

File

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, MARCH 6th, 1978 commencing at 4:30 p.m.

- (1) Confirmation of February 20th, 1978 minutes

**** Public Hearing ****

A public hearing will be held in respect of Zoning Bylaw Amendments 2011/B-78 and 2011/C-78 at 7 p.m. March 6th, 1978. (p. 15)

- (2) UNFINISHED BUSINESS

- 1) City Clerk - RE: Application by Simpson & Hamill for amendment to Zoning Bylaw .. 1

- (3) REPORTS

- 1) City Clerk - RE: Zoning Bylaw Amendment 2011/A-78 .. 3
- 2) City Assessor - RE: West Park Extension north of 43 Street and East of 60 Avenue .. 4
- 3) Senior Associate Planner - RE: Adolf Grieb Property, Lots 1, 2, Block 7, Plan 3057 M.C. .. 8
- 4) City Assessor - RE: Land Sale Policy .. 12
- 5) City Clerk - RE: Nominations to fill vacancies on Committees, Boards, Commissions, etc. .. 14
- 6) City Clerk - RE: Public Hearings - Bylaws 2011/B-78 & 2011/C-78 .. 15
- 7) Chairman, Police Commission - RE: Red Deer Police Commission Bylaw .. 20
- 8) City Clerk - RE: Council Representative on A.U.M.A. Resolutions Committee .. 24

- 9) City Treasurer - RE: 1978 Budget Meetings .. 25
- 10) City Engineer - RE: Sewage Treatment Plant .. 26

(4) WRITTEN INQUIRIES

- 1) Alderman Oldring - RE: Correspondence -
Provincial Department of Transportation
- Third River Bridge .. 29

(5) CORRESPONDENCE

- 1) J. Murray - RE: 4922 - 55 Street House .. 30
- 2) Alberta Recreation, Parks & Wildlife - RE:
1979 Alberta Summer Games and 1980 Alberta Winter
Games .. 34
- 3) Crowe, Power & Johnston - RE: Franklin, Larry
Clarence, Lots 5A, 5B, Block 5, Plan 762 0630
38 and 40 Nyberg Avenue .. 37
- 4) Red Deer & District Museum Society - RE: Preview
Tour of Museum .. 42
- 5) Town of Fort Saskatchewan - RE: 1978 Federation
of Canadian Municipalities Conference - Edmonton -
June 4 - 7, 1978 .. 43
- 6) Alderman Callahan - RE: Resignation - Red Deer &
District Archives Committee .. 45
- 7) Recreation Supt. - RE: G.H. Dawe Community Swimming
Pool .. 46
- 8) Central Alberta Florists Ltd. - RE: Redevelopment
Plans at 5201 - 43 St. .. 50
- 9) Parkland Savings & Credit Union Ltd. - RE: Lots 2
& 3, Block 1, Plan 3289 K.S. .. 56
- 10) Capri Centre - RE: Application for Amendment of
Zoning Bylaw .. 62
- 11) Snell & Oslund Surveys Ltd. - RE: Block Z, Plan
2376 A.I. .. 65
- 12) Red Deer Housing Authority - RE: Application for
Additional 20 duplex housing units .. 70

- 13) Andy Buruma Enterprises Ltd. - RE: Highland Green Shopping Centre, 6315 Horn St. .. 73

(6) PETITIONS & DELEGATIONS

- 1) Petitioners - RE: Rezoning of that area of Mountview from 39th Street on the north to 35th Street on the South to 43rd Avenue on the East to Spruce Drive on the West .. 79

(7) NOTICES OF MOTION

- 1) Alderman Webb/Alderman Oldring - RE: Review of Zoning Bylaw .. 86

(8) BYLAWS

- 1) 2011/A-78 - first reading (Extension to Northlands Industrial Subdivision) p. 3
2) 2011/B-78 - second reading (Rezoning of Lots 9-16 north side of 55 street west of 47A Avenue) p. 15
3) 2011/C-78 - second reading (Rezoning of Gulf Oil Site Ross Street - 40 Avenue) .. 15
4) 2011/F-78 - first reading (Simpson & Hamill) p. 1
5) 2580/78 - three readings (Police Commission Bylaw) p. 20

UNFINISHED BUSINESS

NO. 1

TO: COUNCIL
FROM: CITY CLERK

RE: APPLICATION BY SIMPSON & HAMILL FOR AMENDMENT
TO ZONING BYLAW

At the last meeting of Council a resolution was passed directing that an amendment to the zoning bylaw be prepared to add certain additional conditional uses to the C.5.X. zone. The bylaw amendment has been prepared and is attached for first reading as Bylaw 2011/F-78.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002
TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5
FILE No.

February 24, 1978

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

Dear Sir:

Re: Zoning By-law Amendment
Additional Use to the C5X Zone

Further to Council instructions I have attached a draft amending by-law.

Would those persons receiving a copy of this by-law please examine it. If for some reason you feel that it should not be submitted to Council please advise the City Clerk.

Yours truly,



M. Christensen
Associate Planner

/jam
Encl.

cc: City Solicitor
Acting Development Officer

MEMBERS

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

REPORTS

3.

NO. 1

2 March 1978

TO: COUNCIL
FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/A-78

The above amendment was given first reading by Council February 13th, however, the Planning Commission have discovered certain errors in the plan which accompanied this bylaw and which plan provides for the rezoning of the extension to the Northlands Industrial Subdivision. In view of the change, it is suggested this bylaw should receive first reading again utilizing the revised plan. The 2 plans will be available for Council examination.

"R. STOLLINGS"
City Clerk

March 1, 1978

TO: City Council
FROM: City Assessor

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

May I advise that the land pocket lying west of the ASB Industries subdivision and north of 43 Street and east of 60 Avenue has been the subject of numerous proposals for partial replot schemes and developments over a period of years.

Last year, the land department undertook to see if they could get all the owners to agree to an overall replot scheme to tie into the existing subdivision to the east.

Agreement has been reached with all the following property owners to exchange lands in accordance with the replot scheme, payment of all servicing costs and easements.

<u>OWNER</u>	<u>LOTS</u>
S.J. & J. Mansell	1&2, 6 - 12, Block 4, P1 1806 AH
C. Golden	3 - 5, Block 4, P1 1806 AH
K. E. Smith	13, Block 4, P1 1806 AH
N. J. McPhee	15 & 16, Block 5, P1 1806 AH
W. Biskup	23 & 24, Block 2, P1 1806 AH
D.S. & V.M. Carl	25 & 26, Block 2, P1 1806 AH
R.W. Mitten Entr. Ltd.	17 - 20, Block 5, P1 1806 AH
R. W. Mullen	13 & 14, Block 5, Plan 1806 AH
W.T. & K. W. Eng	Part of X, Plan 6900 U

The agreement signed by Mr. Mitten included lots 13 & 14, however, we have been advised the R. W. Mullen is acquiring these lots and he is in agreement to sign a new agreement or an assignment.

Located in the southwest corner of the replot are 3 homes of which two of the owners have agreed to the replot and payment schedules. The other owner Mr. M. Sirdar, Lots 19 & 20, Block 2, Plan 1806 AH, does not reside on the property and is not receptive to the total proposal, as most of his trees would have to be moved, septic system, etc. It is our opinion that because of the age of the house, location, etc., that the City should purchase the property (sell or demolish the building) and include the land in the replot scheme. We had the property appraised at \$28,000.00

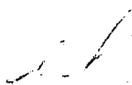
Page 2
March 1, 1978

and Mr. Sirdar has agreed to sell it to us for \$30,000.00.

City Council is hereby requested to purchase Lots 19 & 20, Block 2, Plan 1806 AH, for the \$30,000.00 and to charge the acquisition to the subdivision with the costs to be recovered from land sales.

Permission is also requested for the administration to complete the replot agreements on behalf of the City and to proceed with the survey and servicing of the area. A land sale policy and prices would be submitted for City Council approval at a later date.

In view of the overall complexities of the replot, I will be available at City Council to answer any questions pertaining to it or the agreements.



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

2333 P.

X

PREP BE TWD
PREP

R/W 114' E.O.
R/W 55' B.N.W.
782-0286

46 ac
762-1616
772-9012

3824TH
8

6.

2101

13A
R/W
2231M.C.

2917 HR
10
682
NS

300N
28

5550
M.C.

3019
K.S.

52' D.D. ST

762-1614

1806 AH
3
3.65 ac

6900
K.S.

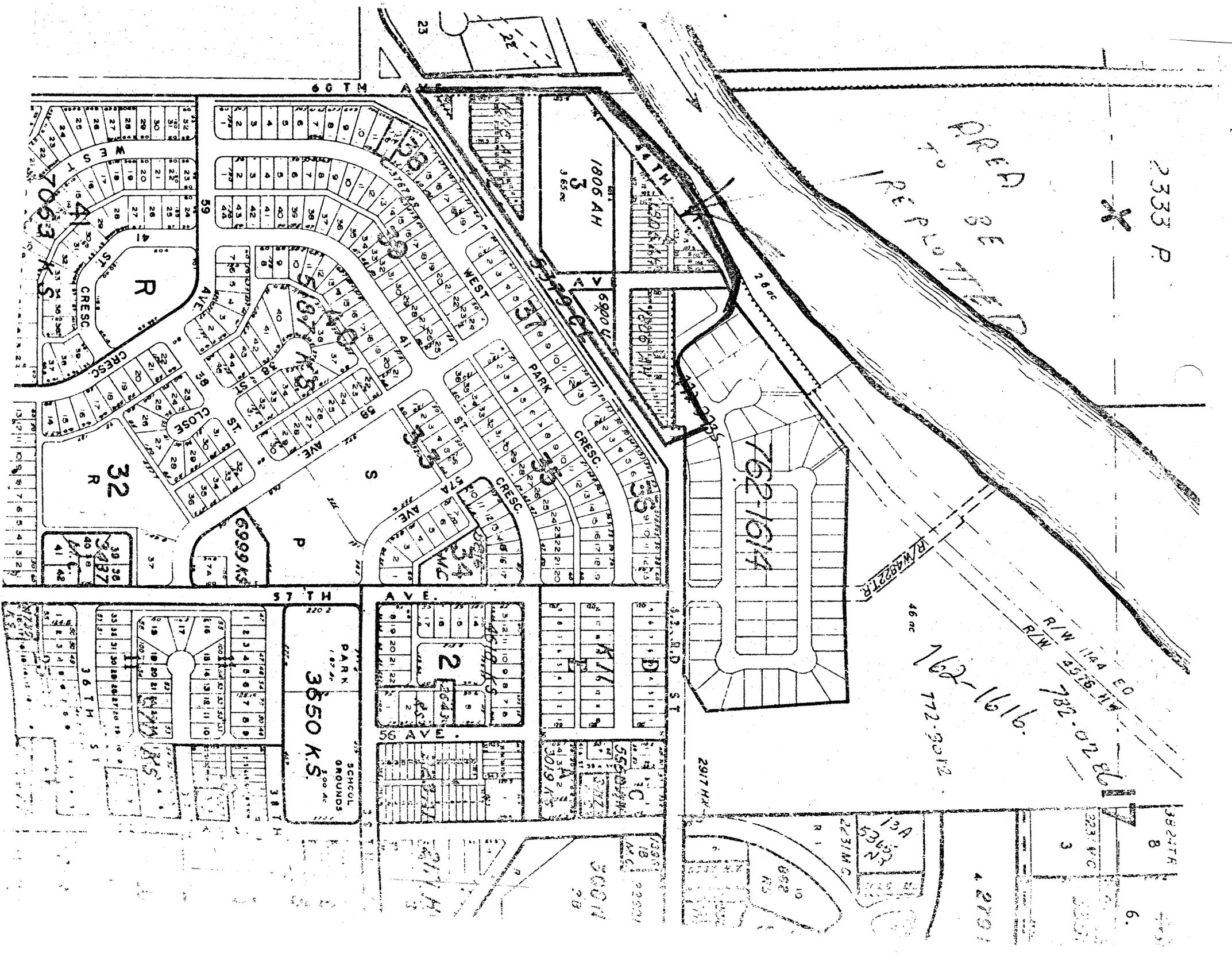
56 AVE.
2
K.S.

3650 K.S.
100 ac
SCHOOL GROUNDS

6999
K.S.

32
R

7063
K.S.



Commissioner's Comments

I concur with the recommendations of the City Assessor and recommend Council authorize the administration to proceed as outlined.

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

February 28, 1978

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

Dear Sir:

Re: Adolf Grieb Property
Lots 1,2, Block 7, Plan 3057 M.C.

As a result of our negotiations with Mr. Adolf Grieb of Grieb Construction, for the development of Lots 1 and 2, Block 7, Plan 3057 M.C., the following is being agreed to.

1. The applicant to create seven single family dwellings on the area facing onto 59th Avenue. This is in accordance with the wishes of people who petition the City Council for banning multiple family dwellings in the triangular area and the immediate surrounding area.
2. The area to the west of single family lots (about 1.3 acre) would be developed for one apartment building consisting of 30 units.
3. The developer to undertake to survey the area through replotting scheme, as shown on the attached plan. Replotting must be approved by City Council.
4. The north-south lane to be continued to the south and an east-west land to be created as shown. The existing "L" shaped lane to be cancelled.
5. The applicant to prepay the costs of servicing, recreation charges, etc. as may be applicable at the time of subdivision of land.
6. The existing structure known as Curl-a-Rock to be removed as one of the conditions of approval.
7. Because of the shape of the lot to the north, satisfactory arrangements to be made with the property owner to the north, for the exchange of land, as shown on the plan.

MEMBERS

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

8. Satisfactory arrangements to be made for the exchange of existing lane with the proposed new lane.
9. The City Council approval is required for the rezoning to R1 for seven single family and to R2 for apartment use.

Subject to the above conditions, the administration are prepared to recommend approval of the plan in principle, subject to the applicant submitting a satisfactory plan for the thirty unit apartment.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

/jam

cc: City Engineer
City Assessor
Development Officer

Commissioner's Comments

I concur with the proposal outlined by the Senior Planner and recommend Council proceed with first reading and the public hearing on the rezoning, and that third reading be withheld until all conditions of subdivision have been met.

"M.C. DAY"
City Commissioner

February 29, 1978

TO: City Council

FROM: City Assessor

RE: Land Sale Policy

Further to City Council's resolution of February 20, 1978, which states:

"RESOLVED that Council of the City of Red Deer hereby approve the Residential Land Sale Policy and Procedure for residential land sales in 1978 and as recommended to Council February 6, 1978 by the Housing Committee subject to a contractor being one holding a valid Contractor's License in the 1977 calendar year and being the holder of a valid 1978 Contractor's License, or hold a valid 1978 license dated prior to February 2, 1978."

may we advise that the Acting Development Officer, R. Strader, advised of the following possible problem.

"We wish to draw your attention to a possible problem in connection with the Council resolution of February 20, 1978. The resolution refers to "Contractor's". Both myself and the City Solicitor agree that this could apply to those people whom built their own homes last year. These people were required to take out a license as a "Contractor." We propose to change the definition of home owner builder to eliminate the problem in the future. However, for the present Council may wish to clarify their resolution."

With respect to this matter may we recommend that a clause be added to exclude those persons who obtained a contractor's license in 1977 and/or obtained a 1978 license prior to February 2, 1978, to build their own home, from participation in the category allocated for contractors.


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

Commissioner's Comments

I would concur with the recommendation of the City Assessor and suggest a further resolution be passed by Council as follows:

"RESOLVED that Council of the City of Red Deer agree that the resolution of Council of February 20, 1978 pertaining to the establishment of a residential land sale policy for 1978, be amended by adding a further paragraph thereto as follows:

'Those persons who previously purchased a lot in the 'homeowner applicant' category and who obtained a 1977 and or 1978 contractors license for the purpose of constructing a home on such lot shall not be eligible to purchase any lot(s) in the contractors category in 1978'."

In the report to Council February 20, 1978, the list of 101 contractors clearly contemplated the exclusion of those persons outlined above.

"M.C. DAY"
City Commissioner

February 27, 1978

NO. 5

TO: COUNCIL
FROM: CITY CLERK

Re: Nominations to fill Vacancies on Committees,
Board Commissions etc.

At the meeting of Council, February 20th, 1978 members requested that I submit recommendations concerning deadlines for submission of names to fill vacancies on Committees, Boards etc.

While this is basically a policy decision of Council, I would offer the following suggestion for consideration:

"All nominations to fill vacancies on Committees, Commissions, Boards etc. shall be filed with the City Clerk no later than 12 o'clock noon on the Monday preceeding the meeting of Council at which the vacancy is to be filled by Council."

If the above policy is adopted, same would be consistant with the present policy relating to general correspondence which is brought before Council.

Respectfully submitted,

R. STOLLINGS
City Clerk

RS/dk

Commissioner's Comments

While the above is a reasonable approach to the problem, it should be noted that in many instances in the past we have had great difficulty in securing sufficient nominations to fill all vacancies and a similar problem may exist in the future.

"M.C.DAY"
City Commissioner

February 28, 1978

NO. 6

TO: COUNCIL
FROM: CITY CLERK

Re: Public Hearings -- By-laws
2011/B-78, 2011/C-78

Public hearings in respect of the above mentioned By-laws have been advertised for 7:00 P.M., Monday, March 6th, 1978.

By-law 2011/B-78 provides for the rezoning of the Gulf Oil site at the intersection of Ross Street and 40th Avenue.

By-law 2011/C-78 provides for the rezoning of lots 9-16 (north side of 55th Street west of 47A Avenue) from R.2.A. to R.3.A. zoning.

With reference to By-law 2011/C-78, comments have been received from two property owners as indicated hereafter. The comments of the Red Deer Regional Planning Commission in respect of both of these by-laws also appear hereafter.

R. STOLLINGS
City Clerk

RS/dk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13.01

February 22nd, 1978

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

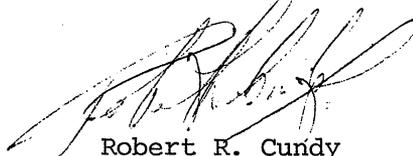
Dear Sir:

RE: Zoning By-law 2011/B-75

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

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

Yours truly,



Robert R. Cundy
Director



Monte Christensen
Associate Planner
City Planning Section

/lt

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002
TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5
FILE No. 13.01

February 22nd, 1978

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

Dear Sir:

RE: Zoning By-law 2011/C - 78

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

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

Yours truly,



For Robert R. Cundy
Director



Monte Christensen
Associate Planner
City Planning Section

/lt

MEMBERS

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

Hardisty Alta.
Feb. 4. 1978.

R. Stollings
City Clerk.
City Of Red Deer
Red Deer Alta.

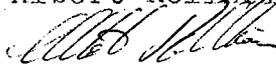
Dear Sir.

In response to your letter
Re: Proposed Rezoning Lots 9-16 inclusive
Block A. Plan. I. From R.2.A. zoning to R.3.A.

I herewith wish to voice a negative opinion in this regard as I am a homeowner adjacent to this proposed development I had lived at 4738-55 st. for many years up until a year ago and was anticipating to take up residence again in a year or so, I feel a rezoning as proposed would seriously affect the residential living as I had known it and furthermore it would devalue the resale value as a residential home, a development in this area would also increase the traffic flow in the lane, so in my humble opinion considering the restricted parking the traffic flow etc, a development of a apartment complex may enhance another part of the city to a greater degree

I respectfully submit this for your kind
consideration

I Thank You
Yours Truly
Albert Rollheiser



4724 - 55 Street
Red Deer, Alberta
T4N 2J1

February 6, 1978

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

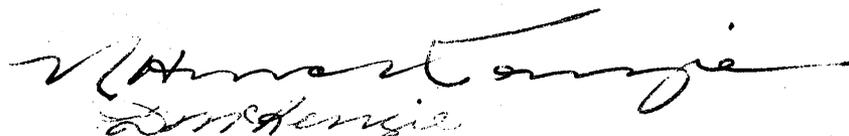
Dear Sir:

Re: Proposed Rezoning Lots 9-16 Inclusive
Block A, Plan K.1

This letter will serve as confirmation that Lorraine and I have no objections to the rezoning from R.2.A zoning to R.3.A zoning.

When we first purchased the house some eight years ago, we knew that this was inevitable. Unfortunately, it has happened five years sooner than we had expected. This is due to the sudden growth that Red Deer has experienced.

Yours truly,



Norman and Lorraine McKenzie

djb

Recd 71341
Feb 6/78
RS

THE CITY OF RED DEER

NO. 7



RED DEER, ALBERTA

T4N 3T4

February 16, 1978

Mr. R. Stollings
City Clerk
City of Red Deer

Dear Mr. Stollings:

At the meeting of the Police Commission on February 15, 1978 the accompanying bylaw was accepted by the Commission as a suitable one to replace Bylaw No. 2524/76. Most of the changes are necessary as the result of an amendment to the Alberta Police Act (1973) in May, 1977. The amendment struck out Section 37, which in effect, limited the role of the Police Commission in Red Deer to a strictly advisory body and replaced it with a new wording that permits a somewhat wider role for the Commission. Sections 25 and 26 formerly were included when there was a contract for policing with the Government of Canada. They now apply with the exception of Section 25(2) in respect to the appointment of a Chief of Police. The powers for the Commission under these two sections are permissive, and the existing arrangements with the R.C.M.P. will continue as formerly.

One item introduced into the proposed new bylaw is the staggering of terms of appointment to the Commission to ensure continuity.

The guidelines which the Police Commission adopted last year have been amended to conform with the proposed new bylaw. A copy of the revised guidelines is enclosed.

The Commission hopes that the Council of the City of Red Deer will accept this recommendation and pass the bylaw as re-drafted. The proposed bylaw was drawn up by a member of the Solicitor's for the City, Mr. Douglas Ast.

If Council desires, I shall be pleased to attend to answer questions. However, as Mayor Curle and Councilor McMillan sit on the Commission and as the City Solicitor attends Council meetings, the members of Council probably will have a quite adequate explanation from them, if a question arises.

Yours truly,

G.H. DAWE
Chairman

GHD/ca
enclosures

GUIDELINES FOR
RED DEER POLICE COMMISSION

21.

(As amended February 15, 1978)

1. The Police Commission shall carry out all functions as required by the Alberta Police Act, 1973, with amendments to May 18, 1977, and as required by-laws of the City of Red Deer. Powers that are permissive in the Act, shall be exercised only where they are requirements of the By-Law entitled "The City of Red Deer Police Commission By-Law", By-Law No. _____, or where guidelines approved by the Commission specifically require the Commission to assume functions that are not in conflict with the By-Law or with Sections 25 and 26 of the Police Act, exclusive subsection (2) of Section 25, and subsections 2(a) and 2(d) of Section 26. It is understood that the Commission will not interfere with internal operation, discipline, or dress regulations of the R.C.M.P. and that any control of policing in the City of Red Deer, to be exercised by the Commission, shall be by policy statements, subject to approval by City Council.
2. Procedures:
 - (a) Meetings will be held regularly once every 3 months, or more often as required (Item 6(e) of By-Law). Special meetings and closed meetings may be held at any time, in accordance with item 6(e), 6(f), and 6(k) of the By-Law No. _____;
 - (b) Regular meetings will be open to the news media and to the public, except on occasions when, in the opinion of the Commission, it appears to be in the public interest to meet as a committee. Resolutions developing out of committee meetings will be placed on the agenda of a later open meeting for formal discussion and decision;
 - (c) Advice to the head of the City Detachment of the R.C.M.P. will go directly to him. Complaints against a member of the force will go to the Commanding Officer of K Division, Edmonton, as required by the Police Act, but a copy of the complaint will go at the same time to the head of the City Detachment;
 - (d) Recommendations to the Attorney-General will be submitted first to City Council.
3. The Commission is a body for liaison between public and R.C.M.P. and public and City Council on matters of policing. In exercising this liaison the Commission will follow these procedures:
 - (a) The Commission will inform the head of the Detachment and/or City Council of concerns of the public where, in the opinion of the Commission as a whole, these concerns merit action;
 - (b) Oral or written complaints but not anonymous to individual members of the Police Commission will be dealt with in one or more of the following ways:

- (i) Referred to the Chairman of the Commission;
 - (ii) Placed on the agenda of a regular Commission meeting by notifying the Chairman or the Secretary;
 - (iii) Referred to a more appropriate committee of City Council or to another agency, if the item does not appear to be within the jurisdiction of the Police Commission;
- (c) A written complaint received by the Commission against a member of the City Detachment will be dealt with as outlined in Section 33 of the Police Act. The complainant's written and signed statement will go the Commanding Officer of K Division, Edmonton, with a copy to the head of the City Detachment. The complainant will be advised of recourse to the Law Enforcement Appeal Board of the Province of Alberta and ultimate recourse to the Police Commission of the City of Red Deer, as provided in Section 33 of the Police Act.
4. The Police Commission must establish in the eyes of the public the image of complete impartiality. All matters brought to the Commission in relation to policing must be given courteous and careful consideration. Whenever possible, the public will be informed of the actions which they may take in respect to their concerns, whether or not the item is within the jurisdiction of the Commission. To avoid confusion or misrepresentation by the Commission, the Commission shall have the privilege of the advice of the City Solicitor.
5. The Police Commission is the avenue for City Council to deal with policing matters. On behalf of Council the Commission will perform the following functions:
- (a) Receive the monthly police report from the officer in charge of the City Detachment and make any recommendations to Council that may arise from this report;
 - (b) Be cognizant of needs of policing in the City, particularly where there are special circumstances and recommend to Council the action which, in the opinion of the Commission, is necessary;
 - (c) Receive complaints in policing that may be registered with City Council, and deal with these according to item 3(c) in this list, and advise City Council of the outcomes, if Council so desires;
 - (d) Examine the proposed budget for policing the City, and recommend to Council an annual budget for policing;
 - (e) Report annually to Council or at such other times as may be expedient;

-3-

- (f) Assume responsibility for any matters in policing which may be referred to the Commission by Council.
6. The Police Commission must assume an active role in community activities in relation to maintenance of law and order. To this purpose the Commission will assist the R.C.M.P. in the Crime Prevention Programs to be instituted in the City of Red Deer.

NO. 8

February 22, 1978

TO: COUNCIL
FROM: CITY CLERK

Re: Council Representative on A.U.M.A. Resolutions Committee

At the meeting of Council February 13th, Mayor Curle raised the matter of appointing a member of Council to serve on the Resolutions Committee of the A.U.M.A.

Although no appointment was made by Council, both Alderman Oldring and Alderman Callahan indicated they would be willing to serve on this Committee.

Would members of Council wish to confirm an appointment in order that we may inform the A.U.M.A. of same.

R. STOLLINGS
City Clerk

dk

NO. 9

DATE: March 2, 1978

TO: City Clerk

FROM: City Treasurer

RE: 1978 BUDGET MEETINGS

The 1978 budget should be distributed to Council members sometime during the week of March 21.

In order for Council members to plan for budget meetings sufficiently in advance, perhaps Council members would like to decide on budget meeting dates commencing March 28, 1978. A minimum of five days would probably be required.



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

AW:mw

NO. 10

March 1, 1978

TO: City Council
FROM: City Engineer

RE: Sewage Treatment Plant

The City's consultants for this project, Reid, Crowther & Partners Ltd., have completed their report on proposed improvements to the Sewage Treatment Plant and it is submitted herewith for Council's consideration.

Since the report is complex in nature and will undoubtedly involve considerable discussion, we would respectfully recommend to Council that this report be tabled for two weeks for the following reasons:-

1. Council will be given a more suitable time period to review the report. Should any members of Council have questions regarding the report the Engineering Department would be available to either answer and/or obtain the answers as required. This may serve to expedite presentation at regular Council.
2. The Engineering Department will prepare a brief report on the infiltration study being carried out by the City and our findings to this point.
3. The Engineering Department will if Council desires arrange for Council to tour the existing Sewage Treatment facilities. This would in our opinion help Council to envision the expansion being recommended.
4. The Engineering Department will in co-operation with the City Treasurer prepare a report indicating financing considerations.

It is presently arranged that Reid, Crowther & Partners Ltd., will be present at the meeting of March 20, 1978 to reply to any questions Council may have.



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

BCJ/ab
enc.

DATE: March 2, 1978

TO: City Clerk

FROM: City Treasurer

RE: REPORT ON SEWAGE TREATMENT PLANT -
FEBRUARY, 1978

There are two financial implications in the report on the Sewage Treatment Plant:

1. Capital costs to construct the proposed plant extension.
2. Increased operating costs for the enlarged plant.

Capital Costs

The report estimates a total construction cost of \$11,340,000.

Of the total cost C.M.H.C. will provide a grant of 16-2/3% of the cost or \$1,890,000.

It will be necessary for the City to issue debentures for the balance of \$9,450,000 (\$11,340,000 - \$1,890,000).

The Province has an assistance program that provides grants to municipalities where the annual per capita debt repayment exceeds \$18.74 for sewage disposal. The new debt will bring the per capita debt for sewage disposal to \$32 per capita. As a result, the Province will provide a grant for the portion of the debt repayment that exceeds \$18.74.

On the basis of information presently available it is estimated the City would be responsible for repayment of \$4,450 million of the new debt or \$416,870 per year. This amount would increase, however, whenever the Province amends the \$18.74 per capita qualification.

Operating Costs

On the basis of the estimated operating costs presented in the report it appears an additional plant operating cost of \$130,000 would be incurred in 1981 because of the plant addition.

- 2 -

Sewage Treatment Rates

As a result of additional capital and operating costs resulting from the new plant in 1981, the sewer rates will have to generate an estimated \$546,870. This would be the equivalent of a 45 to 50% increase in rates in 1981 assuming rates increase only 8% per year for 1979 - 1980.

The substantial increase will be cushioned somewhat because of surpluses from previous years that could be used in 1981 to allow the increase to be spread over 1981 and 1982.



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

AW:mw

CC: City Engineer

Commissioner's Comments

I agree entirely with the suggestion by the City Engineer that this item be tabled for 2 weeks to allow all Council members ample time to review the report.

"M.C. DAY"
City Commissioner

WRITTEN INQUIRIES

March 1, 1978

NO. 1

TO: COUNCIL
FROM: CITY CLERK

Re: Notice of Motion

The following notice of motion was submitted by Alderman Oldring at meeting of Council February 20th, 1978.

"Could Council please be provided with copies of all correspondence from the Provincial Department of Transportation dealing with the Third River Bridge."

In accordance with the recent change in the Procedure By-law it is necessary for Council to determine what action is to be taken in respect of this inquiry.

R. STOLLINGS
City Clerk

RS/dk

Commissioner's Comments

The information requested probably dates back to early 1976 and is, therefore, fairly voluminous. We also assume it is intended that correspondence from the City to the Department of Transportation is to be provided to Council in addition to their replies, or is intended that only the replies be reproduced. Do Council wish to have this material reproduced on the agenda or is same simply to be forwarded to all members.

"M. C. DAY"
City Commissioner

NO. 1

CORRESPONDENCE

30.

February 24, 1978

Mr. R. Stollings
City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Dear Sir:

RE: 4922 - 55 Street - House

Following my recent submission to City Council, and the discussions that took place at the last Council meeting, I would like to make a re-submission regarding the preservation of this building.

It was my impression that the main concern of the City Commissioners and Members of Council was the problem of spot rezoning which could result in requests for rezoning along certain stretches of 55th Street.

It was not my impression that City Council was against the preservation of older properties but wished to prevent approval of such a presentation from creating a precedence in a particular area for rezoning.

As I indicated to Council I cannot guarantee that this building would remain for all time, but I sincerely believe that it should be preserved and made viable. To change the use of a house to a different use such as professional offices would not change the neighborhood character and would retain the residential quality and in many cases be more beneficial than the row type of apartment building.

This present site is zoned R3A and I would like to request that this particular site not be rezoned but receive consideration as an R3A zone with conditional use for professional offices.

Cont'd.....2

Mr. R. Stollings
February 24, 1978
Page Two

31.

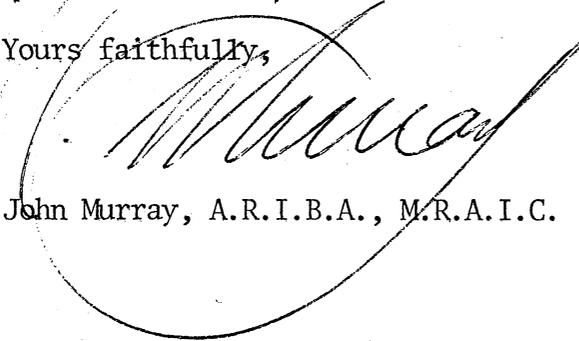
Should at any time the building be destroyed by fire or removed from the site then the R3A zoning would remain in effect. This would enable the property to be viable, enable some money to be spent on it for restoration purposes and help to preserve some of the properties on 55th Street which are gradually being eaten up by apartment development.

As the City is aware I have preserved the large brick house on the corner of 49th and 55th street for office space which has not caused any major problems, I have restored the 1910 house for the Anthony Henday restaurant which has enhanced the beauty of that corner in my opinion, and the restoration of the property that is now in question would maintain a pleasant approach to 49A avenue.

It is my opinion that the approach suggested is identical with the application associated with my own office building, and a conditional use has already been placed on R3A for the medical building adjacent to the hospital and therefore this approach has been used on previous occasions.

I would appreciate if this could be brought forward at next council meeting and I would be present to answer any questions that may arise at that time.

Yours faithfully,



John Murray, A.R.I.B.A., M.R.A.I.C.

JLM*pw

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

March 1, 1978.

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

Dear Sir:

Re: 4922 - 55 St.,
Lots 5, 6, Block 2, Plan 7075 A.E.

John Murray's request to allow a professional office in the existing house on the above property as a conditional use is still in effect a spot rezoning. Regardless of the legislation that will allow a commercial use on this site the pressure for similar uses in this area will be augmented by such an amendment.

If the matter of historic preservation is an issue then the suggested method of rezoning is still not adequate to protect the building. The suggested method only permits an additional use to the house. It could still be replaced with an apartment building. Its life may be prolonged but not necessarily protected or preserved.

Historic preservation must consider more than just the building itself. Redevelopment around a historically significant building could effectively destroy the whole character and nature of such a building.

We recommend that the zoning amendment as requested be denied.

Yours truly,



M. Christensen,
Associate Planner

MC/t

MEMBERS

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

Commissioner's Comments

This is the 3rd time in the past 3 months that Mr. Murray has applied for rezoning of this site to allow C.1 uses thereon. On Dec. 12/77 Mr. Murray applied for C.1 Zoning to permit restaurant and/or dining facilities. Because of the spot rezoning nature of this request the application was denied by Council. On Jan. 24/78 Mr. Murray listed the property for sale.

On Feb. 20/78 Mr. Murray again requested spot C.1 zoning to permit professional office space in a residential area, an application similar to several others which have been denied by Council. Again Council denied this request.

The application now before Council is identical in principle to that denied by Council at the last meeting.

It matters not whether the zoning of the property is changed from R.3.A to C.1 or whether C.1 uses are added to the R.3.A use table, the effect is identical.

I cannot accept Mr. Murray's argument that his interest is in the preservation of this property as Mr. Murray stated at Council at the last meeting, he was not prepared to accept a form of zoning which would guarantee the preservation of the property. This is confirmed in Mr. Murray's letter, and by the fact that Mr. Murray listed the property for sale on January 24th of this year.

Clearly this is yet another example of zoning based on economic expediency for the developer.

As before I strongly recommend this application be denied and I would refer Council to my comments on zoning in general which appear elsewhere in this agenda.

"M.C. DAY"
City Commissioner



RECREATION, PARKS
AND WILDLIFE

403/427-3672

NO. 2

Office of
the Minister

107 Legislative Building
Edmonton, Alberta, Canada
T5K 2B6

January 6, 1978

His Worship
Mayor K.A. Curle
City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Dear Mayor Curle:

Re: 1979 Alberta Summer Games and 1980 Alberta Winter Games

On behalf of the Alberta Games Council, it is my pleasure to invite your community to bid to host the 1979 Alberta Summer Games and/or the 1980 Alberta Winter Games. The establishment of the Alberta Games gives an excellent opportunity for people of all ages, from all parts of the Province, to participate.

As you are aware, the Alberta Summer Games have been hosted in Calgary and in Red Deer; the Alberta Winter Games were in Banff in 1976. The upcoming Alberta Winter Games are being held in Medicine Hat on March 1 - 5, 1978. Your community's continued support will further the development of amateur athletics through the province.

For your reference and use in preparing submissions to host the Alberta Games, we enclose the following:

- a) Guidelines for communities.
- b) List of possible sports for the 1979 Alberta Summer Games.
- c) List of possible sports for the 1980 Alberta Winter Games.
- d) 1978 and 1977 Alberta Games Organizational Charts.
- e) Financial Statements for 1976 Alberta Winter Games and the 1975 Alberta Summer Games.

Please note under the guidelines for preparing submissions that the Provincial Government will provide up to \$150,000. for the operation of the Games and \$50,000. in the form of a legacy to be used for amateur sport in the host community.

In addition to these amounts, special funding considerations may be available to the community, if provision is made by the community to expand the games to include Special Groups such as senior citizens and the physically and mentally handicapped.

All Submissions for hosting the Alberta Games should be directed to Mr. Max Gibb, Managing Director, Alberta Games Council, 830 A - 10th Avenue S.W., Calgary, Alberta, T2R 0B1. Also, should you require any further information, feel free to contact Mr. Gibb for assistance. Submissions should be postmarked no later than:

1979 Alberta Summer Games - 12:00 noon - March 31, 1978

1980 Alberta Winter Games - 12:00 noon - March 31, 1978

The 1978 Alberta Winter Games are being held in Medicine Hat on March 1 - 5, 1978. It could be very beneficial for your community to send a delegation to attend these Games and to observe first hand the actual running of the Alberta Games. Should you decide to carry out this suggestion, would you please advise Max Gibb in order for him to arrange for your delegation to talk to personnel from Medicine Hat and to see as many facilities and events as possible.

In closing, I extend your community good luck in bidding to host the 1979 Summer Games and the 1980 Winter Games.

Sincerely yours,



J. Allen "Boomer" Adair
Minister of Recreation,
Parks and Wildlife

Red Deer, Alberta Games Society
 P.O. Box 115
 Red Deer, Alberta T4N 5E7

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

Dear Mayor Curle:

I received a letter from Mr. Stollings, dated February 13, 1978, asking for comment about placing a bid for the 1979 Summer and/or 1980 Alberta Winter Games.

The Directors of the Games Society wish to recommend that the City place a bid for the 1980 Winter Games.

I would be pleased to appear before Council if you wish to ask any questions.

Sincerely,

Dick Huddleston

Dick Huddleston
 Chairman

/mt
 cc: Directors

Commissioner's Comments

The invitation to bid on these games was forwarded to the Games Society, whose reply is attached. If Council approve in principle the preparation of a bid the Recreation Department will be requested to prepare same for formal approval by Council May 20th.

We have requested Dr. Huddleston to attend this meeting to answer any questions Council may have.

"M.C. DAY"
 City Commissioner

CROWE, POWER, JOHNSTON, MING, SCAMMELL & MANNING

37.

NO. 3

BARRISTERS, SOLICITORS, NOTARIES

DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, Q.C.
J. MACDONALD JOHNSTON, B. SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
FREDERICK G. CARDWELL, B. SC., LL.B.
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403
TELEPHONE 348-5591
TWX 610-841-5120
4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO: J. M. Johnston

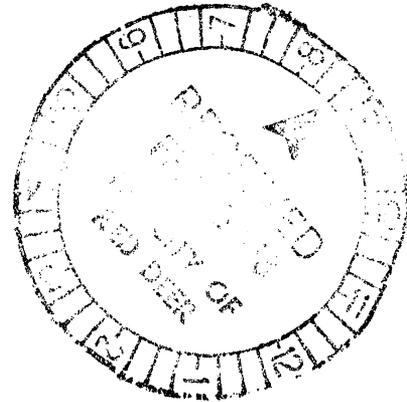
February 14, 1978

City of Red Deer
City Hall
Red Deer
Alberta

Attention: R. Stollings
Office of City Clerk

Dear Sirs:

FRANKLIN, Larry Clarence
Lots 5A, 5B, Blk. 5, P. 7620630
38 and 40 Nyberg Ave., Red Deer



We act as solicitors for Larry Clarence Franklin and Rosemary Franklin who purchased the above-captioned property pursuant to an agreement with the City of Red Deer dated March 16, 1977.

These are duplex lots and Mr. and Mrs. Franklin have erected a duplex on the property. Their original intention was to reside in one-half of the duplex and sell the other half which they are permitted to do pursuant to the land-sale agreement. However, Mr. Franklin found it necessary to move to Tisdale, Saskatchewan where he had been offered a position as manager of McGratten's Motel. As Mr. and Mrs. Franklin, for both practical and financial reasons, do not wish to maintain two residences, they have applied to the City of Red Deer for permission to sell the half duplex unit which was designated as their residential unit in the land purchase.

Mr. and Mrs. Franklin have applied to the City Commissioners for this permission and have been turned down.

Accordingly, we are writing this letter by way of appeal to City Council pursuant to City Council resolution of November 28, 1977.

We would be pleased if you would place this appeal on the agenda of City Council for the next Council meeting and advise us when the matter can be heard.

Yours very truly,

CROWE, POWER & COMPANY

Per:

J. M. Johnston

JMJ/jpp/0224

February 16, 1978

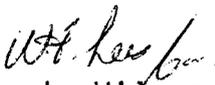
38.

TO: City Clerk
FROM: City Assessor

RE: Larry Franklin
Lots 5A & 5B, Block 5, Plan 762-0630
Normandeau Subdivision

With reference to your memo of February 15, 1978.

Please find attached a copy of the report and affidavit submitted to the Commissioners on December 22, 1977, for their decision as is indicated in the correspondence received from Mr. J. M. Johnston, solicitor for the Franklins.


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

December 22, 1977

TO: City Commissioners

FROM: City Assessor

RE: Normandeau Subdivision
Lot 5A & 5B, Block 5, Plan 762-0630
Larry & Rosemary Franklin

The following summary is submitted regarding a request for the relocation of the 12 month residency clause as it pertains to the land sale agreement for the above lands.

This duplex lot was purchased under the Home Owner Applicants rules, therefore, the Franklins were to have resided in one half of the duplex for a period of 12 months from the substantial completion of the dwelling.

These land were transferred into the Franklin's name for mortgage purposes.

The City registered a caveat against these lands for the fulfillment of the residency clause completion of construction, etc.

The attached affidavit was received December 20, 1977, and outlines the reasons of employment and financial difficulties for the request to dispose of these lands.

A field inspection of December 22, 1977 indicates the dwelling has been completed and Lot 5B appears to be occupied with Lot 5A being vacant.

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

NOT APPROVED

Ken Curle
Michael Day

MCCRATTEN'S MOTEL John and Donna Carignan, Hosts
and Trailer Court
Camper Trailer Hook-ups

Phone 873-2654

The City of Red Deer
Red Deer, Alberta

P.O. Box 2018,
TISDALE, SASKATCHEWAN
SOE 1T0.

Dec. 15th/77

Dear Sirs;

I, Larry Franklin and wife Rosemary, purchased one du-plex lot from you last spring - Lot 5A & 5B, Block 5, Plan 762 0630, Nyberg Avenue, Normandeau. We proceeded to build a du-plex on this lot with full intentions of living in one half. I worked as a Real Estate salesman for one year in Red Deer and had planned to make a permanent home in this City.

As sales were slow and I was working on straight commissions, we reached a point where we never had money coming in and we got behind, by a few months, in our payments. It would take us several months to get caught up again which we couldn't do with no money coming in. My wife worked but all that money went on food and clothing for our three children.

Swift Gull Enterprises offered us a management job in Tisdale, Sask. and we had to take it for the money.

At this time, and probably for months to come, we cannot meet the monthly payments on our Du-plex and lot so am asking your permission to sell.

Thank you
Truly

"L. Franklin"

"Rosemary Franklin"

"G.L. De Mam"
A Commissioner for Oaths in and for
Saskatchewan
My appointment expires Dec. 31, 1978.

Commissioner's Comments

The applicants (Mr. and Mrs. Franklin) in an affidavit dated December 15, 1977 indicated that the basic reason for requesting relaxation of the residency requirements was due to their being unable to meet mortgage payments. The Commissioners were of the opinion this type of request did not justify relaxation of the provisions of the agreement and accordingly denied the application. We might add that Council recently upheld a similar decision where the Commissioners had denied the application.

It should be pointed out in Mr. Johnston's letter he states that the Commissioners denied permission to sell the property. The property in question can be sold at any time, should the applicants so desire. What the Commissioners have denied is the waiver of the \$5,000.00 penalty.

We recommend the application for relaxation of the \$5,000.00 penalty be not approved.

"M.C. DAY"
City Commissioner

Red Deer & District Museum Society

PHONE 347-4651

P.O. BOX 762
RED DEER, ALBERTA
T4N 5H2

February 20th, 1978

Mayor and Council,
City of Red Deer,
City Hall,
4914 - 48th Avenue,
RED DEER, Alberta

Dear Mayor Curle:

The Red Deer and District Museum will be moving to the new Museum and Archives Building starting March 15th, 1978. Would Council as a group, or individually, like to see the present operation and have a preview tour of the new building? Such a tour would be an interesting experience in contrasts.

I would be pleased to hear from you, at your earliest convenience to arrange for such a visit or visits within the next three weeks. May I suggest that in preparation for the move, the present Museum operation will be closing to general public visits in early March.

Yours truly,



Mrs. Gertrude Richards,
President

GR/bmk

cc: F.M. Flewelling

Commissioner's Comments

I believe members of Council would find a tour of the above facility to be most enlightening and suggest Council accept this invitation with pleasure.

"M.C. DAY"
City Commissioner

1875
1975

NO. 5



43.

Town of Fort Saskatchewan

FORT SASKATCHEWAN, ALBERTA, BOX 1970, T0B 1P0 • PHONE (403) 998-2266

FORT SASKATCHEWAN

February 16, 1978

Mayor Ken Curle
City of Red Deer
City Hall
Red Deer, AB
T4N 3T4

1978 Federation of Canadian Municipalities
Conference - Edmonton - June 4 - 7, 1978

As advised by Chairman Newman the Local Arrangements Planning Committee are requesting the assistance of surrounding municipalities to participate in ensuring the success of this Conference which will be attracting delegates from all Canadian provinces.

Mayor Ron Harvey and myself have been asked to coordinate this sponsorship.

In order to meet the costs, yet not be a strain on any municipality, we suggest the following guidelines for minimum contributions, though the amount to be contributed will be at the discretion of each community.

Population up to 5,000	\$ 100.00
Population 5,000 - 10,000	\$ 200.00
Population over 10,000	\$ 300.00

Cheques payable to:

City of Edmonton/1978 F.C.M. Conference Committee

Mail to:

Alderman Ken Newman
c/o City Hall
Edmonton, AB
T5J 2R7

Your participation would be greatly appreciated.

Sincerely,

Hank Powell
Member - Planning Committee

HDP/plt

Commissioner's Comments

I believe the City of Red Deer should contribute to the above convention as per the schedule outlined by the Planning Committee. The costs of this contribution could be charged to the Council expense account.

"M.C. DAY"
City Commissioner

NO. 6

20 February 1978

Alderman D. Callahan
23 Stewart Street
RED DEER, Alberta

TO: Red Deer City Council

Please accept my resignation as a member of the Red Deer &
District Archives Committee.



A handwritten signature in dark ink, appearing to read "D. Callahan", is written over a horizontal line.

Alderman D. Callahan

Commissioner's Comments

We can see no specific reason for a member of Council to sit on the Archives Committee unless Council feel such action is necessary. If it is the wish of Council to have no Councillors on this Committee, it will be necessary to amend the Archives Committee By-law to remove this provision from the By-law.

"M.C. DAY"
City Commissioner

NO. 7

File No. R-8717

February 28, 1978

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT
RE: G. H. Dawe Community Centre Swimming Pool

It has been suggested that a progress report on this project would be in order due to the recent publicity given the project and also to keep Council informed as the project progresses. Therefore, the Architect has been invited to attend the Council meeting of March 6th to assist us in presenting the project in its current form to Council and to answer any questions Council members may have. We hope this meeting will afford Council the opportunity to give direction to the Department and the Board so the plan can be completed and the project tendered as soon as possible.

Preliminary sketches have been completed and the concept presented to the Management Board and Recreation Board. Both are in agreement with the basic idea and assuming City Council is in agreement with the concept more detailed plans will be provided for Council consideration and approval. It will of course be necessary to have approval of the Recreation Board, School Boards and Management Board prior to submission to Council and the Community will be kept informed as the project evolves.

Rosene
per. DON MOORE
Recreation Superintendent

DM/er

Margaret Stone
5874 - 74 Street
Red Deer
Feb. 10, 1978

Red Deer City Council
City Hall.

I was not aware that a door to door survey, as stated by Peter Power - Advocate Feb. 9/78, had taken place. I live north of 67 St.

I think Red Deer needs another full size swimming facility. I have several times registered for classes no later than a week after the swim forms are out at City Hall only to be told all classes are filled. I would not swim in the proposed pool if it were only five feet deep. What challenge in that? Medicine Hat, comparable in size to Red Deer has five pools. It appears to me that swimming facilities in Red Deer are the least priority.

Sincerely

Margaret Stone

February 15, 1978

48.

TO: CITY CLERK AND COUNCIL
FROM: JOHN SIMPSON
RE: Correspondence - Margaret Stone

Several public meetings were held several years ago, in the Oriole Park and Fairview area to determine whether a swimming pool or arena should receive highest priority for North Red Deer. Apparently, there was no door-to-door survey.

In regard to the pool size, the G. H. Dawe Swimming Pool Committee will be meeting February 21st to study preliminary cost estimates prepared by Bitorff, Holland and Christianson. The pool design is still under study and no final decision has been made by the committee.

I understand that the committee will be issuing a press release shortly to clarify some misunderstandings regarding the pool concept and the size.

John Simpson
Assistant Recreation Superintendent

JS/er
cc: Don Moore

February 22, 1978

TO: BOB STOLLINGS, CITY CLERK

FROM: DON MOORE, RECREATION SUPERINTENDENT

I am in receipt of your memorandum asking my comment on the correspondence from Margaret Stone.

In checking with Rick Poole, the Aquatic Supervisor, he advises that Mrs. Stone is quite correct. The average time to fill Wednesday evening classes is one week to one & a half weeks and the average time to fill Ladies Tuesday & Thursday afternoon classes is somewhat longer but never in excess of two weeks.

In regard to Mrs. Stone's comment on the depth of water, I would like to note that no final decision has been made by the Planning Committee on the size or depth of the pool. However, proposed alternatives will be ready for submission to Council in the very near future.

DON MOORE

DM/er

cc: Margaret Stone

Commissioner's Comments

The Architects will be present to fully inform Council members on the current status of this item and the alternatives available.

"M.C. DAY"
City Commissioner



NO. 8

Central Alberta Florists Ltd.

"GOOD'S FLOWERS"

5201 - 43RD STREET, RED DEER - ALBERTA

AREA CODE 403, TEL. 346-4156, TELEX 038-315



August 31, 1977.

City Council,
c/o City Clerk,
City of Red Deer,
RED DEER, Alberta.

Members of Council:

Our firm is in the early stages of redevelopment plans for our property at 5201 - 43 Street. We feel the proposed new building will be an asset to our city -- the total cost of the project being in the vicinity of two million dollars.

Our plans call for demolition of our present flower shop and during the reconstruction time we would very much like to continue our retail flower business. We have operated from this location for 28 years and built up a good business. FTD ranks us as the 15th largest (by dollar volume) flower shop in Canada. We think that if we had to close our doors for six months, it would seriously affect the buying habits of our regular customers.

Our request to you is that you might allow us to put a temporary building (likely a double wide trailer) on 43rd Street, next to the Waskasoo Creek barracade. It is a dead end street -- the space is virtually empty at all times. We realize it would be subject to approval of Canadian Propane and also that we would pay the City for leasing the space.

We feel water and sewer connections would likely be unfeasible, but hopefully could arrange for power and telephone hook-ups.

If our development plans don't run into any snags, we project being back into the new building about May 1, 1978.

We thank you for consideration of our request.

Sincerely,

Harold Good

President,
CENTRAL ALBERTA FLORISTS LTD.

HG:gg





Central Alberta Florists Ltd.

"GOOD'S FLOWERS" Box 100, Blackfalds
~~XS20XX43RD STREET, RED DEER~~ - ALBERTA
AREA CODE 403, TEL. 346-4156, TELEX 038-315
885-4606 (H. Green)



September 6, 1977.

City Council,
City of Red Deer,
Red Deer, Alberta.

Dear Council:

Canadian Propane Gas & Oil Ltd. have no objection to us placing a temporary building on 43rd street as per our previous letter of request. They do not use their 43rd street access and have offered their full cooperation during our construction period.

Yours truly,

Harold Good

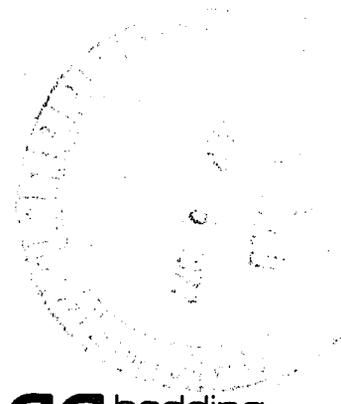
Harold Good
Central Alberta Florists Ltd.

Bernie Enghoj

B Enghoj

Canadian Propane Gas & Oil Ltd.

eh/hg



September 8, 1977

TO: City Clerk

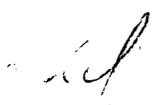
FROM: City Assessor

RE: Central Alberta Florists Ltd.

Further to your letter of September 1, 1977, regarding the request to occupy a portion of 43 Street next to CPR main line.

We have no objections to the above company occupying the street, provided they are given permission to occupy same by license.

It is our opinion a fair rental value including taxes would be \$1.30 per square foot per year.


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

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

September 8, 1977

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

Dear Sir:

Re: Central Alberta Florists Ltd.

The request by Central Alberta Florists Ltd. to put a temporary building within the right of way of 43 Street between 52 Avenue and the Waskasoo Creek is unusual.

Although 43 Street terminates at the Waskasoo Creek, it is used for parking and access purposes. Access to the outside storage area of Canadian Propane is via 43 Street. A site inspection indicated that the street is used for parking.

We cannot endorse the placement of a temporary building in this portion of 43 Street.

Yours sincerely,



Monte Christensen
Associate Planner

/mjw

MEMBERS

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

March 2, 1978

54.

TO: City Clerk
FROM: City Engineer

RE: Central Alberta Florists

The Engineering Department would have no objections to the applicant placing a trailer on the road allowance. There are however a number of problems that would have to be solved prior to approval being granted, these include:-

1. E.L. & P. & A.G.T. will be constructing in this area this summer and will require working space.
2. The City will be constructing a storm sewer in the roadway and will also require space.
3. We cannot envision there being adequate space for a double wide, we are certain that any permission that might be given to occupy the street would apply only to a single unit.
4. We could not guarantee access to the site.
5. Northwestern Utilities have lines in the street and have stated that no trailers are to be set up over them.

We are most anxious to help accommodate the applicant if possible and would recommend that if the applicant is not able to locate in the lot across the street which has been recommended; that a meeting be arranged to try and resolve the problem.


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

BCJ/ab

Commissioner's Comments

The applicant first approached the City last August for permission to locate a trailer on 43 St. west of 52 Ave. on a temporary basis during the period of construction on his existing site. It was pointed out to the applicant at that time that while the City would do everything possible to co-operate, because of the necessity to install underground utilities in this street for the hospital expansion, the applicant would almost certainly be required to move this trailer during the time he would like to occupy the street. In view of this the applicant withheld his request to see if he could find an alternate location which would not be subject to this disruption.

Mr. Good is still attempting to find such a location but now wishes to proceed with this application in case his other efforts are unsuccessful.

In these circumstances we recommend City Council grant permission to occupy a portion of the street by license for a single wide trailer as outlined by the City Assessor with the understanding that the applicant must remove same on 7 days' notice for the construction of utilities if this proves necessary. In addition the applicant should enter into an agreement saving the City harmless from any liabilities which may arise as a result of the trailer being located on the street.

"M.C. DAY"
City Commissioner



PARKLAND SAVINGS & CREDIT UNION LTD.

"A Complete Financial Service Owned and Operated by Central Albertans"

ADMINISTRATION OFFICE 3001 Gaetz Ave., RED DEER, ALBERTA T4N 5Y6 Phone 343-0144



56.

NO. 9

February 24, 1978.

City of Red Deer,
4914 - 48th Avenue,
RED DEER, Alberta.
T4N 3T4

Attention: Mr. Robert Stollings,
City Clerk.

Re: Lots 2 & 3A, Block One (1), Plan 3289 KS
6721 - 50th Avenue, Red Deer, Alberta.

Dear Sir:

We are considering the purchase of the above-mentioned property for the purpose of erecting a 25,000 sq.ft., 3 storey Office Building.

The uses of this building would include Administration, Business and Professional Offices.

The main floor of approximately 9,000 sq.ft. would include a Branch Office for Parkland Savings and Credit Union Ltd., offering a complete Financial Service, (approx. 3,600 sq.ft.); a drive-in Claims center for the Co-operators Insurance Company (approx. 2,000 sq.ft.); a Sales Office for the Co-operators Insurance Company (approx. 1,400 sq.ft.); and with the balance of the main floor to be leased to a Business or Professional Tenant, (approx. 2,000 sq.ft.).

The second floor of approximately 8,000 sq.ft would be offices for lease to Administrative, Business or Professional Tenants.

The third floor of approx. 8,000 sq.ft. would be used as Administrative Offices for Parkland Savings & Credit Union Ltd. and Administrative Offices for the Co-operators Insurance Company and the balance of available space for lease to Office Tenants.

.../2

City of Red Deer,
Page 2,
February 24, 1978.

57.

It is noted that the property is presently zoned for C-5 which does not include offices for Business or Professional Tenants nor does it include sales offices on the main floor.

We would therefore, request that the property in question be re-zoned to include the conditions required as outlined above or that the property be re-zoned to C-1 with C-5 parking requirements.

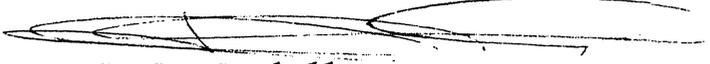
We are prepared to meet the C-5 parking requirements, which in this particular proposal, would mean allowing for 100 parking stalls.

We are pleased to enclose a site-Plan regarding this proposal.

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

We would appreciate your confirmation that we will be on the Agenda of the March 6, 1978 City Council Meeting to present this project for the re-zoning required.

Yours very truly,

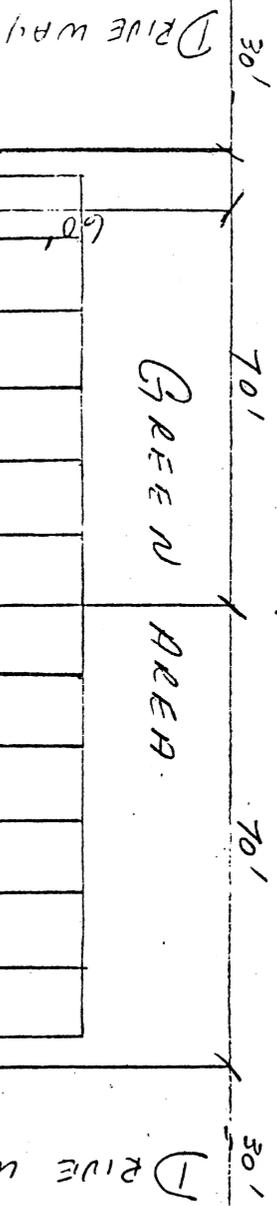


R. C. Campbell,
General Manager.

RCC/ael.

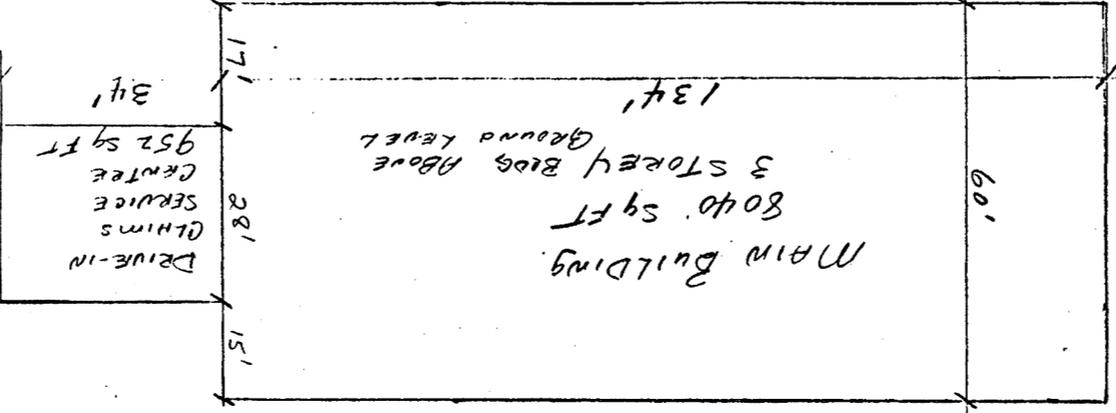
SERVICE ROAD

58.

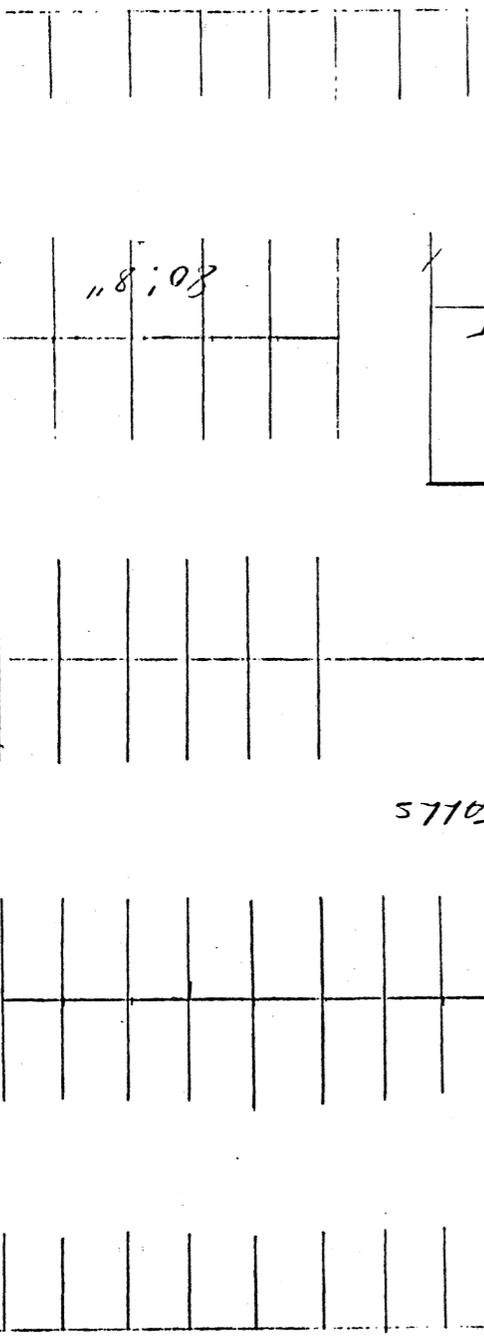


LOT 2, BLDG 1 PLAN 3289 K5
6721-50TH AVENUE.
RED DEER, ALBERTA

LOT 3A, BLDG 1, PLAN 3289 K5
6721-50TH AVENUE
RED DEER, ALBERTA.



108 PARKING STALLS



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

SITE PL
SCALE
1" = 30'



March 1, 1978

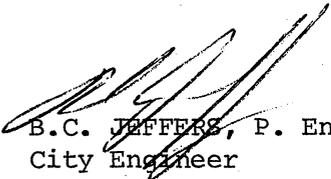
TO: City Clerk
FROM: City Engineer

RE: Lots 2 & 3A, Block 1, Plan 3289 K.S.
6721-50 Avenue

The Engineering Department cannot support this application as it requests rezoning of a particular area. Spot rezoning could lead to a loss of control of development in the City, and the development of various enterprises in unfavorable areas.

The uses proposed for the building do not require the exposure that the lots presently enjoy, and it is felt that the lots should be developed by a business profiting from such exposure.

If business and professional offices move out of the central downtown area it could lead to deterioration of the core.



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

BCJ/ab
cc: E.L. & P. Supt.
Acting Bldg. Inspector
Regional Planning Commission

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

February 28, 1978

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

Dear Sir:

Re: Lots 2 & 3A, Block 1, Plan 3289 K.S.
6721 - 50 Avenue

Parkland Savings and Credit Union Ltd. have requested that Zoning By-law 2011 be amended so that administrative, business and professional offices are allowed in the C-5, Highway Zone.

Such uses are not mutually compatible with those found along Gaetz Avenue. Exposure to a main arterial is not a prerequisite for the economic viability of the uses listed in the application. Sites along Gaetz should be restricted to those facilities that require a high degree of visibility and accessibility. Offices of any type are not dependent upon this factor.

If approved the rezoning as requested will adversely affect attempts to revitalize the downtown core. All of Gaetz Avenue will be open for potential office development. Office uses should be centralized in the downtown core.

We recommend that the rezoning request as submitted be denied.

Yours sincerely,



Monte Christensen
Associate Planner
City Planning Section

/mjw

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
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SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

February 27, 1978

TO: City Clerk
FROM: Acting Development Officer
RE: Parkland Savings & Credit at 6721-50 Avenue

The plot plan submitted with this application indicates the project would meet the parking, yards, and landscaping requirements of the C.5 zone. Should the site be rezoned it would meet the C.1 or C.2 requirements as well.

We have no comment on the proposed rezoning.

Commissioner's Comments

The development of the bank related facilities as outlined by the applicant would make an attractive and useful development in this area of the City and the office space related to the business of the Parkland Savings & Credit Union are permissible under the present Zoning By-law as accessory uses. I cannot however support the applicant's request to develop a substantial amount of office space for leasing to business and professional tenants as such uses are more properly located in the existing C.1, C.2 and C.3 zones. Any dispersion of such uses merely detracts from further developments in these areas.

I concur with the comments of the Planning Commission and strongly recommend Council deny this application as presented.

"M.C. DAY"
City Commissioner

**FACT SHEET**
NUMBER**1**for organizers of meetings,
conventions and banquetsNO. 10

February 28, 1978

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

Dear Mr. Stollings;

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

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

Thanking you in advance for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "A. R. Pasutto".

A. R. Pasutto
Managing Director

ARP/apz

Received
Feb. 27/78
AS

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13:00

March 1st, 1978

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

Dear Sir:

RE: Capri Centre

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

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

We recommend that the zoning amendment as requested be denied.

Yours truly,



Monte Christensen
ASSOCIATE PLANNER
City Section

/lt

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioner's Comments

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

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

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

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

Recommend Council deny this application.

"M.C. DAY"
City Commissioner

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RURAL AND OILFIELD SURVEYS

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GILLIS OSLUND, A.L.S., P. Eng.

OFFICE PHONE 346-2355

G. OSLUND, RES. PHONE 346-6342

C. H. SNELL — CONSULTANT

65.

4915 48th AVENUE,

RED DEER, ALBERTA

T4N 3T5

NO. 11

February 24, 1978

City Clerk
City Hall
Red Deer, Alta.

Dear Sir:

Re: Block Z, Plan 2376 A.I.
N.E. $\frac{1}{4}$ 20-38-27-4
Our File No. 271/77

Please accept this as an application to rezone the above noted property from Reserved Residential to a use which will fulfill the following requirements. (We would appreciate having the specific zoning specified by the Planning Commission in order that the use will be the correct one to serve the required needs.)

The proposed uses of the property would be for Club House purposes and social functions engaged in by the Knights of Columbus.

The reason for rezoning the noted property is that the Knights of Columbus wish to erect a building to be used for meeting rooms and other club functions. The present proposal is to build a 50' by 120' hall which will meet present needs with plans for future addition when required. The present site occupied by the Knights of Columbus is not large enough to meet their needs and a severe parking problem exists when meetings or functions are in progress.

We will appreciate having this presented to Council at your earliest opportunity.

Thank you for your kind attention to this matter.

Yours truly,
SNELL & OSLUND SURVEYS LTD.


G. Oslund, A.L.S.

mak

*Red Deer
20-38-27-4
3/1/78
15.*

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

March 1, 1978

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

Dear Sir:

Re: Block Z, Plan 2376 A.I.
NE 20-38-27-4

The applicant is requesting rezoning of the above site from RR (reserve residential) to a zone which permits the construction of the Knights of Columbus building.

Under the R2B zoning Fraternity and Sorority Uses are allowed as conditional uses in that zone. It appears that Knights of Columbus type of operations is similar use to the above uses and Municipal Planning Commission can permit the use if it is zoned to R2B zone.

As to the proposed use in that area, we have no objection to the use since the design of the area to the north was changed last summer to accommodate this type of operation.

We would recommend City Council approve the rezoning request subject to the following conditions.

1. The applicant to make application for subdivision, by creating the north-south avenue (Hamly Ave.) as shown on the attached sketch. The applicant will be required to pay the full cost of this road.
2. As part of subdivision approval prepayment would be required for roads, utilities, etc. as may be applicable at the time of approval.
3. As the site exceeds two acres, public reserve dedication is required under the Provisional Planning Act. Other points to be considered by the applicant.
 - (a) part of this site had been used as land fill site, the developer must be advised that test holes must be undertaken before any road and building construction is contemplated.

MEMBERS

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

(b) that 61st Street will be terminated near the proposed west property line of block 5.

(c) the applicant should try to acquire the existing house located on block 5 when it becomes available. In that case the existing "L" shaped lane and lots 32-36 would be added to the site to the north through replotting scheme.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

cc: City Engineer
City Assessor
Building Inspector

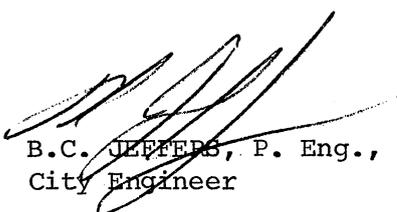
March 1, 1978

TO: City Clerk
FROM: City Engineer

RE: Block Z, Plan 2376 A.I.
NE 20-38-27-4

The Engineering Department has no objections to this application for rezoning providing:-

- 1) the development complies with the overall plan for the area as developed by the Red Deer Regional Planning Commission.
- 2) all conditions of subdivision that would be required by the Administration be met.



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

BCJ/ab
cc: E.L. & P. Supt.
Acting Dev. Officer
Planning Commission - D. Rouhi

Commissioner's Comments

I concur fully with the recommendation of the Planning Commission and suggest Council authorize preparation of an appropriate rezoning amendment, but that same not be finalized until all conditions outlined have been met.

"M.C. DAY"
City Commissioner

Red Deer Housing Authority

70.

NO. 12

P.O. BOX 85,
RED DEER, ALBERTA

February 24, 1978

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

Dear Mr. Mayor and Members of Council:

In recognition of the need for public housing which continues to exist in our community and is expected to increase as rent decontrols are extended, the Red Deer Housing Authority has decided to make formal application for an additional twenty duplex housing units. This follows some months of working discussions with city and provincial officials.

The Alberta government has already made available funding for this purpose and the full cost of land and construction will be borne by the Alberta Housing Corporation. We have again been assured this past week that A.H.C. is prepared to begin this project immediately.

Until now, the Red Deer Housing Authority has delayed making a formal application for additional units because of the lack of suitable residential building lots in the city. However, the preparation of new lots for sale in Bower Place and the Normandeau extension makes it possible for us to proceed and the proposed new units now only require action by City Council.

First, we respectfully request that the Council reserve twenty duplex lots from the forthcoming land sale to be purchased by the Alberta Housing Corporation for the construction of public housing and administered by the Red Deer Housing Authority. It is understood that if for any reason the lots were not to be used for this purpose, the land would revert to the City of Red Deer.

Second, Alberta Housing Corporation requires that the City of Red Deer agree to assume responsibility for ten percent of the operating deficit of the proposed new units. This practice is currently followed for the 48 existing units and Council has made a similar agreement for the 48 units which are soon to be opened in North Red Deer. I should add that with the new rent schedule proclaimed by the Minister of Public Housing late last year, the deficit for all public housing in the city is expected to be lower than in the past while with full decontrols, rents will continue to be well below market rates.

In the interests of increasing the housing available to those members of our community who are unable to successfully participate in the commercial housing market, we urge the Council to take the necessary action.

Thank you for your consideration in this matter and for your continuing support of and participation in the public housing program.

Yours very truly,



Wm. K. Stuebing, Ph.D.
Chairman

WS:rjt

March 2, 1978

72.

TO: City Council
FROM: City Assessor

RE: Red Deer Housing Authority

With reference to the letter dated February 24, 1978, from the Red Deer Housing Authority requesting the City to reserve 20 lots in the forthcoming land sale, may I advise the following.

In the spring sale there will be 23 lots in the Bower Subdivision and nine in the Normandeau Subdivision designed for semi-detached (duplexes) buildings. City Council by resolution previously agreed to reserve out eight of these lots (5 in Bower, 3 in Normandeau). This represents 25% of the total semi-detached lots available and therefore we could not recommend any additional lots at this time.

It should be noted that in the anticipated fall sale there will be an additional 36 lots for semi-detached buildings. If the same principle of allowing 25% was applied the Red Deer Housing Authority would obtain a further nine lots.

By allowing the Housing Authority a grand total of 17 lots this would accommodate 34 housing units. The City Treasurer should possibly make comment respecting the operating deficit and its effect.

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

Commissioner's Comments

I agree with the suggestion by the Assessor that no additional lots should be made available in the forthcoming lot draw but rather an additional nine lots be set aside in the fall to provide for a total of 17 lots in 1978. The question of operating deficits is one which cannot be commented on at this time as we do not know what the revised rental rates may be at the time the homes are constructed.

As a guide to Council, we would note that the 1976 deficit for 48 units (24 City and 24 Province) was \$8,175.00.

The 1977 deficit on the City owned units is \$1,500.00. It should be noted the Province constructed an additional 48 units in 1977 for a total of 72 Provincially owned units and at this time we do not know the deficit on these for 1977.

"M.C. DAY"
City Commissioner

Andy Buruma Enterprises Ltd.

No. 5, 7612 49th Avenue, Red Deer, Alberta T4P 1M4

Phone 403/347-3700

NO. 13

February 24, 1978

73.

CITY OF RED DEER
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Attention: MAYOR KEN CURLE & MEMBERS OF CITY COUNCIL

Re: HIGHLAND GREEN SHOPPING CENTRE: 6315 HORN STREET
Request for Site Access via 64 Avenue

Further to the October 11, 1977 meeting of Council which resulted in our obtaining an option to purchase the subject site, we wish to make the following observations:

1. Preparatory planning for the centre is continuing on schedule with very few major changes being contemplated. One change that is required is alteration of the loading dock-areas for the proposed supermarket.
2. Additional site planning has resulted in our reaching a conclusion that many members of Council reached three months ago....an access point from 64 Avenue to the site is necessary.

This poses a problem. We submitted a revised site plan to the Municipal Planning Commission which denied the request for the improved site access. The subsequent appeal to the Development Appeal Board was withdrawn as that body felt it could not rule on the matter because it dealt with the use of an area apparently zoned as a public reserve.

The access point in question would enable shoppers, and the large supply trucks to enter the site from the South without disturbing the traffic flow of the entire parking lot. The proposed supermarket operation has indicated that without such an access the site is of no value except perhaps for a smaller convenience store with one or two convenience related shops totalling a maximum of 6,000 - 7,000 square feet. Our research has revealed that the area requires an injection of a minimum of 33,000 square feet of shopping facilities including : 8,000 - 13,000 square feet of supermarket.

3. The recent decision by Council which will likely result in the rezoning of a Highway Commercial site to permit the establishment of a drug store on Gaetz Avenue North is also causing us no small amount of consternation.

Cont.../2

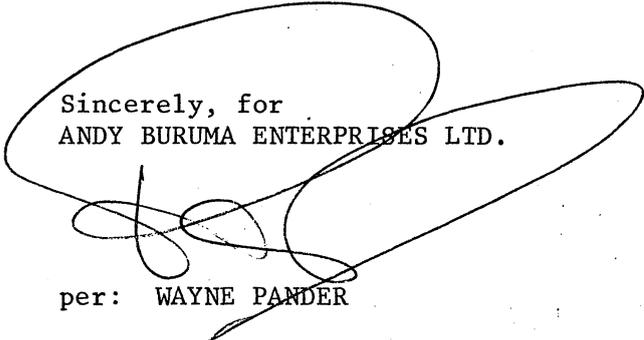
When we entered into our agreement with the city it was in the belief that the Highland Green Shopping Centre was the location that the Planners and City Council had earmarked for neighborhood shopping conveniences in North Red Deer. Part of the Centre's intensive trading areas is the residential community of Normandeau....and yet it seems that a second developer has been encouraged to develop a commercial establishment to compete with the site you proposed to sell to us. The second developer indicates that a pharmacy is needed on Gaetz Avenue North to accommodate residents of Normandeau, which places our drug store operation suddenly in a position of losing, or sharing a high percentage (18%) of his potential customers.

What this means is that we may lose our drug store because of your desire to help another developer out! To compensate for this loss of income, the proposed Highland Pharmacy is requesting improved site access to accommodate a greater flow of traffic to the Highland Green Shopping Centre from 64 Avenue.

We can appreciate the administrative staff's objections to an access point to the site from 64 Avenue, with the likely argument that provincial funding for a four lane divided arterial road can only have limited access points. The same argument was used several years ago to try to prevent access to Parkland Mall from Gaetz Avenue....but there are three access points to that important commercial venture from Highway 2A. And there are probably many other examples, possibly including the Eastview Shopping Centre's access from 40 Avenue, that could be cited.

Your earliest consideration and a positive response to this request will be greatly appreciated.

Sincerely, for
ANDY BURUMA ENTERPRISES LTD.



per: WAYNE PANDER

March 2, 1978

TO: City Clerk
FROM: City Engineer

RE: Andy Buruma Enterprises
Highland Green Shopping Center

The Engineering Department is at a loss as to why we must be repeatedly subjected to requests which are outside the scope of the original tender call for the site.

To recapitulate, Council by resolution dated October 14, 1975 instructed the administration to proceed to advertize for submissions for development of the proposed site. The Engineering Department was contacted by the City Assessor to determine what special conditions regarding servicing and/or access would be applicable to the site. We advised at that time (October 20, 1975) that no vehicular access would be allowed to 64 Avenue and access would be via Horn Street only. This condition was brought forward to Council and on December 22, 1975 Council by resolution agreed to this condition being included with the tender call.

Our objections to no access to 64 Avenue are:-

1. 64 Avenue is designated as a major arterial roadway and with the proposed upgrading to 4 divided standards, the road will form the direct connection to the Third River Bridge and could conceivably handle traffic volumes in excess of 20,000 + vehicles/day. Accordingly access to 64 Avenue should be kept to a minimum.
2. Another recent request from Sandstra Brothers for access to 64 Avenue for their warehouse constructed immediately south of 67 Street on the west side of 64 Avenue was turned down and relocated to Overdown Drive.
3. Access points limited to distances of approximately 1320 + feet, is a general requirement of Alberta Transportation in order to make the project eligible for Provincial funding. Any additional access to this site on 64 Avenue would be at maximum 450 feet from the proposed signalized intersection at Horn Street.
4. The site was advertised with no access to 64 Avenue being a condition of development and as such this condition should stand.
5. The requested access would be across Public Reserve and section 26.1 of the Planning specifically states the reserve can be used for the following purposes only:-

- a) public park
- b) public recreational area
- c) school site
- d) planted buffer strip.

Regarding Mr. Pander's comments re; access to Parkland Mall may we advise that the dedication surrounding the Parkland Mall was reserved for road widening and is not Public Reserve, and as such access is premissible. One access will be removed this year and improvements will be made to the roadway to facilitate the remaining points of access.

The access to Eastview Shipping Center was placed when 40th Avenue was not considered an arterial road. Although there are possibly other examples which may be cited, it does not mean that the City should continue to allow new developments to create future potential traffic problems..

We would therefore respectfully recommend to Council that the original terms and conditions be complied with and that no access be granted to 64 Avenue.

Should Council decide to allow this access to 64 Avenue then the Engineering Department would recommend that Council readvertise for submissions to develop this property. At the time of initial advertising it was made very clear that access would not be allowed, and developers at that time submitted proposals on that basis. If the Terms of Reference are to be changed everyone should have another chance.

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

KGH/ab

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

March 1, 1978

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

Dear Sir:

Re: Highland Green Shopping Centre,
Site Access via 64 Avenue.

Andy Buruma Enterprises Ltd. in a letter dated February 24, 1978, has requested permission to have access to their site via 64 Avenue. This would entail crossing a public reserve.

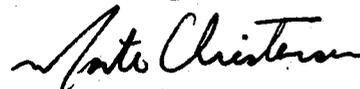
The public reserve along the westerly edge of Lot 30 was designed for the express purpose of separating the parcel from 64th Avenue, thereby limiting access from Horn Street. The use of public reserves is controlled by Sections 26, 26.1 26.2 26.3 and 26.4 of the Planning Act. If a public reserve is not to be used in the manner for which it was intended, then City Council must take the appropriate steps to change the use according to Section 26.2

From a site planning point of view, the arguments presented are sound. An access point located as indicated on their site plan would provide much more traffic flexibility within the site, and lessen the possibility of on-site traffic congestion.

The site, however, cannot be considered in isolation from the overall traffic pattern and concepts being proposed for 64th Avenue. The proposed access would affect the limited access concept and possibly create a point of congestion on 64 Avenue.

We recommend that the request be denied.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER
CITY PLANNING SECTION

MC/cc

MEMBERS

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

Commissioner's Comments

I agree with the comments of the Engineer and Planners that this request should be denied as to approve same will have not only a detrimental effect on traffic patterns and flows but will most certainly affect Provincial cost sharing for construction of 64th Ave. Furthermore if Council authorize a new access point, the site should be re-advertised to allow all prospective developers an equal opportunity. I can certainly appreciate the concerns expressed by Mr. Pander relative to a drug store being allowed on Gaetz Ave. north. This very point was brought to Council's attention at the time the Gaetz Ave. application was initially submitted. I cannot, however, accept the suggestion that because access points have been allowed on other neighborhood shopping sites, that similar action should be taken in this instance. Road construction standards are continually changing and we must keep abreast of current planning practices.

I recommend the request before Council be denied.

"M.C. DAY"
City Commissioner

P E T I T I O N

NO. 1

TO: THE MAYOR AND RED DEER CITY COUNCIL

RE: REZONING OF THAT AREA OF MOUNTVIEW FROM 39TH STREET ON THE NORTH TO 35TH STREET ON THE SOUTH TO 43RD AVENUE ON THE EAST TO SPRUCE DRIVE ON THE WEST.

THE UNDERSIGNED CITIZENS DO HEREBY PETITION COUNCIL TO REZONE THE ABOVE DESCRIBED AREA TO A SINGLE FAMILY DWELLING (R1) AND EXCLUDE ANY MULTI-FAMILY DWELLING USES ON THE ABOVE DESCRIBED AREA.

THIS RESIDENTIAL AREA HAS BEEN A SINGLE FAMILY DWELLING AREA FOR ABOUT 25 YEARS AND WAS ORIGINALLY BUILT ON THE GENERAL UNDERSTANDING THAT THIS WOULD REMAIN A SINGLE FAMILY DWELLING AREA ONLY.

IT IS OUR OPINION THAT DEVELOPMENT OF MULTI-FAMILY DWELLINGS IN THIS AREA WOULD RESULT IN OVER CROWDING AND HEAVIER TRAFFIC.

JUST RECENTLY A PETITION CAME BEFORE THE MUNICIPAL PLANNING COMMISSION IN WHICH 96 PEOPLE WERE CONTACTED OUT OF A TOTAL NUMBER OF 102 IN WHICH 96.9% WERE AGAINST THE DEVELOPMENT OF AN APARTMENT BLOCK PLAN FOR LOT 9, BLOCK 3, PLAN 8148 E.T., MORE PARTICULARLY KNOWN AS 4333 - 37TH STREET, IN RED DEER. THIS ABOVE PETITION SHOWED CONCERN FOR THE PRESENT ZONING OF AND MORE PARTICULARLY KNOWN AS AN R2A ZONE WHICH CONDITIONALLY ALLOWS MULTI-FAMILY DWELLINGS TO BE BUILT ON LAND IN THAT AREA. IN THIS PETITION, CONCERN WAS EXPRESSED FOR THE LOSS OF PRIVACY, INCREASE IN NOISE AND TRAFFIC AND PARKING PROBLEMS IN A NOW QUIET NEIGHBOURHOOD. CONCERN WAS ALSO EXPRESSED OVER PROPERTY VALUES, AND THE QUALITY OF LIFE WANTED AND DESIRED FOR RESIDENTS OF THIS PARTICULAR AREA.

IT IS OUR CONCERN THAT WE SHOULD NOT HAVE TO FIGHT EVERY PLANNED DEVELOPMENT THAT COMES FOR APPROVAL WHEN THE CITY PLANNERS HAVE ALREADY GIVEN DISABLING IN FOR MULTI-FAMILY DWELLINGS IN THIS AREA AND IT WOULD BE FAR MORE PRACTICAL

TO HAVE THE WHOLE AREA REZONED FOR SINGLE FAMILY DWELLINGS.

80.

IT IS OUR VIEW THAT IT IS IN THE BEST INTEREST OF MAINTAINING A NEIGHBOURHOOD
THAT THIS AREA REMAIN A SINGLE FAMILY (R1) DWELLING.

REZONING PETITION FOR MOUNTVIEW

<u>PETITION NO.</u>		NO. OF OWNERS CONTACTED	<u>130</u>
#1	11	FOR THE PETITION	<u>130</u>
#2	10	AGAINST THE PETITION	<u>3</u>
#3	9	PERCENT	<u>97.8</u>
#4	24		
#5	15	TOTAL HOMES IN AREA	<u>152</u>
#6	33	PERCENT IN AGREEMENT INCLUDING	
#7	10	THOSE NOT CONTACTED	<u>85.5</u>
#8	18		
<hr/>			
TOTAL	130		

REFUSED TO SIGN RESIDENTS	<u>2</u>	(44A AVENUE - NORTH END)
REFUSED TO SIGN NON-RESIDENTS	<u>1</u>	(37TH STREET)

OWNERS UNABLE TO CONTACT

SPRINGBETT DRIVE	6	(ALREADY ZONED R1)
SPRUCE DRIVE	1	(ALREADY ZONED R1)
35TH STREET	3	
37TH STREET	1	
43RD AVENUE	3	
43A AVENUE	1	(ALREADY ZONED R1)
44TH AVENUE	1	
44TH A AVENUE	1	
45TH AVENUE	1	
46TH AVENUE	1	
<hr/>		
TOTAL	19	

WE WILL CONTACT AS MANY AS POSSIBLE AND FORWARD RESULTS TO COUNCIL BEFORE THE SECOND READING.

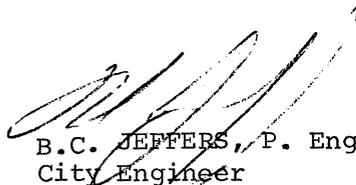
February 28, 1978

TO: City Clerk
FROM: City Engineer

RE: Rezoning Petition for Mountview

The Engineering Department's comments relating to this matter remain essentially unchanged from those offered for a similar petition on the last Council agenda. Briefly, these were:-

1. Certainly traffic volumes do increase, the present streets and laneways would probably be able to handle increased flows, but there would be some congestion.
2. The water & sewer utilities would probably be adequate. This would depend however on the extent of development.
3. The areas open for development of multiple family units are restricted and will become more so with each petition that comes in and is approved by Council.


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

BCJ/ab

March 1, 1978

TO: City Clerk
FROM: Acting Development Officer
RE: Mountview Rezoning

This requested change in zoning will result in some of the homes in the area becoming non-conforming to various zoning regulations as they are presently zoned R.2. The requirements are frontyards, sideyards and possibly floor areas. Non-conforming buildings cannot be added to structurally altered, or rebuilt unless the work would allow them to conform to the bylaw under the provisions of the Provincial Planning Act. As well existing basement suites would become non-conforming and improvements to them would not be allowed under R.1 zoning.

In view of these problems, the solution might be to add this area to other areas mentioned in the zoning bylaw that do not permit apartments as conditional uses.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002
TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5
FILE No. 13.00 & 17.20

March 1, 1978

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

Dear Sir:

Re: Rezoning Petition for Mountview

Our initial survey regarding the housing and density issue in the City of Red Deer has indicated the area described in the above mentioned petition consist entirely of single family dwellings. There are approximately 158 units within the defined area. All of these have been built since 1961 and are in good condition.

The density for the area is relatively low. The area consists of approximately 39 net acres (street and lanes excluded) or about 55 gross acres. With 158 dwellings, the density is calculated to be 4.0 units per net acre or 2.9 units per gross acre. If there is an average of 3.6 people per unit then the density is 14 persons per net acre or 10 persons per gross acre. By comparing these two figures to the density guideline of 18 to 20 persons per gross acre - a guideline being used in the new residential area - we see a difference of approximately 8 people per gross acre.

By applying the guideline of 18 persons per acre, the density of the area could, theoretically, be increased. The present density of 10 persons per acre is 8 persons per acre less than the guideline. This means that the 55 gross acres could accommodate 440 people (8.0 x 55) or approximately 122 units (440 ÷ 36). If the net figure of 39 acres is used then 156 people (4.0 x 39) or 43 units (156 ÷ 3.6) could be accommodated.

Many of the lots in the area have 75 feet of frontage.

A well designed, and landscaped low density apartment could easily be sited on one of these lots without injuriously affecting the neighbourhood. Apartments carefully located throughout the area could effectively increase the density without the detrimental effects of crowding.

MEMBERS

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

We recommend that the requested zoning amendment be denied.

Yours sincerely,



Monte Christensen
Associate Planner
City Planning Section

/mjw

Commissioner's Comments

This request is similar to that submitted by residents of Eastview at the last meeting of Council. It was our recommendation at that time that a moratorium be placed on further development pending the results of the detailed study being undertaken by the Planning Commission. However, legislation does not permit such a moratorium, the only practical solution being rezoning of the property to prevent such development. Accordingly I would recommend that Council follow the same course of action with the understanding that both of these decisions will be subject to review when the study is completed.

"M.C. DAY"
City Commissioner

NOTICES OF MOTION

86.

March 1, 1978.

NO. 1

TO: Council
FROM: City Clerk

Re: Notice of Motion

Following is a Notice of Motion submitted by Alderman Webb and Alderman Oldring at the meeting of Council February 20th, 1978.

- "1) Whereas City Council, the Development Appeal Board, and the Municipal Planning Commission receive continual protestations from residents opposed to apartment and other multiple family housing proposals in residential areas, and
- 2) Whereas in areas where multiple family dwellings are a conditional use this situation causes uncertainty for both residents and developers, and
- 3) Whereas the Zoning Bylaw, adopted in 1960, contains many amendments some of which may not be consistent with current and proper planning practices, and
- 4) Whereas since Zoning Bylaw 2011 was adopted a difference concept of the wholesale-retail relationship has emerged, particularly in sales of durable goods; and
- 5) Whereas it may be desirable to protect some of Red Deer's older structures as historical or future historical sites and Zoning Bylaw 2011 makes no provision for the preservation of historical sites;

Therefore be it resolved that Council of the City of Red Deer request the Planning Commission to undertake a complete review of Zoning Bylaw 2011 and make recommendations to Council for changes and recommend how such changes may be implemented, with regard for land-use legislation found in the new Planning Act."

R. STOLLINGS
City Clerk

RS/ds

c.c. City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 13:00

February 28th, 1978

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

Dear Sir:

RE: Notice of Motion
Review of Zoning By-Law No. 2011

While the concept of reviewing the Zoning By-law holds considerable merit, I have some reservations about the specifics of the Notice of Motion as submitted by Alderman Webb and Alderman Oldring.

My concern is not with validity or appropriateness of the items listed in the Notice of Motion but with the time and man power needed to investigate these problems. The task of writing legislations to protect or promote some aspect of our city is not as difficult as determining what we should be protecting or promoting. There are probably other issues that should also be examined. The policies and priorities that are established can be incorporated into a zoning bylaw to a certain extent, but it may be necessary to establish other programs in order to accomplish desired objectives.

In light of the proposed planning legislation the Red Deer Regional Planning Commission has within its current work program establish the means to review Zoning Bylaw 2011. The objective of our review is to bring the bylaw in line with the New Planning Act, improve the readability of the bylaw, remove some of the ambiguous statements and definitions and to institute the metric system of measure. This type of review could be complete by early fall, 1978.

If other policies and priorities are to be established the review could take much longer.

Such policies and priorities should really be established by means of a general plan document. The Zoning Bylaw would in turn support the general plan.

Yours truly,



Monte Christensen
ASSOCIATE PLANNER

/lt

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioner's Comments

I agree fully with the intent of this notice of motion and would point out to Council that such a review has been under consideration for some time, but has been deferred pending the introduction of the new Planning Act. I would also like to bring to Council's attention that a review of this bylaw cannot be undertaken in isolation. The zoning bylaw is merely the mechanism by which the City ensures that development takes place in an orderly manner in accordance with the general plan for the City. Accordingly the first step in such a review is to update and have approved by Council the general plan for the City. Once this is done a new bylaw can be drafted to control the implementation of such a plan.

From the foregoing Council will see that every time amendments are made to the zoning bylaw, Council are really altering the City plan which they have approved and in so doing express an intent to see the City develop in some other manner than originally envisioned in the overall plan.

It is for this reason that the City Solicitor frequently cautions Council, that when considering amendments to the zoning bylaw, that Council should formulate their decisions on sound planning principles as required by the Planning Act, and should not be influenced by extraneous considerations such as the financial strength of the developer, economic expediency, etc.

It is interesting to note that since January, 1976 there have been 91 amendments to the zoning bylaw and since this Council come into office there have been 18 amendments which averages very close to 2 amendments at every Council meeting. While a portion of these amendments have been brought forward to zone new areas, many of these amendments come about from applications by developers and have resulted in substantial changes to the general plan of the City, the most noticeable effect being the trend to strip development the full length of Gaetz Avenue as opposed to the grouping of similar uses so strongly recommended by the professional planners.

The new Planning Act requires that a general plan be prepared which in the case of the City of Red Deer means a review of the existing general plan to ensure its conformance with the new act and the wishes of Council. To this end Council may wish to consider holding a one-day seminar so that the Planners can present the plan as it now exists and seek the guidance of Council on what changes, if any, they wish to see incorporated in the new plan.

The specific point of historic sites raised by Alderman Webb can be covered in this overall review in line with the existing provincial legislation regulating this issue.

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/F-78

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

- 1) Bylaw No. 2011, as Amended is further amended as hereinafter set out.
- 2) Table 8A, Use Table for C5X Zone is amended by adding under the column entitled "Conditional Uses" the following item:
 - all uses listed as permitted and conditional in the C.5 and I.1 zones.
 - barber shop
 - beauty salon
 - drugstore
- 3) This Bylaw shall come into force upon the final passing thereof.

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

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

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

MAYOR

CITY CLERK

BY-LAW NO. 2580/78

A by-law to repeal the voluntary Police Commission of the City of Red Deer and to establish the City of Red Deer Police Commission.

AS the Police Act, 1973, was amended in 1976 and 1977 and now requires every urban municipality of over 1,500 persons to appoint a municipal police commission whether or not such municipality has a contract with the Royal Canadian Mounted Police to police the municipality; and

AS the Police Act, 1973, as amended, further provides in Section 23(3) that:

"The commission shall, at the option of council, consist of either

- (a) five members to be appointed by the council, two of whom may be members of the council or municipal employees, or
- (b) three members to be appointed by the council, one of whom may be a member of the council or a municipal employee,

but in either event, no member of council and no municipal employee may be chairman of the commission."

and

AS the Municipal Council of the City of Red Deer deems it appropriate to establish a police commission of five members.

NOW THEREFORE pursuant to the provisions of the Police Act, 1973, as amended, the Municipal Council of the City of Red Deer, duly assembled, enacts as follows:

SHORT TITLE

1. This by-law may be cited as "The City of Red Deer Police Commission By-law".

INTERPRETATION

2. (a) In this by-law, the following expressions shall have the meanings herein set forth:

- (i) "Act" means the Police Act, 1973, as amended from time to time;
- (ii) "Council" means the Municipal Council of the City of Red Deer;
- (iii) "Member" means a member of the Police Commission;
- (iv) "Officer-in-Charge" means the head of the Royal Canadian Mounted Police detachment in the City of Red Deer;
- (v) "Police Commission" means the City of Red Deer police commission established by this by-law pursuant to the Act.

(b) The provisions of this by-law shall be interpreted so as to conform with and be consistent with the provisions of the Act.

(c) The titles or headings used in this by-law are inserted for convenience of reference only and shall not affect the interpretation or construction of this by-law.

CREATION OF POLICE COMMISSION AND MEMBERSHIP

3. (a) There shall be Police Commission composed of five members appointed by Council in the following manner:

- (i) Two members of Council or employees of the City of Red Deer, and
- (ii) Three members, other than members of Council or employees of the City of Red Deer, chosen by Council, one of whom shall be chosen to be chairman of the Police Commission by the members.

(b) The initial members of the Police Commission shall be the 3 persons and 2 members of Council that presently comprise the voluntary Police Commission established under by-law No. 2524/76. The term of office for the initial members of the Police Commission shall expire at the statutory meeting of Council in October 1978 at which time 2 members of Council or employees of the City of Red Deer shall be appointed for a one-year term and 3 other members shall be appointed for a one-year term, a two-year term, and a three-year term respectively. Thereafter, appointments of members of Council or employees of the City shall be for a period of one year and other appointments shall be for a period of three years.

(c) Any member may be re-appointed to the Police Commission at the expiration of his term, except that the appointment of a member of Council shall terminate when the appointee ceases to be a member of Council, and no retiring member shall be eligible for re-appointment for a term to exceed 6 consecutive years. Retiring members may be eligible, however, for re-appointment after one year's absence from the Police Commission.

(d) Any member of the Police Commission who shall be absent from 3 consecutive meetings of the Police Commission, unless such absence be caused by illness or authorized by resolution of the Police Commission entered into its Minutes, shall immediately forfeit his office and a new member shall be appointed by Council in his place for the remainder of his term of office. Any member forfeiting his office may be eligible for re-appointment in the future but shall not be eligible for re-appointment for the unexpired portion of the term so forfeited.

(e) Any member of the Police Commission may resign therefrom at any time upon sending written notice to the Chairman of the Police Commission or to the City Clerk of the

City of Red Deer and any member of the Police Commission may be removed from office at any time by resolution of Council of the City of Red Deer.

(f) Where a vacancy in membership occurs, by reason of death, resignation, forfeiture, or from any other cause, Council shall, by resolution, within 60 days of the vacancy, appoint a successor to fill the vacancy in membership in the Police Commission for the remainder of the term.

(g) Notwithstanding the term of a member, a member of the Police Commission shall remain in office until his successor has been appointed.

OFFICER-IN-CHARGE

4. The Officer-in-Charge and such other members of the Royal Canadian Mounted Police detachment in the City of Red Deer as the Officer-in-Charge may wish to have with him in an advisory capacity, shall, if requested by the Chairman of the Police Commission, attend all meetings of the Police Commission but may not vote on any matter before the Police Commission. In the absence of the Officer-in-Charge, he shall nominate a member of the Royal Canadian Mounted Police detachment in the City of Red Deer to attend on his behalf.

FUNCTIONS OF THE POLICE COMMISSION

5. (a) The Police Commission shall exercise all of the powers it is required to exercise pursuant to the provisions of the Act and further, may exercise any duties which it is allowed to exercise pursuant to the provisions of the Act.

(b) Notwithstanding the provisions of subsection (a), the Police Commission shall not enter into any agreement with the Government of Canada for the use or employment of the Royal Canadian Mounted Police in the City of Red Deer or make any arrangement, agree upon, or determine the amount of money to be paid by the City of Red Deer for such services, but may make recommendations with respect to the same to Council who shall be responsible for such agreements.

COMMISSION PROCEDURE

6. (a) The Police Commission shall elect a chairman at its first meeting in each year from amongst its membership, provided that the chairman may not be a member of Council or an employee of the City of Red Deer.

(b) The Police Commission shall appoint a vice-chairman or acting chairman at its discretion.

(c) The Police Commission may appoint a secretary of the Police Commission, but the secretary shall not be a member thereof or have a vote therein.

(d) A majority of the members of the Police Commission shall constitute a quorum.

(e) The Police Commission shall meet at least once every three months or more often as required, with the regular meetings to be held on a date to be agreed upon by the members of the Police Commission.

(f) The Chairman of the Police Commission, or if the office of chairman is vacant, any member of the Police Commission, may call special meetings of the Police Commission whenever such member considers it expedient to do so and further shall do so when requested in writing by a majority of the Police Commission. Written notice shall be given of a special meeting stating the time, place, and in general terms the nature of the business to be transacted thereat and shall be sent to each Police Commission member at his residence or place of business not less than 24 hours prior to the meeting. With the written consent of all of the members of the Police Commission, a special meeting may be called on shorter notice. When a special meeting is called, no business other than that set forth in the notice may be transacted except with the consent of all members.

(g) An agenda shall be prepared by the secretary, in consultation with the Chairman or his designate, and circulated to members for each Police Commission meeting. Any member or the Officer-in-Charge may designate an item for the agenda. No business may be transacted unless it is on the agenda except with the consent of all members present.

(h) Meetings of the Police Commission shall be open to the public, but all matters relating to discipline, personnel, conduct, contracts with the Royal Canadian Mounted Police, and security of police operations shall be conducted in private or closed meetings.

(i) The Chairman of the Police Commission, with the consent of the members, may invite any person to attend and speak at a meeting of the Police Commission.

(j) The Police Commission may make such reports to Council on matters of public concern as the Police Commission deems are appropriate and are in the public interest. The Police Commission shall also report to Council on any matter when requested to do so by resolution of Council.

(k) Subject to the Act, this by-law, and any other relevant legislation, the Police Commission may establish rules of procedure governing its meetings, hearings, and investigations provided that there shall be a regular order of business at every meeting, minutes thereof in summary form shall be transcribed and remain in the custody of the secretary of the Police Commission, and unless other rules are established, the Police Commission shall follow the Procedure By-law of the City of Red Deer.

CONFLICT OF INTEREST

7. No member shall participate in any discussion nor vote upon any matter that may involve a conflict of interest of the type referred to in section 30 of the Municipal Government Act.

BY-LAW REPEAL

8. By-law No. 2524/76 is hereby repealed.

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

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

READ A THIRD TIME IN OPEN COUNCIL AND DULY PASSED this day of
A.D. 1978.

MAYOR

CITY CLERK

File

GUIDELINES FOR COMMUNITIES REGARDING
BIDS TO HOST THE ALBERTA GAMES

The following guidelines are to be used by the communities in preparing their official submissions to host the Alberta Games:

A. PROCEDURE FOR SELECTION OF HOST COMMUNITY

1. The invitation to bid will be sent to Alberta centres with a population of over 5,000.
2. Submissions from communities should be directed to:

Alberta Games Council
830 A - 10th Avenue S.W.
Calgary, Alberta T2R 0B1
3. The Alberta Games Council will review the submissions and select the next Host Community.
4. The Chairman of the Alberta Games Council will officially notify the Host Community and announce the site of the next Alberta Games.

B. GAMES ORGANIZATION

1. Responsibility of the Host Community:

The host community will select its Games Chairman, who will be responsible for all games operations in the host community, under the guidelines established by the Alberta Games Council. The Games Chairman, together with the host community, will choose the Board of Directors.

Once the games are over the host community will provide for the necessary follow up.

2. Responsibility of the Alberta Games Council:

The philosophy, policy, standards and guidelines of the Games are established by the Alberta Games Council.

The Alberta Games Council, represented by its Managing Director, has the overall responsibility for staging the Games. This involves working with the community, businesses, individuals, and Government in all aspects of Games development, administration and financial operations.

The Alberta Games Council will provide a grant of \$150,000.00 on the basis of the bid submitted by the host community. The grant will be provided to the host community by the Alberta Games Council.

B. GAMES ORGANIZATION (CONTINUED)

2. Responsibility of the Alberta Games Council (Continued):

The responsibilities of the Alberta Games Council, or its designate, include:

Games Standards

The Alberta Games Council has set high standards for Games operations, including:

- (a) Financial and administrative operations;
- (b) Communications employed during the Games;
- (c) Security of athletes while at the Games;
- (d) Transportation, accommodation and subsistence provided for athletes participating in the Games.

Insurance Coverage

All matters relating to the insurance coverage for the Games is the responsibility of the Alberta Games Council.

Games Memorabilia (Including Logo)

As these are the property of the Alberta Games Council, all matters relating to their use must be approved by the Alberta Games Council or its designate.

The final authority for these matters lie with the Alberta Games Council. Decisions related to these matters must have the approval of the Alberta Games Council or its designate.

C. BUDGET AND FINANCIAL MANAGEMENT

The financial operation of the Games will be the responsibility of the Games Chairman of the Host Community in conjunction with the Managing Director of the Alberta Games Council. The Budget consists of the following:

1. \$150,000.00 Provincial Government GrantPurpose of the Grant

The Government of Alberta, through the Department of Recreation, Parks and Wildlife, will contribute up to \$150,000.00 on the basis of a budget agreed by the Department, the Alberta Games Council, and the Host Community. The \$150,000.00 (maximum) is for the operational expenses of the Alberta Games. In addition to the \$150,000.00, special funding considerations may be available to the community, if provision is made by the community to expand the Games to include Special Groups such as senior citizens and, the physically and mentally handicapped.

C. BUDGET AND FINANCIAL MANAGEMENT (CONTINUED)

1. \$150,000.00 Provincial Government Grant (Continued)

Purpose of Grant - Continued

The operational expenses of the Alberta Games include:

- (a) Administration of the Alberta Games in the Host Community, and
- (b) Transportation, accommodation and subsistence for athletes and officials.

Administration of the Grant

- (a) The Government funds will be advanced to the Host Community in instalments.
- (b) Any portion of the grant not used in the operation of the Alberta Games will not accrue to the Host Community.
- (c) Any deviation in the spending of any Government commitment must have the approval of the Managing Director of the Alberta Games Council and the Department.

2. Financial Resources of the Host Community

The Host Community will provide direct and indirect contributions towards the operation and staging of the Games, as stated in its bid submission to host the games.

Staff

The host community must be prepared to:

- (a) Employ one full time co-ordinator and one secretary, each for a period of nine months. The ninth month should provide for the necessary follow up after the Games have been held.
- (b) Provide one man year of wages to provide short term assistants to the Board of Directors, under the supervision of the Games Co-ordinator. For instance, one assistant might be hired for a six month term, while two others could be employed for a term of three months each.

3. Other Sources of Funding

It is anticipated that in addition to the aforementioned funds, direct and indirect funding will be provided by the private sector.

4. Financial Statements

The Host Community will provide the Alberta Games Council with:

- (a) A financial statement on the operations of the Games at least every two months, also
- (b) An audited financial statement at the conclusion of the Games.

D. LEGACY

In addition to the above funding for the operation of the Games, the Host Community will receive a Legacy in the amount of \$50,000.00. This legacy will accrue to the Host Community for use on amateur sport. If there is a deficit in the operation of the Games, then it will first be charged against the Legacy.

The Minister of Recreation, Parks and Wildlife is to receive through the Managing Director of the Alberta Games Council details of how the \$50,000.00 Legacy is to be spent. This money will not be released by the Government of Alberta until an audited financial statement of the Alberta Games is completed.

E. SUBMISSIONS

The Submissions must be typewritten in a document of not more than ten pages in length. Pictures and other visual attachments will not be accepted.

As a general guide in preparing this information, keep in mind that the Host Community will be handling approximately 800 to 1300 persons per day for accommodation and messing. The Games normally last for four days with each sport competing for two days.

The Submission should contain information pertaining to the items listed below:

1. Proposed dates;
2. Provincial, National and International events hosted in recent years;
3. Local Organizing Committee:
 - assurance that the community can form an organization capable of properly hosting the Games,
 - a proposed organization structure;
4. Facilities available:
 - your submission must describe the facilities that are available for accommodating the proposed sports (see attached list),
 - the locations of the facilities should be shown on an accompanying plan of the community,
 - the plan and budget for upgrading and renovating of existing facilities should be included;
5. Accommodation and food:
 - description of the accommodations that will house the athletes and officials and the location of same, keeping in mind that large numbers are involved,
 - a guaranteed per diem rate for accommodation and living expenses;

E. SUBMISSIONS (CONTINUED)

6. Transportation:

- accessibility of community to the rest of the Province,
- provisions for movement of athletes within the community;

7. Press and communications facilities:

- local television and radio stations, newspapers and other media,
- facilities available to host members of the press and media;

8. Medical facilities:

- availability of medical treatment,
- provision for first aid treatment at competition sites;

9. Proposed budget:

- the proposed cost of operating the Games and the upgrading and renovation of facilities prepared in a budgetary form. Be sure to include the costs related to staff (refer above to Section C - Budget and Financial Management - Point 2.);

10. Support letters:

- an indication of support from organizations and agencies in the community;

11. Additional information:

- climate of area;
- population of community;
- accommodations for visitors;
- geographical location of community;
- other items of interest.

December 15, 1977

LIST OF POSSIBLE SPORTS

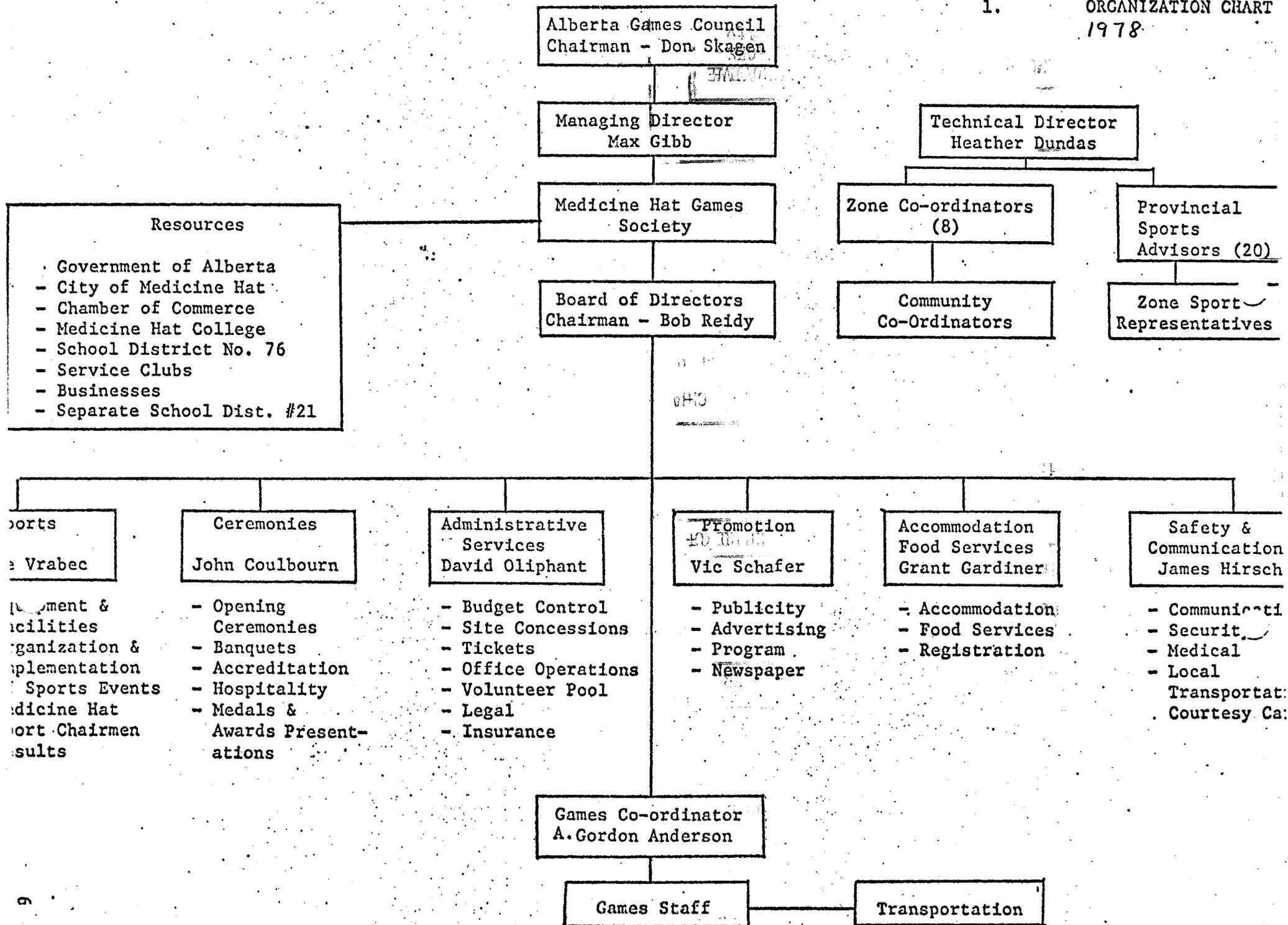
1979 SUMMER GAMES

Archery
Baseball
Canoeing
Cycling
Diving
Equestrian
Field Hockey
Golf
Horseshoes
Lacrosse
Lawn Bowling
Parachuting
Rowing
Rugby
Sailing
Shooting
Soccer
Softball
Swimming
Synchronized Swimming
Team Handball
Tennis
Track and Field
Water Polo
Water Skiing

1980 WINTER GAMES

Badminton
Basketball
Bowling
Boxing
Curling
Fencing
Figure Skating
Gymnastics
Hockey
Judo
Karate
Racquetball
Ringette
Skiing (Alpine)
Skiing (Cross-Country)
Speedskating
Table Tennis
Team Handball
Volleyball
Weightlifting
Wrestling

1. ORGANIZATION CHART
1978



II. ORGANIZATIONAL STRUCTURE - 1977

ALBERTA GAMES POLICY COMMITTEE
Ron Butlin, Chairman

TECHNICAL DIRECTOR
Frances Brown

- Provincial Advisors (24)
- Zone Sport Representatives (24 x 8 Zones)
- Zone Co-Ordinators (8 Members A.R.P.A.)

RESOURCES

- Government of Alberta
- City of Red Deer
- Chamber of Commerce
- Red Deer College
- Penhold Armed Forces Base
- Schools
- Service Clubs
- Businesses
- City Recreation Department

RED DEER SUMMER GAMES SOCIETY

BOARD OF DIRECTORS

CHAIRMAN
Dick Huddleston

PORTS
ry Tennant

CEREMONIES
Irene Shandera

ADMINISTRATIVE SERVICES
Terry Welty

PROMOTION

ACCOMODATION FOOD SERVICES & TRAVEL
Jean Knopp

SAFETY & COMMUNICATIONS
Walter Inglis

- Equipment Facilities
 - Organization & Implementation of 24 Sport Events
 - Red Deer Sports Chairmen (24)
 - Results
- Opening Ceremonies Ceremonies
 - Banquets
 - Accreditation & Registration
 - Hospitality
 - Medal & Awards Presentations
- Budget Control
 - Sites Concessions
 - Tickets
 - Office Operations
 - Volunteer Pool
 - Legal
 - Insurance
- Publicity
 - Advertising
 - Program
 - Newspaper
- Accommodation
 - Transportation
 - Food Services
- Communication
 - Security
 - Medical

Games Co-Ordinator
Keith Carscadden

GAMES
STAFF

BANFF ALBERTA WINTER GAMES SOCIETY
FINANCIAL STATEMENTS
FOR THE PERIOD ENDED JUNE 15, 1976

Buchanan, Barry & Co.

Chartered Accountants

Calgary, Alberta

T2P 2V7

REPRESENTED IN MAJOR CITIES IN CANADA AND THROUGHOUT THE WORLD

I N D E X

	<u>Page</u>
Auditors' Report	1
Statement of Receipts and Disbursements	2
Statement of Disbursements	3&4
Schedule of Contributions or Services Not Reflected in Financial Statements	5

Buchanan, Barry & Co.

CHARTERED ACCOUNTANTS

CALGARY, ALBERTA T2P 0T8

1.

To: Committee Members
BANFF ALBERTA WINTER GAMES
BANFF, Alberta

We have examined the attached statement of receipts and disbursements for the Banff Alberta Winter Games Society for the period ended June 15, 1976. Our examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as we considered necessary in the circumstances.

Due to the nature of the source of funds, our verification has been restricted to an examination of recorded revenue.

In our opinion, except for the limitation of our examination mentioned in the preceding paragraph, this statement presents fairly the receipts and disbursements of the Banff Alberta Winter Games Society for the period ended June 15, 1976.

CALGARY, Alberta

June 21, 1976

Buchanan Barry & Co.
Chartered Accountants.

BANFF ALBERTA WINTER GAMES SOCIETYSTATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR THE PERIOD ENDED JUNE 15, 1976

Receipts

Sport Alberta (Amateur)	\$ 125,000.00
Advertising	5,045.00
Program sales	3,345.00
Poster sales	111.00
Donations	450.00
Crest sales	310.00
	<u>134,261.00</u>
Total disbursements	<u>143,510.79</u>
Disbursements over receipts	<u>\$ (9,249.79)</u>
Bank balance, June 15, 1976	\$ 214.41
Less: Outstanding cheques	<u>9,464.20</u>
	<u>\$ (9,249.79)</u>

BANFF ALBERTA WINTER GAMES SOCIETYSTATEMENT OF DISBURSEMENTS
FOR THE PERIOD ENDED JUNE 15, 1976

Administration

Audit fee	\$ 750.00
Office rental	1,450.00
Office equipment rental	2,280.98
Telephone	2,558.37
Postage	299.44
Stationery and supplies	1,605.12
Co ordinators salaries	8,578.26
Honorarium	970.40
Meals and travel	2,074.10
Insurance	2,036.25
Miscellaneous	1,253.27
Printing	515.44
	<u>24,371.63</u>

Cermonies

Medals and plaques	5,790.69
Badges	405.00
Crests	540.44
Engraving	799.00
Hospitality suite	774.47
Beverages and food	3,003.60
Miscellaneous	162.05
Flags	438.53
Photograph	63.94
Blazers and Ties	1,035.00
Theatre rental	720.00
	<u>13,732.72</u>

Publicity

Program costs	6,181.45
Posters	4,883.38
T.V. Production	498.00
Signs	599.20
Rocky Ram	190.14
Parade float	2,500.00
Other	865.60
	<u>\$ 15,717.77</u>

BANFF ALBERTA WINTER GAMES SOCIETYSTATEMENT OF DISBURSEMENTS
FOR THE PERIOD ENDED JUNE 15, 1976

Sports

Athelete - meals	\$ 6,466.58
- accomodation	36,175.95
- travel	25,346.97
Equipment	2,437.68
Facilities	1,149.40
Sanitation supplies	1,862.00
Renovations and improvements to facilities	<u>14,551.32</u>
	<u>87,989.90</u>

Freight

1,698.77

Total disbursements

\$ 143,510.79

BANFF ALBERTA WINTER GAMES SOCIETY

SCHEDULE OF CONTRIBUTIONS OR SERVICES
NOT REFLECTED IN FINANCIAL STATEMENTS
(Estimates where costs unknown)

Private Donations - Telecasts throughout Alberta	\$ 31,000
Dept. of Culture - Young Canadians	2,490
Dept. of Public Affairs	7,000
Hudson Bay Company	4,500
Simpson Sears Ltd.	2,500
Burns Food	3,500
Air Canada	1,500
Dept. of Recreation, Parks and Wildlife - Television	20,000
Production	
- Rule Books	3,400
C.F.C.N. Television	10,000
Government of Alberta - Communications	5,000
- Zone Co-ordinators	8,000
Canada Safeway	750
Canadian Amateru Hockey Association - loss on West German/University of Calgary Exhibition Game	1,400
Banff School Board - facilities	2,142
Directors' time, contributed	<u>18,000</u>
	<u>\$ 121,182</u>

RED DEER ALBERTA SUMMER GAMES
Red Deer, Alberta

FINANCIAL STATEMENTS
as at January 15, 1976

*Lindskog, Albach, Tronnes, White,
Denis, McKenzie & Visser*

CHARTERED ACCOUNTANTS
RED DEER, ALBERTA

AUDITORS' REPORT

To: Committee Members
Red Deer Alberta Summer Games
Red Deer, Alberta

We have examined the attached Statement of Revenue and Expenditures for the Red Deer Alberta Games Society for the period ended January 15, 1976. Our examination included a general review of the accounting procedures and such tests of the accounting records and other supporting evidence as we considered necessary in the circumstances,

We did not conduct an Audit of the various projects. The gross receipts of the project are submitted by the project chairman. The schedule of contributed services has been submitted by the finance committee.

In our opinion, except for the limitations of our examination mentioned in the preceding paragraph, these statements present fairly the revenues and expenditures of Red Deer Alberta Games Society for the period ended January 15, 1976.

Lindskog Albach & Co.
LINDSKOG, ALBACH & CO.,
CHARTERED ACCOUNTANTS

Red Deer, Alberta
February 2, 1976

RED DEER ALBERTA GAMES SOCIETY
 STATEMENT OF REVENUE AND EXPENDITURE
 FOR THE PERIOD ENDED JANUARY 15, 1976
 (WITH BUDGET FOR COMPARISON ONLY)

	Actual \$	Budget \$
REVENUE		
Provincial grants	116,000.00	100,000.00
Sale of souvenirs	10,633.67	
Sundry	356.58	
Advance tickets	1,863.50	
Advertising	11,930.50	
Donations	5,000.00	
City of Red Deer grants	11,200.00	11,120.00
Signs and score boards	765.00	
Program sales	1,965.30	5,000.00
Ticket sales gate	<u>3,576.00</u>	<u>3,000.00</u>
	163,290.55	119,120.00
 TOTAL EXPENDITURES	 <u>163,077.06</u>	 <u>154,799.00</u>
 BANK BALANCE, JANUARY 15, 1976	 <u>213.49</u>	 <u>(35,679.00)</u>

RED DEER ALBERTA GAMES SOCIETY

STATEMENT OF EXPENDITURES

FOR THE PERIOD ENDING JANUARY 15, 1976

(WITH BUDGET FOR COMPARISON ONLY)

	Actual \$	Budget \$
ADMINISTRATION		
Outside secretarial services	719.76	400.00
Office occupancy	1,389.30	1,100.00
Office equipment rent	2,291.88	1,500.00
Telephone and telex	4,704.00	1,500.00
Postage	1,115.12	1,500.00
Stationery and supplies	1,761.84	3,000.00
Secretarial services	3,606.02	3,300.00
Co-ordinators salaries	12,539.39	12,600.00
Meeting expense	740.09	1,500.00
Travel	1,454.30	2,000.00
General provisions	598.20	2,000.00
Insurance	2,542.00	2,550.00
Souvenir purchases	9,144.53	-
Advance ticket costs	1,049.44	-
	<u>43,655.87</u>	<u>32,950.00</u>
CEREMONIES		
Hats and crests	511.05	1,500.00
Flag poles, podiums and torches	158.81	390.00
Flags	447.19	860.00
Medals and plaques	2,706.81	2,700.00
Entertainment and bands	1,145.00	1,000.00
Photography	125.69	300.00
Food	2,327.78	2,188.00
Beverages	1,730.13	1,630.00
Commemorative medals	4,686.03	5,000.00
Games souvenirs	1,560.19	600.00
Tickets and printing	269.19	175.00
Song sheet and organ rent	18.47	75.00
Sundry	269.20	-
	<u>15,955.54</u>	<u>16,418.00</u>

RED DEER ALBERTA GAMES SOCIETY

STATEMENT OF EXPENDITURES

FOR THE PERIOD ENDING JANUARY 15, 1976

(WITH BUDGET FOR COMPARISON ONLY)

	Actual \$	Budget \$
PUBLICITY		
Banners and posters	3,318.52	4,500.00
Radio, T.V. and press	5,024.95	6,800.00
Hospitality	160.72	500.00
General provisions	153.29	2,000.00
Program costs	<u>14,191.92</u>	<u>-</u>
	<u>22,849.40</u>	<u>13,800.00</u>
SPORTS		
Facilities	15,266.89	10,000.00
Expendable equipment	5,254.95	5,000.00
Stationery and printing	1,192.68	1,500.00
Venue signs	2,046.24	2,000.00
Technical	1,606.54	2,000.00
General provisions	<u>739.08</u>	<u>500.00</u>
	<u>26,106.38</u>	<u>21,000.00</u>
Individual events	56.00	773.00
Security	3,540.00	4,316.00
Medical	165.36	100.00
Accommodation	21,865.31	33,678.00
Transportation	28,883.20	28,907.00
Sundry	<u>-</u>	<u>2,857.00</u>
	<u>54,509.87</u>	<u>70,631.00</u>
TOTAL EXPENDITURES	<u><u>163,077.06</u></u>	<u><u>154,799.00</u></u>

RED DEER ALBERTA GAMES SOCIETY
SCHEDULE OF CONTRIBUTIONS OR SERVICES
NOT REFLECTED IN FINANCIAL STATEMENTS

(ESTIMATES WHERE COSTS UNKNOWN)

(UNAUDITED)

Government of Alberta - Department of Public Affairs - Rule Book	6,900
C.F.C.N. Television - Telecast and production costs	42,000
Canada Safeway - Newspaper	1,500
Bow Valley Industries - Helicopter for parachute jumping	9,500
Hudson's Bay Co. - Official Blazers	3,000
Eatons of Canada - Hostess Uniforms	1,600
Air Canada - Ticket used in advanced ticket sale draw	4,000
Carling O'Keefe Brewery - Advertising	3,000
Rothman's of Canada -	2,000
Red Deer Business Firms	15,000
City of Red Deer -	<u>5,000</u>
	<u>\$93,500</u>

***** ADDITIONAL AGENDA *****

For the meeting of RED DEER CITY COUNCIL
MONDAY, MARCH 6th, 1978.

March 3, 1978

TO: City Commissioner

FROM: City Engineer

RE: Residential Development

INTRODUCTION

At the previous meeting of City Council on February 20, 1978, the Council indicated some concern with regard to the time it would take to place City owned land on the residential land market. With this thought in mind the Engineering Department has prepared a brief report to inform Council as to the approximate costs and schedule for development of City land for residential purposes.

This report is preliminary in nature but will indicate to Council order of magnitude, costs and dates.

The City Assessor has stated that the City will offer lots for sale in the spring and fall of 1978. Subsequent to this, and assuming the Engineering Department commences the necessary design and construction immediately it would be late 1979 or early 1980 before the City would be able to offer residential lots for sale. It is the considered opinion of the City Assessor that all lots offered for sale in the upcoming land sales will be purchased in 1978.

PROPOSED COSTS & SCHEDULING

It will be necessary in 1978 to extend sanitary, storm and water trunks south from the northwest corner of the Cairns property (NE¼ 15-38-27-4) to the southwest corner of the Cairns property to properly service the Cairns development. Should the City wish to develop the City owned quarter one half mile south it would be necessary to extend the trunks to the area (one half mile).

The cost of construction of trunks is recovered through assessments against all Developers within the serviced area. These assessments are collected as the areas are developed. It is therefore necessary to front end or fund the construction of the trunks until such time as the monies are recovered from the Developers. This assessment for the trunks is approximately \$3,200 per gross acre developed. With respect to the City owned quarters this assessment applies as it does for any private developer and the City would recover these and other costs through lot sales.

March 3, 1978

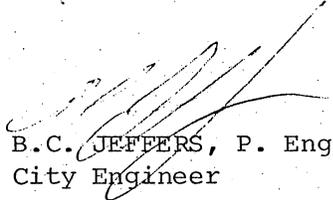
The preliminary estimates of construction costs to extend the trunks present point of termination to the south boundary of Cairns (1) is \$606,000. Approximately \$190,000 will be recovered from Cairns in 1978. The remainder will be recovered as development progresses. Interest and carrying charges are considered in the calculation of assessment recoveries.

The anticipated cost to extend the trunks to the City quarter (City No. 1) is \$524,000. Part of this expenditure would again be recovered as the City sells the lots and the remainder of the expenditure as development continues.

The construction costs incurred in the construction of internal mains for a residential development would depend of course on the size of the development. This cost could be determined and brought to Council once the size of the development is ascertained. The size of the development would depend on input from the City Assessor, Red Deer Regional Planning Commission and the Engineering Department and consideration of Administrations recommendation by Council.

It is intended, if Council authority is granted, to construct the trunks necessary to service the Cairns area this summer. Should it be decided to service the City quarter the trunks could be extended to the south and also constructed this year under the same contract. Construction could probably be completed in late 1978. Internal servicing of the City quarter section could commence in early 1979 with completion scheduled for late 1979 or early 1980. The dates mentioned above do not include final completion of all roadworks but rather completion only of underground services.

We would therefore respectfully request Council's approval to commence construction of the trunk mains for Cairns subdivision and Council's consideration and approval to extend these trunks southward to the City quarter section and to commence design of the internal system. It is presently intended that the design of this project would be done by the Engineering Department and the project tendered for the construction.


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

BCJ/ab

cc: City Assessor

Regional Planning Commission

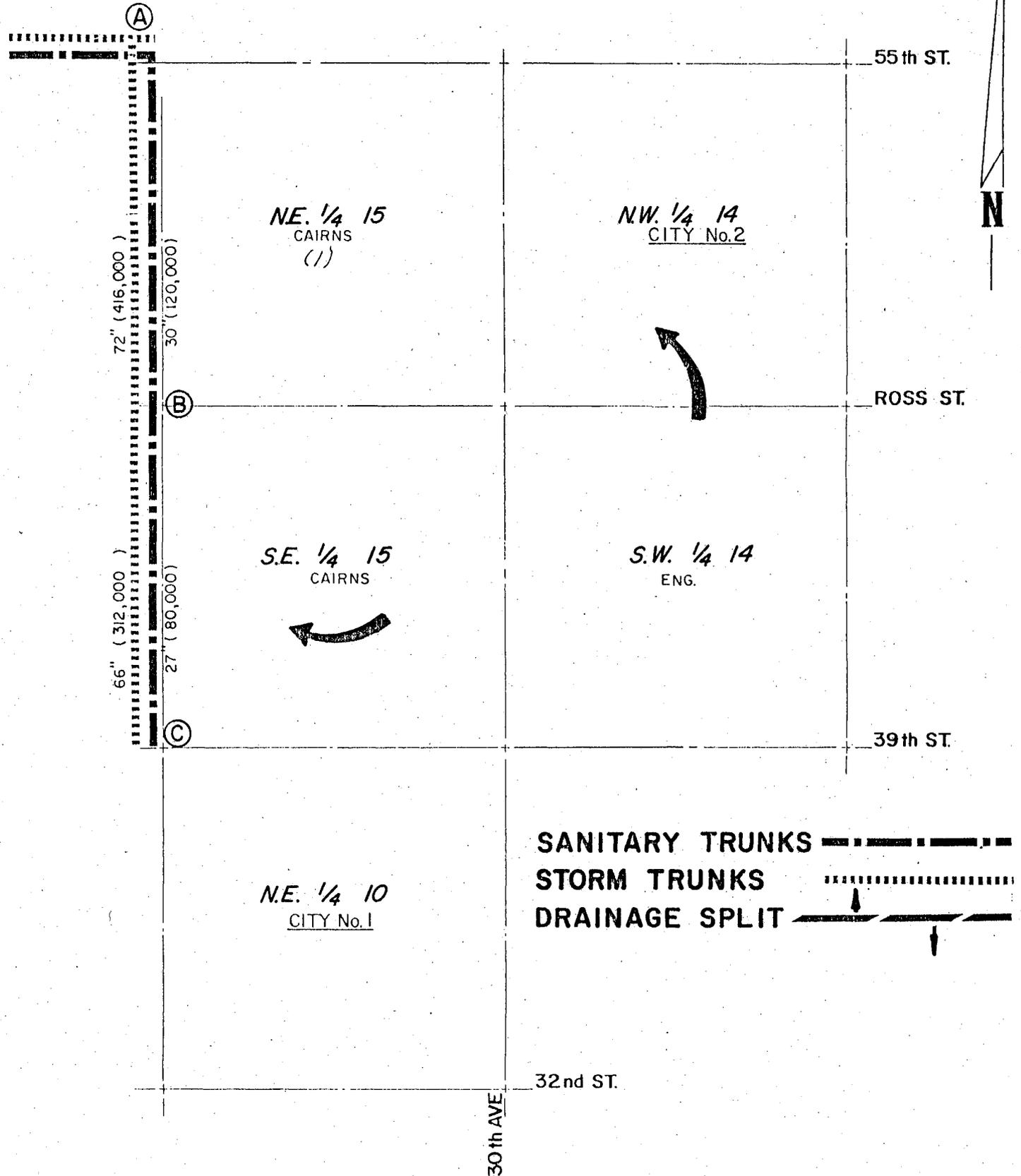
Commissioner's Comments

Concur with the recommendations of the City Engineer and recommend Council approve same.

We are currently examining ways and means to expedite this matter to assure availability of land in 1979.

"M.C. DAY"
City Commissioner

(4)
**STORM & SANITARY
SEWER TRUNKS**



WATER DISTRIBUTION NETWORK

