Appraisal Institute of Canada.

5. The sketches and drawings in this report are provided to assist the reader to visualize the property and no reliance should be placed upon their detailed accuracy.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been made beforehand.

7. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utililzation. The separate valuations for land/buildings must not be used.

8. Possession of this report, or any copy thereof, does not carry with it the right of publication or use for any other purpose in whole or in part without the written consent of the appraiser except in the course of judicial proceedings.

9. For the purposes of this appraisal, the property was appraised as though free and clear of all encumbrances, however, it is believed the subject and comparable sales do have mortgages registered against the title.

10. The appraiser accepts no responsibililty for value variations affecting the subject property resulting from the completion of projected public improvements.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Rent of the property herein described as of the effective date stated hereunder.

DEFINITION OF MARKET RENT

Market Rent is defined as "the highest price estimated in terms of money, which a property will bring if exposed for rent in the open market allowing a reasonable time to find a purchaser who rents the property with knowledge of all the uses to which it is adapted and for which it is capable of being used".

STATEMENT OF PROPERTY INTEREST

The Subject Property is assumed to be free and clear of all encumbrances with Fee Simple ownership.

EFFECTIVE DATE OF APPRAISAL

The effective date of the appraisal is October 4, 1983.

METHODOLOGY

The objective of a rental study is to estimate the potential gross operating income which a property is capable of producing as of a particular moment in time. The potential gross income being sought is customarily the economic rental capacity of the premises. Thus, economic rent, or market rent, is the quantity of rental income which could be obtained if the premises were vacant and exposed to the open market for a reasonable period of time.

The findings of a properly conducted rental survey or market study pertaining to a new project usually become the basis upon which a rental proforma is developed. Once this is accomplished, the total financial proforma can be prepared and the extent of the project's economic viability estimated accordingly.

The necessity to study the current level of economic rentals as they pertain to an existing property is equally important. On one hand, knowledge of current market rentals will facilitate the leasing of vacant space and provide needed information for negotiating lease renewals. Also, attention to competitive market conditions is vitally important in maintaining optimum occupancy levels in the building, particularly during an era of oversupply. Occasionally, market rentals will fall below existing contract rents, especially in older properties which are subject to abnormal economic obolescence.

RENTAL UNITS OF COMPARISON:

The total monthly or annual rental being paid by a tenant may be a relatively meaningless amount unless it is related to the size of the occupied premises. Therefore, rental data which is expressed in a lumpsum amount should be reduced to some unit figure, such as dollars per square meter or per square foot for the purpose of facilitating interpretation of rental data and to develop a standard unit of comparison. The appropriate rental unit of comparison will depend to a great extent on the type of property being analyzed or appraised and the current practice within the local market.

Office Buildings:

Almost without exception, rental rates for office space are expressed in terms of annual dollars of rent per square meter or per square foot of net rentable floor space.

The major problem in the analysis or comparison of office rentals is the determination of the net rentable area. Basically, measurements are taken from the inside surface of exterior masonry walls, if they are load-bearing, or from the glass surface if they are curtain walls. From the area so calculated is normally deducted the area of elevator and mechanical service shafts,

METHODOLOGY - CONT.

stairwells, cleaning supply closets, vertical duct space, corridors and washrooms. However, in recent years, the area of corridors and washrooms, and even a portion of the mechanical floors have been prorated among the tenants on the same floor, with the result that the net rentable area of the tenant's premises will not necessarily correspond to the actual area of occupancy. Thus, during the course of a rental survey it is important to reconcile which method of space measurements is being used in order to develop proper units of comparison. Always keep in mind that, from the landlord's point of view, each floor of an office building is expected to produce so much revenue and the specific common denominator used to develop a unit rate may only be important to proper apportioning. Other causes of variations in rental rates between properties are due to the relative location and amenities offered and, to a greater extent, the amount and class of service provided by the landlord.

Industrial Properties:

Rentals for single-tenant industrial properties are generally quoted on the basis of so many dollars per square meter or per square foot of gross floor area. The same rental unit frequently applies to multiple-tenancy properties, although recent trends indicate an increasing use of net rentable area as the common denominator. While the location of the industrial park and the special features of the individual property will partially determine the unit rental rate, the specific rental will also be governed by the as-built cost of the building. This latter factor can be the greatest single determinant of industrial rental rates, since industrial properties are often built to suit a particular tenant's requirements.

Retail Property:

Individual retail properties located in the central business district are generally leased on the basis of a lumpsum fixed monthly or annual rental. Unit rental rates, in turn, are customarily a function of the net rentable area or the frontage along the street. Customarily, the latter rental unit is the best unit of comparison since individual store layouts exhibit a considerable differential between selling space and storage space, depending on the particular nature of the merchant's business. Seldom will retail leases for individual stores in the central business district contain a percentage-of-sales, clause, although the inclusion of the latter is almost universal in shopping centre leasing.

METHODOLOGY-CONT.

INFLUENCES ON GROSS INCOME:

1. Market Competition

The number, quality and rentals charged for similar properties competing with the subject in its market area, naturally influence the rent that can be expected. It is vitally important when making such an analysis that the appraiser identify what services the landlord is providing tenants, to see that, in fact, they are comparable with that provided in subject. If necessary, adjustments must be made in the rental amount for differences in the kinds of service and facilities.

2. Location and Neighbourhood

Because real estate is fixed in location, both its marketability and rentability are influenced greatly by economic and social trends in its immediate environment. Two identical buildings, but in different type neighbourhoods, could produce greatly varying rental income. This factor must, therefore, be considered by the appraiser when selecting comparables and adjustments made when required.

3. Quality of Management

Good management can help keep an income producing property competitive for a longer period of time through good maintenance and tenant services.

Income forecasting on market rentals presumes that the property will have typically prudent and competent management.

FACTORS SPECIFIC TO THE RED DEER INDUSTRIAL AIRPORT

MARKET COMPETITION:

The most recent vacancy survey for office space in Red Deer showed a +25% vacancy and retail space showed a +38% vacancy. The survey is approximately one year old but it is deemed appropriate to consider that these figures have not improved significantly. As for warehouse space, again a dated survey, the vacancy showed a +17%. This figure is considered too low today. Hence, considerable retail, office and warehouse space is available only 5 miles away from the subject in a major centre. This has somewhat of an impact on Red Deer Industrial Airport space in that if nearness to an airport is not essential then superior space is available nearby.

COMPARISON:

Data considered comparable to the subject is extremely difficult to find as each airport is unique and varying in buildings and economy. Medicine Hat Airport and The City of Red Deer were the major areas of comparison with input received from Lethbridge and Claresholm. Two local major industrial and office leasing agents were consulted in gathering of the data and in the reconciliation process.

The following pages identify the properties, their estimated lease rates and terms, along with photographs for ease of identification.

BUILDING NO. 1

BUILDING NO. 1:

One storey office - $2.00/sq. ft.

LEASE TERMS:

Above rates based on a net lease to the lessor i.e. tenant pays for their share of utilities, taxes, insurance, janitor etc. Due to the age and condition of the buildings and heating systems, maintenance should be negotiated or paid by the lessor.

LEASE RATE:

The lease rate recommended above will apply for the total net leaseable area of the building or for any portion of the building.

R.C. Perry Appraisals and Consultants Ltd.

#206 4919 - 59 STREET
RED DEER, ALBERTA T4N 6C9

PHONE 342-4595

October 13, 1983

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

ATTENTION: A. Wilcock

Dear Sir:

RE: Appraisal Reference No. RCP 83-454
Rental Appraisal
Red Deer Industrial Airport
Your Purchase Order No. 44597

In accordance with instructions received from you, I have now completed an appraisal on the above referenced property.

I personally visited the property on Oct. 4, 1983 and carried out an inspection at that time. The subject matter of this report has been compiled on the basis of this visit plus information gained from the market.

Attached is the report along with photographs and maps.

Yours truly,

R. C. PERRY APPRAISALS AND CONSULTANTS LTD.

Roger Perry, A.A.C.I.

RCP:amt

Attached

RENTAL APPRAISAL
OF
RED DEER INDUSTRIAL AIRPORT

FOR

THE CITY OF RED DEER

BY

R. C. PERRY APPRAISALS AND CONSULTANTS

TABLE OF CONTENTS

PREFACE:

SUMMARY OF SALIENT FACTS & IMPORTANT CONCLUSIONS

Type of Property	Industrial Warehouses, Office Space and Land
Address of Property	Red Deer Industrial Airport
Date of Valuation	October 4, 1983
Building No. 1	$2.00/sq. ft. (overall)
Building No. 20	$2.50/sq. ft. (overall)
Building No. 21	$2.50/sq. ft. (overall)
Building No. 38 (Main)	$3.00/sq. ft. (overall)
(Second)	$3.00/sq. ft. (overall)
Hangar No. 1	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey offices
Hangar No. 2	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey office
Hangar No. 3	$1.50 base rent - warehouse
	$1.50 base rent - one storey offices
	$1.50 base rent - two storey offices
Land Lease	.10¢ per sq. ft. (Storage & Building Lots)
	.25¢ per sq. ft. (Parking)

CONTINGENT AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The legal description as shown is assumed to be correct.

2. No responsibility is assumed for matters legal in nature nor is any opinion rendered as to the title which is assumed to be valid

3. No survey has been made of the property and no responsibililty is assumed for such matters. The property rights appraised exclude mineral rights, if any.

4. The information furnished by others in the course of investigation is believed to be reliable and correct, although it was necessary to utilize both documented and hearsay evidence of market transactions. Information was gathered according to procedures which are recognized by the Appraisal Institute of Canada.

5. The sketches and drawings in this report are provided to assist the reader to visualize the property and no reliance should be placed upon their detailed accuracy.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been made beforehand.

7. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utililzation. The separate valuations for land/buildings must not be used.

8. Possession of this report, or any copy thereof, does not carry with it the right of publication or use for any other purpose in whole or in part without the written consent of the appraiser except in the course of judicial proceedings.

9. For the purposes of this appraisal, the property was appraised as though free and clear of all encumbrances, however, it is believed the subject and comparable sales do have mortgages registered against the title.

10. The appraiser accepts no responsibililty for value variations affecting the subject property resulting from the completion of projected public improvements.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Rent of the property herein described as of the effective date stated hereunder.

DEFINITION OF MARKET RENT

Market Rent is defined as "the highest price estimated in terms of money, which a property will bring if exposed for rent in the open market allowing a reasonable time to find a purchaser who rents the property with knowledge of all the uses to which it is adapted and for which it is capable of being used".

STATEMENT OF PROPERTY INTEREST

The Subject Property is assumed to be free and clear of all encumbrances with Fee Simple ownership.

EFFECTIVE DATE OF APPRAISAL

The effective date of the appraisal is October 4, 1983.

METHODOLOGY

The objective of a rental study is to estimate the potential gross operating income which a property is capable of producing as of a particular moment in time. The potential gross income being sought is customarily the economic rental capacity of the premises. Thus, economic rent, or market rent, is the quantity of rental income which could be obtained if the premises were vacant and exposed to the open market for a reasonable period of time.

The findings of a properly conducted rental survey or market study pertaining to a new project usually become the basis upon which a rental proforma is developed. Once this is accomplished, the total financial proforma can be prepared and the extent of the project's economic viability estimated accordingly.

The necessity to study the current level of economic rentals as they pertain to an existing property is equally important. On one hand, knowledge of current market rentals will facilitate the leasing of vacant space and provide needed information for negotiating lease renewals. Also, attention to competitive market conditions is vitally important in maintaining optimum occupancy levels in the building, particularly during an era of oversupply. Occasionally, market rentals will fall below existing contract rents, especially in older properties which are subject to abnormal economic obolescence.

RENTAL UNITS OF COMPARISON:

The total monthly or annual rental being paid by a tenant may be a relatively meaningless amount unless it is related to the size of the occupied premises. Therefore, rental data which is expressed in a lumpsum amount should be reduced to some unit figure, such as dollars per square meter or per square foot for the purpose of facilitating interpretation of rental data and to develop a standard unit of comparison. The appropriate rental unit of comparison will depend to a great extent on the type of property being analyzed or appraised and the current practice within the local market.

Office Buildings:

Almost without exception, rental rates for office space are expressed in terms of annual dollars of rent per square meter or per square foot of net rentable floor space.

The major problem in the analysis or comparison of office rentals is the determination of the net rentable area. Basically, measurements are taken from the inside surface of exterior masonry walls, if they are load-bearing, or from the glass surface if they are curtain walls. From the area so calculated is normally deducted the area of elevator and mechanical service shafts,

METHODOLOGY - CONT.

stairwells, cleaning supply closets, vertical duct space, corridors and washrooms. However, in recent years, the area of corridors and washrooms, and even a portion of the mechanical floors have been prorated among the tenants on the same floor, with the result that the net rentable area of the tenant's premises will not necessarily correspond to the actual area of occupancy. Thus, during the course of a rental survey it is important to reconcile which method of space measurements is being used in order to develop proper units of comparison. Always keep in mind that, from the landlord's point of view, each floor of an office building is expected to produce so much revenue and the specific common denominator used to develop a unit rate may only be important to proper apportioning. Other causes of variations in rental rates between properties are due to the relative location and amenities offered and, to a greater extent, the amount and class of service provided by the landlord.

Industrial Properties:

Rentals for single-tenant industrial properties are generally quoted on the basis of so many dollars per square meter or per square foot of gross floor area. The same rental unit frequently applies to multiple-tenancy properties, although recent trends indicate an increasing use of net rentable area as the common denominator. While the location of the industrial park and the special features of the individual property will partially determine the unit rental rate, the specific rental will also be governed by the as-built cost of the building. This latter factor can be the greatest single determinant of industrial rental rates, since industrial properties are often built to suit a particular tenant's requirements.

Retail Property:

Individual retail properties located in the central business district are generally leased on the basis of a lumpsum fixed monthly or annual rental. Unit rental rates, in turn, are customarily a function of the net rentable area or the frontage along the street. Customarily, the latter rental unit is the best unit of comparison since individual store layouts exhibit a considerable differential between selling space and storage space, depending on the particular nature of the merchant's business. Seldom will retail leases for individual stores in the central business district contain a percentage-of-sales, clause, although the inclusion of the latter is almost universal in shopping centre leasing.

METHODOLOGY-CONT.

INFLUENCES ON GROSS INCOME:

1. Market Competition

The number, quality and rentals charged for similar properties competing with the subject in its market area, naturally influence the rent that can be expected. It is vitally important when making such an analysis that the appraiser identify what services the landlord is providing tenants, to see that, in fact, they are comparable with that provided in subject. If necessary, adjustments must be made in the rental amount for differences in the kinds of service and facilities.

2. Location and Neighbourhood

Because real estate is fixed in location, both its marketability and rentability are influenced greatly by economic and social trends in its immediate environment. Two identical buildings, but in different type neighbourhoods, could produce greatly varying rental income. This factor must, therefore, be considered by the appraiser when selecting comparables and adjustments made when required.

3. Quality of Management

Good management can help keep an income producing property competitive for a longer period of time through good maintenance and tenant services.

Income forecasting on market rentals presumes that the property will have typically prudent and competent management.

FACTORS SPECIFIC TO THE RED DEER INDUSTRIAL AIRPORT

MARKET COMPETITION:

The most recent vacancy survey for office space in Red Deer showed a +25% vacancy and retail space showed a +38% vacancy. The survey is approximately one year old but it is deemed appropriate to consider that these figures have not improved significantly. As for warehouse space, again a dated survey, the vacancy showed a +17%. This figure is considered too low today. Hence, considerable retail, office and warehouse space is available only 5 miles away from the subject in a major centre. This has somewhat of an impact on Red Deer Industrial Airport space in that if nearness to an airport is not essential then superior space is available nearby.

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LEASE RATE:

The lease rate recommended above will apply for the total net leaseable area of the building or for any portion of the building.

November 21st, 1983

NO. 5

TO: City Council

FROM: City Clerk

RE: PUBLIC HEARINGS

Council are hereby advised that public hearings scheduled for Monday, November 28th, 1983, have been properly advertised in respect to the following Land Use Bylaw Amendments, described as noted hereunder:

(1) Bylaw # 2672/N-83 - to amend Section 4.13.1 by adding the following use:

"(17) on those sites or portion thereof, herein listed 'churches' is a permitted use
(a) Block K & L, Plan 564 K.S."

(2) Bylaw # 2672/O-83 - to amend Section 5.2.5.2 by adding the following:

"(1) Notwithstanding Section 5.2.5.2(h)(i) a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 5.2.5.2(h)(i), namely:

The distance: 5.2.5.2(h)(i) not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement."

As of this date, no objections have been received concerning the aforementioned Bylaw amendments.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

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

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

November 21st, 1983

Mr. R. Stollings
City Clerk
City of Red Deer
P.O. Box 5008
RED DEER, Alberta

Dear Sir,

RE: Bylaw No. 2672/N-83

Attached is a submission from the City Planning Section regarding the proposed amendment to the Land Use Bylaw concerning the Master Feeds site, Block K and L, Plan 564 K.S. at 5850 Kerrywood Drive.

We also intend to make a verbal presentation at the public hearing on this matter.

Yours truly,

Vernon Parker
Associate Planner
City Planning Section

VP/lt

Enclosure

Submission to City Council
City of Red Deer
Land Use Bylaw Amendment 2672/N-83

Introduction

On October 31st, 1983 City Council gave first reading to Land Use Bylaw Amendment 2672/N-83 which, if passed, will permit "churches" as an additional use of the site at 5850 Kerry Wood Drive (Block K & L Plan 564 K.S.) which will remain designated as I1 (Industrial Business District). Prior to first reading, the City Planning Section of the Red Deer Regional Planning Commission outlined three alternatives for consideration of Council in amending the Bylaw to accommodate the proposed use of the site for a church. Council gave first reading to Alternative 3.

The purpose of this submission is to request City Council to reconsider the proposed amendment and to provide some background information for the benefit of City Council in making its decision.

Recommendation

The City Planning Section recommends that City Council defeat second or third reading of Land Use Bylaw Amendment 2672/N-83 presently under consideration and in its place give first reading to Alternative 1 as previously presented which will redesignate the whole site to R3D 216 (multiple family) in which a church is a discretionary use.

Reasons for Recommendation - Summary

The reasons supporting the above recommendation are summarized as follows:

- The General Municipal Plan designates the area for preparation of an Area Redevelopment Plan (Policies 2.4.1.4, 2.4.2.3, Figure B).

- The site is situated in the centre of a neighbourhood that is experiencing considerable multiple family residential growth and single family residential upgrading as demonstrated by:

- construction of 690 multiple family housing units since 1976, of which 513 (74%) are the result of redevelopment,
- upgrading of 49 properties through R.R.A.P. (Residential Rehabilitation Assistance Program),
- redevelopment of 150 apartment units on a former industrial parcel adjacent to the I1 District.

- The area's future will be best served by a revitalized neighbourhood with increased residential growth, mainly through redevelopment; retention of this site as I1 is counteractive as such action encourages conflicting industrial development.

- The site has a higher marketability for multiple family residential development than industrial development.

- The site borders 5 residential properties, one of which has been upgraded through R.R.A.P. and subsequent use of the site for industrial purposes would create a direct land use conflict.

- The owners of all the industrial uses have previously indicated an interest in redevelopment for multiple family housing.

- Council has an opportunity to actively initiate and promote the conversion of this former conflicting land use to multiple family housing. Such action would reinforce the private sector investment begun in 1976 and encourage the movement of the other industrial uses to available planned industrial areas.

Background

The City's General Municipal Plan designated the North Red Deer - Lower Fairview neighbourhood as one of the older areas for which an Area Redevelopment Plan should be prepared. This is shown in Figure B (attached) and the relevant policies are as follows:

> Policy 2.4.1.4 - Programs will be adopted to encourage and promote redevelopment of areas of older housing stock in the form of single family dwellings or multi-family depending on local circumstances.
>
> Policy 2.4.2.3 - Area redevelopment plans will be brought down for these areas affected by Policy 2.4.1.4 and as indicated in Figure B.

Accordingly, the City Planning Section has compiled background data on the area as a first step toward preparation of an area redevelopment plan. Some of this information is presented on the following pages for Council's consideration regarding this Land Use Bylaw Amendment.

Residential Development Trends

As shown on Plan A, (attached) the site of the amendment is located in the middle of two older residential neighbourhoods, North Red Deer and Lower Fairview. Since 1976 considerable investment has gone into this area to convert older properties to new multiple family housing. A total of 690 units were developed of which 513 units (74%) involved re-development. The majority of the redeveloped properties were formerly single family but one former industrial site immediately south and adjacent to the present I1 District was redeveloped to 150 multiple family units.

As a result of the above development, other single family residents requested that the area be designated for a R.R.A.P. program (Residential Rehabilitation Assistance Program) to encourage upgrading of the existing housing and to preserve the single family character in those blocks where only limited conversion to high density had taken place. City Council agreed to this request and in September 1982 completed the necessary downzoning to enable the neighbourhood to qualify. Since the initiation of R.R.A.P. in 1982, 49 properties have been upgraded through the program.

As indicated on Plan A not all the area was designated for R.R.A.P. A portion north of the railroad adjacent to the I1 District was not included because of its high potential for further multiple family redevelopment. This portion and the existing I1 District generally coincide with the area indicated for redevelopment in the General Municipal Plan. The major factors which create the redevelopment potential are:

- approximately 41% of the 39 existing single family dwellings is in poor condition
- approximately 21% is in fair condition
- there is a high incidence of absentee ownership, 54% of single family units
- 72 units of multiple family housing have recently been redeveloped
- all the single family dwellings are at least 30 years old
- comprehensive coordinated redevelopment could be possible
- the single family real estate values tend to be below average and this combined with the high absentee ownership suggest that many properties are held in speculation.

Existing Industrial Uses

The industrial area was established prior to the substantial residential growth which now characterizes the North Red Deer - Lower Fairview Neighbourhood. As mentioned above, a large former industrial parcel was converted to 150 multiple family units in 1977. Owners of the other industrial uses have in the past held discussions with the City and the Red Deer Regional Planning Commission about the possibilities of converting their sites to multiple family. Given the redevelopment trend over the past eight years the industrial uses presently counteract the potential for upgrading of the neighbourhood.

Bylaw Amendment Site

The Master Feeds Property has been vacant for some time which suggests that its potential for industrial use is limited. This is further supported by the use under consideration, which is non-industrial and quite compatible with the adjacent residential properties.

The site and the other industrial uses are not in a highly desirable location for industrial development. The location is not in a planned industrial area, is not easily found as there is no direct access from an arterial road, may be even less desirable if the railroad is relocated, and the industrial uses pose a land use conflict within the neighbourhood.

In relation to the other industrial uses, the Master Feeds property is separated from them by a major collector road and therefore would be more suitable for multiple family development than the existing multiple family site immediately south of and adjacent to the other industrial uses.

Future of North Red Deer - Lower Fairview

As noted above, since 1976 North Red Deer - Lower Fairview has been undergoing a revitalization initiated by private investment in multiple family redevelopment. This trend spurred interest by single family residents to upgrade their own properties through a R.R.A.P. program. Both trends will continue.

In addition the neighbourhood is well situated to attract future new residents:

- it is within walking distance of the City Centre,
- it borders the new Waskasoo Park,
- it is one of the few older residential areas with a high potential for further residential redevelopment,
- it offers an opportunity for increased residential density close to the City Centre,
- it could have a direct bicycle-pedestrian trail link to the Waskasoo Park and the city Centre if the railway is relocated,
- it is situated between two major arterial roads with direct collector road access, and
- it has a convenience commercial centre.

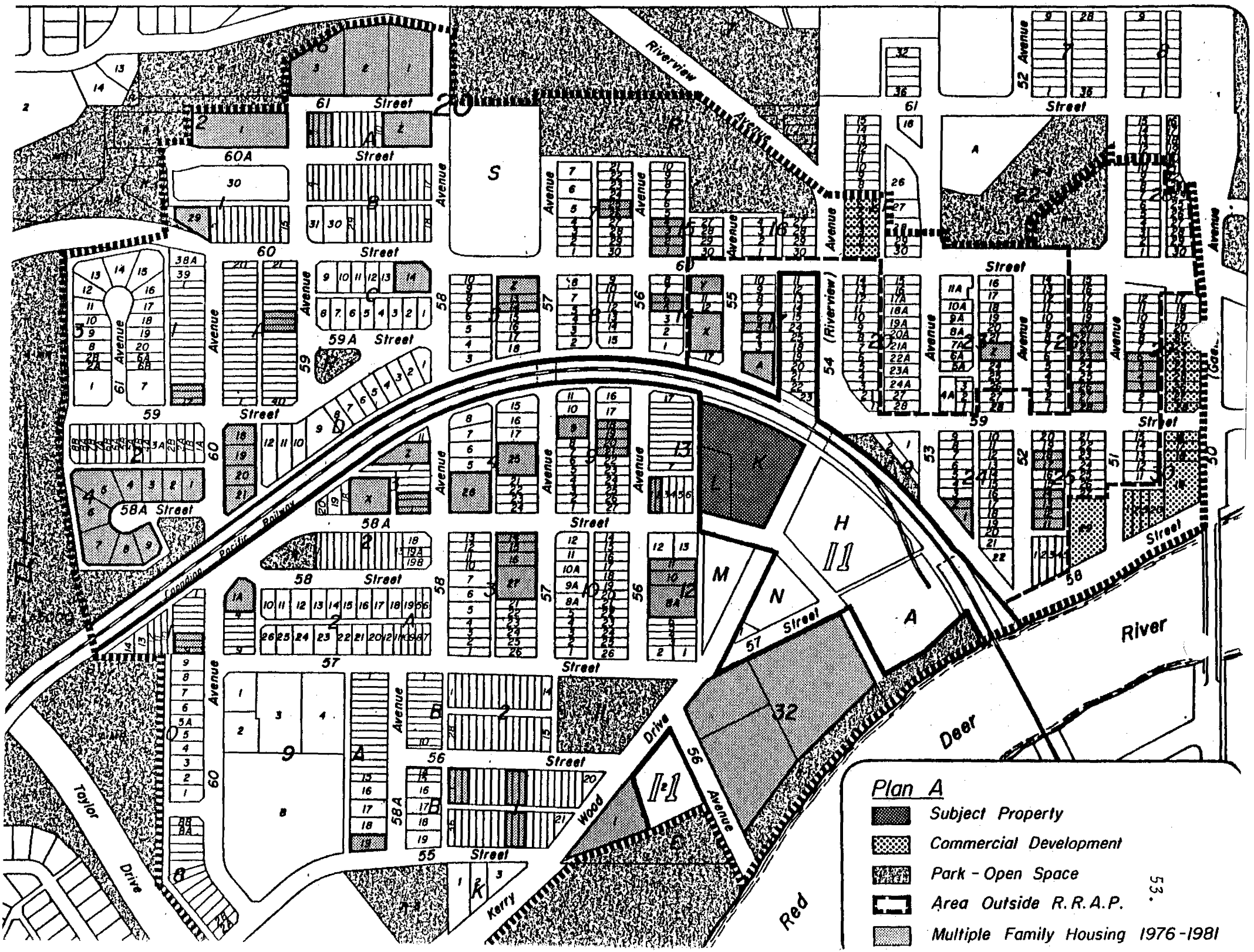
Impact of Land Use Bylaw Amendment 2672/N-83

Passing Amendment 2672/N-83 in its present form will have the effect of encouraging future industrial use of the site. It will allow for the proposed church use but retain the site as an I1 District. This will create a situation in which a substantial industrial use could locate thereby adding to the land use conflict and leaving Council and MPC with very little recourse.

The site has been vacant for some time. The proposed use is non-industrial and has likely been attracted to the site in part because of the surrounding population and the generally central location within the city. This demonstrates that the property has a higher marketability for multiple family development than industrial.

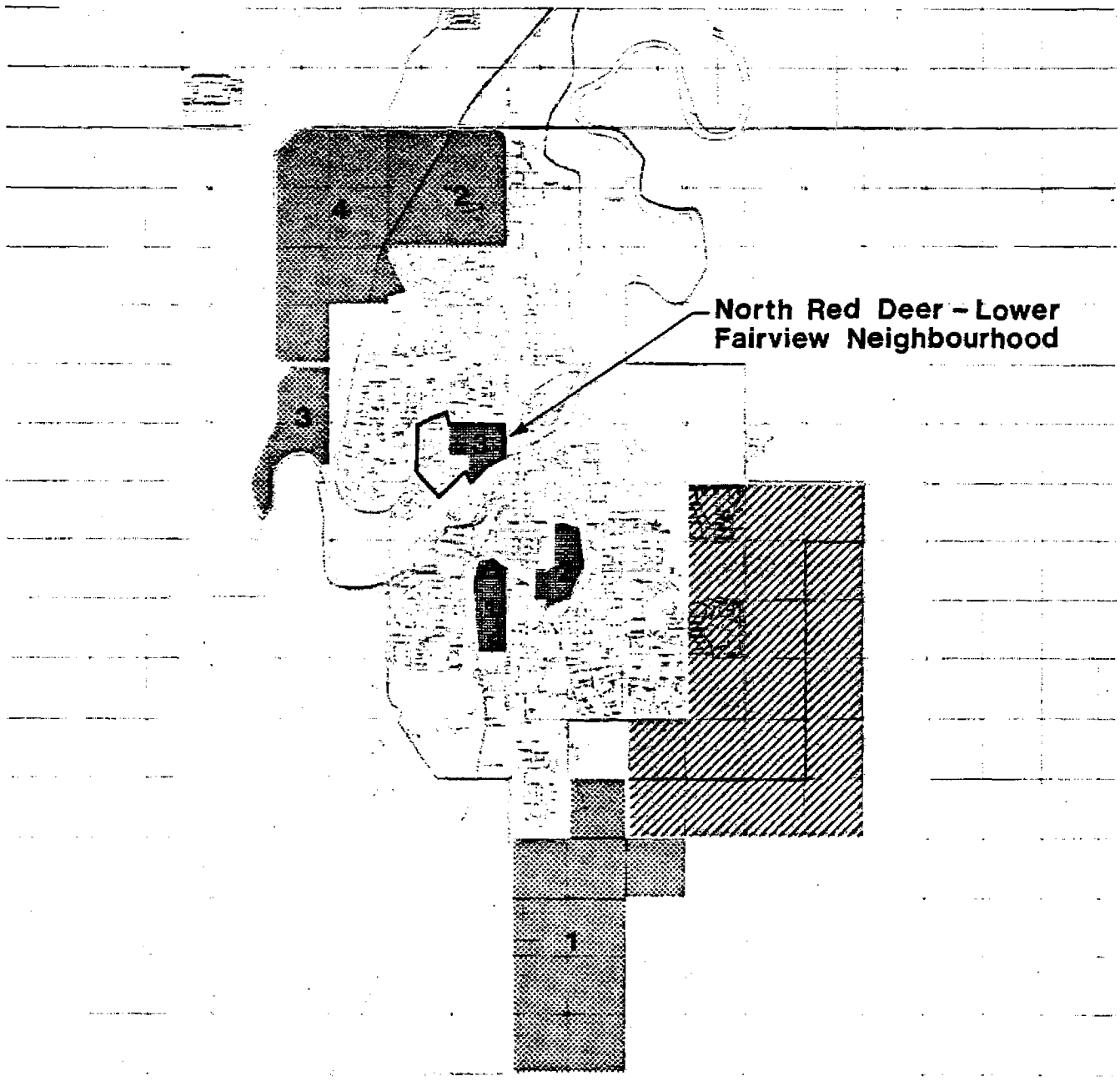
This request for an amendment has presented Council with an opportunity to actively initiate and promote the conversion of this former conflicting land use to multiple family. This action would reinforce the private sector initiative begun in 1976 and encourage the movement of industrial uses from undesirable sites to available planned industrial areas. It would provide a basis for initiating negotiations with the other industrial businesses to relocate, and provide direction for future multiple family investment in this area.

For these reasons, the City Planning Section is recommending that City Council defeat the present bylaw under consideration and give first reading to Alternative 1 as outlined in our submission of October 21, 1983. This alternative reads: "Designate the whole site to R3.D216 (multiple family), then a church becomes a discretionary use."


Plan A
Subject Property
Commercial Development
Park - Open Space
Area Outside R.R.A.P.
Multiple Family Housing 1976-1981
Riverview Avenue
Canadian Pacific Railway
Red River
Deer
Taylor Drive
Kerry
Wood Drive
Avenue
Street

City of Red Deer
General Municipal Plan

Figure B



Area Plans

- Area Structure Plan
- Area Redevelopment Plan
- Easthill Concept

Commissioners' comments

If no objections are received prior to or during the hearings scheduled for 7 p.m., Monday, November 28th, we recommend Council give second and third readings to each of the bylaws referred to above.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

November 16, 1983

TO: City Clerk

FROM: City Engineer

RE: 32 Street and Highway #2 New Construction
Changes in Traffic Bylaw

With the opening of the above noted interchange scheduled for Tuesday, November 15, 1983, we recommend the following changes to the City Traffic Bylaw 2800/82.

1. 60 Avenue south of 32 Street to Highway #2 currently has a speed limit of 60 km/h. The new construction has made it a dead end road. We recommend the speed limit be reduced to 50 km/h.

This requires and amendment to the City Traffic Bylaw to have Item #6 on Schedule A (referred to in part 1) deleted.

2. The Provincial Government is closing the east leg at the intersection of Highway #2 and the Red Deer County road (west of Cronquist Drive/43 Street).

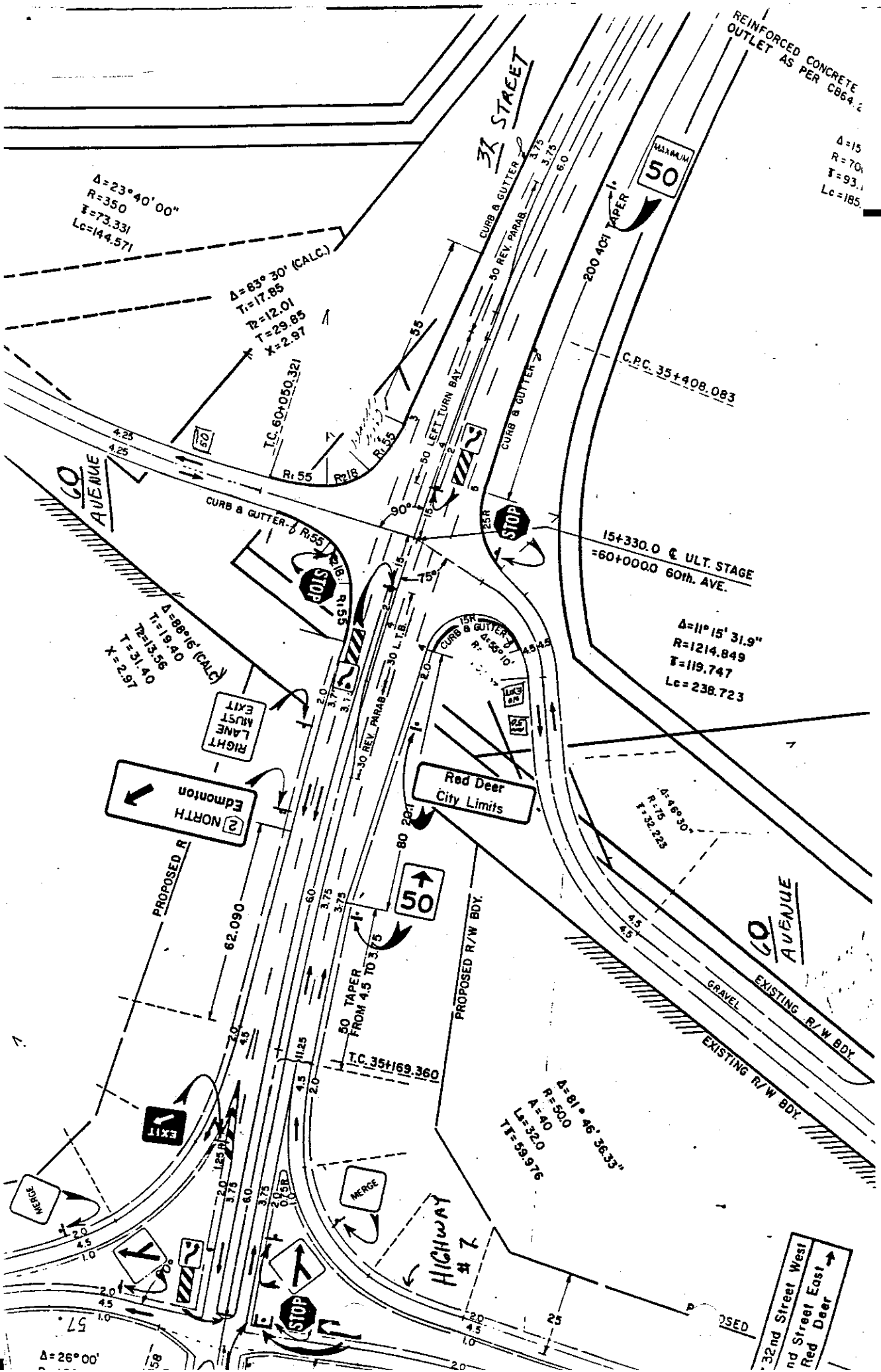
A. We recommend that the temporary truck route on 43 Street from 55 Avenue to 60 Avenue now be deleted from Schedule F of Bylaw 2800/A-83.

B. As 60 Avenue south of 32 Street no longer connects to Highway #2, this section of the roadway can also be deleted from Schedule F.

Enclosed is a map illustrating the above noted changes and outlining the remaining truck route system. Subject to Council approval of the Bylaw amendments we propose to advertize the truck route changes prior to implementation.

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

SW/KGH/emg
attach


REINFORCED CONCRETE OUTLET AS PER CB64.2
31 STREET
MAXIMUM 50
Δ=23°40'00"
R=350
T=73.331
Lc=144.571
Δ=83° 30' (CALC.)
T1=17.85
T2=12.01
T=29.85
X=2.97
T.C. 60+050.321
200 ACH TAPER
C.P.C. 35+408.083
CURB & GUTTER
50 REV PARAB.
50 LEFT TURN BAY
60 AVENUE
STOP
15+330.0 ℄ ULT. STAGE
=60+000.0 60th. AVE.
Δ=11° 15' 31.9"
R=1214.849
T=119.747
Lc=238.723
Δ=88°16' (CALC.)
T1=19.40
T2=13.56
T=31.40
X=2.97
RIGHT LANE MUST EXIT
NORTH Edmonton
Red Deer City Limits
30 REV PARAB.
30 L.T.B.
PROPOSED R
62.090
50 TAPER FROM 4.5 TO 3.75
T.C. 35+169.360
PROPOSED R/W BDY.
Δ=46° 30'
R=75
T=32.223
GRAVEL
EXISTING R/W BDY.
Δ=81° 46' 36.33"
R=50.0
A=40
Lc=32.0
T=59.976
EXIT
MERGE
HIGHWAY #7
32nd Street West
Red Deer
Δ=26° 00'

Commissioners comments

An amendment to the Traffic Bylaw (2800/D-83) has been prepared and is attached hereto for consideration of Council.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

November 14, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: LAND ACQUISITION,
UNITED FARMERS OF ALBERTA CO-OPERATIVE LIMITED

The United Farmers of Alberta are presently serviced with a CP Rail industrial siding, which enters their property on the east side, and extends through to the west side. While UFA will continue to utilize rail services, they feel it would be a more efficient use of land if the rail siding was terminated near the eastern boundary of their property, and the remainder of the rail easement was put to another use. They are therefore requesting, that the majority of the rail located on the northern boundary of their property be removed, and they be permitted to acquire this easement from the City of Red Deer.

We have contacted Northwestern Utilities, Alberta Government Telephones, and Imperial Oil Limited, owners of the property to the north of this easement, and they advise that they do not have a use now or in future for rail service.

With the proposed relocation of the rail yards, we would recommend that the City offer to sell this easement to UFA Co-op at market value plus the cost of track removal for that portion which is no longer required. As we do not have any current market information on this area, it may be that an appraisal will be required in order to determine the selling price. The Engineering Department has indicated that they have a storm sewer main located in a portion of this easement, and they would require a 12 metre easement running perpendicular through the lot to protect the storm. This would be a condition of sale.

Respectfully submitted,

ALAN SCOTT, Director
Economic Development

AVS/gr

United Farmers of Alberta Co-operative Limited
1016 - 68 Avenue S.W., Calgary, Alberta T2V 4J2 Telex 038-21647 Telephone (403) 253-8321
(Mailing Address): Box 5350 Station A, Calgary, Alberta T2H 2J9

FSD - 1953
October 31, 1983

City of Red Deer
Economic Development Department
Third Floor City Hall
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T5

Attention: Al Scott, Economic Development Officer

Dear Mr. Scott:

United Farmers of Alberta would like to purchase the railway property, as outlined on your map, from the City of Red Deer rather than lease the same for the following reasons.

1) The property is of no value to anyone else, including the City, since it is located between other properties.

2) By owning, it would assist us in long term planning especially if we build on the property or expand our present building towards this property.

3) Previous leases have always increased upon renewal beyond reason. With the investment in improvements, such as this property requires, it would not be practical to move.

We await coucils approval for the sale of this property.

Yours truly,

Terry Semeniuk
Region Manager.

TS/tmz

cc: Garry Sweet
Willie Trefiak

File: 050-099

61.

September 30th, 1983

TO: Director of Economic Development

FROM: City Engineer

RE: Lot R, Block 8, Plan 5551 K.S.

Our department would have no objections to leasing the above property providing we retain the right of access to the property. A storm sewer main is located in an area of this easement and it may be necessary to enter these lands for maintenance of the facility.

We would require a 12 metre easement running perpendicular through the lot to protect our storm if the lands are to be sold.

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

FLL/jrt

1983 10 03

TO: Economic Development Director

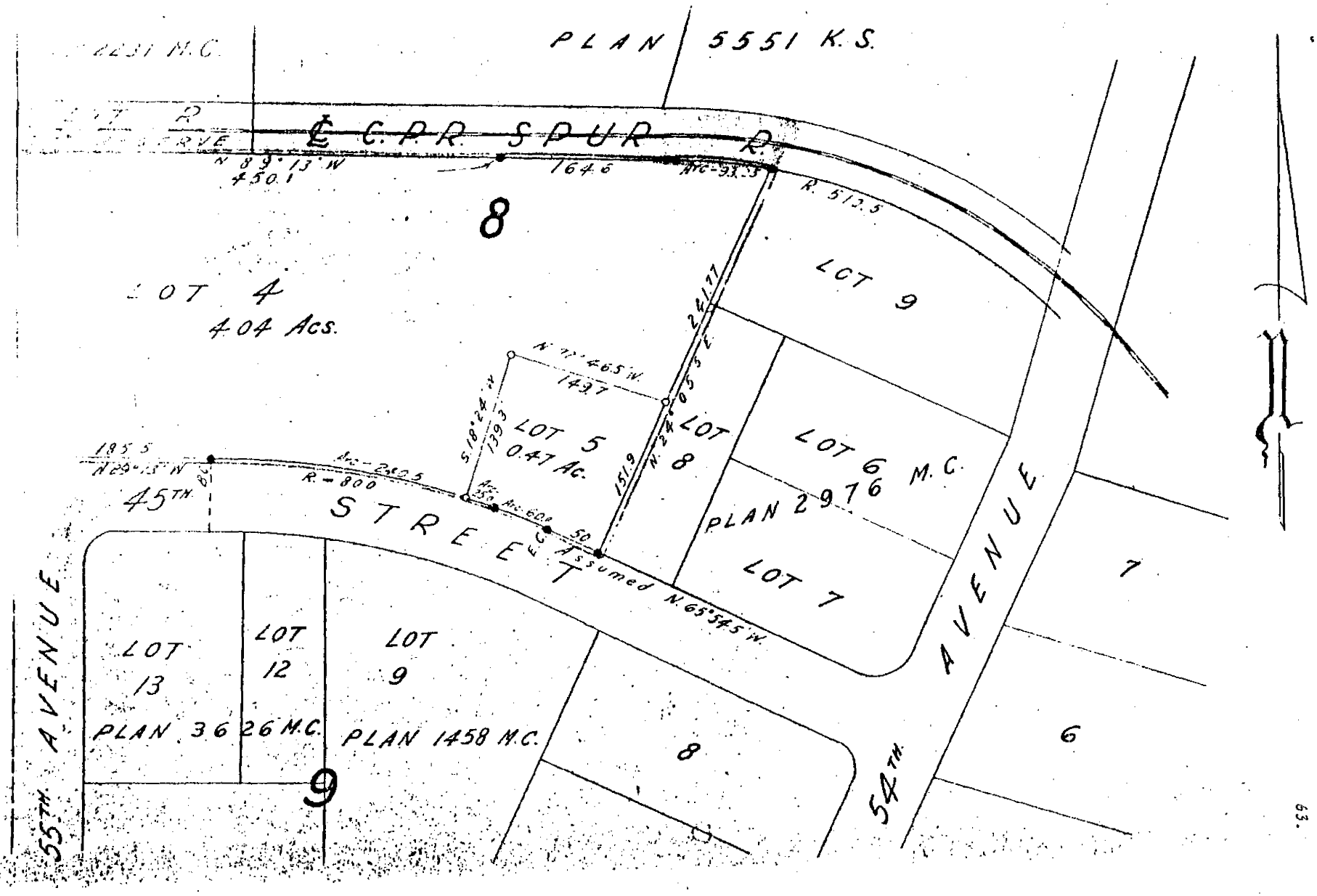
FROM: City Assessor

RE: U.F.A. Co-op

Further to your memo of September 23, 1983, we are not aware of any requirements for future use of this area, however, we think you should also contact the owners of lot 9 to the south and Imperial Oil to the north.

The planners comments should also be requested.

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


PLAN 5551 K.S.
℄ C.P.R. SPUR R.
N 89°13' W
450.1
164.6
R. 513.5
8
LOT 4
4.04 Acs.
LOT 9
N 72°46.5' W.
149.7
LOT 5
0.47 Ac.
LOT 8
151.9
LOT 6 M.C.
PLAN 2976
LOT 7
45TH STREET
R. - 800
Assumed N 65°54.5' W.
LOT 13
PLAN 3626 M.C.
LOT 12
LOT 9
PLAN 1458 M.C.
9
8
7
6
55TH AVENUE
54TH AVENUE

UNI.

63.

RED DEER REGIONAL PLANNING COMMISSION

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

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

November 18, 1983

Mr. R. Stollings
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: U.F.A. Co-Op

The existing siding north of U.F.A. Co-op is fenced and it is registered as reserve. If the lot was leased or sold, we would recommend the following procedure.

1 - The Public Reserve can not be used for industrial purposes on its present designation. Under Section 115(1) of the Planning Act, City Council must advertise their intention either for lease or sale, and if any objections are received, they must hold a public hearing on this matter.

2 - If the reserve (railway siding) is sold, then it must be consolidated with the Co-op site as one parcel.

3 - The Co-op is to accept all costs, including the cost of removal of the track and fence.

4 - The C.P. Rail and the property owners affected have no objection to sale or lease.

We have no objection to either sale or lease, subject to the conditions outlined above.

Yours truly,

D. Rouhi

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

c.c. - City Engineer, B. Jeffers
- A. Scott, Director Econo. Development
- Don Wilson, City Assessor

Commissioners' comments

We would concur with the recommendations of the Development Officer subject to the conditions outlined by the administration.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

WRITTEN INQUIRIES

NO. 1

November 17, 1983.

TO: Council

FROM: City Clerk

RE: Written Enquiries

The following written enquiry was submitted by Alderman McGregor at the meeting of Council Nov. 14 and in accordance with the provisions of the Procedure Bylaw is brought forward for direction of Council as to whether or not they wish to have a response to said inquiry prepared for consideration by Council.

"In order that new members of Council may br brought up-to-date on a number of important items that the previous Council have been involved with, may we receive previous reports and current status of the following:

1. Rail Relocation reports and present status

2. Westerner relocation, present financial status and what chargees, if any, are being assessed to City at large taxpayers.

3. Chamber of Commerce Downtown study - action taken by Council - present status - is there a Council appointee to work with the Chamber committee and if not, why not?

It is realized that previous Council members are well versed on the above topics - new members need to be brought up-to-date. Most of these items were election topics and one candidate (an incumbent) implied that a policy decision on rail relocation was urgent; consequently information is vital to new members.

A possible solution to this request would be for a special meeting of all Council members, and the Administration to review the above-noted topics and any other items that the Commissioners consider appropriate. It could conceivably be referred to as a Seminar or Workshop for the benefit of the new Council."

Respectfully submitted,

R. Stollings, City Clerk

Commissioners' comments

Recommend Council direct the administration prepare responses to the above inquiry as quickly as possible. As an alternative, Council may prefer to hold a seminar at which time the responses to the question raised, could be discussed in detail.

"R.J. McGHEE," Mayor

"M.C. DAY" City Commissioner

RED DEER CHAMBER OF COMMERCE

3017 GAETZ AVENUE
RED DEER, ALBERTA T4N 5Y6
TELEPHONE 347-4491

NO. 1

November 17, 1983

Mr. Bob Stallings,
City of Red Deer,
City Hall,
Box 5008,
RED DEER, Alberta
T4N 3T4

Dear Bob:

Re: Economic Development Appointments

We are sorry for the delay in advising you of our appointments to the City of Red Deer Economic Development Committee

Our representatives for the 1983-84 year will be;

Mr. Raj Aggarwal,
116 Pamely Ave.,
Red Deer, Alberta
T4P 1J1

Mr. Ed Liptak,
#3 5551 45 St.,
Red Deer, Alberta
T4N 1L2

We trust the delay has not caused too much inconvenience.

Yours truly,

Pat Henry,
General Manager.

c.c. Raj Aggarwal
Ed Liptak
Doug McElligott

Commissioners' comments

Recommend Council confirm the above appointments.

"R.J. McGHEE" Mayor
"M.C. DAY" City Commissioner

Andy Buruma Enterprises Ltd.

No. 1, 7491 - 49th Avenue, Red Deer, Alberta T4P 1N1 Phone 403/347-3700

NO. 2

November 16, 1983

THE CITY OF RED DEER
City Hall
RED DEER, Alberta
T4N 3T4

Attention: MAYOR MCGHEE & ALDERMEN

Re: FENCE AT HIGHLAND GREEN SHOPPING CENTRE

In a meeting with Charles Koliger, President of National Quick Freeze and Produce Ltd., owner of Highland Green Shopping Centre, he has asked that I go back to Council for a reconsidering of the amount to be contributed by the City for the erection of said fence.

Our budget is set at the end of February and as there are no funds available in this fiscal year, he is willing to contribute up to $2,000.00 which would be used out of the 1984 - 1985 budget.

Enclosed is a quotation from Q & Q Fencing in the amount of THREE THOUSAND ONE HUNDRED AND SIXTY-TWO DOLLARS ($3,162.00).

Your earliest consideration of this matter is very much appreciated.

Respectfully yours,
ANDY BURUMA ENTERPRISES LTD.

per: ANDY BURUMA
Project Co-Ordinator for
National Quick Freeze & Produce Ltd.

AB/gn

Enc.

x.c. NATIONAL QUICK FREEZE &
PRODUCE LTD.

O & O FENCING LTD.

7887 - 49 Avenue
Red, Deer, Alberta
T4P 2B4

Bus. 347-7994

FENCE QUOTATION
No. 69.

Andy Burma Enterprizes Ltd.
#1, 7491 - 49 Avenue
Red Deer, Alberta
T4P 1N1

Attention: Andy Burma
Telephone: 347-3700
Date Quoted: November 16, 1983
Project: Fence behind Highland Green Shopping Mall

/e are pleased to submit our quotation for the following fence:

SPEC No.	TYPE FABRIC	TOP RAIL	LINE POST	TERMINALS	OVERALL HEIGHT
5	2" Mesh x 11 Gauge	1 3/8" O.D. Pipe	1.7/8" O.D. Pipe	2 7/8" O.D. Pipe	Fabric 6" FFH

Quantity	Description	Unit Price	Amount
455'	Line Fence (including Top Rail, Line Post and Fittings excluding gate footage)		
	Gates to Match Fence		
2	End Post c/w all fitting		
	Gate Post c/w all fitting		
	Corner Post c/w all fitting		
	Straining Post c/w all fitting		
	Miscellaneous		
	Price includes labor to install in concrete.		

Reference page _____.
Erection conditions on reverse side to form part of our terms of sale.

All Erection Costs based on Frost Free Condition unless otherwise noted.

TOTAL CONTRACT PRICE $ 3162.00

FED. SALES TAX	PROVINCIAL TAX	F.O.B.	DELIVERY	
				Terms: Net 30 Days 1½% per month on overdue accounts

ur quotation is firm for acceptance within 30 days from above date.

Yours very truly,
O & O FENCING LTD.

File: 130-029

November 22, 1983

TO: City Clerk

FROM: City Engineer

RE: Highland Green Mall Fence

The Engineering Department faces the same problem as the Developer if we are required to fund this expenditure. We do not have budget allocated for the original amount approved by Council. If Council decides a further contribution is warranted, it will result in a further over expenditure.

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

BCJ/emg
cc - City Treasurer

November 17, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: **FENCE AT HIGHLAND GREEN SHOPPING CENTRE**

Any funds to be paid by the City of Red Deer should be provided from the 1983 Engineering department operating budget. If the funds are to be provided in 1984, the 1984 budget would have to make provision accordingly.

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

AW/jm

NOVEMBER 17, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: FENCE AT HIGHLAND GREEN SHOPPING CENTRE

We do not support Mr. Buruma's request for assistance in erecting a fence that was a requirement of the Development Permit, notwithstanding that it was missed during the final inspection of the property by our department.

R. STRADER
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RS/dm

Commissioners' comments

Council have already approved a rebate of $567.00 toward the cost of paving the lane and as the erection of a fence was a condition of the original Development Permit, we cannot support further City contributions toward this project. Recommend the above request be denied and the Developer be requested to proceed immediately with the erection of a fence as previously determined by Council.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Red Deer and District Museum and Archives

November 14 1983

NO. 3

Mayor R. McGhee and Council
City of Red Deer
Red Deer, Alberta.

Dear Mayor McGhee:

Attached please find copies of the 1982 Annual Report for the Red Deer & District Museum. It would be appreciated if the copies could be distributed to Members of Council and that the Report be placed before Council at their next meeting.

If there is any additional information required, please call Mr. Flewwelling or myself.

Yours truly,

M. Flewwelling

per M. Gertrude Richards
Chairperson

FMF:ae
Enc.

c.c. Mrs. G. Richards
Mr. G. Pecknold

Commissioners; comments

The above is submitted for the information of Council.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844

November 16, 1983.

NO. 3A

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

(HAND DELIVERED)

Attn: Mr. R. Stollings City Clerk

Dear Mr. Stollings;

Re: Appeal to council reguarding the denial of issuance of City of Red Deer Taxi Drivers License, Nov. 10/'83.

Reference to your letter of denial of City of Red Deer Taxi Drivers' License dated November 10, 1983, I wish to inform you that I wish to appeal this decision at the earliest possible date.

I wish to inform you that I will be represented by legal council and you should notify Mr. Donald A. MacDonald of the law firm MacDonald & Boris #202 - 4708 Gaetz Ave., Red Deer, reguarding the time and date that this appeal will be heard.

Yours Truly

David Lynns

DL/dl

Rec'd Nov. 16/83

NOVEMBER 17, 1983

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: TAXI DRIVERS LICENSE

In response to your memo on the above, we have the following comments for Councils consideration.

Mr. Lynns applied for a taxi drivers license on November 8, 1983. The application was reviewed by this department and after careful consideration of Mr. Lynns driving and criminal record, it was our opinion that it was not in the best interests of the City to issue him a license.

In accordance with the provisions of the Taxi Bylaw a letter was sent to Mr. Lynns dated November 10, 1983. It is my understanding that the letter was given to Mr. Lynns at our office.

Attached are copies of the information considered by this department. It should be noted that the trafficking in narcotics took place while Mr. Lynns was the operator of a taxi.

R. Strader
Development Officer/
Building Inspector

RS/dm

Please Quote Our File No._____

THE CITY OF RED DEER

76.

P.O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE XXXXXXX 342-8185

November 10, 1983

Mr. David Lynns
4-3919-45 Street
Red Deer, Alberta
T4N 1J7

Dear Mr. Lynns:

Re: City of Red Deer Taxi Drivers License

Reference to your application, dated November 8, 1983, to obtain a City of Red Deer Taxi Drivers' license, we regret to inform you that due to your previous criminal and driving record, this office will not issue you a license to drive taxi in the City of Red Deer.

You have the right to appeal the decision of this department to City Council by submitting your appeal in writing to the City Clerk within thirty (30) days from date of this letter.

A cheque in the amount of $20.00 for license fee paid will be returned to you.

Yours truly

T. N. Anderson
Supervisor of Licensing & Bylaws
City of Red Deer

/cab

TAXI DRIVER'S LICENSE APPLICATION

Application date		
Day	Mon	Year
08	11	83

Applicants Surname	First	Middle
LYNNS	GARRY	THOMAS DAVID

Address (Residence)	Postal Code	Phone Number
#43919-45 ST	T4N 1J7	343-3902

Sex	Birthdate			Nationalty	Birthplace
M ☒ F ☐	Day 03	Mon 09	Year 42	CANADIAN	TORONTO ONT

If Foreign Born, Arrival Date in Canada

Provincial Drivers License Number	Class	Expiry Date			Social Insurance Number
		Day	Mon	Year	
U63318	#4	03	09	84	110 553 633

Employed By (Taxi Company)	Driver Owners Name	Make of Car
CITY CAB		

Serial Number of Taxi Car	Driver's Abstract from M.V.B.
	YES

If Convicted of any Offence, give dates & details:

ASSAULT CAUSING BODILY HARM 1975
TRAFFICING IN A NARCOTIC 1981

Signature of Applicant

Height	Weight	Photograph	Office Use Only
Ft. 5 Ins. 4	Lbs. 155	of	APPROVED ☐ REFUSED ☐
Eyes: Hazel	Complexion: Fair		Signature
Hair: Brown	Marital Status: S.	Applicant	Taxi drivers License No. #

The applicant acknowledges that he has received notice that a search of Police Records will be made by the City of Red Deer to determine the existance of any previous convictions of the applicant for any offences in Canada.

City Cab 1983 Ltd.
3 - 7429 - 49 Ave.
Red Deer, Alta
T4P - 1N2

Mr. T. J. Anderson
Supervisor of
Licensing & Bylaws
City of Red Deer

Dear Sir;

G. T. David Lynns is under Drivers Contract to City Cab 1983 Ltd. of Red Deer and may be issued a 1983 Taxi Drivers Licence.

Thank You

Philip M. Sergeant

Operations Manager
Red Deer

RCMP GRC

CRIMINAL CONVICTIONS AND RELATED INFORMATION

CONDAMNATIONS AU CRIMINEL ET RENSEIGNEMENTS CONNEXES

SUMMARY OF POLICE INFORMATION (NOT INTENDED FOR SENTENCING PURPOSES)

RESTRICTED

RÉSUMÉ DES RENSEIGNEMENTS POLICIERS (À NE PAS UTILISER AUX FINS DE LA SENTENCE)

DIFFUSION RESTREINTE

NAME(S) / *NOM(S)* LYONS, GARY THOMAS
LYNNS, DAVID GARY THOMAS

01 FPS 340282A FPS 340282A 5-E-820928-1109 01

DATE AND PLACE OF SENTENCE / *DATE DE LA SENTENCE ET ENDROIT*	CHARGE - ACCUSATION	DISPOSITION	DATE, PLACE, CHARGE AND DISPOSITION / *DATE, ENDROIT, ACCUSATION ET DISPOSITION*	DISTRIBUTION
1969-04-12 TORONTO ONT	THEFT UNDER $50 (5 CHGS)	SUSP SENT & PROBATION FOR 5 MOS - RESTITUTION OF $45		01 PD SAINT JOHN NB S9526
1969-08-11 SAINT JOHN NB	FALSE PRETENCES SEC 304(2)(B) CC (6 CHGS)	30 DAYS ON EACH CHG CONC		X02 RCMP CIS HALIFAX NS
1975-02-11 SAINT JOHN NB	(1) FALSE PRETENCES SEC 320 (1)(A) CC (6 CHGS) (2) ATT THEFT SEC 421(B) CC	(1-2) 4 MOS ON EACH CHG CONC		03 PF TORONTO ONT 1807-69
1975-11-04 SAINT JOHN NB	ASSAULT CBH SEC 245(2) CC	2 YRS LESS 1 DAY		X04 04 RCMP DRUG SEC RED DEER ALTA CB1-306
1982-01-08 RED DEER ALTA	TRAFFICKING IN NARCOTIC SEC 4(1) NC ACT	6 MOS		05 RCMP CIS EDMONTON ALTA
				06 RCMP CIS FREDERICTON NB

RESTRICTED *DIFFUSION RESTREINTE*

Information supported by fingerprints, submitted by law enforcement agencies. Distribution to authorized agencies only.

Renseignements communiqués par les organismes d'exécution de la loi et corroborés par des empreintes digitales. Diffusion aux organismes autorisés seulement.

DETACH HERE *DÉTACHER CETTE PARTIE*

Canada

79.

Alberta
SOLICITOR GENERAL

Motor Vehicles Division
Post Office Box 3140
Edmonton, Alberta T5J 2O7

Summary of Driving Reco

LYNNS G T DAVID
305 5714 57 AVE
RED DEER ALTA
T4N 4S3

Licence No.	Class	Expiry Date	Suspended	Points	Search No.
U63318	3	03/09/85	NO	07	

Acct.	Search Date (Day Mon. Yr.)	Date of Birth (Day Mon. Yr.)	Conditions	Height	Weight	Sex
	21/10/83	03/09/42		163	062	M

Date	Reference No.	Description of Conviction or Other Record	Section	Act	Demerit Points	Prohibition or Suspension Term	
81/02/06	0290023620	FAILING TO STOP AS REQUIRED	91	H75	0		
81/02/06	0290022161	SPEED OVER BY 15 TO 30 KM/H	52	H75	0		
81/02/24	0291002920	SPEED OVER BY UP TO 15 KM/H	52	H75	0		
81/03/23	0291005712	SPEED OVER BY 30 TO 50 KM/H	53	H75	0		
81/03/25	0390007532	SPEED OVER BY 15 TO 30 KM/H	53	H75	0		
81/06/12	1129384	DEMERIT POINT SUSPENSION				1MO	
81/07/12	1129384	LICENCE REINSTATED			0		
81/04/03	0290022678	IMPROPER TURN	74	H75	0		
81/12/18	0291025420	SPEED OVER BY UP TO 15 KM/H	53	H75	0		
82/07/15	0292012269	FOLLOWING TOO CLOSELY	82	H75	0		ACC
83/04/25	0293186602	SPEED OVER BY 15 TO 30 KM/H	71	H75	0		
83/05/11	831160051	DEMERIT POINT SUSPENSION				1MO	
83/06/11	831160051	LICENCE REINSTATED			7		
		****CONTINUED****					

MVAA - Motor Vehicles Administration Act *HTA - Highway Traffic Act, 1975* *CCC - Criminal Code of Canada* *OTH - Other A*

MVD 590 (4/83)

Date	Reference No.	Description of Conviction or Other Record	Section	Act	Demerit Points	Prohibition or Suspension Term	
83/05/26	0293592168	IMPROPER OR NO SIGNAL	88	H75	0		

MVAA - Motor Vehicles Administration Act *HTA - Highway Traffic Act, 1975* *CCC - Criminal Code of Canada* *OTH - Other*

MVD 590 (4/83)

Commissioners' comments

Concur with the actions taken by the License Department.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Preliminary
and
Final

NO. 4

Bus. Ph. 347-2727

RECEIVED

'83 NOV -2 A10:58

CITY OF
RED DEER

HORN SURVEYS
LTD.

J. C. HORN
ALBERTA LAND SURVEYOR

P.O. Box 523
RED DEER, ALBERTA T4N 5G1

CCLXXXIV

82.
Legal
and
Construction

Res. Ph. 346-2641

Nov. 2, 1983

Council,
City of Red Deer,
Red Deer, Alta.

Re: Bids and Estimates for Legal Surveys
in and for the City of Red Deer

Dear Council Members:

There has been considerable discussion generated by the above in the past little while and there will be more shortly.

Intially let me make it absolutly clear that the opinions expressed in this letter are put forth by me alone, and in no way should be misunderstood as coming from the Association of Alberta Land Surveyors, any committee thereof or any group of Land Surveyors, local or otherwise.

I reiterate for the benefit of some of your new members that it has been my privilege and pleasure to carry out legal surveys for the City for the past twenty-two years and I think it has been a successful and satisfactory association for both of us. Thus, I feel a certain responsibility in trying to assist the City to preclude the problems that will arise should the present policy of (a) fixed bids on legal surveys and (b) following the lowest bidder syndrome continue.

With all due respect ot Council, I don't think you are expected to have the knowledge, expertise or experience to understand the workings and/or details of all facets of the City's projects and endeavors. However, you do have personnel with these qualifications, gained through years of association with, in this case, legal surveys, and I would respectrully submit that these people be given a good deal more flexibility and responsibility in policy decisions. In our present economic disaster, where everyone is trying to economize it seems a great waste of talent and money to have the experience and expertise at you fingertips and not make full use of it.

On the other side of the coin, I don't believe all the terms and conditions should be dictated to the City by people whose services they require.

Preliminary
and
Final

HORN SURVEYS
LTD.

J. C. HORN
ALBERTA LAND SURVEYOR

Legal
and
Construction

Bus. Ph. 347-2727

P.O. Box 523
RED DEER, ALBERTA T4N 5G1

Res. Ph. 346-2641

There is a middle ground somewhere, where the business acumen, personalities, and past service deserve consideration and your own people can guide you in this matter.

It is my opinion that on a cost only basis of acquiring professional services the City will lose in the long run. Firm bids of legal survey work are impractical, sometimes impossible because of ungovernable circumstances and in my opinion unprofessional.

A reasonable estimate of cost and time of completion should be an adequete requirement. If the estimates are always wrong (especially in the favor of the surveyor), or the time always drags on, or the results are not satisfactory --- the solution is simple.

Should you or your people wish to discuss this further I would be glad to take part but I would respectfully suggest that any surveyors that you are likely to deal with in the area receive an invitation to participate.

Thank you.

Yours truly,

HORN SURVEYS LTD.

J. C. Horn

J.C. Horn A.L.S. & C.L.S

November 9, 1983

[redacted]

FROM: CITY TREASURER

RE: BIDS AND ESTIMATES FOR LEGAL SURVEYS IN AND FOR THE CITY OF RED DEER - HORN SURVEY

The letter from Mr. Horn is expressing concern about the City practise to tender for legal surveys. Mr. Horn apparently considers the City should not:

1. Request fixed prices for legal surveys, and

2. Award to the lowest bidder.

In respect to (2) above the City does not necessarily award to the lowest bidder. If, in the opinion of City staff, the lowest bidder is not acceptable for some reason the next lowest bidder would be awarded the tender.

In regard to requesting fixed prices this is the practice in obtaining professional services from many firms today, not just the City of Red Deer. It is my understanding that asking for fixed prices has saved the City money. I am not aware of any reason to justify discontinuing this practise.

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

AW/cp
cc: City Assessor

SNELL & OSLUND SURVEYS (1979) LTD.

SUBDIVISION, MUNICIPAL, OILFIELD SURVEYS AND REPORTS

SPECIAL ATTENTION TO URBAN, RURAL AND OILFIELD SURVEYS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

GILLIS OSLUND, A.L.S., P. ENG.
RALPH BUNTING, A.L.S.
LEONARD OLSON, A.L.S.

OFFICE PHONE 342-1255
G. OSLUND, RES. 346-6342
R. BUNTING, RES. 347-6731
L.R. OLSON, RES. 343-2473

P. O. Box 610
Lower Flr., 4826 - 47 St.
Red Deer, Alberta
T4N 5G6

October 25, 1983

City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

ATTENTION: Mr. Don Wilson, Land Administrator

Dear Sir:

Re: Allocation of survey contracts
and bidding in relation thereto

For your information and for the information of Council, we enclose herewith the Tariff of Fees the A.L.S. Association has adopted which became effective October 15, 1983.

It is our firm belief that the tariff as published, with recommendations for practice, is in the best interest of the public at large and provides proper recompense necessary for a healthy and viable A.L.S. Association. We therefore propose that our position in relation to future work for the City of Red Deer will be to follow the tariff as published.

We also wish at this time to make comments on the method whereby the City of Red Deer allots survey work. While we agree to some extent with the principle of allotting work on an individual surveyor basis, we would like to point out some of the disadvantages of this method.

Very little discretion of choice is left to the City staff who are working with the surveyor. For political reasons, if nothing else, the City would almost be obliged to hire each and every surveyor as his turn came up regardless of past service and performance. The City would be obliged to give each new surveyor to the City his turn at the available jobs. Very little consideration would be given to ability to perform the work and produce plans and results as required by the City. The liason that is developed between a surveyor and his client would be lost. Understanding of individual requirements are developed over years of co-operation

... 2

and many times the surveyor is in a position to offer positive advice and suggestion to his client. We believe this would largely be lost.

It is our further contention that over the years a close harmony has been established with the Ctiy and firms practicing within the City and this should not be lost. Much valuable advice and service has been provided to the City in the past and we feel the existing client and surveyor relationships should carry on. We feel the Land Surveyors have a very important and professional service to offer the City and this can best be accomplished by continuity of service such as recognized in the fields of law and accounting, and to a lesser extent in engineering.

One of the major factors against bidding for survey services is that a bid will be presented and prepared based on the absolute minimum requirements as specified in the bid documents. Requirements must be spelled out in minute detail and any and all variations from the written document will be reason for friction and dispute. This is hardly a proper atmosphere for a satisfactory client - supplier relationship for provision of professional services.

On the one hand the client will feel very hesitant to cause the least amount of additional time or inconvenience and the supplier will be reluctant to go the least bit beyond his commitment by contract. This creates a very stilted atmosphere and in order for a professional relationship to operate satisfactorily there must be a completely free and open dialogue and flow of information.

There is a good possiblity that the relationship could become one of hostility and non-cooperation which would be harmful beyond any savings which can be accomplished by contract.

Yours truly,

G. Oslund

G. Oslund, A.L.S., P. Eng.

GO/gp
c.c. Mayor of Red Deer
City Commissioner

"In place of the cautionary admonition of the market place, caveat emptor (let the buyer beware), professional practice should substitute the encouraging injunction, credat emptor — let the buyer trust!"

PUBLISHED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION
#114, 14316 - 118 Avenue, Edmonton, Alberta T5L 4S6

Alberta Land Surveyors' Association

Table of Professional Fees

EFFECTIVE OCTOBER 15, 1993

22 November 1983

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: LEGAL SURVEYS - CITY OF RED DEER

The subject of the awarding of the City's legal survey work was raised in City Council by Horn Surveys Ltd.'s letter of June 28, 1983 and Mr. G. Olsund's verbal presentation August 2, 1983 at which time it was agreed that through Mr. Oslund, The Surveyors Association would prepare an in depth report for Council's consideration.

Since the meeting of August 2, 1983, we have received correspondence from Beta Surveys Limited and Steadfast Surveys Ltd. which we forwarded to Mr. Oslund for their files and future consideration by the association.

The present system of calling for proposals has and does present some major concerns to some companies on how to establish a final submission figure. A major problem occurs in establishing registration fees and the obtaining of enough field evidence to ensure they are not over or under bidding. To alleviate this problem, we would suggest a policy whereby the City would pay the actual registration costs from the Land Titles Office separate from the proposal call and that we would also allow a 10% figure over the approved estimate upon submission of documentation of unknown field expenses (above the normal requirements) to obtain additional evidence.

The three surveys for which we have asked for proposals have indicated a wide range of prices.

(1) Deer Park Preliminary Survey -
awarded to Snell & Oslund.
- proposals - 1985.00 to 9500.00

(2) Old Exhibition Ground-
awareded to Central Surveys Ltd.
proposals - $4670.00 to $20,700.00

(3) West Park Drive -
awarded to Steadfast Ltd.
proposals - $4652.00 to $19,050.00

In view of the above and that we have not received any submission to date from the Alberta Land Surveyors Association, we would recommend we stay with the existing policies with the administration changes as proposed.

Respectfully submitted,

D.J. WILSON,
City Assessor

Commissioners' comments

Recommend that the present policy be continued with alterations as outlined by the Assessor in his report of November 22, 1983. Council at their meeting August 2, ±983 requested the A.L.S. Association comment on the City policy of tendering work. When these comments are received, together with those on this agenda, Council would be in a position to review the present policy.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

PETITIONS & DELEGATIONS

NO. 1

Mayor Bob McGhee, and Members of Red Deer City Council.

90.

Dear Sirs:

November 7/83

I would like to register this letter with city council as an objection to the preposed opening of a Commercial Bingo Hall in the City of Red Deer.

After speaking with a few of the Charitable and service groups in the city of Red Deer in the last week and all that hold regular and some that hold occasional bingo's to raise funds, all strongly object to opening a Commercial Bingo Hall in the City of Red Deer.

As this type of operation will greatly effect many of the clubs and likely force some of them to close down all together.

Also many sports groups, hospital, etc donations will not be so available they will have to possibly look to the city and the provincial government for more money, and as we all know the money in the end has to come from the taxpayer which are hard enough pressed now for money.

As the one company wishing to open up here is from Edmonton the top dollars will be leaving the city.

As we have started to circulation a petition against this type of operation in the city we have found the response from bingo players overwhelming in our favor.

Hoping you will take a very serious look into this matter.

Yours Truly

Gordon Holmes

Bingo Chairman,
Loyal Order of Moose
Red Deer Lodge # 1639

Gordon Holmes.

342-7916

Mayor Bob McGhee, and Members of Red Deer City Council. 91.

Dear Sirs: November 7/83

I would like to register this letter with city council as an objection to the proposed opening of a Commercial Bingo Hall in the City of Red Deer.

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Gordon Holmes

Bingo Chairman,
Loyal Order of Moose
Red Deer Lodge # 1639

Gordon Holmes.

Page 1

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Wm J Stoddart Moose Lodge Red Deer Leg.

Red Deer YMCA.

Petition Against Commercial Bingo Halls in City of Red Deer as presented by Gordon Holmes of the Loyal Order of Moose on behalf of the [illegible]

[illegible] of C. Sunday night bingo
Metropolitan Sunday afternoon bingo
Loyal Order of Moose Monday night bingo
[illegible] Sunday [illegible]

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

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Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

LORI TRANGEN 179- OVERDOWN DR.
SANDRA WESTGATE
Betty Trangen 179 Overdown Drive R.D
Dorothy Rose 42 Rutherford Drive R.D.

Kostie — William street Red Deer
124 Wilson Crescent, Red Deer, Alta
Elizabeth Herlein 124 Wilson Cres. Red Deer Alberta
Barbara Bass 5337- 46 ave Red Deer Alta
4612-46 ave Innisfail, alta
Monika Marrie 4808-47 Ave. Main Floor Innisfail, alta.
Larry Reynolds 24 Gerry Cres Red Deer alta
Bonnie Reynolds 24 Gerry Cres Red Deer alta
Bill Lonsdale
Helen Lonsdale
Lori-Ann Lonsdale
Lillian Lunenburg 202- 1 Springfield ave
Don Lunenburg 202- " Red Deer
Vi Lillemoen 20 Page Ave Red Deer
Lori Baker 20 Page Ave Red Deer.

5708-45 ave Red Deer
5708-45 ave Red Deer

Jan Boston
5512-44 Ave.
Red Deer. Alta.

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO -- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Groups and Bingo Players of the City of Red Deer and surrounding area, strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other hall or building in the City of Red Deer industrial area, or any other place within the City of Red Deer.

By the Commercial Bingo Hall, we, mean the City of Edmonton, or by any other company.

Bingo players and Charity groups if you do not want this type of operation in Red Deer, would you please sign your Name and Address below. Thanking you.

Donna Underhute - #5 Martin Close R.D.

Meggy's Rata Parko Red Deer

J McKennan Alta.

Frank Tomyn Red Deer

Nancy Slavin Red Deer

Gloria Chartier Red Deer

Jeannette Chartier Red Deer.

Judy Vickers Red Deer

Yvonne Ross Box 234 Penhold

P Marsh 422 Rimpit Cres. R.D.

Geri Fountain 3719 - Ross St. Red Deer

Doris Nelson 400 - 50 29 - 34 St. Red Deer.

Jim Fountain 47 A Gibson Close Red Deer

Shane Hall 3719 Ross St. Red Deer

Ruby Clark 34 Olive St. Red Deer

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] Holladay Red Deer

[illegible] Ryan Red Deer

[illegible] Ryan Red Deer

Linda Bohn 43 Gillespie Cres R.D.

Jerry Bohn 43 Gillespie Cres R Deer

[illegible]

Schuta Johnson 12 Fir Street Red Deer

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

[illegible]	31 Allan St. R.D.
[illegible]	4630-41 ST R.D.
S. Ford	4130 50 A Street RD
Bill [illegible]	1 Springfield RD.
Wen Pearn	13 Sherwood Dr. R.D.
Velma Thull	4306-51 St Red Deer
Ruby Thompson	3713-42 Ave Red Deer.
Daphne Stephen	1-7124 Gray Drive Red Deer.
Liz Cole	RR1 Sit 1 Red Deer
Mary Jeffrey	7 Northlyle Red Deer
[illegible]	44th. Ave. " "
Faith McRobert	35443-60A St R.D.
[illegible]	R.D. 4605-51 St Red Deer
[illegible]	Box 436 Bluffalds
[illegible]	Red Deer 25 Rose St
Michele Lortigue	Box 241 Bluffalds
Warren Nelson	Red Deer. 3505-49 Ave
[illegible]	49 [illegible] Drive Penhold
Helena Ricard	32 Rowles Ave. Red Deer.
Jeannette Robinson	#307-41 Bennett ST RedDeer.
[illegible]	5756 41 ST CRES RED DEER

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co. owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Leon Cardinal 4217-51 A St Red Deer Alta T4H2B7
Frances Feigs 4904-53 St Red Deer Alta
Bonnie L Moore 3814-45 Ave Red Deer. Alt T4N2Z1
[illegible]
Martha Zimmerman Innisfail
Andy Larocque Sylvan Lake

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Charly Liwenuk 4625 Ross St.
Dorothy Miller 4625 Ross St
[illegible] 1001 Vista Village
[illegible] 53 Hepworth Close.
Gale Johnson 53 Hepworth Cres.
[illegible] Flanigan 35 5344 76th Red Deer
Nancy [illegible] 5911-61 Ave, Red Deer
Michele [illegible] 5907-61 Ave, Red Deer
[illegible]
[illegible]
Lucy Ramage [illegible]
[illegible]
Maria Schmidt [illegible] St.
Mary Almond 217 Pine [illegible] 346 2755
[illegible]
[illegible]
[illegible] #102 [illegible] Ave Red Deer
[illegible]
[illegible]
[illegible]
Joan Nicholl #8 4017-50 St. Red Deer
Doris Lindberg 262 Edmund Park Red Deer.
Shelly Lindberg 262 Edmund Park Red Deer.
Janet Kuthman 40 Ogden Ave.
Joe Fiddler 130 Piper Dr Red Deer

[illegible]
[illegible]
[illegible] [illegible] Red Deer
[illegible] A. Allan [illegible] RED DEER

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, strongly object to the setting up and opening of a Commercial Bingo Hall, in the Civic Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer.
By the Company called Red Deer Bingo Co., owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking you.

Louise Jensen 52 wigmore close Red deer.
Anna Braydell #90 5935 63 st Red Deer
Ernie Braydell #90 5935 63st Red Deer.
Kelly Jensen 52 Wigmore close Red Deer
Lisa Murdock #C-3820 - 45 St. Red Deer.

Anna Bernard 1601 - Vista Village Red Deer
Cheryl Bernard 1601 Vista Village Red Deer.
Ed. Hallet #46 - VIEW DRIVE Red Deer.
[illegible] Penicus [illegible]

[illegible]

[illegible] Penny Alba.

Judy Cooke #33-20 ALFORD AVE Red Deer

Holly Washington #33-20 ALFORD AVE Red Deer

Maxine Klein 69 Newton Farms Penhold.

Marlyn Cook [illegible]

Don Cyr Red Deer

[illegible]

[illegible] Red Deer [illegible]

[illegible] Red Deer [illegible]

[illegible] Lucille Elliott

[illegible]

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

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Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Lorna Demchuk	7 Ayers Ave RD
Clara E. Thull	4206 - 51 St. R. Deer
Roya Morke	11. Stenton Street R D
Faye Ames	5854 WPC.
Bonnie Hamilton	5848 W.P.C
Jean Stad	Lacombe.
Leslie Lake	5303 - 60 St Red Deer
Mary Thompson	5305 - 47A ave Red Deer
M Davidson	Lacombe
M. Stuart	3901 - 45 St. City Red Deer
[illegible]	5127 - 50 Ave R Deer
C McCafferty	#2 3802 - 45 Street
J Koster	#1 Wellwin Street
[illegible]	63 Hammond Ave R.D
[illegible] Hurlburt	BOX 135 Red Deer
E Singer	605 Terace park Red Deer
L C. Senior	R.R.1 Red Deer
[illegible]	12 Fern Street Red Deer
R. Semmak	#207 - 122 Cornell St Red Deer
Clyde E. Scott	4641 - 46 St Red Deer
[illegible]	101 - 101 [illegible] Red Deer
[illegible]	[illegible]
S. Simoneau	3518 49 Ave R.D.

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGee, and Red Deer City Council

We, the following undersigned Charity Groups & and Bingo Player's of the City of Red Deer and surrounding area, strongly object to the setting up and opening of a Commercial Bingo Hall, in the Sport Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer.

By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Mr + Mrs G. York Box 275 Lacombe
Mr + Mrs Carl Anderson RR#3 Red Deer
Elaine Ruschke #107 - 91 Cosgrove Cres. Red Deer
Mike York #107 - 91 Cosgrove Red Deer
Denise Ellerd 4119 - 50 ST. Red Deer
Greg York 4119 - 50 ST. Red Deer
Mr + Mrs. Gordon Ellerd 39 Ave + Rd. Red Deer
Mr + Mrs Dave Rupel 3806 - 47 st. Red Deer
[illegible] 10 - [illegible] Red Deer R.D.
[illegible] [illegible] Red Deer R.D.
[illegible] [illegible] 5916 - 53 RDE RED DEER
Martina Snook 20 Glendale Blvd.
Linda Jackson
Dorothy Johnson
John Calvert
[illegible] 4005 Rose [illegible]
[illegible]
Doreen Jackson
Wilf + Doris Jackson 4637 - 47 st
[illegible] 61 Selkirk Blvd.
Heather Sweeney 221 Edmund Pk RD.
D Janko 3939 - 43 A Ave. R.D.
Ella Sharp - 5029 - 34 St. R.D.
Jan Cummings 504 Terrace Pk. R.D.
[illegible] Box 163 S.F.D. Penhold
[illegible] 107 Mustang Acres
[illegible] 107 Mustang Acres
[illegible] 1000 Oak st
[illegible] 3 Raymond
[illegible] Blackfalds
[illegible] Red Deer
[illegible] Sacomb
[illegible] Red Deer R.D.

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

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Ruth Stearns — Red Deer

Red Deer

Phyllis Hanczik

1419 - 59 Ave R.D.

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

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Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

[illegible]	[illegible] Red Deer
Earl Bickford	4511 [illegible] Ave. Red Deer.
Gerald Halliday	#160-3110-47 AVE Red Deer
J. Hazlewood	RR1 Red Deer
[illegible]	[illegible] Cochrane Cr. R.D.
[illegible]	40 Austin Close R.D.
[illegible]	5822-44 Ave R.D.
[illegible]	5426-39 St R.D.
[illegible]	3521-54 Ave R.D.
Doug Lake	289 Overdown Drive.
[illegible]	289 Overdown Drive
[illegible]	#90 5935 63 St Red Deer
[illegible]	6 Hanna St Red Deer
Rita Ludwig	#[illegible] 6554 [illegible] Ave Red Deer
Madeline Stockdill	3923-38 AVE Red Deer
[illegible]	53 Westview Dr Sylvan Lake
L Graystone	#12-4821-52 St Red Deer
[illegible]	4311-51 Avenue Red Deer
[illegible]	#4 [illegible] Red Deer
[illegible]	#4 [illegible] Red Deer
[illegible]	[illegible] 51 Red Deer
[illegible]	Chaparral [illegible] Red Deer
Lois Miller	3523 45 Ave Red Deer

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Groups and Bingo Players of the City of Red Deer and surrounding area, strongly object to the setting up and operating of a Commercial Bingo Hall, in the Court Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer.
By the Company called Red Deer Bingo Co. owners from the City of Edmonton, or by any other company.

Bingo players and Charity Groups if you do not want this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Angela Fountain	47A GIBSON CLOSE
Pat Verreau	6760-59 Ave Red Deer
M. Bannister	Penhold Alta
Gail Bobber	Swift Current Sask.
Glenn Currie	3915 Exeter Cres R.D
Karen Currie	3915 Exeter Cres R.D
Robert Currie	3915 Exeter Cres R.D
Bertha Crippen	522-5423-57 St. R.D
Judy Lagunesse	5316-58 Ave R.D
Cheryl Davey	27 Fairway Cr. Red Deer
Christina Abre	3116-47 Ave (Trailer)
Betty MacLeod	93 Donald Cres R.Deer
[illegible]	27 [illegible]

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

R E Malo	7 Phelan Close Red Deer
Roger J Kennedy	28 McKee Close Red Deer
Shirley Rethmeier	44 D Orient Close
Dean Coughlin	4732 54th St RD
[illegible]	4904 - [illegible]
Betty LeGrow	RR3 Lot 2 Bay 1 Red Deer
Elma Holt	11 Spencer St Red Deer
V. Albers	RR1 Bentley
Vera Willows	202 - 4642 - 49 ave Red Deer
Rita Grant	4130 44 St Red Deer
PHYLLIS HANCZIK	5301 - 44 AVE RED-DEER
Alice Engman	5521 - 47 A. ave Red Deer
Lisa Manaker	32. Mohican. Red Deer.
[illegible] Mundell	58 Wishart St. Red Deer
Audrey Bourke	521 Edmund Park Red Deer
[illegible] Macoch	125 Westchester Blvd Red Deer
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Joel Hirlin	124 Lindsay Crescent Red Deer
[illegible]	[illegible]
Eleanor Hawthorn	4721 - 55 St APT - 403
Verna Schultz	4747 47 St. Sylvan Lake
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Monique Cooper	3 6318 58 Ave RD
Carolyn Studins	3725 - 50th ST R.D.

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Vivian Meyer 29 th Aubrey Cres Red Deer.
Lynnora Townsend 4829-53 St Red Deer
Mrs D.R. Lawrence 122. 5423 57 St Red Deer.
Yaeta Coppens Red Deer
Wendy Masten Box 677 - Blackfalds.
Jeanette M. Asmundson Box 242 Lyoman Lake
Janet M. E. Asmundson Box 242 Lyoman Lake
Peggy Minchau 7148 - Parke Ave. Red Deer.
Jane Wilson 7148 - Parke Ave Red Deer.
Elaine Joel 4401 Emiry Cr. Red Deer
[illegible]
Steve Durbak 5818 44 Ave R-D
Julia Durbak
Silvia Lamoureux 5 Hepworth Cl.
Mayne McGee " 5821 52 St
Jim Cozman. 46 Newton Crescent
Cindy Jesnuck 7 Osborne St Red Deer
Christina Rowat. 5505 - 53A Ave. Red Deer.
Mary Hazlewood R.R.1. Red Deer.
Donna Spencer #1-5907 51 AVE. RED DEER.
Judy Lueder #303 - 2604 - 5 St. Red Deer
Donna Lacey 27 Aubrey Cres. Red Deer

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGee, and Red Deer City Council

We, the following unmarried Charity Group's and Bingo Players of the City of Red Deer and surrounding area, strongly object to the setting up and opening of a Commercial Bingo Hall, in the Civic Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer.
By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo players and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

Jean Bickford 4511 - Moore Crsc.
James. L. Hazelwood Jr. R.R.1 Red Deer
Bob Davey 27 Fairway Ave. Red Deer
Deanna Byons "
Barry Byons "
Bertha Cryoper - 522-5423 - 57 St. R.D.
Laurie Swaren - 206 - 12 Stanton Street R.D.
Brenda Sutherland 360 Cosgrove Cres.
Robert Grayston 55 Westview Dr Sylvan Lake
Bob Hill Somerset 56c Cosgrove Cres. Red Deer.
Ellen Bisko 34 Ferry Road Red Deer
Gladys Cole 5212 - 59 Ave Red Deer.
Louise Holmes 12 [illegible] Red Deer
Cecil Abre 3110 - 47 ave Red Deer.
Mary Hydomako 133 Pearl St. Red Deer.
Gene Doney 512 Fenwick R.D.
Elmer Doney 512. " "

(11)

PETITION AGAINST COMMERCIAL BINGO HALL IN RED DEER.

TO-- Mayor Bob McGhee, and Red Deer City Council

We, the following undersigned Charity Group's and Bingo Player's of the City of Red Deer and surrounding area, Strongly object to the setting up and opening of a Commercial Bingo Hall, in the Capri Centre or any other Hall or building in the North Red Deer Industrial area, or any other place within the City of Red Deer. By the Company called Red Deer Bingo Co, owners from the City of Edmonton, or by any other company.

Bingo player's and Charity Groups if you do not wish this type of operation in Red Deer, would you please sign your Name and Address below. Thanking You.

E A Sherwood
P. Johnson
[illegible]
[illegible] Shellard
Clarissa Eade
Grace [illegible]
E Shannon
M Shannon
Dorothy Good
[illegible] Hanna
Christina Acre
Cecil Acre

NOVEMBER 10, 1983

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: COMMERCIAL BINGO HALLS

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

A commercial bingo hall could be located in C1 districts (downtown) as a permitted use and C4 districts (highway commercial) as a discretionary use, if approved by the Municipal Planning Commission.

Presently bingos sponsered by a club or organization are considered as accessory to the principle use of the site and are allowed in various community halls in the City.

One application has been approved in the former Advocate building 4703 - 50 Street, zoned C1. This will be operated by the Knights of Columbus.

Should Council decide that further applications for commercial bingo halls not be considered, the the Land Use Bylaw should be amended to specifically exclude bingo halls from the C1 and C4 use tables.

R. STRADER
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RS/dm

MEMORANDUM

TO: CITY CLERK,

File: R-20706

FROM: RECREATION SUPERINTENDENT

November 15th, 1983.

RE: COMMERCIAL BINGO HALLS

I am pleased to provide the following response to your request for comment on the letter from Gordon Holmes, Bingo Chairman of the Loyal Order of Moose.

I understand there are a number of Community Recreation Organizations who would avail themselves of the services of a Commercial Bingo Hall if one were located in the City. However, I agree with Mr. Holmes comment that this type of operation would skim off a considerable amount of funds in the form of rental rates and services and thereby limit the amount that a Community Service Organization might make from such an enterprise.

Since there is an apparent need for a building, the related equipment and assitance in operating occasional Bingos, perhaps one of the City Clubs or Lodges could be encouraged to undertake this responsibility as a Community Service.

Don Moore

DON MOORE,
RECREATION SUPERINTENDENT.

DM:iml

RED DEER REGIONAL PLANNING COMMISSION

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

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

November 18, 1983

Mr. R. Stollings,
City Clerk
City of Red Deer,
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Commercial Bingo Hall

The letter from Mr. Gordon Holmes does not indicate the porposed location for a Commercial Bingo Hall, therefore our comments are general and are related to the provisions of the City Land Use By-law with respect to the proposed use.

A bingo hall can be located in the following zones:

C1 - permitted use (Entertainment establishments)
C2 - permitted use (Entertainment establishments)
C4 - discretionary use (Commercial Recreational establishments)
I-1 - discretionary use (Commercial Recreational establishments)
I-2 - permitted use (Commercial Recreational establishments)
P.S. - permitted use (Recreation & Sport activities)
R.2 - discretionary use (Public & Quasi Public buildings)

The permitted uses are normally handled by the Development Officer, and the discretionay uses by the Municipal Planning Commission with the right of appeal to the Development Appeal Board.

If an application is made for the approval of a Bingo Hall, depending on the zone, either the Development Officer or the Municipal Planning Commission will consider the request, and a decision made accordingly.

Yours truly,

D. Rouhi

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

c.c. R. Strader, Dev. Officer
Don Moore, Rec. Superintendent

Commissioners' comments

Concur with the comments of the Development Officer that if Council wishes to restrict this type of use they may amend the Land Use Bylaw accordingly.

It should be noted that one bingo hall is in operation at 50 Street and 47 Avenue and, in addition, on the 21st of November, 1983, Municipal Planning Commission approved a further hall in the former Richfield Building on Gaetz Ave. north. This decision is subject to appeal within 14 days of the Development Appeal Board and the petitioners have been advised of this situation.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NOTICES OF MOTION

NO. 1

November 17, 1983.

TO: Council

FROM: City Clerk

RE: Notices of Motion

The following notices of motion were introduced by Alderman McGregor at the meeting of Council, Nov. 14 and are brought forward for Council consideration at this time.

1. "During my fifteen years association with the City of Red Deer, members of Council have always been addressed and referred to as "Alderman".

   To the best of my knowledge Council members of the majority of Cities in Alberta refer to their Council members as Alderman (male or female).

   And whereas the Municipal Government Act, Section Eleven (11), Page 8 provides

   'Notwithstanding anything in this Act, a Councillor of a City may also be referred to as an alderman and any such reference is for all purposes valid.'

   And whereas, Section Eleven (11) of the Municipal Government Act, stated above, only provides this alternative to Council members of Cities in Alberta

   And whereas, I have personally sat with three (3) female members of Council over the past years, namely Ethel Taylor, Anna Parkinson, and Margaret Parsons, who were referred to as Alderman without objection.

   Be it therefore resolved that the City of Red Deer be in step with its colleagues of other Alberta cities and do hereby agree to adopt the privilege extended in Section Eleven (11) of the Municipal Government Act and henceforth refer to members of Council as Alderman of the City of Red Deer."

2. "The Council of the City of Red Deer on May 24, 1983 passed Bylaw 2816/83 enforcing the closing of retail business in the City of Red Deer on Sundays and holidays and named the Bylaw "Sundays & Holiday Closing Bylaw".

   In addition, Section four (4) of this Bylaw provided that no person shall cause, permit or allow any form of advertising either prior or on a holiday which indicates or tends to indicate that a retail business establishment will be or is open on a holiday or that goods or services are available or may be purchased on a holiday where such operation would contravene Section three (3).

And whereas, Council of the City of Red Deer on September 12, 1983 passed Bylaw 2816A/83 deleting Section four (4) in its entirety.

And whereas, Council of the City of Red Deer on September 12, 1983 passed Bylaw 2816B/83 deleting all reference to holiday closing and renaming Bylaw 2816 to read the "Sunday Closing Bylaw".

And whereas, seven (7) Red Deer Retail Businesses, which included two (2) media companies, have been charged under Bylaw 2816/83 prior to the amending Bylaws 2816A and 2816B being passed on September 12, 1983 with court cases proceeding with prosecution December 2, 1983.

Be it therefore resolved that the Council of the City of Red Deer having passed amending Bylaws 2816A and 2816B hereby agree to drop all charges involved effective immediately to restore faith and goodwill with the Business Community."

Respectfully submitted

R. Stollings
City Clerk

4524 Waskasoo Cres.,
Red Deer, Alberta, T4N 2M2
November 18th, 1983

Mayor R. McGhee, and Councillors,
City of Red Deer,
City Hall,
Red Deer, Alberta.

Dear City Councillors -

I would hope that Red Deer City Council continues to use the term "councillor" which has been enabled as an alternative title to "alderman" for our city's elected representatives of both men and women. I believe the term was officially adopted by the second last council.

As a feminist I always had reservations regards the title of alderman, and grew tired of the quipping by the public and fellow alderpersons, or councillors across this land, when attending municipal functions, or being introduced.

Therefore I was pleased when the province enabled the use of the term councillor as an alternative to alderman, regardless of the size of the municipality.

At provincial meetings and conventions there is always equal concern for the municipalities of all sizes and importance, and a term depictive of this is surely more suitable than one which does not.

In the Red Deer central Alberta area the councillors of the city of Red Deer and those of the towns and villages share responsibility for the common weal in diverse ways. The Red Deer Regional Planning Commission is the most cohesive, but also there is common attendance in such other avenues of concern as the Red Deer Health Unit and Family and Community Support Services, etc.

To all work as "councillors" without connotation of the superiority of a city would seem to be a happy relationship. I believe most of our citizens would favour that.

Very sincerely,

BYLAW NO. 2800/D-83

Being a Bylaw to amend "The Traffic Bylaw" of the City of Red Deer.

THE COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED ENACTS THAT BYLAW NO. 2800/82 AS AMENDED BE AND IS HEREBY FURTHER AMENDED AS FOLLOWS:

1. Schedule "A" of Bylaw 2800/82 is amended under the heading "Avenues" by deleting therefrom the words and figures:

   "6. 60 Avenue between 32 Street and the intersection of 60 Avenue with Highway No. 2."

2. Schedule "F" of Bylaw 2800/82 is amended under the heading "Streets" by deleting therefrom the following:

   "43 Street 55 Avenue 60 Avenue"

3. Schedule "F" of Bylaw 2800/82 is amended under the heading, "Avenues" by deleting therefrom the following:

   "60 Avenue Highway #2 32 Street"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1983

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1983

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of A.D. 1983

MAYOR

CITY CLERK

Air Spray (1967) Ltd.
No. 9 Hangar, Industrial Airport, Edmonton, Alberta T5G 2Z3
PHONE: 453-1737
AREA CODE: (403)

City Clerk
City Hall
Red Deer

November 22 1983

Dear Sir,

Attached find the material I would like to present to council.

Mr. Kirk Carlton of Musketeer Aviation would like to present a verbal outline of a very short nature.

I would like to thank you and your office for the help you have provided.

Sincerely

Gordon J. Peel

Operations Manager

Proposed Rent Increase Hangar #2 Red Deer Industrial Airport

1. Proposed increase 33% for 1984 less 10% for 5 yrs., and locked in
2. Increase in 1983 was 10.1%
3. Increase in 1982 was 12%.

Airspray (1967) Ltd. is a wholly owned and operated company that relocated from Edmonton over 8 years ago, because of the rising prices there, and the attractive picture painted by Red Deer.

We oppose the massive and unjustified rent increase of 33% for the following reasons:

A. Airspray puts inexcess of $45,000.00 towards the operation of the airport at the present time, which includes $42,00000 is rent and the balance is made up in tie down fees and and gas taxes paid because of our fuel purchases.

B. The direct cost to the city to operate this hangar runs between $3000.00 and $5000.00, the balance collected from the rent is used for operating the airport as a whole.

C. Referring to the City of Red Deer 1983 Operating budget, we note that in 1982 Total Expenditures=$27,870.00
Total Revenue =$38,570.00
Net Profit +=$10,700:00
I use the term net profit because it is the balance remaining after Airspray (1967) Ltd. pays the following:
1: Taxes
2: Repairs and maintenance
3 Contractual Services
4 Construction and maintenance supplies
5 Refund the city for the insurance on the hangar
6 Our share of the administration of the Airport
7 A bottemless Pit called "Own Funds"
8 And a resereve fund.

D. Airspray (1967) is on a fixed rate of return for our services because all of our customers are government, who have set our price adjustments at 6% then 5% and the next contractlooks even dimmer.

E. The city of Red Deer through the Red Deer Industrial Airport would not need any increase at all if it led the way and showed restraint in the areas of staffing, i.e. 1 airport manager, and 1 airport foreman to manage a staff of 3 is top heavy in the management area and light in the work area. Further in the area of restraint, I think policy decisions should be thought through, and cost balanced against benefit. The airport managers house is a case in point, there is much money being spent, with no chance of recovering it trough rent or sale.

F. In my opion, the appraisel before you does not address all the aspects of the buildings in question:

1/. The 48,000+ sq. feet of rented space is not insulated, and I assume the buildings we are compared to in the report are either insulated and heated or used as cold storage.

2/ The report does not reflect the state of the economy, particularly aviation. The decline can be attested to by local aircraft movements, gas sales and tie down fees.

3/ The ages of the hangars and related problems such as rotting window frames, and the fix was boarding over which further cuts down on light entering an already dark building.

G. The last point I would like to raise is, The City of Red Deer Industrial Airport is not only for the use of Airspray, or any other company located there, it is for the use of the general public. The general public ranges from the Premier of Alberta to a flying farmer from Consort and the services supplied for these users should not be carried wholly by the tenants.

H. The 400% increase in service rates are not being contested.

Airspray understands it takes more money every year to operate, and with this in mind we propose the following:

A) Tie our rent increases to inflation.

B) If you are looking for 33% over the next 5 years, Airspray is willing to sign a 5 year lease, but have the increases spread over the life of the lease.

Airspray is more than willing to go with either Plan A) or B)

RED DEER INDUSTRIAL AIRPORT

COMPARISON OF EXISTING BUILDING RENTALS WITH APPRAISED RENTALS

BUILDING	APPRAISED RATE PER SQ. FT.	AREA	BASE ANNUAL RENTAL	PROPERTY TAXES	INSURANCE	UTILITIES	TOTAL APPRAISED RENTAL	EXISTING ANNUAL RENTAL	ANNUAL RENTAL INCREASE	PERCENT INCREASE
No. 1 - Building	$2.00	4,263	$ 8,526	$1,053	108	-	9,687			
- Parking Lot **	.25	2,160	540	-	-	-	540			
Total Rental							10,227	9,000	1,227	14%
No. 20 - Building	2.50	5,439	13,597	1,110	422	-	15,129			
- Dock	.30	1,754	526				526			
- Parking**	.25	720	180				180			
Total Rental							15,835	12,626	3,209	25%
No. 21 - Building	2.50	1,587	3,968	345	62	-	4,375			
- Parking**	.25	2,160	540	-	-	-	540			
Total Rental							4,915	3,533	1,382	39%
No. 38 - Building	3.00	12,017	36,051	2,836	530	-	39,417			
- Storage	.10	31,019	3,102	-	-	-	3,102			
Total Rental							42,519	38,890	3,629	9%
Hangar No. 1										
- Office(Tower Aviation)	1.50	1,255.5	1,883	120	32	482	2,517	2,436	81	3%
- Warehouse(Huskateer)	*	12,005	15,755	1,230	314	-	17,299	10,370	6,929	67%
Hangar No. 2	*	48,230	51,980	3,286	1,146	-	56,412	42,480	13,932	33%
Hangar No. 3 - Building	*	46,375	50,125	3,139	1,194	-	54,458			
- Storage	.10	25,000	2,500				2,500			
Total Rental							56,958	45,327	11,631	26%

* Hangar No. 1	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x 2,005 sq. ft. =	2,005
		15,755
Hangar No. 2	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x38,230 sq. ft. =	38,230
		51,980
Hangar No. 3	$1.50 x 5,000 sq. ft. =	$ 7,500
	1.25 x 5,000 sq. ft. =	6,250
	1.00 x36,375 sq. ft. =	36,375
		50,125

** Parking lot areas were calculated as follows:

Building No. 1	12 vehicles @ 180 sq. ft. =	2,160 sq. ft.
Building No. 20	4 vehicles @ 180 sq. ft. =	720 sq. ft.
Building No. 21	12 vehicles @ 180 sq. ft. =	2,160 sq. ft.

ACCOUNT NO.	ACCOUNT NAME / ACCOUNT DETAIL		BUDGET	BUDGET
	HANGAR TWO (Cont)			
	EXPENDITURES			
2-3362-0200-273	Taxes *Property pays - How can this be an expense*		3,870	4,390
2-3362-0200-275	Repairs & Maintenance		1,200	1,320
2-3362-0200-279	Contractual Services ?		3,480	3,830
2-3362-0200-530	Construction & Maintenance Supplies		1,725	1,900
2-3362-0200-760	Own Funds, Reserves, Allowances - Administration	24,410 ?		
	Insurance	1,560	17,590	25,970
	TOTAL EXPENDITURES		27,870	37,410
	HANGAR TWO			
	REVENUE			
1-3362-0200-562	Building Rental - Air Spray(1967) Ltd.		38,570	42,480
	Tax Recovery			
	Aircraft Parking			