

## 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, JANUARY 9th, 1978 commencing at 4:30 p.m.

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- (1) Confirmation of December 12th & 19th, 1977 Council minutes.

### PUBLIC HEARINGS

A public hearing will be held at 7 p.m., MONDAY, JANUARY 9th, 1978 in respect of Zoning Bylaw Amendments 2011/VV-77, 2011/AAA-77 & 2011/BBB-77. (page 62)

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(3)	2011/BBB-77 - second reading (McRea property, Highland Green & Dept.)
(4)	2085/T-77 - three readings (Electric Utility Bylaw) of Highways
(5)	2517/A-78 - three readings (Oneway Street, Lane East 50A Ave.)
(6)	2570/78 - three readings (Off-highway Vehicle - 67 St.)
(7)	2571/78 - three readings (Repeal Bylaw 1107)

UNFINISHED BUSINESSNO. 1

TO: COUNCIL

FROM: CITY CLERK

Some time ago Council applied to the Provincial Planning Board for an order authorizing the City to dispose of the Public Reserve at the rear of the United church and the Sheftel Block. This action was necessary to legalize parking arrangements on the site. At the time of our application, Knox Presbyterian Church applied for permission to lease two parking stalls (one for their Minister and one the private use of the Church). This application was set over until a Board Order on the Reserve had been obtained. The order has now been received and if Council so agree, they may authorize lease of the parking stalls requested.

If, however, Council see fit to grant this request, our Solicitor suggests same be done by way of a bylaw granting a license to occupy the two stalls. Such a bylaw would contain a 30 day cancellation clause.

Council direction in this regard is respectfully requested.

Comments of the Parking Commission concerning this request appear hereafter.

"R. STOLLINGS"  
City Clerk



December 9, 1977

TO: City Clerk  
FROM: City Assessor

RE: Public Reserve  
Lot 4, Block 37, Plan 5164 KS  
Knox Church Request

The City Solicitor advises that we would not be in contravention of the Board Order by committing a parking stall to the Knox Church.

The solicitor suggests that the permission to occupy the stall be carried out by way of a bylaw granting a license to occupy.

If a stall is granted to the church we feel it may be setting a precedent whereby other requests may be received from business and private citizens for the same privilege in public parking areas in the downtown core.

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

December 21, 1977

3.

TO: CITY COUNCIL

FROM: PARKING COMMISSION

The letter of December 6, 1977 from the Knox Presbyterian Church with respect to the request to lease two parking stalls adjacent to the Church, was considered by the Parking Commission at its meeting held on December 16, 1977.

Following is the recommendation of the Commission.

"That the Parking Commission recommend to Council of the City of Red Deer that the request to lease two stalls to the Knox Presbyterian Church be not approved."

It is the general feeling of the Parking Commission that to approve this request would create an undesirable precedent, which would result in many other requests for similar privileges.

Respectfully submitted by



R. Brown

Chairman Parking Commission

Commissioners' Comments

We concur with the recommendations of the Parking Commission as the lease of these two stalls will no doubt create a difficult precedent for many similar requests.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 2

TO: COUNCIL  
FROM: CITY CLERK

RE: MEL LAYDEN PROPERTY, LOT 2, BLOCK 8A, PLAN 5752 K.S.

The above item was tabled by Council November 28th until the first meeting in January of 1978.

Members of Council requested further information as to the exact location of the proposed buildings access points and fire department requirements. In addition, the Planners were requested to bring forward information on the existing policy as same pertains to escaprment developments in the City.

The information requested appears hereunder.

"R. STOLLINGS"  
City Clerk

N. S. TROUTH, P.ENG.

722 - 11th Ave. S.W.

CALGARY, ALBERTA

T2R 0E4

5.

December 22, 1977.

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

Attention: R. Stollings, City Clerk

Dear Sir:

RE: Lot 2, Block 8A, Plan 5752 K.S. - Mel Layden

Thank you for yours of December 2.

This is to advise that we have met with your city engineer, chief fire inspector, and a representative of the parks department to discuss the access to the property and the problem of fire protection. We have further retained a soils expert who has given us a satisfactory report of soils stability. It goes without saying that we will be doing further soils investigations at the design stage of the project.

We enclose herewith a copy of the letter from Curtis Engineering & Testing Ltd., and a copy of the letter from your chief fire inspector, as well as four copies of the revised plot plan endorsed by the chief fire inspector.

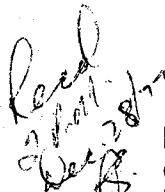
Pursuant to this week's meeting with your city engineer, we are making some revisions to the drawing of the entrance road and it will be available to us and you within a few days.

Because we held the above mentioned meetings, we do not believe formal circulation of this matter is required, but you will of course want to get confirmation of that.

Would you please confirm that Council will deal with this matter at their meeting of January 9, 1978 so that we may be in attendance at an hour satisfactory to you.

Yours truly,

  
N.S. Trouth

  
Enclosures  
cc: Mel Layden  
NCT.1mk

# THE CITY OF RED DEER

6.



OFFICE OF:  
FIRE PREVENTION BUREAU

RED DEER, ALBERTA

T4N 3T4

December 21, 1977

N. S. Trouth, P.Eng.,  
722 - 11th Avenue S. W.,  
CALGARY, Alberta  
T2R OE4

Attention: B. K. Laidlaw, P.Eng.

Re: Layden Apartments  
Lot 2, Blk 8A, Plan 5752 K.S.  
Red Deer, Alberta

---

Dear Sir:

In reply to your letter and Plan of December 14th regarding the above proposed project regarding building access and roadways.

If I recall, the Townhouse would be constructed under Section 3.2.2.28 Alberta Building Standards. The roadway shown on the plans submitted appear to comply with Section 3.2.2.4 Alberta Building Standards as it faces one street even though the building face is the shortest side of the Townhouse. The three storey Townhouse would comply with Alberta Building regulations.

Also, at our meeting on December 9th on road grade elevation I checked with our Engineering Department and they suggested not more than eight per cent (8%) road grade.

If the project is approved by City Council, fire hydrant location is to comply with Section 6.7.3.5 (b) Alberta Building Standards and Red Deer Fire Department.

Trusting this meets with your approval.

Yours truly,

B. W. Johnson,  
Chief Fire Inspector.

DWJ:ge



CURTIS ENGINEERING &amp; TESTING LTD.

CALGARY

EDMONTON

ADDRESS ALL CORRESPONDENCE TO:

216 - 35th Avenue N.E.,  
Calgary, Alberta T2E 2K4

December 16, 1977

File: 277-526-1

Westco Property Developments Ltd.,  
722 - 11th Avenue S.W.,  
Calgary, Alberta T2R 0E4Attention: Mr. N. Trouth

Dear Sir:

Re: Slope Stability Investigation,  
Ross Street & 43A Avenue,  
Red Deer, Alberta.INTRODUCTION

At your request an investigation with respect to slope stability at the above location was carried out. A representative of Curtis Engineering & Testing Ltd. examined the area on December 15th, 1977. The results of the investigation together with recommendations are contained in this report.

SCOPE OF THE INVESTIGATION

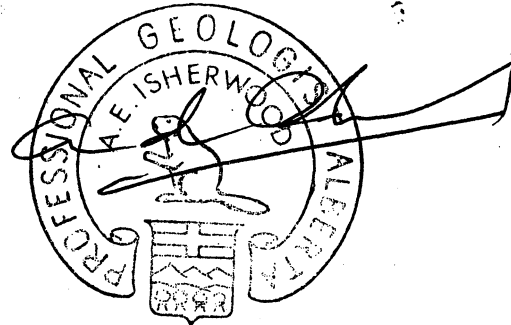
Air photos of the site were obtained and subsequently examined in the office. The site was then examined on foot and slope angle measurements were obtained. The topography was examined in order to discern if there is any evidence of present or past mass movements.

CONCLUSIONS & RECOMMENDATIONS

1. Overall slope angles at the site range from 30 to 40 degrees, with shorter portions being slightly steeper. The top of the bluff is estimated to be 100 feet higher than Waskasoo Creek.
2. It is estimated that the trees presently growing on the slopes are at least 30 years old. The vegetation did not show distress which often accompanies down slope movements.
3. Evidence of slope instability at this site and at similar locations along the bluff were not noted.
4. At this time it is thought that development at the crest of the bluff is not precluded due to slope stability considerations if proper engineering practices are followed.
5. It is recommended that two bore holes should be drilled at the top of the bluff. This would facilitate the collection of samples for soil testing. Upon the completion of these analyses, it will be possible to make specific recommendations as to structure setbacks from slope crests and factors of safety for various development configurations. Open standpipes will also be installed to measure groundwater levels at the site. The bore holes should be at least 50 feet deep.

Yours very truly,

CURTIS ENGINEERING & TESTING LTD.



A.E. ISHERWOOD, P.Geol.

AEI/lrb

December 29, 1977

To: City Clerk, R. Stollings.

From: Chief Fire Inspector, D. W. Johnson.

Re: Proposed Layden Apartments,  
Lot 2, Blk. 8A, Plan 5752 KS,

In reply to your Memo and my letter of December 21st (copy enclosed) to Mr. B. K. Laidlaw regarding the above proposed project - it has been brought to my attention that 43a Avenue, our only access to the property, is only thirty (30) feet in width.

In order to comply with Alberta Building Standards "Access for Fire Department equipment shall be provided to each building by means of a street", one of the following alternatives would have to be adopted:

- (1) No parking on either side of 43a Avenue,
- (2) Widen 43a Avenue to accommodate parking,
- (3) Refuse the proposed apartment project.

We trust the above will be taken into consideration when discussed at City Council



D. W. Johnson,  
Chief Fire Inspector.



January 3, 1978

TO: City Clerk  
FROM: City Engineer

RE: Layden Apartments  
Lot 2, Block 8A, Plan 5752 K.S.  
-----

With further reference to the proposed development on the above noted site, revised drawings were received regarding the access road and reviewed by this Department.

Our comments remain much the same as previously submitted:-

1. To supply the site with water, a 6" main extension through the property is required. Costs of this work will be the responsibility of the Developer and an easement covering the same must be granted to the City.
2. To allow development on a hillside subject to the proper Engineering practices as defined in the letter written by Curtis Engineering & Testing Ltd., an agreement saving the City harmless for subsequent damage occurring to the structure due to hill slippage caused for any reason, should be drafted by the City Solicitor and authorized at the Developer's expense.
3. Access to the site can be satisfactorily accommodated via an extension of 49th Street as shown on the attached sketch.

The Developer should be responsible for:-

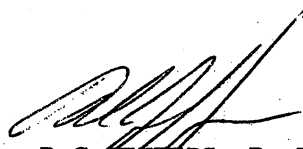
- a) purchase of approximately 24,000 sq. ft. from Parcel X.
- b) purchase of approximately 7,500 sq. ft. from old road allowance.
- c) construction and maintenance of roadway from west side of Creek to site property line in a manner satisfactory to the City Engineer.
- d) construction and maintenance of a proper bridge structure crossing Waskasoo Creek.
- e) The Developer should be responsible for the costs of constructing the portion of roadway from the intersection of 49th Street and 46th Avenue to the west side of Waskasoo Creek including revision to the curb returns at the entry point to 49th Street. This work would be completed by the City.

January 3, 1978

11.

4. It has been noted since our last review of this proposal, that the fire access to the site is to be from 43rd A Avenue cul-de-sac. The roadway is narrow at 30 feet curb to curb. With parking on both sides the remaining through lane is only 13 feet. As a Fire Department requirement is a 30 foot clear roadway, satisfactory arrangements will have to be made with the residents on 43rd A Avenue and the short portion of 47 Street west of 43rd Avenue for the removal of all parking.

In summary, we are of the opinion that development of this type should not be occurring on hillside areas as it is contrary to past policy of protecting escarpment areas in a natural state and sets the precedent for future developments of this nature in other areas of the City. However should Council approve this proposal, consideration should be given to the above mentioned points.



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

✓  
KGH/ab

cc: Regional Planning Commission - D. Rouhi  
Fire Chief  
E.L. & P. Supt.  
City Assessor

attachment



# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

January 3, 1978.

Mr. R. Stollings,  
City Clerk,  
City Hall,  
RED DEER, AB.

Dear Sir:

RE: Mel Layden Property  
Lot 2, Block 8A, Plan 5752 K.S.

Thank you for your memo dated December 28, 1977 requesting our comments to the new plan submitted by Mr. Trough for the development of the above lot for multiple family housing.

I am attaching our previous comments for City Council's information as presented at the City Council meeting of November 28, 1977, the City Council deferred this matter until January 9, 1978 in order that the developer submit a more detailed plan and at the same time give opportunity to this office to bring forward the policy related to the development of the escarpment and the Land Use Policy related to the whole city.

The two mentioned reports are attached and we draw the City Council's attention to the fact that many areas along the river, creeks and escarpment have been privately owned in the past and through city foresight and policy these areas being dedicated to the City in the last twenty years.

With the projected increase in the City's population (70,000 in 2001) any loss of park and potential park should be the primary concern of the City Council.

As to the new plan submitted, this plan is very similar to the previous plan. The differences are, the elimination of one group of three storey garden townhouses and change of access from Ross Street to 49th Street over a new bridge on Waskasoo Creek through the city park with a tunnel under the hill. The change of access makes the matter worse as it involves a new bridge and cutting through a city park and recreation area.

We feel that the development of the city's escarpment would create an undesirable precedent and would be against the city and public interest. It should also be noted that all applications for development of escarpment lands have been refused in the past.

- 2 -

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTTLER - 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 STETTTLER No. 6 - IMPROVEMENT DISTRICT No. 10

- 2 -

Mr. R. Stollings,  
January 3, 1978.

We are against building any multiple family housing on this site because of excessive tree removal, slope stability, access points through the park, incompatible land uses, loss of natural beauty and being against the long established policy of protecting the city's escarpment.

We would strongly recommend that the City Council refuse the rezoning and request the developer to look at a more suitable site for development.

Yours truly,



D. Rouhi, MCIP,  
Senior Planner.  
City Planning Section.

/lac

Encl.

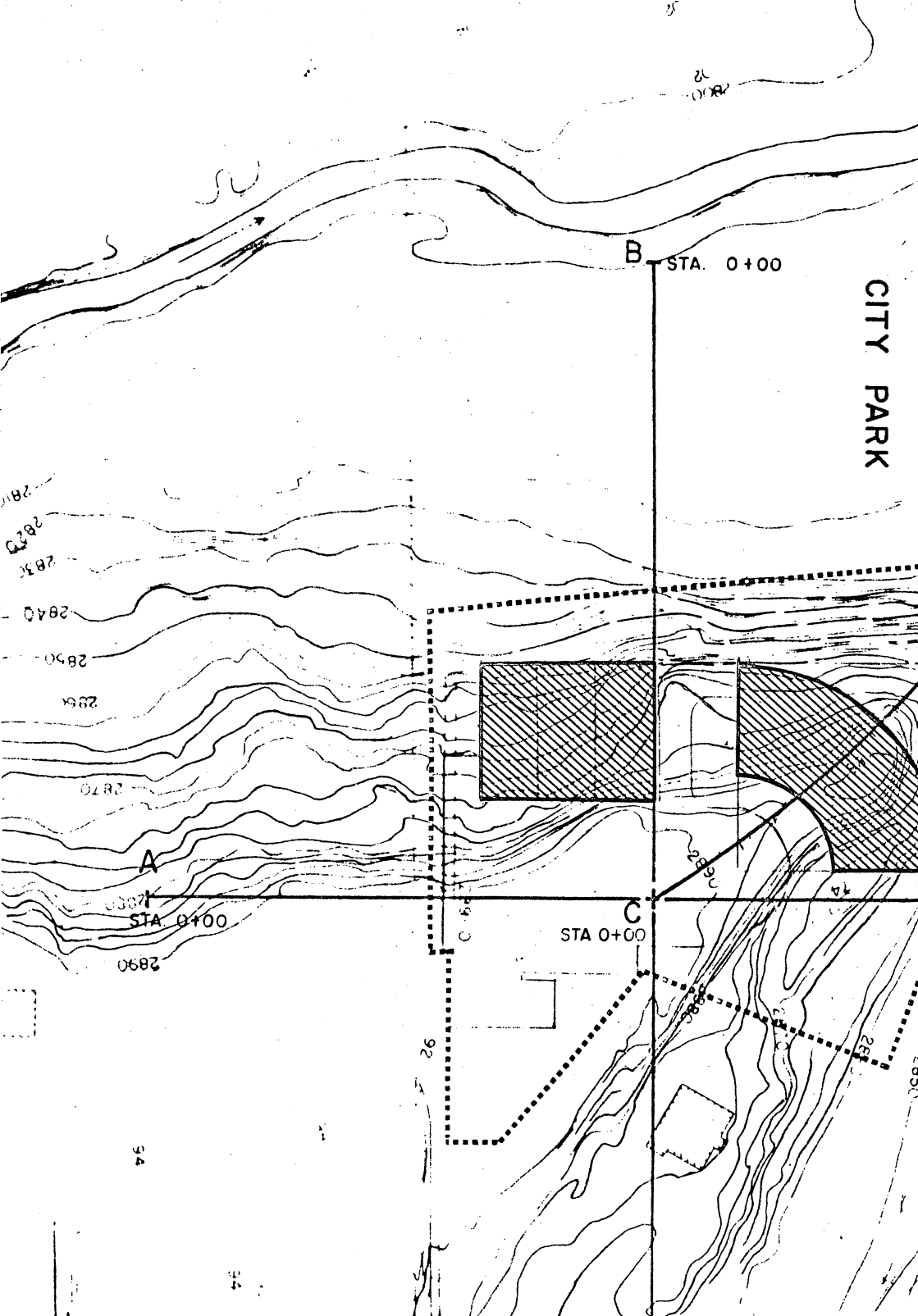
c.c. City Engineer,  
c.c. City Assessor,  
c.c. Building Inspector.

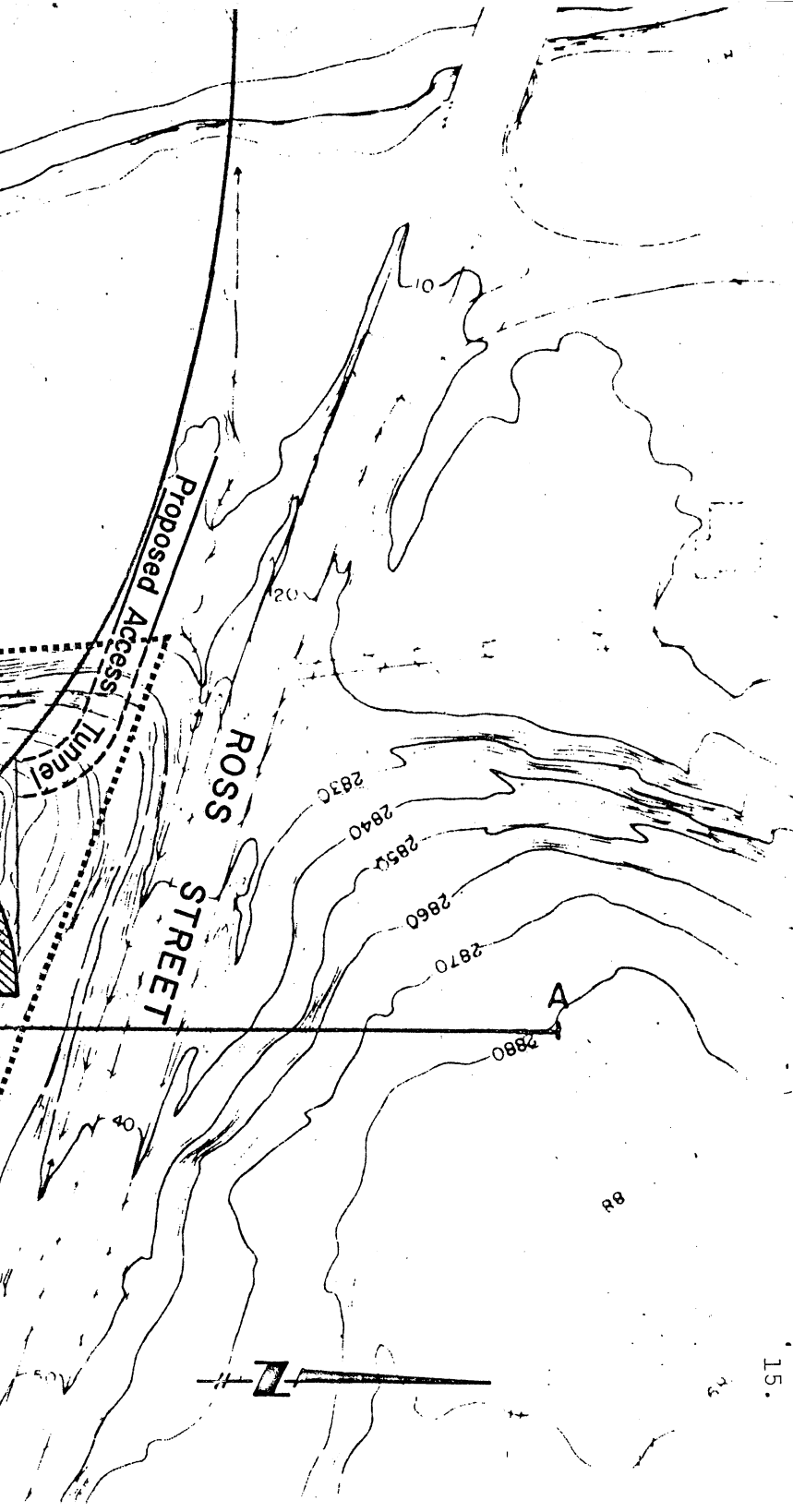
CITY PARK

B STA. 0+00

A STA. 0+00

C STA 0+00





October 7, 1977

Mr. N. S. Trouth, P. Eng.  
722 - 11 Avenue S. W.  
Calgary, Alberta  
T2R 0T4

Dear Sir:

Re: Lot 2, Block 8A, Plan 5752  
Layden Property

General Information

The proposed site is located south of Ross Street and north of 43 A Avenue, west of the Towne House Apartment block. The site has an area of 2.26 acres and a frontage of 344 feet along Ross Street and a smaller frontage onto 43A Avenue. About 0.45 of an acre of the site north of 43A Avenue is flat and the remaining area has a very steep slope and is covered with mature trees. There is a drop of 30 feet between the north and south sides of the property and a difference of about 60 feet between the top flat part and Ross Street.

The property is presently used for a single family dwelling with a vehicular access to 43A Avenue. The area fronting onto Ross Street has been fenced off. The whole site is zoned R1B or Single Family with minimum floor area requirement of 1400 square feet for a single storey and 1600 square feet for two storey dwellings.

The Proposal

The applicant is proposing to remove the existing single family dwelling and use the whole site for multiple family use. The proposal consists of three separate buildings, two of them three storey garden town houses and the third one is a six storey semi-circular structure planned to be located on the northwest corner of the site.

The total number of units have not been indicated but we assume that it is in the vicinity of 65 units or 1500 square feet of land per unit. The vehicular access to the site has been provided from Ross Street and no vehicular access is planned from 43A Avenue. Two parking lots have been provided, one in two levels under the semi-circular building (81 stalls) and the other one is a surface parking (58 stalls) planned to be located on the south side and close to 43A Avenue.



- 2 -

The proposal submitted to us is schematic in nature and our comments are therefore general.

### 1. Services

(a) Sanitary - The site can service to the existing 8 inch sanitary sewer in Ross Street.

(b) Storm Sewer - The site can service to the existing 36 inch storm sewer in Ross Street.

(c) In order to properly service this site it will be necessary to loop the 6 inch water line from 43A Avenue to 44 Avenue.

### 2. Access

The plan indicates vehicular access and exit to Ross Street. Ross Street is classified as a major thoroughfare and any access at this point would create a very dangerous situation. This is also confirmed by the City Engineering Department. The only other alternative is to access via 43 A Avenue which is a narrow (50/30) roadway and would generate a lot of traffic on a quiet residential street.

### 3. Parks

The Parks Superintendent recommends that no development be permitted below the 2880 contour as the removal of trees in this area would be a great visual loss to the public, and is apt to contribute to slope instability and erosion. A large part of the site (about 3/4 of it) could be regarded as part of the City escarpment and development of any kind is against the City's policy of protecting the escarpment in its natural state.

The site is covered by mature trees and any development would necessitate the removal of those which would completely change the character of the area.

### 4.

The area is predominantly single family and it is zoned that way. We feel that the existing R1 zoning for this site should be retained. The existing zoning is compatible with this neighbourhood and the introduction of multiple family on this site would affect the neighbourhood character of this area.

### Summary

In view of the problems associated with access, slope stability, excessive tree removal, and water main extension, as well as the visual loss

- 3 -

to the public we would recommend against the development of this site and rezoning the site for multiple family use.

Yours sincerely,

D. Rouhi  
Senior Associate Planner

/mjw

cc: City Commissioner  
City Engineer  
City Assessor  
Development Officer

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

December 21, 1977

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

Dear Sir:

## Policy related to Development in the Escarpment or Near Red Deer Rivers and Creeks or Bodies of Water

The City of Red Deer has followed the policy of not allowing any development on escarpment, river or creek valley where in the opinion of the City, it would be best kept in its natural state and be regarded as open space and park for public use.

This includes land held under private or public ownership whether it is used as recreational land, residential, private open space or agricultural land.

Where the escarpment, river and creek beds are held under private ownership, the following policy has been followed in respect of development or subdivision:

- If the development requires subdivision (e.g. A.S.B. Industries Ltd. in Westpark) the approval would be conditional upon the dedication to the City of all the escarpment, creek and river bed.

Section 95 of the New Planning Act (equivalent to Section 25(3) of the old Act) reads:

95 Subject to section 94, a subdivision approving authority may require the registered owner of land that is the subject of a proposed subdivision to provide as environmental reserve all or any of the following:

- a) a swamp, gully, ravine, coulee, natural drainage course or creekbed, or
- b) land that is subject to flooding or is, in the opinion of the subdivision approving authority, unstable, or
- c) land that is, in the opinion of the subdivision approving authority, unsuitable in its natural state for development, or

### MEMBERS

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

- d) a strip of land, not less than 20 feet in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
  - (i) preventing pollution, or
  - (ii) providing public access to and beside the bed and shore.

If the development does not require subdivision, in nearly all the cases it requires rezoning. The rezoning would be conditional to the dedication of escarpment, etc., to the City of Red Deer. Density credit would be given, if required, to compensate for the loss of escarpment, etc. This means that the developer would be permitted to calculate the entire parcel before dedication for density purposes but would only be allowed to use the flat land for development (e.g. Watson Tower South Hill).

In some instances land exchange is worked out between the City and the developer. If land of equal value is exchanged no density credit would be given to the developer.

The intent of this policy is to preserve the natural beauty and recreational resources of the City in its natural state and make them available as a reserve for public use.

Subject to the above, development will not be permitted:

- a) on lands covered by water or marsh;
- b) land subject to flooding;
- c) between the rims of river banks or watercourses;
- d) between the top and toe of an escarpment of 15 degrees or more from horizontal;
- e) within 50 feet of the valley rims of Waskasoo Creek and Piper Creek;
- f) land required for river or creek improvements.

Yours sincerely,

D. Rouhi, MCIP  
Senior Planner  
City Planning Section

/mjw

NO. 2 A

January 2, 1978

Mr. R. Stollings  
City Clerk  
City of Red Deer

Dear Sir:

Following your letter of December 21, 1977 and our meeting with Mr. Jeffers on Wed. Dec. 21, Mr. D. Campbell, Principal and Mr. J. Wallace, representing the Oriole Park Community Association, we wish to make the following recommendation for your consideration.

(1) Concerning the alley parallel to 64th Ave., we see little value in continuing to support this as a viable route to the G. H. Dawe Centre. This alley follows on extremely irregular route, is very low and eventually ends up in a grove of trees. There appears to be little future in properly lighting such an alley and because of drainage problems, use in the spring would likely be negligible. With this in mind, we would recommend that students be directed to travel the following route to and from the centre; Oyen Street to Oak Street, east on Oak to Oxford, north on Oxford to Oliver, east on Oliver to the Alley connecting Oliver and Overdown and thus east on Overdown to Hamilton Street and the Centre. With this in mind, we would require from the city a commitment to maintain an access from Oliver to Overdown. We deem this as a temporary measure until proper development of 64th Ave. is completed.

(2) We propose with regards to the overall development of this area that a proper bicycle path be included with a sidewalk and proper lighting running parallel to 64th Ave. We would appreciate the opportunity to work with the engineering department in planning such an access.

. . . continued

Recd. 3:25 PM  
Jan 3/78  
AS

Recommendation continued - Page 2


(3) Realizing the fact that it will be an extended time before 64th Ave. will be completely developed and the proposed bike path provided, we would strongly recommend that lighting be provided along the proposed access path in point #1 of our letter. Until such measures are taken, the entire concept of G.H. Dawe being a day and evening community centre is impossible to implement.

We could ask you to consider the above proposals at your January 9th meeting and communicate any decisions reached to the parties concerned.

Respectfully submitted,



J. Wallace, Representative  
Oriole Park Community Assoc.



D. Campbell, Principal  
G. H. Dawe Comm. Centre

January 2, 1978

TO: City Clerk  
FROM: City Engineer

RE: Access to G.H. Dawe Community Centre  
-----

In accordance with Council resolution, the Engineering Department met with Mr. Wallace and Mr. Campbell on Wednesday, December 21, 1977. The purpose of this meeting was to inspect the walkway being provided by the City through the lanes and utility lots immediately west of 64th Avenue.

Mr. Wallace's statement that the snow had not been removed this winter would appear to be correct. The reason it had not been removed is that the Public Works Division did not consider the snow build-up to be serious. The writer and Mr. K. Haslop walked the route on December 20, 1977 and found it to be easily passable. The block between Oak and Oliver Street was the worst stretch with the snow perhaps reaching above the ankles. The ground was also uneven in areas. While it certainly is not equal to a paved walkway, it was our opinion that it was walkable.

One point discussed during the December 21, 1977 meeting was that students were crossing 64th Avenue at Hamilton and not at Horn Street. The Engineering Department agreed therefore, to extend the snow removal from Horn Street along the utility lots and laneway west of 64th Avenue north to Hamilton Drive. Gravel was not placed in this area last fall and will have to be placed early in the spring if this laneway is to be used.

It was noted that all the streets and sidewalks in Oriole Park were clear and could also be used.

Another matter discussed was the removal of some bush immediately north of Oriole Park Elementary School to allow a more direct access to the laneway from children to the south. The Engineering Department is presently organizing this and will undertake the work in the near future.

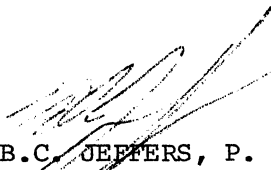
It is the writers opinion that the main area of concern is perhaps not the snow along the route but rather the lack of lighting. At night and the early morning this laneway is dark. The parents and teachers are concerned for the children's safety and justly so. With this in mind it would be our recommendation that the children be urged to walk through the Oriole Park Subdivision i.e. (Oyen Crescent and Oxford Avenue) to Horn Street. This area does not have street lights yet but is populated and/or more open and thus probably safer. If the

January 2, 1978

24.

students crossed 64th Avenue at Horn Street they could then travel up Hewson Street to the Dawe Centre; this street does have lights. It is realized that the Horn Street crossing is not as convenient to the crossing patrol as Hamilton Drive, but perhaps increased safety for the children offsets this.

The Engineering Department is as concerned for the safety of children as are the Citizens of Oriole Park and Council and will certainly consider any other suggestions brought forward.



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

BCJ/ab

cc: Mr. Campbell, Principal  
c/o G.H. Dawe Community Centre  
56 Holt Street  
Red Deer, Alberta

Commissioners' Comments

The Engineers comments were prepared in advance of our receiving the letter from Mr. Wallace and Mr. Campbell. The Engineer will be available to elaborate further at the Council meeting.

"R. STOLLINGS"  
City Clerk



NO. 3

TO: COUNCIL  
FROM: CITY CLERK

RE: Adolf Grieb Property - Lots 1 & 2, Block 7, Plan  
3057 M.C. Sylvan Lake Trail and 70th Street

---

Following are copies of correspondence and reports which appeared upon the December 12th, 1977 Council agenda. In addition, a resolution as noted below, was introduced and tabled pending receipt of the "Land Use Policy".

"RESOLVED that Council of the City of Red Deer having considered application by Mr. J. Murray, Architect on behalf of Adolf Grieb to rezone a portion of Lot 2, Block 7, Plan 3057 M.C. from A.2 zoning to R.2.B. zoning in order to allow approval of a 22 suite apartment as a conditional use, hereby agree that the said application be denied.

Council further agree that the applicant be directed to prepare a revised development plan consistent with the adjacent developments, and as recommended to Council December 12, 1977 by the City Commissioner."

The "Land Use Policy" has been prepared and is enclosed with this agenda.

"R. STOLLINGS"  
City Clerk

November 16, 1977

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

Dear Sir:

RE: ADOLF GRIEB'S PROPERTY  
Lot 1 & 2, Block 7, Plan 3057 MC

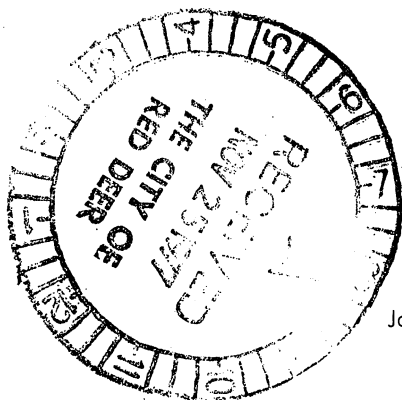
Please find submitted six copies of our scheme number one showing the overall proposed development for Lot 1 and 2, Block 7, Plan 3057 MC.

It was a requirement of council that we prepare an overall development of this area as they wished the administration to consider what additional loading may be placed upon existing city services.

I would like to request that Lot 2, Block 7, Plan 3057 MC be placed under one zoning. Most of the site with the exception of a small corner to the west is zoned R2B, and I would like to request that the small area to the west presently zoned A2 be rezoned R2B to enable my client to make a submission to the Municipal Planning Commission for an apartment complex as indicated on the drawings, which I understand is a conditional use.

With reference to the remainder of the site having a legal description of Lot 1, Block 7, Plan 3057 MC, my client would like to leave at this time the existing curling rink to assess its potential as a recreational facility. As soon as the viability is determined, then my client would be able to decide on the type of expansion most suitable.

Cont'd.....2



John Murray, ARIBA, MRIC.

Mr. R. Stollings  
City Clerk  
November 16, 1977  
Page Two

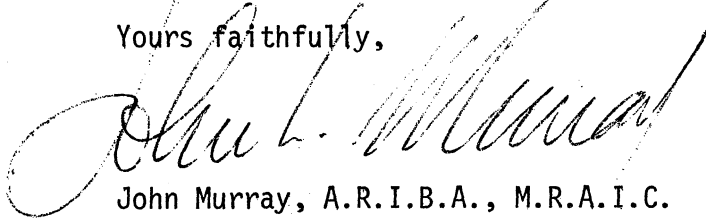
27.

I would suggest that this particular lot be left zoned under its present zoning until my client has had an opportunity to operate the facility for a period of one year, at which time it will be possible to determine its future.

With reference to the existing lane dividing the two lots, my client wishes this to remain in its present location as indicated by the site plan enclosed.

I would like this application relative to rezoning of the small western portion of Lot 2, Block 7, Plan 3057 MC from A2 to R2B to be considered at the next meeting of Council, and I will be present to answer any questions at that time.

Yours faithfully,



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

JLM\*pw

Encl.

December 5, 1977

TO: City Clerk  
FROM: City Engineer

RE: Lot 1 & 2, Block 7, Plan 3057 M.C. - Adolf Grieb's Property

---

Development of Lot 2 was originally presented to City Council on September 26, 1977 and subsequently tabled until such time as the Developer could meet with the administration to evolve an overall plan for both lots. A meeting was held on October 4, 1977 with the Engineering Department, the Planning Commission, Mr. A. Grieb and Mr. John Murray. At this meeting the Engineering Department recommended that the Developer consider purchasing/trading the existing City owned lane and creating a new lane/utility lot on the north boundary of the site as per the attached plan.


The Engineering Department is agreeable to the rezoning provided that the following conditions are met:-

1. The existing City owned lane is to be sold/traded for a new lane/utility lot on the north boundary.
2. Future development on Lot 1 is to be restricted to a non-intensive use.
3. The five parking stalls shown adjacent to 70th Street are to be relocated.

The reasons for the above decisions are:-

1. The Engineering Department has consistently refused applications wherein the parking lot requires that vehicles must back out onto a City street or lane.
2. The Engineering Department is not in favor of lane access to Sylvan Lake Trail at this location.
3. Developers to the north of this site have been requested to adhere to the 18 ppa overall density. Development of a 22 suite apartment on Lot 2 would be inconsistent unless an agreement is made at this time limiting the type of development on Lot 1.
4. The Development of this and surrounding property necessitates looping a waterline from 62nd Avenue to Sylvan Lake Trail. A sanitary sewer must also be extended from Sylvan Lake Trail to the lane. If a combination lane/utility right-of-way is not created on the north boundary then same will have to be shifted further north and will eliminate two single family lots. In addition to the waterline requirement the lane to the north should not be dead-ended.

5. Access to the Curl-A-Roc should not be via a City owned lane.

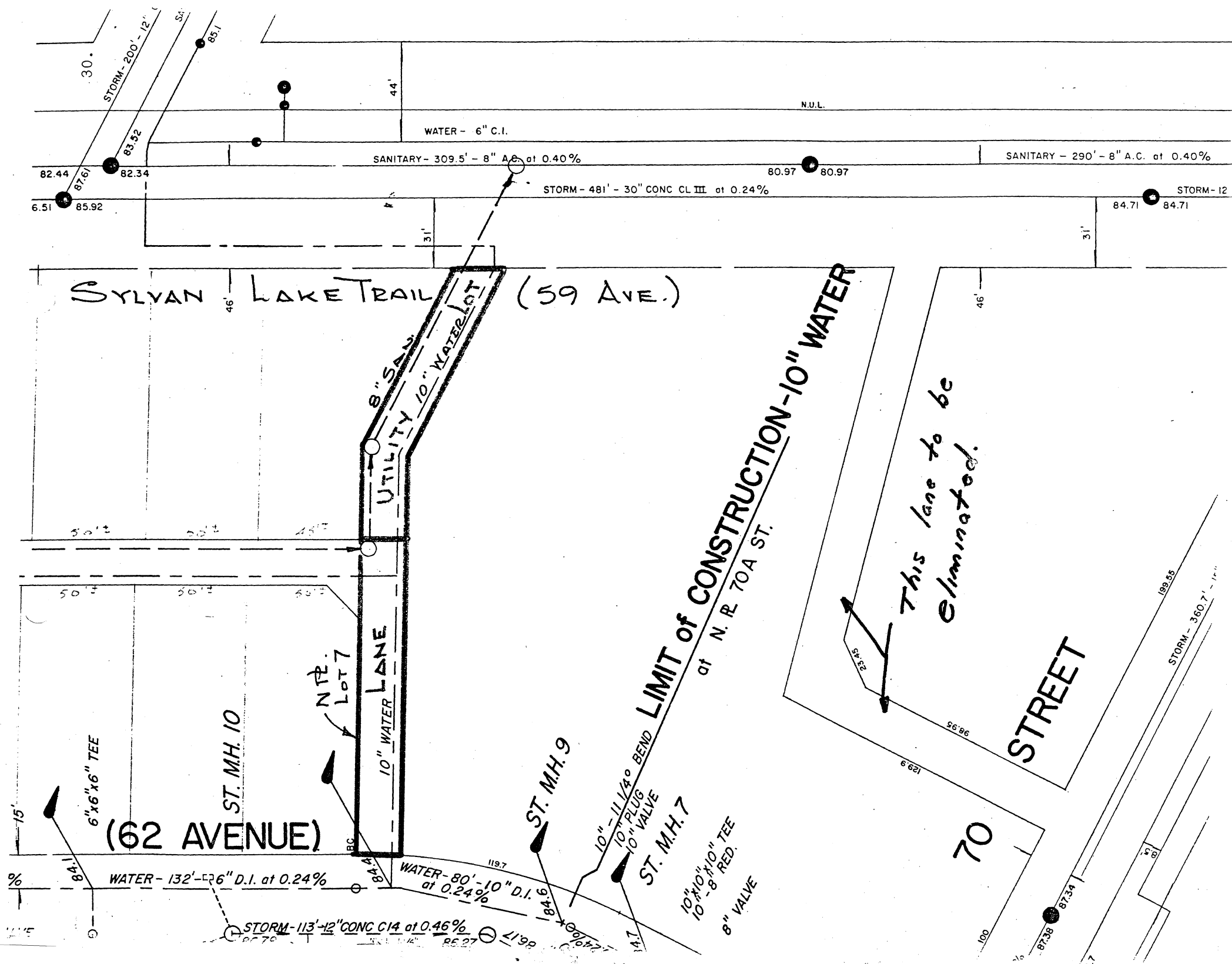


B.C. JEFFERS, P. Eng.,  
City Engineer

RKP/ab

cc: Regional Planning Commission  
City Assessor  
E.L. & P. Supt.

attachment



# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET  
P.O. BOX 5002

RED DEER, ALBERTA  
T4N 5Y5

TELEPHONE: 343-3394

FILE No. 17.61

December 7, 1977

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

Dear Sir:

Re: Lots 1 & 2, Block 7, Plan 3057 M.C.  
Proposed 22 suite apartment

## Introduction

John Murray, Architect, on behalf of Adolf Grieb has submitted an application to rezone a portion of Lot 2, Block 7 from A2 to R2B in order to allow approval of a 22 suite apartment as a conditional use. The proposal indicates that Lot 1 will remain as a recreational facility and Lot 2 will be used for an apartment.

A similar proposal was previously considered by Council on September 26, 1977. At that time however the developer was not prepared to state specifically the future development of Lot 1. The matter was tabled until proposals for lot 1 were finalized.

## Description

Lots 1 and 2, Block 7 are located on the northwest corner of the intersection of the Sylvan Lake Trail and 70 Street. A curling facility occupies Lot 1 while Lot 2 is vacant except for an old dilapidated building.

Lot 1 is approximately 79,570 square feet and Lot 2 is 30,005 square feet for a total of 109,575 square feet or approximately 2.5 acres.

The density for this area of the City for past development projects has not exceeded the overall guideline of 18 persons per acre.

During the fall of 1976, there was considerable discussion regarding the types of residential use that should be allowed throughout the general area. A number of citizens strongly objected to multi-family uses. As a result of these discussions, the zoning by-law was

## MEMBERS

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

- 2 -

amended to exclude multi-family dwellings as conditional use in the R-2B zone on the east side of 59 Avenue. The specific land description is found on page 63A, Item 8 of the Zoning-By-law. The west of 59 Avenue remained unchanged, although at one time during the discussions, it was included.

With the restriction on the density to 18 persons per acre, and knowledge of the general feeling for apartments in the area, the Red Deer Regional Planning Commission has prepared an overall plan for the area west of 59 Avenue. This plan has been designed for single-family and semi-detached dwellings. (See the attached sketch). All property owners to the north of the subject property have complied with the concept.

The proposed apartment building is not in keeping with either of these concepts. Firstly, 22 suites exceeds the density guidelines for Lot 1. Even if the areas of Lots 1 and 2 are combined, the proposed density slightly exceeds the recommended 18 persons per acre, hence, future development of Lot 1 must be restricted to a relatively low density use such as a recreation facility or a limited amount of single family lots. Secondly, the single family lot concept which has been achieved in the property to the north and adjacent to Lot 1 is not being extended.

In order to complete the service for the area it is now necessary to acquire a land and utility right-of-way along the northerly boundary of Lot 1.

One objectionable element of the site plan for the apartment building is that all the parking stalls back onto a public right-of-way. With the amount of cars that will be using the lane this parking layout will cause congestion within the lane, especially in the winter time. The four stalls on 70 Street should be eliminated.

For these reasons we cannot support the proposal.

If Council decides to approve in principle the request to rezone the following conditions should be imposed:

1. A caveat or restrictive covenant satisfactory to the City Solicitor should be placed on Lot 1 limiting future residential development to single family dwellings in the event that a recreation facility proves to be non-viable.
2. The developer agrees to dedicate to the satisfaction of the City Engineer, land along the northerly property for lane and utility right-of-way.

Yours sincerely,

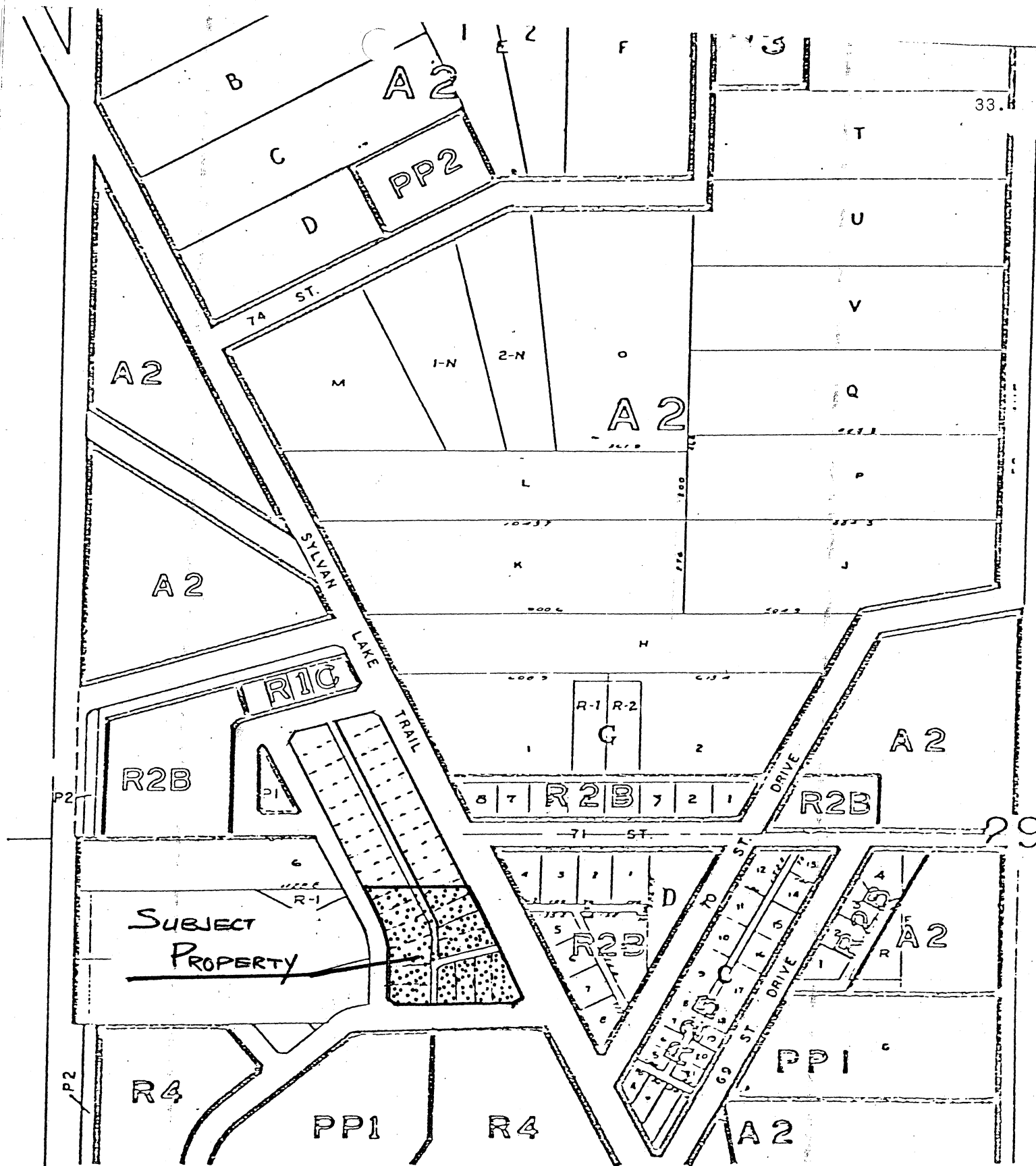


Monte Christensen  
Associate Planner  
City Planning Section

/mjw

cc: City Engineer





A2 \_\_\_\_\_ Agricultural \_\_\_\_\_ Small Holdings  
 PP1 \_\_\_\_\_ Public & Quasi-public \_\_\_\_\_ Schools & Colleges  
 R2 \_\_\_\_\_ Residential \_\_\_\_\_ General \_\_\_\_\_ (Sub-dist. A, B or C)  
 P3 \_\_\_\_\_ Parks \_\_\_\_\_ Recreational

SHE

Rezoned from A2 to R1C \_\_\_\_\_, R2B \_\_\_\_\_, P1 \_\_\_\_\_, P2 \_\_\_\_\_, & UTILITY LOT \_\_\_\_\_ (B)

November 30, 1977

TO: R. STOLLINGS

FROM: R. STRADER

RE: Lot 1-2, Block 7, Plan 3057 M.C.

In dealing with Mr. Murray's letter, we have considered the proposed apartment site separately from the Curl-a-Roc site. Our comments on this application are:

1) From a preliminary check of the plans submitted, it appears the site would support an apartment of 22 suites. The use and other items would have to be approved by the Municipal Planning Commission. We cannot make precise comments on most of the project because of lack of detailed plans, however, we would prefer the parking area was in one spot with limited lane access than in its present location.

Our department has no objection to rezoning of part of Lot 2 to R.2 Zoning.

Our comments on Lot 2 are:

1) It appears the present use of the building is non conforming to the Zoning Bylaw, as the use is neither permitted nor conditional. Section 125(1) of the Planning Act prohibits the addition to or enlargement of a building in which a non conforming use is being carried out. It is our opinion this section is not open to an appeal to the Development Appeal Board.

It would seem that should Council and Mr. Grieb feel North Red Deer requires recreational facilities of this type, the entire lot should be zoned to make this a conforming use.

  
R. STRADER,  
Acting Development Officer

Commissioner's Comments

We concur with the observations of the Planners and recommend that application be denied. Council will recall that the issue of zoning and land use in this area was the topic of long debate at several Council meetings, and the owners of the property in question indicated that they would have no objection to single family development fronting on to 59 Avenue, provided this was limited to a normal lot depth. Rezoning to reflect this change would occur at the time of preparation of an overall subdivision plan.

The above comments were submitted to Council September 26, 1977.

For the benefit of the new Council, I would like to bring to their attention that the residents of the land to the east of the proposed development appeared before Council on several occasions, requesting that the property in the area be maintained as single family dwellings. The owners of the property in question have no objection to single family development if it was confined to a normal lot depth fronting onto the Sylvan Lake Trail as requested by the adjacent property owners and generally accepted by the previous Council.

I recommend Council deny this application and suggest the applicant prepare a revised development plan consistent with the adjacent developments and the wishes of the area residents.

"M.C. DAY"  
City Commissioner

NO. 4

5 January 1977

TO: COUNCIL

FROM: CITY CLERK

RE: SERVICING OF RAW LAND

The following resolution was passed by Council October 31, 1977 as a result of recommendations from the Economic Development Committee.

"RESOLVED that Council of the City of Red Deer having considered recommendations of the Economic Development Committee, hereby agree that the City investigate proceeding with servicing of raw land concurrently with the submission of plans for Subdivision registration and direct that a report be brought back by the administration concernring this matter at a future Council meeting."

Comments of the various departments appear hereunder.

"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.

November 21, 1977

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

Dear Sir:

Recommendation of the Economic Development  
 Committee, Servicing of City's Raw Land

Thank you for your letter requesting our comments to the following City Council resolution dated October 31, 1977.

"Resolved that Council of the City of Red Deer having considered recommendations of the Economic Development Committee, hereby agree that the City investigate proceeding with servicing of raw land concurrently with the submission of plans for subdivision registration and direct that a report be brought back by the administration concerning this matter at a future Council meeting."

The servicing of the City's raw land can start at different stages of planning:

1. when an outline plan is prepared.
2. when a plan of subdivision is approved.
3. when a linen plan is forwarded to Land Titles Office for registration.
4. when a plan is registered in the Land Titles Office.

The safest method of servicing (No. 4) would be to service an area when the plan is completely registered which includes the registration of caveats, easements, right-of way, etc. The drawback of this method is considerable time it takes until the lots are offered for sale.

The third method outlined can save up to six months compared to method Four. I believe this is the method the City is following. This method means that when the lots are registered in Land Titles Office, they could be offered for sale since the servicing is expected to be completed by the time registration is completed.

## 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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 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 PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
 COUNTY OF STETTTLER No. 6 - IMPROVEMENT DISTRICT No. 10

The second method - start servicing after subdivision approval but before the linen plan is approved - could save possibly up to two months (it depends on the size of the subdivision). This method has some element of risk since the subdivision approval is given to a tentative plan and the linen plan might be different when the survey posts are put into the ground. All of the easements, right of ways, etc., may not be known at this stage.

The first method outlined above, requires servicing of the land before any approval is given. Our experience indicates that the outline plan and the final plan could be quite different as a number of adjustments are made in the plan as it progresses. If this method is adopted, it could involve a very high risk factor which may prove to be too costly for the City.

We feel that utility design can start in Stage 1 or 2, but the actual physical work should start somewhere between Stage 2 and 3, but in any case not later than Stage 3. This method saves time and involves a very low risk element.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Rouhi'.

D. Rouhi, MCIP  
Senior Associate Planner

/mjw

cc: City Engineer  
City Assessor  
Building Inspector

November 25, 1977

TO: City Clerk  
FROM: Acting City Engineer

RE: Economic Committee Recommendation regarding Preservicing  
Lands.

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In reply to your memo of November 2, 1977 may we submit the following comments:-

The Engineering Department is following a method of servicing raw land prior to the registration of the plan of subdivision with some element of risk as outlined in the comments submitted by the Planning Commission. The following is a brief summary of events resulting in the completed subdivision.

1. Preliminary outline plan is received from Planning Commission.
2. Grade check is done to ensure area can be serviced by an extension of our gravity sewer system. Traffic patterns are also reviewed.
3. Revisions to preliminary plan co-ordinated by Planning Commission.
4. Plan is approved by subdivision committee and an Alberta Land Surveyor is engaged to establish block corners in field. At this point the Engineering Department begins the preliminary survey related to all municipal improvements.
5. Once field survey is complete, field notes are plotted by draftsmen and the design of the underground together with the roads and lanes is started.
6. In accordance with the approved design lists of materials and cost estimates are prepared.
7. Approval to construct is applied for from Alberta Environment in Edmonton and estimates are brought forward to Council for approval.

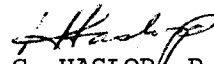
8. Construction of underground begins after work is given a priority and scheduled. In most cases the schedule is controlled by the delivery date of materials.
9. Deepest utilities are installed first followed by the shallower, and other utility companies such as E.L. & P., A.G.T., and Gas Co.
10. Road works are usually delayed for one spring thaw to allow for trench settlements. Lanes are usually delayed until the majority of the builders have completed their basements.
11. Street lighting is completed and the final work involves landscaping.

The time guideline for servicing only varies greatly according to type and size, and location of area to be developed but may be similar to the following:-

1. Plan approval (see attached chart) usually unknown due to Land Titles.
2. Design and/or Tender Call - 2-4 months.
3. Construction:-Underground Utilities -1st year; same year as design.
  - E.L. & P. - 1st year; same year as design.
  - Roads - 2nd year.
  - Lanes - 2nd year or 3rd year.
  - Street lighting - 2nd or 3rd year.
  - Landscaping - 2nd or 3rd year.

Total time required 2-3 years

As an example of the element of risk involved, we currently have the majority of underground and roadways completed in Bower Place Stage I which is not registered at the moment. Should we be forced to change the plan of subdivision and/or provide lands free of any encumbrances such as easements, the City may face considerable expense in relocation of any affected improvements.

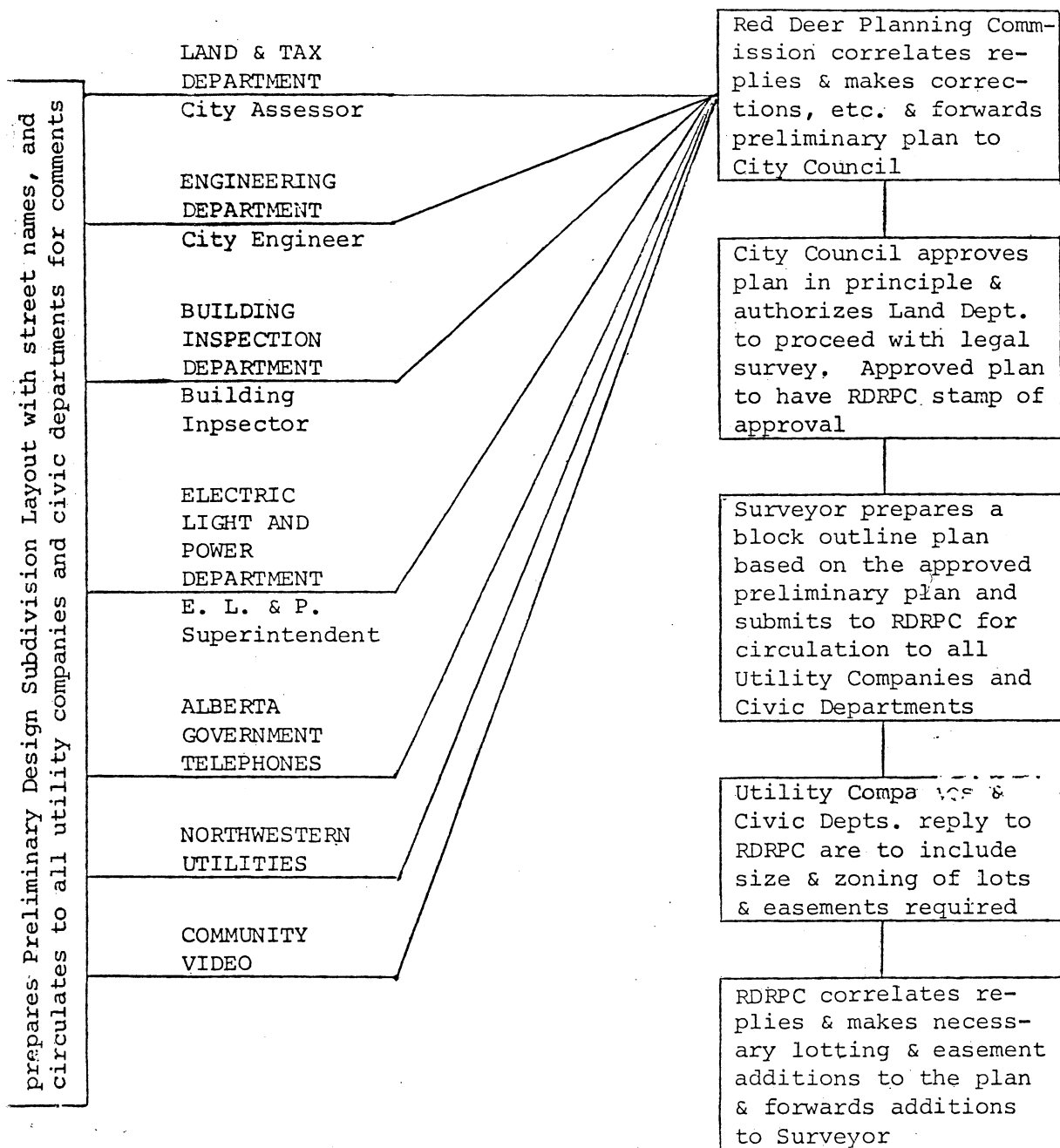
  
K.G. HASLOP, P. Eng.,  
Acting City Engineer

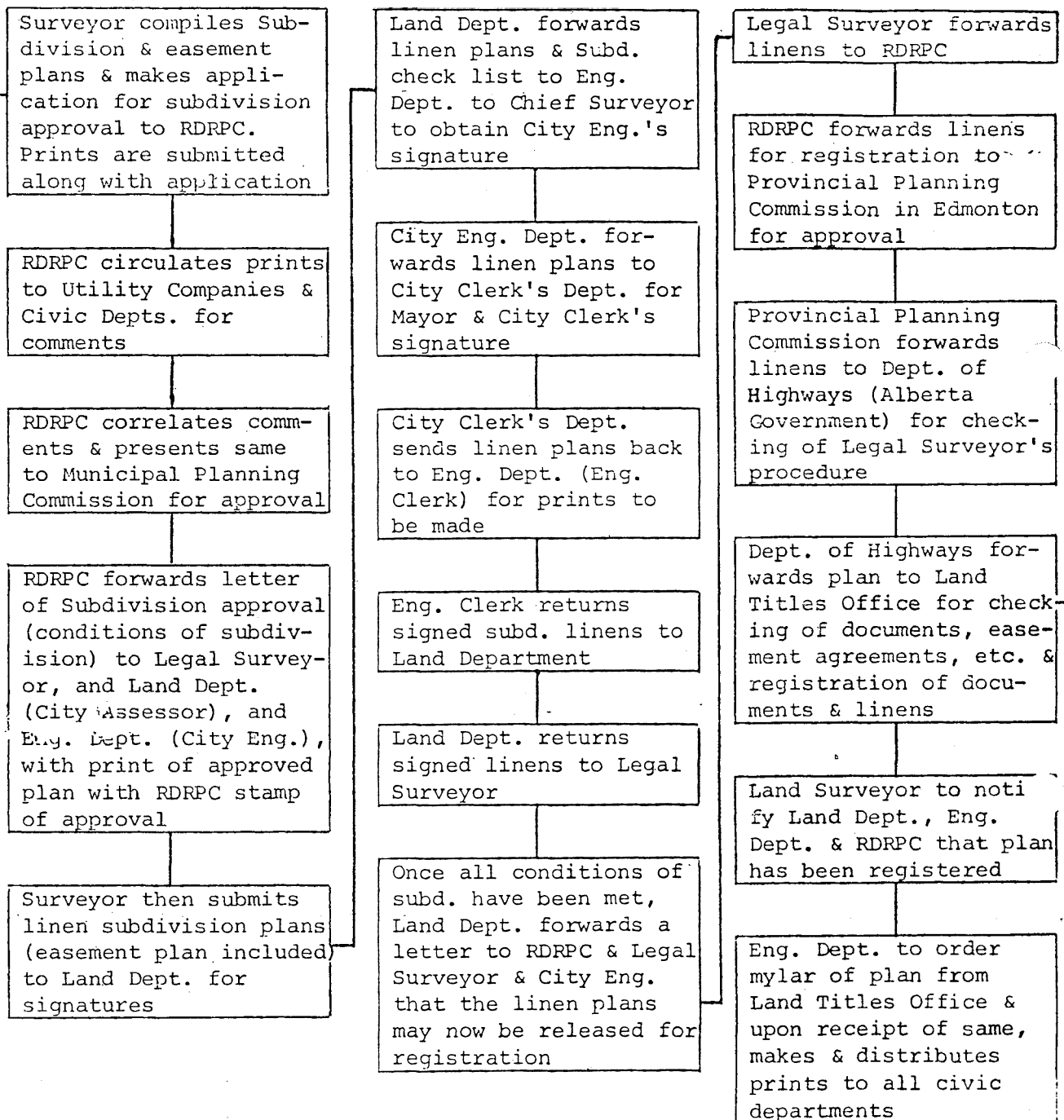
KGH/ab  
cc: City Assessor  
E.L. & P. Supt.  
Building Inspector  
Planning Commission

attachment



PROCEDURE FOR REGISTRATION OF LEGAL SURVEY PLANS - FOR CITY SUBDIVISIONS





City Assessor's Comments

I concur fully with the observations expressed by the Engineering Department in their report of November 25, 1977, and recommend the City continue to service land as we are doing at the present time.

"D.J. WILSON"  
City Assessor

City Commissioner's Comments

I concur with the recommendations of the Engineer and Assessor.

"M.C. DAY"  
City Commissioner

REPORTSNO. 1

TO: CITY COUNCIL


FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

The attached airport management contract adjustment for 1978 as prepared by the airport managers Donald and Helen Sutherland received consideration at the Airport Commission meeting held on December 13, 1977. The following resolution was approved by the Airport Commission.

"That the Red Deer Industrial Airport Commission recommend approval to the Council of the City of Red Deer the proposed Airport Management Contract adjustment for 1978 and as presented to the Commission this date."

In view of the amount of the increase which was received by the airport manager in 1977 and in view of the work load imposed under this contract it is the feeling of the Airport Commission that the requested increase in this instance is fair and justifiable. The above decision of the Airport Commission is submitted to council for its consideration and ratification.

Respectfully submitted by



J. Pollock, Chairman  
Red Deer Airport Commission

December 5, 1977.

AIRPORT MANAGEMENT CONTRACT.

CONTRACT ADJUSTMENT for 1978.

In accordance with the current five year contract for the Airport Manager, the following increases and justification for same are submitted for the consideration of the members of the Airport Commission. If approved by the Commission members and authorized by the Red Deer City Council, the increases would be effective January 1, 1978.

The 1977 Contract with the Airport Manager provided for payment as follows:

Net Pay	\$15,211.00
House Rental	1,399.00
Utilities	721.00
Total	<u>\$17,331.00</u>

The requested Contract for 1978 is as follows:

Net Pay	\$17,499.00
House Rental	1,609.00
Utilities	920.00
Total	<u>\$20,022.00</u>

It is felt that an overall increase of 15% in the total contract is fair and reasonable, primarily due to:

1. More consideration has been given to the amount of work done by the "Airport Manager", which as per contract is two people, Donald and Helen Sutherland.
2. Average work day for myself as a Manager is 7.30 A.M. to 5.00 P.M. plus additional heat and security checks at night between 9.00 P.M. and 12.00 P.M.- five days per week. Saturday, Sunday and Holidays, these checks are made at least once daily.
3. When it is necessary for me to be out of the office or otherwise occupied - all calls, requests, complaints and inquiries are handled through our residence at the Airport, by Helen.

This averages a minimum of approximately  $2\frac{1}{2}$  hours per day - five days per week. After normal working hours, weekends and holidays all inquiries etc. are handled through the residence. Either myself, Helen or a reliable person is available virtually 24 hours per day. It is felt this type of service is necessary particularly in the case of any emergency.

4. Based on the foregoing, the total minimum hours annually put in by both myself and Helen (excluding the after hours, weekends and holidays) are:

Don Sutherland - $8\frac{1}{2} + 1(\text{night check}) = 9\frac{1}{2} \times 5$	$47\frac{1}{2}$
Weekend checks $1 \times 2$	2
Helen Sutherland - $2\frac{1}{2} \times 5$	$12\frac{1}{2}$
Total per week	<u>62</u>
Per Year $62 \times 52 =$	<u>3224 hours.</u>

Annual total is 3224 hours and with the requested 1978 Contract of \$20,022.00, this would figure out to approximately \$6.21 per hour.

5. The steady rise in cost of living during 1977 plus increased medical and insurance premiums which must be purchased on an individual basis in self employment of this type.
6. The continued and increasing involvement of both Airport Managers in accelerated administration demands i.e. leases, invoicing, inquiries correspondance, reports etc.
7. The increased use of runways and taxiways due to a large increase in aircraft movements over the past five years (1972 - 43,107 to 1977 in excess of 58,000) plus added land lease in use and more equipment involved in giving proper service to the airport - means a considerable increase in assisting, supervising and checking repairs and maintenance to runways, taxiways, roads, lands, buildings and equipment.
8. During the winter seasons snow and ice have to be cleared from runways in particular, Itinerant aircraft from all types of business including Oil and Gas, Construction etc., come and go at all hours and runways and taxiways must be servicable-day and night - weekends, holidays etc., included.

As a comparison to City Staff only, whether it be Department Heads or any other employees - union or non-union - temporary or permanent, we believe that members of the Airport Commission will concur that comparing duties, responsibilities, dependability and time spent on the job and numerous other aspects which must be taken into consideration - the increase and total contract amount is very reasonable.

We do agree the contract included long hours and additional services at times. However it is felt that this is being complied with and more. The service given at this airport and concern for improving facilities are certainly two of the contributing factors toward the ever increasing activity, popularity, growth and financial stability of this Airport.

We certainly understand the importance of continued progress and improvement to the Airport is very important to the City of Red Deer and the District and we will continue to work at upgrading the airport, facilities and service with every means at our disposal.

Thank you,



Donald and Helen Sutherland.  
Airport Manager.

NO. 2

14 December 1977

TO: CITY COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

Red Deer Industrial Airport Commission, at its meeting held on December 13, 1977, gave consideration to the attached proposed 1978 building rentals at the Red Deer Industrial Airport. The proposed rental increases were approved at the aforesaid meeting with the passage of a resolution as quote hereunder.

"That the Red Deer Industrial Airport Commission recommend approval to the Council of the City of Red Deer the proposed 1978 building rentals at the Red Deer Industrial Airport and as submitted to the Commission this date."

The tenants of the buildings in question have been notified by way of a letter from the airport manager advising that rental increases would be effective January 1, 1978. The above decision of the Airport Commission is submitted for council consideration and action.

Respectfully submitted by

*John L. Pollock*

J. Pollock, Chairman

Red Deer Airport Commission



# THE CITY OF RED DEER



NO. 3

RED DEER, ALBERTA

T4N 3T4

December 22, 1977

TO: His Worship Mayor Curle  
and members of Council

FROM: Economic Development Committee

The above noted committee at its past two meetings introduced resolutions recommending that Mr. Alan Scott, Economic Development Director, City of Red Deer, be authorized to explore the possibilities of travelling to the Province of Ontario and in particular make contact with industries in Ontario through their Department of Industry.

The intention of such a trip would be to attract industry in that Province to relocate in Alberta, and the Red Deer area.

The two resolutions approved are as follows:

At the November 8, 1977 meeting:

"That the Economic Development Committee recommend that A. Scott explore the possibility of going to Ontario for the purpose of meeting with the Provincial Department of Industry, to be accompanied by E. Dicknoether, and hopefully to make arrangements for a member from the Alberta Provincial Department of Industry and Commerce to accompany A. Scott and E. Dicknoether."

At the December 7, 1977 meeting of the Economic Development Committee meeting:

"That the Economic Development Committee reaffirm their November 8, 1977 recommendation that Alan Scott, Economic Development Director, City of Red Deer, be authorized to travel to Ontario for the purpose of establishing communication channels with the Provincial Department of Industry and other levels of Government and further that he use his own discretion in any other areas he deems necessary."

-2-

The cost of such a trip (estimated at + \$1,000.00) would have to be provided from within the budget of the Economic Development Department. The Economic Development Committee requests Council's approval for this type of an expenditure in order that the trip could become a reality.

Respectfully submitted,

Alex Peck, Chairman  
Economic Development  
Committee

/ca

Commissioners' Comments

It should be noted that any funds authorized by Council to enable Mr. Scott to travel to the east will have to be provided for in the 1978 budget.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

File No. R-8402

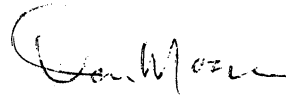
NO. 4

December 7, 1977

TO: CITY COMMISSIONER

FROM: RECREATION SUPERINTENDENT

The attached letter from the Red Deer Lions Club and my response to them is self-explanatory. It would appear that Council has little recourse but to grant this request. However, they may wish to ask the Lions Club to pay the financing charges for this amount. I assume that this will have to go to City Council and should you require further input from me, please let me know.



DON MOORE

DM/er  
Att: 2

LIONS  
INTERNATIONAL  
CLUB

November 30, 1977

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

ATTENTION: Don Moore - Recreation Superintendent

Dear Mr. Moore:

RE: Golden Circle Lions Club Commitment'  
Balance Owing \$7,500.00

I have been instructed by our club to write a letter to the City of Red Deer asking them for an extension on our agreement with them to June 30, 1978. We are most disappointed to have to advise that during the last year and a half we have not raised as many funds as we would have liked to have done due to varying degrees of attendance at our functions and economical conditions. We would therefore request that the City of Red Deer extend our agreement until June 30, 1978 at which time we sincerely hope to be in a position to pay out the balance owing on our commitment re the Golden Circle. Thank you for your consideration and cooperation in this regard.

Yours truly,

"BEN W. BOWER"  
Secretary  
Red Deer Central Lions Club

# THE CITY OF RED DEER

52.



RED DEER, ALBERTA

T4N 3T4

December 7, 1977

Office of:-  
Recreation Department  
City Hall  
RED DEER, Alberta

Mr. Ron W. Bower, Secretary  
Red Deer Central Lions Club  
37 Wilson Crescent  
RED DEER, Alberta

Dear Ron:

Thank you for your letter requesting and extension of the terms of the agreement between the City of Red Deer and the Red Deer Lions Club.

I have forward this to the City Commissioner, who in turn will ask for City Council's guidance in this matter.

Sincerely,

DON MOORE  
Recreation Superintendent

DM/er

DATE: December 29, 1977

TO: City Clerk

FROM: City Treasurer

RE: RED DEER LIONS CLUB

Background

The City of Red Deer, sometimes with the financial assistance of community organizations, agrees to undertake the construction of special facilities.

The City found the need some three years ago to formalize the financial commitments made by community organizations by way of a legal agreement.

When the City agreed to undertake the construction of a Senior Citizens Center it was on the understanding that contributions were to be received from certain community organizations. These contributions were recognized and formalized by way of written agreements.

Central Lions Club

The Central Lions Club agreed to contribute \$30,000 toward the construction of the Golden Circle. Of the \$30,000 there is \$7,500 still to be paid.

The payment of the \$7,500 was due under the terms of the agreement on September 1, 1976. The Lions Club has asked an extension of this payment to June 30, 1978.

There were no penalty clauses in the agreement with the Lions Club in the event payments were not made according to the agreement.

The net effect of the extension requested by the Lions Club is that financing is being provided by the City at a cost of approximately \$1,130 to the City (\$7,500 @ 8-1/4% for 22 months).

Comment

City Council may wish to consider whether the Club should be requested to reimburse the City for the financing costs of \$1,130 incurred.



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

AW:mw

CC: Recreation Superintendent

COMMISSIONERS' COMMENTS

Of the \$30,000. contribution pledged by the Lions Club for construction of the Golden Circle, the City has received \$22,500. We recommend Council grant the extension requested for payment of the outstanding balance of \$7500.00.

The Service Clubs contribute handsomely to many projects and perform a valuable service to our Community. However, as can be seen from the attached, these contributions are dependent upon their fund raising activities which from time to time take longer than expected.

Council may wish to consider that future projects of this nature are not commenced prematurely until all funds are in hand as was the case in the construction of the Museum. This would avoid any embarrassment and the incurring of additional financing costs.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

M E M O

55.

NO. 4A

TO: City Clerk

December 22, 1977.

FROM: E. L. & P. Supt.

Re: Calgary Power Ltd. / Rate Increase

Enclosed is a revised schedule "A" of the City of Red Deer's E. L. & P. rates, By-law #2085. We request that this information be presented to City Council along with our recommendation that these revised rates be adopted, effective for all billings received after February 1, 1978.

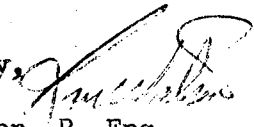
We estimate that the new approved rates to be charged by Calgary Power Ltd. after February 1, 1978 will increase E. L. & P.'s cost of purchased power from \$ 3,445,850 to \$ 4,110,350 for the year 1978; this is an additional cost to the city of \$ 664,500 for 1978.

The proposed, revised rate schedule for E. L. & P. By-law #2085 is based on recovering only the additional cost of purchased power, \$ 664,500. To accomplish this, each component in our rate schedule had to be increased by a minimum of 12.6%. Due to rounding to one significant decimal place, several of the rate components have been increased by more than 12.6%.

Since 1973 when the first Calgary Power Ltd. rate increase was imposed on us, the City of Red Deer has consistently held to a minimum any rate increases to our customers by not requesting any rate increases to fund our own operations and by increasing our rates to provide only enough additional revenue to offset the increased cost of energy purchased from Calgary Power Ltd..

The latest "Typical Electrical Bills" charts prepared by the Canadian Electrical Association indicate that power rates charged by the City of Red Deer are higher than those of Medicine Hat and Edmonton Power, where they generate their own power; are higher than those of the City of Calgary, where power is purchased from Calgary Power Ltd. but in amounts approximately 17 times those of Red Deer. Red Deer rates are lower than those of the City of Lethbridge and considerably lower than those of cities where Calgary Power Ltd. and Alberta Power Ltd. distribute directly - Camrose, Wetaskiwin and Drumheller.

Yours truly,

  
R. M. Watson, P. Eng.

E. L. & P. Supt.

copy: City Treasurer



Commissioners' Comments

Recommend Council approve the revised rate schedule as proposed by the E.L. & P. Superintendent and City Treasurer. It is significant to note that we have not imposed any rate increases since 1973 other than those required to offset increased billings from Calgary Power.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 5

TO: COUNCIL

FROM: CITY CLERK

RE: REPLOTING SCHEME

In June of 1977, Council approved a request from the Red Deer Roman Catholic Separate School District No. 17 to provide the said District with an elementary school site in the Normandeau Subdivision providing all additional costs of resurvey, change in servicing, etc., were borne by the Separate School Board.

The Board have now processed this matter to the point where a formal resolution of Council is required to authorize, approve and adopt a reploting scheme.

The draft resolution and plan will be available for Council consideration.

"R. STOLLINGS"  
City Clerk

NO. 6

DATE: December 12, 1977

TO: City Commissioner

FROM: City Treasurer

RE: POSTAGE MAILING MACHINE

In October, 1977 the Pitney Bowes machine used by City Clerks became unserviceable.

There were no funds provided in the 1977 budget for a replacement machine. As a result, a tender was sent out for a mailing machine on a lease-purchase basis. This would allow any lease payments made to be at least partially credited to the final purchase price.

As a result of tenders received, a lease purchase agreement with Pitney-Bowes was entered into. This agreement, running from October 28, 1977, requires a monthly lease payment of \$213.25 with \$179.13 being credited to the purchase price of \$4,265.

REQUESTED ACTION

It would be to the City's benefit to purchase the machine outright at a cost of \$4,265. This must be done by the January 9, 1978 Council meeting, however, or the City would lose \$34.12 per month.

City Council approval is requested at the January 9, 1978 Council meeting for early 1978 budget approval to purchase the mailing machine at a cost of \$4,265.



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

AW:mw

CC: City Clerk

Commissioners' Comments

The piece of equipment replaced was approximately 12 years of age and beyond economic repair, therefore, it was necessary to take immediate action to obtain a new machine at the most economic rate at the time. It would now be in the City's best interest to purchase this machine with funds to be provided in the 1978 budget.

Recommend Council authorize purchase of the postage machine for the sum of \$4265.00.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 7

December 6, 1977

TO: City Commissioner

FROM: City Engineer

RE: Standard Residential Development Agreement  
-----

In August 1976, Council approved the form, contents and the use of the above noted agreement for use in developing future private residential properties. The agreement was prepared in consultation with the City Solicitor which resulted in the structure and terminology.

In November 1977 the Engineering Department undertook a general review of the agreement and instituted several improvements most of which were minor and made for clarification reasons. The major revisions involve the following:

1. Oversize Costs - clauses 3.6 & 3.7 added to define our liability under this section.
2. Engineering Costs - clause 3.8 added to agreement to be used where necessary.
3. Bonding - clause 5.1 changed to provide security in the amount of 50% of the works in the form of an approved bond only rather than letters of credit or other forms of security. Such bonding is to contain the provision outlined in clause 5.2. Also added to the agreement is a labor and materials payment bond in the same amount as the performance bond.

All charges and costs which are to be included in future agreements are based on the then current available rates and if the City is required to do certain works, a 15% surcharge is added for general administration and overhead.

We have negotiated two agreements to date which are 90% complete. Development generally proceeded as per agreement however there was considerable inspection required in the field to ensure the quality of the work performed. It was also found that reductions in the securities provided should not be accommodated as it is time consuming to determine the payments made to a contractor when the City is not directly involved.

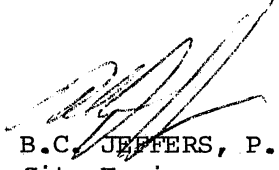
..... 2

December 6, 1977

61.

An agreement such as this, may be considered for all private parcels to be developed but due to the time involved in preparing the applicable charges, security arrangements, field inspection and follow-up, I would recommend that the minimum sized parcel to be considered be 40 - 50 acres. Smaller parcels are usually easier serviced by City forces with the appropriate charges being prepaid prior to any construction.

The revised agreement is attached for the agenda for the members of Council. Council approval of the form, contents and use of the revised edition is respectfully requested at the next meeting of December 12, 1977. We have three or four parties interested in beginning negotiations for an agreement in the very near future.



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

KGH/ab  
enclosures- 12

Commissioners Comments

We recommend Council approve the Revised Development Agreement as outlined by the City Engineer.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 8

TO: COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARINGS - BYLAWS 2011/VV-77, 2011/AAA-77 &  
2011/BBB-77

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Public hearings in respect of the above mentioned bylaws have been advertised for 7 p.m., Monday, January 9, 1978.

Bylaw 2011/VV-77 provides for

- (1) two storey buildings on 51 Avenue between 45 and 53 Street.
- (2) 7' setbacks on certain lots downtown.
- (3) a 5' lane setback on certain lots downtown.

Bylaw 2011/AAA-77 provides for repeal of the Development Appeal fee of \$10.00 per appeal.

Bylaw 2011/BBB-77 provides for rezoning of Mr. McCree's property west of 52 Avenue, south of 67 Street.

Comments of the Regional Planning Commission in respect of these bylaws appear hereafter.

"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. 13.01

December 8, 1977

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

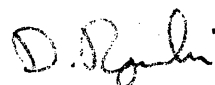
Dear Sir:

Re: Zoning By-law 2011/VV-77.

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 R. R. Cundy, MCIP  
DIRECTOR



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 STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLE 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

December 8, 1977

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

Dear Sir:

Re: Zoning By-law 2011/AAA-77

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  
R. R. Cundy,  
DIRECTOR



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 INNISFAIL - TOWN OF LACOMBE  
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COUNTY OF STETTLE 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

December 8, 1977

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

Dear Sir:

Re: Zoning By-law 2011/BBB-77.

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

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

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

Yours truly,

*D. R. Cundy*

For R. R. Cundy, MCIP  
DIRECTOR

*M. Christensen*

M. Christensen,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

/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  
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SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

# HIRE

# HICKE REAL ESTATE LTD. <sup>66.</sup>

5014 - 49 Street  
Red Deer, Alberta  
T4N 1V5

Phone  
346-6608  
346-2004

Phone Evenings  
346-6854 G. Jespersen  
346-2286 A. Cadman

NEW & RESALE HOMES - INSURANCE - MORTGAGES - RENTALS - PROPERTY MANAGEMENT - DEVELOPERS

NO. 9



## CROSS CANADA REAL ESTATE SERVICE

December 12, 1977

City of Red Deer  
City Hall  
Red Deer, Alberta.

ATTENTION: MR. MIKE DAY, CITY COMMISSIONAR

Dear Sir:


Re: McFarlane Property  
SE1-27-38-27-W4th

The above quarter is located in the northern city limits. We notice that the City of Red Deer is considering annexing some of their properties to the east and we would like to have this quarter also included for annexation. We have been requested by the city for 67 feet of roadway and utility right away along our east boundry.

We would ask that the city consider our property for annexation along with their own.

Yours truly,

HICKE REAL ESTATE LTD.

  
Alf Cadman  
clw.

cc: Mr. James Ming, Crowe, Power & Company  
cc: Mr. Bob Cundy, Red Deer Planning Commission



December 16, 1977

TO: City Commissioner  
FROM: City Assessor

RE: SE $\frac{1}{4}$  27-38-27-4

In reply to Hicke Real Estate Ltd. letter of December 12, 1977, requesting annexation of the above described  $\frac{1}{4}$  section, I could not support same, as the area is not included in the present overall servicing pattern for the properties located on the east hill.

I believe this request should be brought to City Council's attention and recommendation from the Red Deer Regional Planning Commission and our Engineering Department.



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

Commissioners Comments

We would concur with the recommendations of the administration and recommend Council decline this request.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 10

TO: COUNCIL

FROM: COMMISSIONER

RE: COURT HOUSE, RED DEER

In September of 1973, Council entered into an agreement with Chateau Developments Ltd. to develop property in the Block east of the City Hall. This agreement contained certain clauses which among other things required the developed to construct improvements on the property to a value of \$1,000,000 failing which the developer would pay as liquidated damages, the differences between the actual taxes levied and what would have been levied had the development been completed.

The agreement in question was subsequently taken over by the Province who intend to construct a Court House on the site. In taking over this agreement the Province sought and obtained approval from the City to waive the liquidated damages clause and an amending agreement was prepared accordingly and forwarded to the Province for signature.

The Province now request further amendments to the original agreement and specifically removal of clauses 4, 6.2 and 6.3 all of which require the plans and specifications for development of the property to be submitted to and approved by Council. They also request a change in the mailing address for service of notices.

The administration can see no problem in the granting of this particular request and in fact recommend Council authorize such action to be taken.

City Assessor, D. J. Wilson will be present to further elaborate on this matter if required.

M. C. Day  
City Commissioner

Commissioners' Comments

I concur with the recommendations of the City Commissioner.

"K. CURLE"  
Mayor

NO. 11

December 9, 1977

TO: City Commissioners

FROM: City Engineer

RE: Lane East of 50A Avenue - Access to Parkland Towers  
-----

A request was received by the Engineering Department to investigate problems being caused by a narrow laneway east of 50A Avenue and joining on to the lane which is used as an access to Parkland Towers (see attached sketch). Accidents have occurred in this lane which have resulted in vehicles being driven across private property causing damage to the lawn and other property.

Engineering Department staff have investigated and recommend that the lane be made one-way south from the lane access to Parkland Towers to 50A Avenue. Because the lane is very narrow it is felt that making this lane oneway will eliminate traffic conflict and reduce accidents.

The Traffic Advisory Committee has reviewed this request and concurs with the recommendation of the Engineering Department.

Oneway streets must be established by bylaw. Following is a description of the proposed oneway lane for City Council's consideration for addition to the schedule of One-Way streets in Bylaw 2517/76.

MINOR LANEWAY

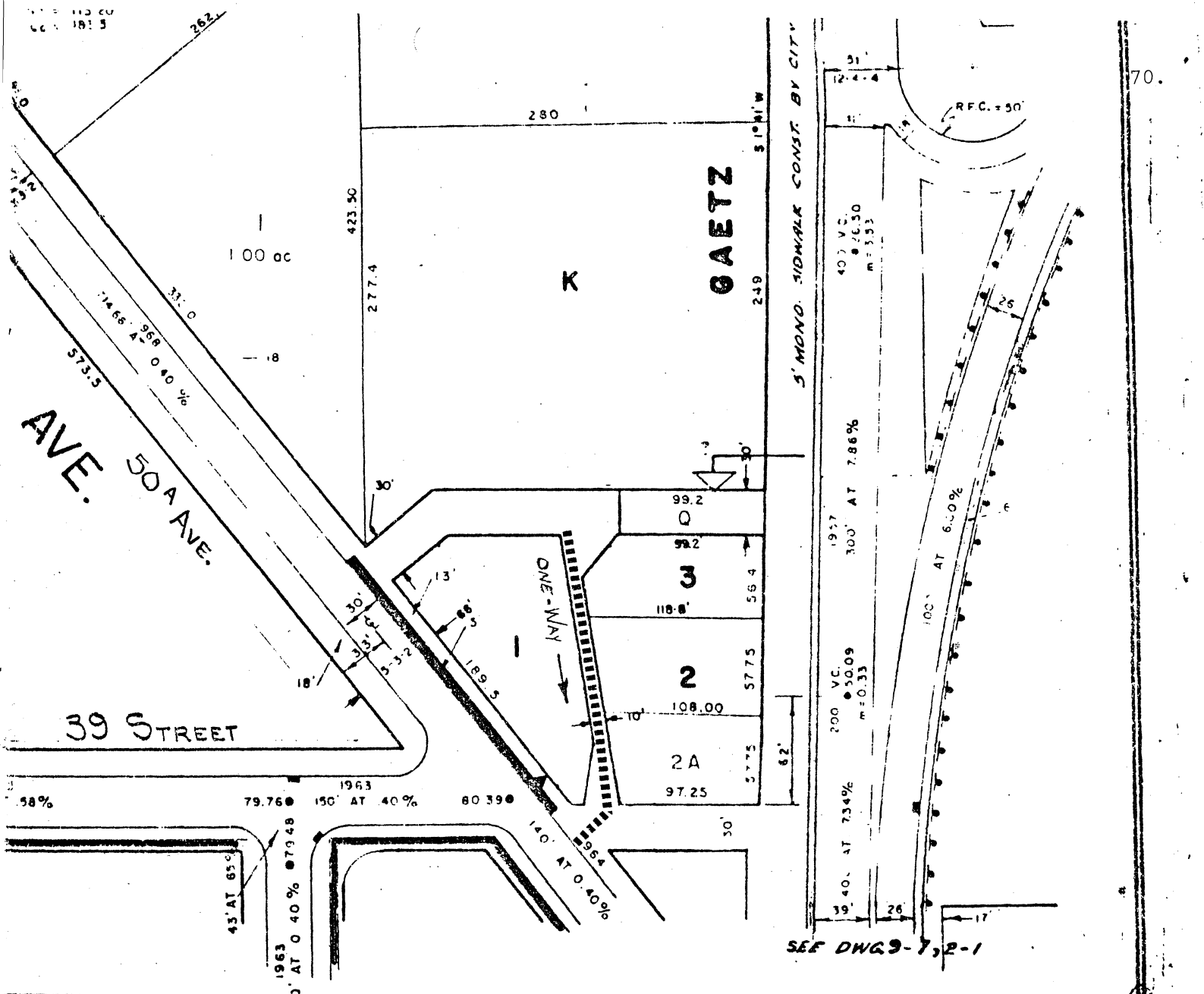
One-way south on the lane east of Fiftieth "A" (50A) Avenue from its south intersection with the lane north of Thirty-Ninth (39) Street thence south to its intersection with Fiftieth "A" (50A) Avenue.

Would you please arrange to have this item placed before City Council at its next meeting.



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

BW/ab



PROPOSED ONE-WAY

# Commissioners' Comments

Recommend Council pass an amendment to the oneway streets bylaw as suggested by the City Engineer.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 12

DATE: January 4, 1978

TO: Mayor  
City Commissioner

FROM: City Treasurer

RE: UTILITY RATE HEARINGS

INTRODUCTION

Attached is a copy of a Public Utility Board decision related to costs incurred by intervenors in the Calgary Power Rate hearing. You will note that payment of the City of Red Deer's intervention costs of \$57,607.22 has been ordered.

The decision is an important one in that it is the first decision on costs made by the Board since the policy on costs was reviewed. Unfortunately the Board has not made their position on payment of intervenors' costs much clearer. They have, however, indicated a number of concerns regarding payment of costs.

In view of the Board's comments regarding the payment of costs this may be an appropriate time for City Council to review what rate hearings the City is presently participating in and whether such participation will continue.

PRESENT HEARINGS

The Board in its decision on payment of costs has appeared to indicate that costs in future could be reduced substantially or not allowed at all. The Board appears to consider intervention costs should be shared by all municipalities and be funded from the municipalities franchise or revenue taxes.

There are two hearings that will be proceeded with shortly that the City has agreed to intervene in:

1. "Common Wheeling" portion of Calgary Power Phase II 1977 hearings.
2. Gas utility rate design inquiry.

In view of the uncertainty in recovery of costs that still exists perhaps Council may wish to review their decision to intervene in the above hearings.



- 2 -

"COMMON WHEELING"

The "wheeling" hearing is an extension of the Calgary Power 1977 Phase II hearing.

As you are aware the Phase I portion of the hearings is to determine the total revenue requirement of the company. The Phase II portion is to determine the fairness of the rates proposed to recover the revenue requirement. The Phase II hearings generally put different rate groups in argument with each other on the rates proposed for different customer groups.

The "common wheeling" concept involves the charge for service provided by one utility to another for allowing the use of its transmission and distribution systems by the other. Calgary Power included in its proposed rate schedule for the Phase II hearings a special rate for "common wheeling". Subsequently both the City of Edmonton and Alberta Power, who are charged under the "common wheeling" rate, intervened.

The "common wheeling" portion of the Phase II hearings could be substantial. If Calgary Power is successful in obtaining more revenue from "common wheeling", its customers (including the City of Red Deer) would benefit.

GAS UTILITY RATE DESIGN INQUIRY

This hearing will be looking at the total gas utility rate design structure. It will probably be a lengthy and detailed study into the rate design.

ALTERNATIVE COURSES OF ACTION

There are a number of alternative courses of action the City could take in the two current rate hearings:

1. Participate as a separate intervenor.
2. Participate in a joint intervention with other municipalities.
3. Discontinue interventions.

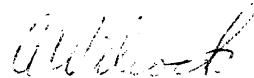
- 3 -

If City Council decide to continue the interventions as a separate intervenor, it appears a review committee should be appointed by City Council to oversee the City's intervention. The P.U.B. indicated in discussions with City officials that this action should be taken.

The City could attempt to persuade other municipalities to assist in a joint intervention. This approach has not been successful in the past but it may be some municipalities may be interested in this approach.

REQUESTED ACTION

1. City Council direction is respectfully requested on whether interventions should continue.
2. If interventions are to continue a review committee should be appointed to oversee the interventions.



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

AW:mw

CC: Mr. W. Abercrombie  
Chapman Abercrombie  
208 4808 Ross Street  
Red Deer, Alberta

NO. 13

29 December 1977

TO: THE MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

SUBJECT: ANDY BURUMA ENTERPRISES - REQUEST  
FOR ASSIGNMENT OF LAND TITLE

The attached correspondence from the above company is a request to assign title to two newly created companies, both of which include the original purchaser - Andy Buruma Enterprises - as a 50% partner.

Original purchase of these properties was approved by City Council in the name of Andy Buruma Enterprises.

Lot 3, Block 4, Plan 762-0870 was approved for sale on October 25, 1976. At the time, the developer indicated that a new company would be established for development purposes and include as a principal owner, Crest Leasing Co. Ltd. In recent conversations with Mr. Pander, we were advised that subsequent changes have resulted in a change in the proposed ownership of this development to include Melvyn B. Martin of Edmonton as a 50% partner.

Lot 6, Block 4, Plan 772-0065 was approved for sale at the December 6, 1976 meeting of City Council. At the time, there was no indication of a proposed partner in the development. However, recent growth in the operation of Alberta Drywall, owned by Spring Crest Property Development (Red Deer) Ltd., requires that they relocate their business, and therefore, negotiations were completed for this partnership to house their expanded business.

The administration is satisfied that the requested assignments of title will not affect the development of these two properties in any adverse way. In fact, in the case of Lot 6, Block 4, Plan 772-0065, the premises will be occupied largely by a partner in the ownership of the building. This is in line with Council's wish to reduce, where possible, the construction of speculative warehousing on City-developed land.

We recommend these two assignments of title be approved by Council.

  
ALAN V. SCOTT, Director  
Economic Development

# Andy Buruma Enterprises Ltd.

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

Phone 403/347-3700

December 20, 1977

75.

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

Attention: D.J. Wilson

Gentlemen:

Re: LOT 6 BLOCK 4 PLAN 772-0065  
at 4951 - 78 Street, Northland  
Industrial Park, Red Deer, Alta.

We wish to advise that construction of the required building has commenced at the subject site. We would now request the city to assign title to the site to the following:

ANDY BURUMA ENTERPRISES LTD., of 5, 7612 - 49  
Avenue, Red Deer, Alberta, and  
SPRING CREST PROPERTY DEVELOPMENT (RED DEER) LTD.  
of 12340 - 142 Street, Edmonton, Alberta  
each as to an undivided one-half interest in  
the property.

Upon completion of this assignment, we request that you release the title, in trust, to the legal firm of Crowe, Power, et al (4943 - 50 Street, Red Deer) to the attention of Mac Johnson, for the purpose of securing mortgage financing.

We are pleased to extend our very best wishes for a MERRY CHRISTMAS and a REWARDING NEW YEAR.

Sincerely, for  
ANDY BURUMA ENTERPRISES LTD.

per: WAYNE PANDER

c.c. D. Crowe  
Royal Trust, ATTN: P MacGregor  
WP/jw

# Andy Buruma Enterprises Ltd.

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

Phone 403/347-3700

76.

December 20, 1977

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

Attention: D. J. Wilson

Gentlemen:

Re: LOT 3 BLOCK 4 PLAN 762-0870  
at 7743 - 50 Avenue

Further to our correspondence dated December 7, 1977, we would like to have the subject property assigned and registered as follows:

NORTHLAND SQUARE DEVELOPMENTS LTD., of 5, 7612 - 49 Avenue, Red Deer, Alberta and,  
MELVYN B. MARTIN, of 8004 - 138 Street, Edmonton, Alberta,  
each as to an undivided one-half interest in the property.

Your consideration will be most appreciated. Thank you.

Sincerely,  
ANDY BURUMA ENTERPRISES LTD.

per: WAYNE PANDER

cc D. Crowe  
WP/jw

# Andy Buruma Enterprises Ltd.

No. 5, 7612 49th Avenue, Red Deer, Alberta T4P 1M4 Phone 403/347-3700

77.

December 7, 1977

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

Attention: D.J. Wilson

Gentlemen:

Re: LOT 3 BLOCK 4 PLAN 762-0870  
at 7743 - 59 Avenue, Northland  
Industrial Park, Red Deer

We wish to advise that construction of the required building has commenced at the subject site. We would now request that the city assign title to the site to the following:

NORTHLAND SQUARE DEVELOPMENTS LTD.  
and MELVYN B. MARTIN

It should be noted that NORTHLAND SQUARE DEVELOPMENTS LTD. is owned by Andy Buruma (President) and Wayne Pander (Vice-President). Mr. Martin is a business associate of ours.

Upon completion of this assignment we would also request that you release the title to the property, in trust to the legal firm of McCuaig, Desrocher, et al (1824 Royal Trust Tower, Edmonton Centre, Edmonton T5J 2Z2, Attention: Eric McCuaig), for the purpose of securing mortgage financing.

Your continuing co-operation is most appreciated.

Yours truly,  
ANDY BURUMA ENTERPRISES LTD.

per: WAYNE PANDER

WP/JW

cc: Credit Foncier  
McCuaig Desrocher, et al

Commissioners Comments

Concur with the recommendation of the Economic Development Director, subject to appropriate assignment agreements being executed in a form satisfactory to the City Solicitor.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

TO: CITY COUNCIL

FROM: PARKING COMMISSION

The Parking Commission at its meeting held on December 16, 1977 considered the proposed 1978 Red Deer Parking Commission Budget.

It was agreed at the aforesaid meeting that the budget as presented be recommended to Council for approval.

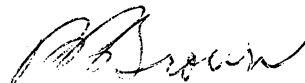
Two of the more significant items in the Budget consist of the following:

1. increasing all .20¢ meters to .25¢ per hour.
2. metering the A.M.A. Parking Lot.

The first item of course, was approved in the general recommendation that the Budget be accepted. As for the second matter an additional resolution as follows was passed.

"That the Parking Commission recommend to Council of the City of Red Deer that the A.M.A. Parking Lot be metered entirely or alternatively that same be converted to a Spitter Lot."

Respectfully submitted by



R. Brown

Chairman Parking Commission





# Alberta Motor Association

80.

5913 GAETZ AVENUE, RED DEER, ALBERTA, CANADA T4N 4C4

RED DEER OFFICE

TELEPHONE 346-3306

December 20, 1977

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

Dear Mr. Stollings:

The Alberta Motor Association wishes to have the opportunity to speak to the City Council regarding the proposal to install Parking Meters on the lot in front of our property at 5913 Gaetz Avenue. I understand this is to come before council at their meeting of January 9, 1978. We would appreciate you making these arrangements for us.

A submission will mailed to you prior to that date for the benefits of the Members of Council.

Thanking you for your consideration, I remain,

Yours truly,

A handwritten signature in dark ink, appearing to read "Harry R. Bartlett", written over a horizontal line.

Harry R. Bartlett  
Manager

HRB/sb



# TRIUMPH HOLDINGS LTD.

1000 ROYAL BANK BUILDING  
EDMONTON, ALBERTA  
~~TS-1-440~~

81.

5905 - 103 Street,  
Edmonton, Alberta.  
T6H 2H3

December 29, 1977.

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

Attention: Mr. Mike Day  
City Commissioner

Dear Sir:

With regard to the city council parking commissions recommendation to install parking meters on the lot adjoining our property lots No. 7B and 7A and our meeting of December 21, 1977, we wish to advise as follows:

Firstly, our decision to locate on the subject property was in part predicated on the fact that parking would be available to prospective tenants. On December 1, 1969, Mr. D.J. Wilson wrote "it is the purpose of this lot to provide parking for the benefit of each of the three property owners whose properties are adjoining etc.". On this basis we agreed to pay \$100.00 per front foot for paving of this lot.

We realize that things do not necessarily go on forever, however, when we extended our building in 1975 the same arrangement was still in force as per D.J. Wilson's letter of October 3, 1973.

Our tenants who have 5 and 10 year leases are now faced with the prospect of feeding parking meters which to say the least would be a very descriptive exercise to the course of business being conducted in these premises.

In discussions with our neighbours, the A.M.A., it appears we have two courses of action to pursue.

1. Request that the city refrain from installing parking meters and adhere to our original agreement.

. . . . . 2

December 29, 1977.

City of Red Deer

Attention: Mr. Mike Day  
City Commissioner

2. Request the city sell this property to the A.M.A. and ourselves and agree to subdivide same in relation to our property lines.

With the above in mind, we request an appointment to meet with you and/or appear before council to discuss these alternatives at the earliest possible date.

Yours very truly,

TRIUMPH HOLDINGS LTD.



W.R. Vernon  
President

WRV/mdc

Commissioners' Comments

Recommend Council approve the rate increases as outlined by the Parking Commission. The actual budget will be brought to Council together with the overall 1978 budget. At the time of preparation of this report, we had not received the submission referred to by the A.M.A. We do, however, understand that proposals from the A.M.A. and Triumph Holdings will be mailed to Council prior to the January 9th meeting. As we have not been able to review these proposals, we recommend Council refer same back to the Parking Commission and administration for comments.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NOTE: The attached letter from Triumph Holdings Ltd. was received after the Commissioners had prepared their comments.

"R. STOLLINGS"  
City Clerk

December 30, 1977

NO. 15

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: Application to Purchase 3.5 acres Northland Industrial Park  
by Andy Buruma Enterprises

The attached correspondence from Andy Buruma Enterprises requests approval to purchase a 3.5 acre parcel of land in Northland Industrial Park.

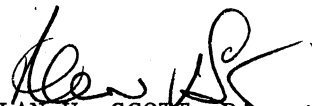
We refer you to a resolution, passed by Red Deer City Council on April 25, 1977, in which a new sales policy was adopted respecting Northland Industrial Park. Under terms of this policy, a minimum of 50% of the completed facility must be owner-occupied for a minimum period of one year. It is clear from Mr. Pander's letter, that this would not be the case in this transaction.

City Council adopted this policy at a time when serviced light industrial land was in short supply, and there was a considerable amount of unoccupied warehouse space available. It was felt that we should conserve what lands we had, for industry and business wishing to develop their own facilities. For business intending to lease or rent premises, an ample supply of warehouse space was available.

At this point, the situation has not changed to any degree: we have approximately 5.2 acres of I-2 and 2.9 acres of I-1 land serviced and available for sale. There is an indication of interest in several parcels at this time. An additional 11.0 acres should be developed within 120 days, and the remaining 40 acres of Northland Park, sometime late in the year.

In view of Council's resolution and the continuing barely adequate supply of serviced land, the administration recommends that we do not enter into an agreement for sale on 3.5 acres of land with Andy Buruma Enterprises.

Sincerely, for the Administration,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

Attach:

April 27, 1977.

TO: Economic Development Director

FROM: City Clerk

RE: Light Industrial Land Sale Policy

The following is a resolution passed by Red Deer City Council April 25, altering the land sale policy for the remainder of the existing serviced Northland Industrial Park:

"RESOLVED that Council of the City of Red Deer agree that the following policy apply to the remaining existing serviced land in the Northland Industrial Park as recommended to Council April 25th, 1977 by the Economic Development Committee, and that this policy be terminated as soon as the expansion of the Northland Industrial Park is completed and available for sale.

- (1) A minimum of 50% of the completed facility must be owner-occupied for a minimum period of one year.
- (2) A caveat to protect the City's interest will be filed to prevent the property from being transferred, sold, leased, or used in contravention of the land sales agreement.
- (3) A penalty clause of 2% per month of the selling price of the land will be imposed for a violation of the land sales agreement."

I assume the above change in policy will be placed in effect immediately.

  
R. Stollings  
City Clerk

RS/ds  
c.c. City Assessor

# Andy Furuma Enterprises Ltd.

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

Phone 403/347-3700

December 15, 1977

86.

CITY OF RED DEER  
4914 - 48 Avenue  
Red Deer, Alberta

Attention: A. V. Scott  
Economic Development Director

Re: REQUEST TO PURCHASE LIGHT INDUSTRIAL LAND

We wish to purchase a light industrial property located North and West of the 78 Street/49 Avenue intersection and to lease the utility lot located west of it. Details are as follows:

1. SIZE OF SITE: Three and one-half (3.5) acres which is equivalent to 152,460 square feet.
2. PROPOSED USE OF SITE: This development would accommodate expansion plans of our existing tenants as well as businesses new to our leasing portfolio.
3. PROPOSED BUILDING CONSTRUCTION: This project would be constructed of precast concrete panel or concrete block materials similar, in most respects, to our projects recently completed in Northland Industrial Park.
4. VALUE OF PROPOSED BUILDING: \$487,872.00
5. SIZE OF PROPOSED DEVELOPMENT: 30,492 square feet in one or possibly two buildings.
6. SITE COVERAGE PROPOSED: 20%

cont.d

7. REASON FOR LESS THAN 25% SITE COVERAGE:

This corner site does not readily lend itself to maximum development as it has roadways on two sides of it which means that you must allow for front and side yard requirements of 20 feet instead of the usual front yard only.

8. OWNERSHIP: The property would be owned by Andy Buruma Enterprises Ltd., or by a new company being formed with principals including Andy Buruma and Wayne Pander.

It should be noted that we constructed in excess of 100,000 square feet of industrial building space in 1977, although 35,000 square feet of this is not yet completed. All but 6,000 square feet of this is leased out. We have only one undeveloped site left for development in 1978 and this 16,000 square foot project is completely pre-leased.

Your earliest consideration and approval of this request will be most appreciated.

Sincerely, for  
ANDY BURUMA ENTERPRISES LTD.

  
per WAYNE PANDER

WP/jw





Commissioners' Comments

We concur with the recommendations of the Economic Development  
Director.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

December 21, 1977

90.

NO. 16

TO: CITY COUNCIL

FROM: PARKING COMMISSION

At the Parking Commission meeting held on December 16, 1977 further consideration was given to the matter of restricting traffic flow in the manoeuvring lane Gaetz Avenue Parking Mall. Following is the resolution by the Commission.

"That the Parking Commission recommend to Council of the City of Red Deer approval of the plan concerning extending the obstructions at the end of the manoeuvring lane, Gaetz Avenue Parking Mall, said obstructions to be sandbagged only at this time."

Plans of the proposed extensions in the manoeuvring lane will be available for viewing at the Council meeting.

The Fire Chief was present at the aforementioned meeting of the Parking Commission. While it would not be desirable to create unnecessary manoeuvring problems for service vehicles it is felt the proposed plan does not create such problems.

Respectfully submitted by



R. Brown

Chairman Parking Commission

December 21, 1977

91.

TO: CITY COUNCIL

FROM: PARKING COMMISSION

At the Parking Commission meeting held on December 16, 1977 a recommendation from the Transportation Committee of the Chamber of Commerce, that an Off-Street Parking Bylaw be passed, was considered.

Following is the Parking Commissions recommendation.

"That the Parking Commission recommend to Council of the City of Red Deer the institution of an Off-Street parking bylaw."

The Parking Commission has no recommendations as to the form this bylaw might take but only that same be considered and passed for the purpose of providing more adequate parking facilities downtown. It is appreciated that such a bylaw was at one time in force but recinded, and that said bylaw adequately provided for new developments. It is suggested that consideration be given the possibility of assessing existing developments if legally possible to do so, for any deficiencies in on-site parking.

Respectfully submitted by



R. Brown

Chairman Parking Commission

Commissioners' Comments

As will be seen, a notice of motion appears elsewhere in the agenda concerning a parking study. In view of such study, we recommend no action be taken on this particular recommendation until the parking study is completed and presented to the Parking Commission and Council.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 18

DATE: January 4, 1978

TO: City Council

FROM: City Commissioners

RE: SEVEN YEAR PLAN

The requests from all sources for major capital expenditures for the Seven Year Plan are summarized on Appendix "A" attached.

City Council will note the proposed expenditures exceeded the debt limitation recently approved by Council in practically every year.

The City Commissioners and City Treasurer met with the departments involved in making submissions. As a result of this review, the City Commissioners are recommending the proposed Seven Year Plan of capital expenditure distributed with the Council agendas. The proposed plan corresponds with the approved debt limitation. For Council information projected self-supporting utility borrowings are provided on a separate summary sheet.

It will be noted for 1978 the debt limitation is \$3,004,200. The reason for this amount rather than the recently approved limit of \$1,600,000 is unused expenditures authorized for 1975 and 1977 of \$1,404,200 being carried forward.

REQUIRED ACTION

Council approval of the Seven Year Plan recommended by the Commissioners is requested. The normal procedure is for Council to approve the expenditures proposed for the first year of the plan. The other six years are normally approved by City Council in principle as direction to the administration in carrying out its planning.

City Commissioner

AW:mw

CC: Director of Regional Planning  
City Engineer  
Fire Chief  
Recreation Superintendent  
Transit Superintendent  
Mayor  
City Commissioner  
E. L. & P. Superintendent

# S U M M A R Y

1978 - 1984

ITEM	1978	1979	1980	1981	1982	1983	1984
Roads	1,124,400	500,300	374,000	264,000	1,109,000	170,800	861,000
Storm	100,000	188,000	100,000	100,000	100,000	100,000	100,000
Structures	3,300,000	1,320,000	911,000	750,000	1,256,000	600,000	850,000
Street Lighting	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Recreation Facilities	240,000	240,000	370,000	375,000	375,000	375,000	375,000
Lanes & Sidewalks	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Estimated Totals	4,839,000	2,323,300	1,830,000	1,564,000	2,915,000	1,320,800	2,261,000
Proposed Debenture Borrowing Limits	2,525,000	1,800,000	1,900,000	2,000,000	2,100,000	2,300,000	2,300,000
Water Utility	525,000	540,000	500,000	200,000	200,000	4,100,000	-----
Sewer Utility	530,000	2,000,000	1,000,000	-----	-----	-----	-----
Proposed Utility Borrowing	1,055,000	2,540,000	1,500,000	200,000	200,000	4,100,000	-----

\* includes 924,000 carried over from 1977

NO. 19

DATE: January 4, 1978

TO: City Clerk

FROM: City Treasurer

RE: LATE NIGHT BUS SERVICE

Late night bus service was provided Monday through Saturday from December 12 to 23rd inclusive for the convenience of Christmas shoppers. It was indicated to Council a report on the use of the service would be supplied.

Attached is a record of passengers utilizing the late night service.

As Council are aware the only time late night bus service normally occurs is on a Thursday night. People seem to be used to this service as the passenger counts were substantially higher on Thursday nights than on any other night.

Attached also for Council information is a statement of Revenue and Expenditure for providing the late night service. This statement includes only the incremental cost to provide the late night service and makes no provision for overhead costs. The statement discloses a net operating deficit of \$2,840.57 or 59¢ per passenger.



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

AW:mw

CC: Transit Superintendent

Att'd.

LATE SHOPPING SERVICE  
PASSENGER COUNT

Dec. 12 - 23, 1977

95.

<u>Dec. 12</u>			
<u>Route</u>	<u>Adult</u>	<u>Child</u>	<u>\$ Total</u>
1	6	12	4.20
2	7	28	7.70
3	4	60	13.20
4	12	10	5.60
5	18	79	21.20
6	23	4	7.70
7	2	23	5.20
	<u>72</u>	<u>216</u>	<u>64.80</u>

<u>Dec. 13</u>			
1	9	15	5.70
2	8	26	7.60
3	38	86	28.60
4	19	26	10.90
5	27	84	24.90
6	25	23	12.10
7	15	18	8.10
	<u>141</u>	<u>278</u>	<u>97.90</u>

<u>Dec. 14</u>			
1	14	18	7.80
2	7	24	6.90
3	24	47	16.60
4	19	48	15.30
5	74	45	31.20
6	58	17	20.80
7	9	15	5.70
	<u>205</u>	<u>214</u>	<u>104.30</u>

<u>Dec. 15</u>			
1	124	18	40.80
2	20	57	17.40
3	28	90	26.40
4	47	66	27.30
5	90	131	53.20
6	59	76	32.90
7	25	28	13.10
	<u>393</u>	<u>466</u>	<u>211.10</u>

<u>Dec. 16</u>			
1	16	23	9.40
2	14	53	14.80
3	22	89	24.40
4	20	66	19.20
5	23	107	28.30
6	19	21	9.90
7	11	15	6.30
	<u>125</u>	<u>374</u>	<u>112.30</u>

<u>Dec. 17</u>			
1	8	18	6.00
2	4	26	6.40
3	9	74	17.50
4	106	11	34.00
5	32	91	27.80
6	11	48	12.90
7	3	20	4.90
	<u>173</u>	<u>288</u>	<u>109.50</u>

<u>Dec. 19</u>			
<u>Route</u>	<u>Adult</u>	<u>Child</u>	<u>\$ Total</u>
1	17	28	10.70
2	13	51	14.10
3	20	71	20.20
4	21	60	18.30
5	19	103	26.30
6	20	37	13.40
7	10	25	8.00
	<u>120</u>	<u>375</u>	<u>111.00</u>

<u>Dec. 20</u>			
1	14	30	10.20
2	7	43	10.70
3	18	102	25.80
4	20	64	18.80
5	52	123	40.20
6	21	31	12.50
7	24	28	12.80
	<u>156</u>	<u>421</u>	<u>131.00</u>

<u>Dec. 21</u>			
1	19	54	16.50
2	7	39	9.90
3	28	95	27.40
4	20	24	10.80
5	54	77	31.60
6	20	57	17.40
7	8	25	7.40
	<u>156</u>	<u>371</u>	<u>121.00</u>

<u>Dec. 22</u>			
1	157	5	48.10
2	12	74	18.40
3	15	82	20.90
4	27	81	24.30
5	36	85	27.80
6	47	31	20.30
7	21	47	15.70
	<u>315</u>	<u>405</u>	<u>175.50</u>

<u>Dec. 23</u>			
1	14	32	10.60
2	6	53	12.40
3	20	63	18.60
4	12	23	8.20
5	25	86	24.70
6	10	50	13.00
7	10	11	5.20
	<u>97</u>	<u>318</u>	<u>92.70</u>

Total Adults - 1,953

Total Child - 3,726



THE CITY OF RED DEER  
STATEMENT OF ESTIMATED REVENUE AND EXPENDITURE  
FOR LATE NIGHT SHOPPING  
DECEMBER 12 - 23, 1977

ESTIMATED REVENUE:

Adults	1,953 @ 30¢	\$ 585.90
Children	3,726 @ 20¢	745.20
		<u>1,331.10</u>
Less:	Assume 15% of riders were transfers	<u>199.67</u>
Estimated Revenue		<u>1,131.43</u>

ESTIMATED EXPENDITURE

Labor	\$2,345.00	
Operating Cost	1,375.00	
Depreciation on Buses	<u>252.00</u>	<u>3,972.00</u>
NET ESTIMATED OPERATING DEFICIT		<u><u>2,840.57</u></u>

NET DEFICIT PER PASSENGER (EXCLUDING TRANSFERS) = \$ .59

NO. 20

TO: COUNCIL  
FROM: CITY CLERK

RE: BYLAW NO. 1107

The above mentioned bylaw was passed by Council March 23rd, 1942 and provides for the placement of numbers on all dwelling units in the City.

This bylaw is completely outdated and should be repealed as the introduction of non-grid subdivisions has made the bylaw unworkable.

The Fire Department have some concerns over the fact some homeowners and in particular apartment owners, fail to place a number on their building which creates problems in locating a building in an emergency situation, i.e. fire and ambulance calls. Certainly in this regard it is to the benefit of the home owner to have a number on the dwelling unit.

The Post Office have indicated they will refuse mail delivery where no house number appears on a building.

The Municipal Government Act provides for Council to pass a bylaw for the orderly numbering of houses, but is not clear on whether or not the municipality has the authority to require residents to place numbers upon their residences.

Under the circumstances, it is suggested bylaw 1107 be repealed. The administration will continue to investigate the possibilities of a new bylaw which may prove more suitable.

"R. STOLLINGS"  
City Clerk

December 21, 1977

NO. 21

TO: CITY COUNCIL

FROM: PARKING COMMISSION

Three alternatives prepared by the Engineering Department relative to the parking lot adjacent to the Gaetz United Church, north of Ross Street and east of 48 Avenue were considered by the Parking Commission at its meeting held on December 16, 1977.

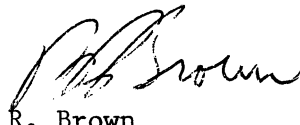
The following resolution was passed in regard to this matter:

"That the Parking Commission recommend to Council of the City of Red Deer alternative # 3 concerning the parking lot north of Ross Street and east of 48 Avenue as per plan submitted to the Commission this date."

Alternate # 3 would provide for a total of 99 stalls, which would require cooperation of private owners of certain adjacent lands to accommodate some private parking. The private stalls would not be metered. The total estimated cost of this plan would be about \$7000.00

Plans of the above alternatives including the other schemes will be available for viewing at the council meeting.

Respectfully submitted by



R. Brown

Chairman Parking Commission

Commissioner's Comments

A plan of the proposed layout will be available for Council consideration.

"M.C. DAY"  
City Commissioner

January 4, 1978

TO: City Clerk

FROM: City Engineer

Re: Parking Area north of Ross Street behind  
Gaetz Memorial United Church

At the last meeting held by the Parking Commission on December 16, 1977 it was resolved that the Commission recommend to Council the implementation of Alternate # 3.

Subsequent to this meeting, the Engineering Department has confirmed the size of the existing parking areas, existing loading zones to adjacent businesses, and property lines. This work has lead to the preparation of the final plan of alternate # 3 which now contains some minor deviations as follows:

1. The proposed 90° parking directly north of the Gaetz Memorial United Church has been omitted and is now recommended to be left in its existing form of 45° angle parking. This is due to three reasons.
  - a) reduction of the existing sidewalk to 4 feet and with a possible vehicle bumper overhang of 2 feet the remaining walk area will only be 2 feet.
  - b) the required land purchase of 6 feet from the church would leave negligible clearance between the driving areas and the church building.
  - c) the estimated costs of \$4000.00 for sidewalk reduction and \$12,000.00 for land purchase are, in my opinion, not reasonable to gain 6 additional stalls.
2. A loading/unloading area has been designated behind building #3.

In summary, the plan as amended has verbally met the requirements and represents the maximum number of stalls obtainable with the lowest reasonable expenditure. The revised cost estimate to implement this plan is

curb improvements and relocations	\$ 2,500.00
meter purchase and installation	<u>13,000.00</u>
Total	\$15,500.00

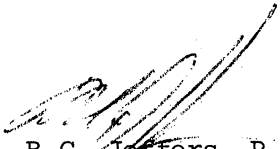
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TO: City Clerk (cont'd.) Page 2

January 4, 1978

Should Council concur with the recommendation of the Parking Commission; implementation should be on the basis of the revised plan as described herein.

Copies of all three alternates are enclosed for your reference.



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

KGH/sb

cc. Fire Chief  
City Treasurer

WRITTEN INQUIRIES

101.

December 22nd, 1977

NO. 1

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: WRITTEN INQUIRIES

Following are two Written Inquiries which were submitted by individual Aldermen at the meeting of Council December 19th, 1977. While the inquiries in question can, no doubt, be answered, we believe all Members of Council should be aware of such inquiries before any action is taken to prepare a reply and, in fact, we would suggest that Council as a Whole should vote on whether or not any one inquiry is to be processed further.

In making the above suggestion, the following was considered:-

- 1) Whether the inquiry and the response thereto would be of any specific benefit to the citizens at large,
- 2) Whether the Member of Council could obtain the necessary information simply by direct approach to a particular Department Head, and
- 3) What the cost of preparation of a detailed response would be to the taxpayer.

The Inquiry by Alderman Callahan will likely cost several thousands of dollars in terms of hours of research, tabulation and preparation of the final reply. We can state quite clearly at this time, that the costs of negotiations with our Firemen to date, have been substantial, however, what specific benefit will be gained through obtaining this information which will require many hours of valuable staff time to prepare? When considering expenditures relating to negotiations on contracts of any type, one should not necessarily isolate only the specific costs of the actual negotiations, but should weigh the over-all long term monetary effect that such a settlement could have on future contracts.

At the time of preparation of this report, City staff are still working on the reply to a previous Inquiry submitted at the October 31st meeting of Council. The reply to that Inquiry will most certainly cost the taxpayers several thousands of dollars in terms of manhours and may or may not be of direct benefit to the public.

In placing this report before you, we are not in any way suggesting that Members of Council should not submit inquiries, but rather we are of the opinion all Members of Council should consider the nature of the inquiry, whether or not same will be of benefit to the public and the costs of preparation of the reply. Specifically, we suggest a resolution be passed by Council directing that all Written Inquiries be placed before Council and voted on by all Members present before any action is taken to respond.

KEN CURLE,  
Mayor

H. MICHAEL C. DAY,  
City Commissioner

/pms

December 19, 1977

WRITTEN INQUIRY

The firefighters have been without a contract now for two years and I would like to know the cost of such negotiations as listed:

- (a) Legal fees paid to Mr. Thompson over the two year term.
- (b) Legal fees paid to Mr. Chapman that could be charged to such negotiations.
- (c) Total number of administrative man hours of work, i.e. total hours by City Commissioner, Mr. MacLean and his assistant.
- (d) Total hours by City Clerks office with regard to negotiations
- (e) Aldermanic manpower hours on negotiations.
- (e) Number of negotiating meetings held by Negotiating Committee
- (f) Number of Court appearances and costs of each
- (g) Long distance telephone calls regarding lengthy negotiations
- (h) Approximate cost of stationery, stamps, registered mail and deliverances of legal documents and papers.
- (i) Legal fees of Solicitor representing firemen, if possible to obtain.
- (j) Any other fees or costs that could be charged to negotiations.

- Donald R. Callahan -  
(Alderman)



NO. 1A

OAKHAMPTON DEVELOPMENTS BOWER PLACE

Can a progress report be brought to open Council meeting with with following information by the City Solicitor

- 1) Who is the Law Firm representing Jack Setters and what is the name of Lawyer.
- 2) Has any progress been made with inquiry of discovery as to setting date.
- 3) When is the earliest date the Caveat against City property in Bower Place will be lifted.
- 4) Any relevant information as to situation which will assist Council.

Alderman Dale

DATE: December 29, 1977

TO: City Clerk  
FROM: City Treasurer  
RE: CONSULTING FEES

Alderman McMillan submitted the following inquiry:

"Request for report on consulting fees for the past three years listing department, project cost and actual payout."

All City departments were asked to supply me with the information requested in the inquiry. Positive replies were received from the Industrial Airport, Recreation and Engineering departments. Copies of their reports are attached.

The Treasury Department has engaged consultants as follows:

<u>YEAR</u>	<u>CONSULTANT</u>	<u>STUDY</u>	<u>COST</u>
1976	Marsh and McLennan Limited	Insurance	\$3,000
1977	Power and Associates	Insurance	\$8,756

In replying to the written inquiry, <sup>some of</sup> the departments assumed architect's fees were not to be included.



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

AW:mw

Att'd.

## RED DEER INDUSTRIAL AIRPORT

November 15, 1977.

Mr.A.Wilcock,  
City Treasurer,  
City of Red Deer.

Dear Mr.Wilcock:

In reply to your inquiry of November 8, regarding Consulting Fees during the past 3 years - the Red Deer Industrial Airport are as follows:

October, 1975 - Inspection and Report of Roof Trusses and Supports for Hangar Two - Cost \$2,206.63.

done by - Ricketts, Evers, Barass, Simpson.

January 1, 1976 - Water & Sewer Study - Industrial Airport.

Reid, Crowthers & Partners Ltd.

Cost of this study is not known, invoice went direct to Treasury. COST <sup>#</sup>6,890 85

Yours truly,



D.H.Sutherland.  
Airport Manager.

DHS:ds

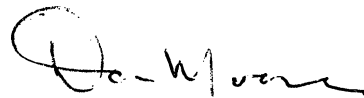
December 29, 1977

TO: BOB STOLLINGS  
FROM: DON MOORE  
SUBJECT: Inquiry on Consulting Fees

To the best of my knowledge, this department has engaged a consultant on only five occasions in the last three years, other than architect and engineering fees for specific projects at standard rates, they are as follows:

1. Early in 1975 a Vancouver engineering firm was engaged to provide assistance with Woodlea ski tow design at a cost of about \$1,300.
2. In the spring of 1977, R. M. Hardy & Associates were engaged to do a tennis court study on the existing downtown courts at a fee of \$500.00.
3. In the spring of 1977, the firm of Reid, Crowther & Partners were engaged to analyze the problem related to the pool deck at a fee of \$300.00.
4. In the summer of 1977, the firm of R. M. Hardy & Associates were engaged to study soil conditions at the Kin City Ice Arena at a fee of \$1,000.00.
5. This year the firm of Reid, Crowther & Partners were engaged to provide consultative services on design and placement of Kin City floor and associated problems at a fee of about \$10,280.

Please let me know if you require any further details on these.



Recreation Superintendent

DM:rk

cc: City Commissioner

December 8, 1977

TO: City Treasurer

FROM: City Engineer

RE: Written Inquiry - Consulting Fees  
-----

Alderman McMillan's inquiry has involved a considerable amount of research and thought. We trust this report will provide the information requested.

The main part of the report is the set of attached tables. These indicate the projects carried out over the past three (3) years, the project cost, the Consultant employed, and the fees paid. In summary the value of projects designed and/or administered by consultants is \$13,143,143.00, the consultant fees paid to date total \$1,043,783 with an additional \$110,000.00 estimated to be paid to consultants to complete these projects.

We are speaking of large sums of money going to consultants and contractors and the natural reaction is, why do we not do this work ourselves; or at least a portion of it.

We realize the inquiry did not relate to contractors vs City forces for construction, however it should be considered briefly. The tables attached indicate that the majority of the work over the past three years has in fact occurred in the past year, 1977. The Public Works Division of the Engineering Department would be capable of carrying out most of the road and utility work listed in the tables. The City forces are as competent and efficient as most contractors in these areas. What we cannot do, however, is construct all these projects in the short time period that was allotted. We do not have the manpower or the equipment that would be required. As the City continues to grow the operation and maintenance burden on the Public Works Division increases. Additionally the Department carries out a certain amount of new construction each year. I believe this to be imperative to maintain the morale, interest and skill of our Public Works crews. In 1977 the Engineering Department constructed works with its own forces valuing approximately \$900,000.00.

Returning to the main issue of consultants, there are projects which cannot be designed in-house. These are the speciality projects such as water and sewage treatment facilities, large structures and mechanical plants (pumping stations) etc. Engineers with skills to design such projects are in great demand, and would certainly not be interested in working for the City as we would not be able to keep them employed in their special field year after year.

Also City growth is often in spurts being very rapid for several years and then slow for several more. It is not practical to carry a large staff to accommodate these peaks and have little or nothing for these people to do during the slow period.

Removal of this sort of project from the list stills leaves a large number that generally fall into the utility, roadway and development field. The Engineering Department presently has three (3) Professional Engineers on staff. I believe that the technical expertise and experience of these three is more than adequate to carry out most of the projects that fall in the "municipal" or "development" area. Once again however while I believe we have the "quality" to design and administer these projects we do not have the "quantity". The administrative burden which involves the general operation of the City is currently heavy on all three engineers and occupies a significant portion of their time, exclusive of any design, cost estimate and tender preparation work. There is also the question of who is available with the necessary knowledge to monitor the progress of the contracts in the field once they are awarded to the contractor.

The Engineering Department is responsible for:-

- (1) reviewing and evaluating all new proposals for the City, whether it be the construction of a duplex or the development of a quarter section for residential development by a private developer.
- (2) preparation and administration of programs carried out by the public works and parks department e.g. snow removal, street sweeping, utility main maintenance, road maintenance, parks and trailer court maintenance, cemetery related work, meter installations and signing; and budgeting for the above.
- (3) attendance at various meetings and response to public and private inquiries.
- (4) our services are available to all other City departments if we can assist and this currently occupies about 20% of our general administration time.

Even without the above duties it would not have been possible for three Engineers and the present drafting, survey and clerical staff to have prepared designs for all the municipal projects carried out in 1977 in the equivalent time period.

The Engineering Department was short staffed through most of 1977 with only one Engineer in the Department. This was the major reason for a larger than normal volume of work being assigned to Consultants. In 1978 the Engineering Department is considering the design, and construction of several projects with our own forces. These include:

1. underground and surface services - Northland Industrial Park Ext.
2. underground and surface services - CNR Light Industrial Park.
3. 20" waterline - Normandeau Trunk Ext.

4. extension of water, sanitary and storm mains to the McRee property.
5. construction of a 14 inch water main through the Exhibition Grounds.
6. 67th Street and Gaetz Avenue widening near the Parkland Mall.
7. lanes in Normandeau and Bower Place subdivisions.

There are other projects in the offing which are within the Department's capabilities technically. These include:-

1. reconstruction of 64th Avenue to a divided 4-lane facility in conjunction with the Third River Bridge.
2. extending the East Red Deer utility trunks to service areas further south and east.
3. possible residential development of City owned land.
4. anticipated projects at the Red Deer Industrial Airport.
5. reconstruction of Gaetz Avenue north and south to the City limits to a 4-lane divided facility.

With the present administrative load and a first obligation for maintenance, serious thought must be given before committing ourselves to these or other projects. It should perhaps be pointed out that the City of Lethbridge presently has five (5) Professional Engineers, six (6) experienced technician-inspectors, a comparable survey section, six to seven draftsmen, an Office Manager, and two secretaries. We have by comparison three (3) Engineers, two (2) technicians, three (3) draftsmen and one secretary. It is true of course that Lethbridge is larger than Red Deer but even proportionally, we do not have a comparable staff. At the present time, space for expansion of the Department is very limited and future staff increases could necessitate leasing available office space outside of City Hall.

In conclusion I would assure City Council that the Engineering Department will go to Consultants only when it is the only recourse open.

I'm sure I speak for the rest of the staff when I say that we all find it much more rewarding personally, to design and construct projects in-house, than to administer work being done by consultants. In order to do the amount of work anticipated though it is very likely that additional staff will be required. The Engineering Department analyzes in great detail its staff requirements prior to requesting the creation of new positions to ensure that the position is justified and that the person filling the position is qualified and will contribute to the Department's operation. A further item to consider, is that as the traffic volumes increase in the City, more time will have to be spent in the field of traffic analysis to try to pinpoint bottlenecks and unsafe conditions before they become a significant problem leading to a large number of vehicle and/or pedestrian accidents.

I trust this information will be of value to members of Council in understanding the operations of the Engineering Department.

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

BCJ/ab  
attachments  
cc: City Commissioner

<u>Job Description</u>	<u>Contractor &amp; Amount</u>
Normandeau Roads	Border Paving \$ 519,484.00
Normandeau Ext. Utilities	Tallieu Construction \$1,492,065.00
Oriole Park Ext. Roads	Border Paving \$ 952,331.79
Oriole Park Ext. Utilities	Northside Const. \$ 923,329.34
Bower Place Stage I Utilities	DeVries Bros. Const. \$ 947,695.00
Bower Place Stage I Roads	Border Paving \$ 898,491.25
Bower Place Stage II Utilities	Craigs Construction \$ 555,395.02
Bower Storm Outfall	City Forces -----
Bower Stage III Inspection	Private Residential Development Agreement (Wimpey)
51 Ave. Realignment Road	Border Paving \$ 389,184.00
51 Ave. Realignment Road marking	M.L.E. Enterprises Ltd. \$ 11,214.37



Consultant & Engineering Fees Paid to Date	Year Started	Year Completed
P.Y.D. Engineering \$ 31,929.65	1977	Completed 1977
R.R. Engineering \$ 62,601.30	1977	Completion Spring 1978
P.Y.D. Engineering \$ 92,722.52	1977	Completed 1977
P.Y.D. Engineering \$ 91,037.90	1976	Completed 1976
R.R. Engineering \$ 41,988.75	1976	Completed 1976
R.R. Engineering \$ 62,188.64	1977	Completion Summer 1978
R.R. Engineering \$ 49,250.81	1977	Completed 1977
R.R. Engineering \$ 8,370.17	1976	Completed 1976
R.R. Engineering \$ 14,637.15	1976 to 1977	Completion 1978-79
Grimble Consulting Gr. \$ 18,895.79	1977	Completion 1978
Grimble Consulting Gr. Incl. in 51 Ave Realignment	1977	Completion 1978

..... 2

Job DescriptionContractor & Amount

3rd River Bridge  
Feasibility & Func. Study

3rd River Bridge -  
Prel. Field Eng.  
Detailed Design

E.R.D. Servicing Phase I

Contract I  
Water

Craigs Const.  
\$ 637,143.00

Contract II  
Booster Station

Jenco Industries  
\$ 249,007.00

Contract III  
Water. San. & Storm

Terrain Const.  
Water \$ 384,792.00  
San. \$ 153,438.00  
Storm \$1,160,959.00

Miscellaneous  
Water & Storm

Water \$ 30,000.00  
Storm \$ 100,000.00

W.T.P. Expansion

\$ 985,000.00

W.T.P. Sludge Dewatering

Bennett & White  
\$ 536,023.00

W.T.P. Filter Repair  
#4

Grieb. & City  
\$ 35,000.00

W.T.P. Filter Repair  
#1,2 & 3

Grieb & City  
\$ 73,400.00

Consultant & Engineering  
Fees Paid to Date

Year Started

Year Completed

Grimble Consulting Gr.  
\$ 71,945.60

1977

Completed  
1977

U.M.A.

1977

Completion  
Spring 1978  
Fall 1980

\$ 55,000.00

1977

Reid, Crowther &amp; Partners

1977

Completed  
1977

" " "  
\$ 147,848.11

1977

Completion  
1978

1977

Completion  
1978

A.E.S.L.  
\$ 105,736.20

1975

Completed  
1977

A.E.S.L.  
\$ 34,759.66

1977

Completion  
1978

A.E.S.L.  
\$ 4,281.56

1977

Completed  
1977

A.E.S.L.  
-----

1977

Completion  
Spring 1978

..... 3

Job Description	Contractor & Amount
Bridge Repairs	
32 Street	City Forces \$ 67,000.00
48 Avenue	City Forces \$ 16,300.00
Highland Green Estates Inspection	Private Residential Development Agreement (Hermery)
Michener Hill Recon. Road	Border Paving \$ 131,085.15
Normandeau Water Trunk	Sureway Construction \$ 639,245.30
Red Deer Fire Hall	Ellis Const. \$ 415,562.00
City Services Building	Griffin Construction \$ 840,000.00
Transportation Study	
E.R.D. Servicing Study	

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\$13,143,143.00

=====

Consultant & Engineering  
Fees Paid to Date

Year Started

Year Completed

Reid, Crowther  
\$ 6,711.32

1977

Completed  
1977

Reid, Crowther  
\$ 1,327.24

1977

Completed  
1977

Reid, Crowther  
\$ 10,000.00

1977

Completion  
1978-79

Grimble Consulting Gr.  
\$ 5,382.73

1977

Completion  
Spring 1978

Reid, Crowther  
\$ 36,370.67

1977

Completed  
1977

John Murray Arch.  
\$ 30,308.94

1976

Completed  
1977

John Murray Arch.  
\$ 60,200.00

1977

Completion  
1978

Grimble Consulting Gr.  
\$ 85,940.01

1975

Completed  
1977

Reid, Crowther & Partners  
\$ 24,349.22

1975

Completed  
1976

\$1,153,783.90

SUMMARYFEES COMMITTED

<u>Year</u>	<u>Construction Value</u>	<u>Consulting Fees</u>
1977	\$ 9,871,557.00	\$ 766,052.75
1976	\$ 2,286,586.00	\$ 171,705.76
1975	\$ 985,000.00	\$ 216,025.43
	<hr/>	<hr/>
	\$ 13,143,143.00	\$ 1,153,783.90
Fees paid for specialty projects that could not be designed in-house (approximate) -		\$ 850,000.00

FEES COMMITTED - Previous Years (approximate)

1974	\$ 153,555.00	\$ 14,710.00
1973	\$ 79,299.00	\$ 2,500.00
1972	\$ 940,278.00	\$ 257,707.00
	<hr/>	<hr/>
	\$ 1,173,132.00	\$ 274,917.00

Commissioners' Comments

It will be seen from the attached reports that the majority of the consulting work has been undertaken for the Engineering Department. In reviewing the summary of this work, approximately \$850,000.00 or 74% of this work was of a specialty nature which could not be undertaken by in house forces for the reasons outlined by the City Engineer. It will also be noted that the majority of the work was undertaken in 1977 which was by far the busiest construction year in the City's history.

The consulting fees represent approximately 8.8% of the construction value of all the projects undertaken. Council should be aware that this represents far more than straight engineering time, but covers a vast amount of support staff such as engineering, drafting, survey technicians, inspection, clerical, tendering and administration necessary to undertake these large projects.

The City Engineer has written a comprehensive report outlining the major reasons for the use of consultants.

We trust that this information will adequately respond to the inquiry.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 1



115.

HEAD OFFICE  
THIRD FLOOR  
11456 JASPER AVENUE

EDMONTON, ALBERTA, CANADA  
T5K 0M1

OUR REF. NO.:  
YOUR REF. NO.:

TELEPHONE: 482-6081  
AREA CODE: 403

November 10, 1977

City Hall  
City of Red Deer  
Red Deer, Alberta.

ATTENTION: MR. ROBERT STOLLINGS

Dear Sir:

Would the City of Red Deer consider supporting an application by the owner of the lands as marked 1,2,3 & 4 as indicated on the enclosed map. The owner wishes to develop and service these and make this land available for development.

We would also like to co-operate with the City for the orderly development of these lands.

Would you please put the following on the next council meeting agenda.

Trusting we may have an early reply.

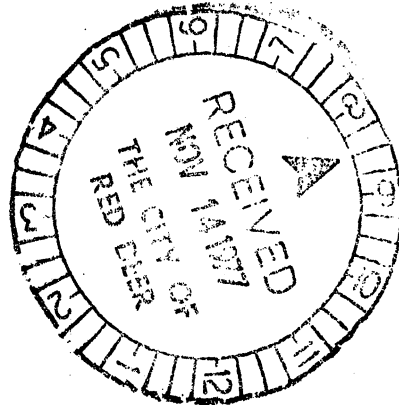
Yours truly,

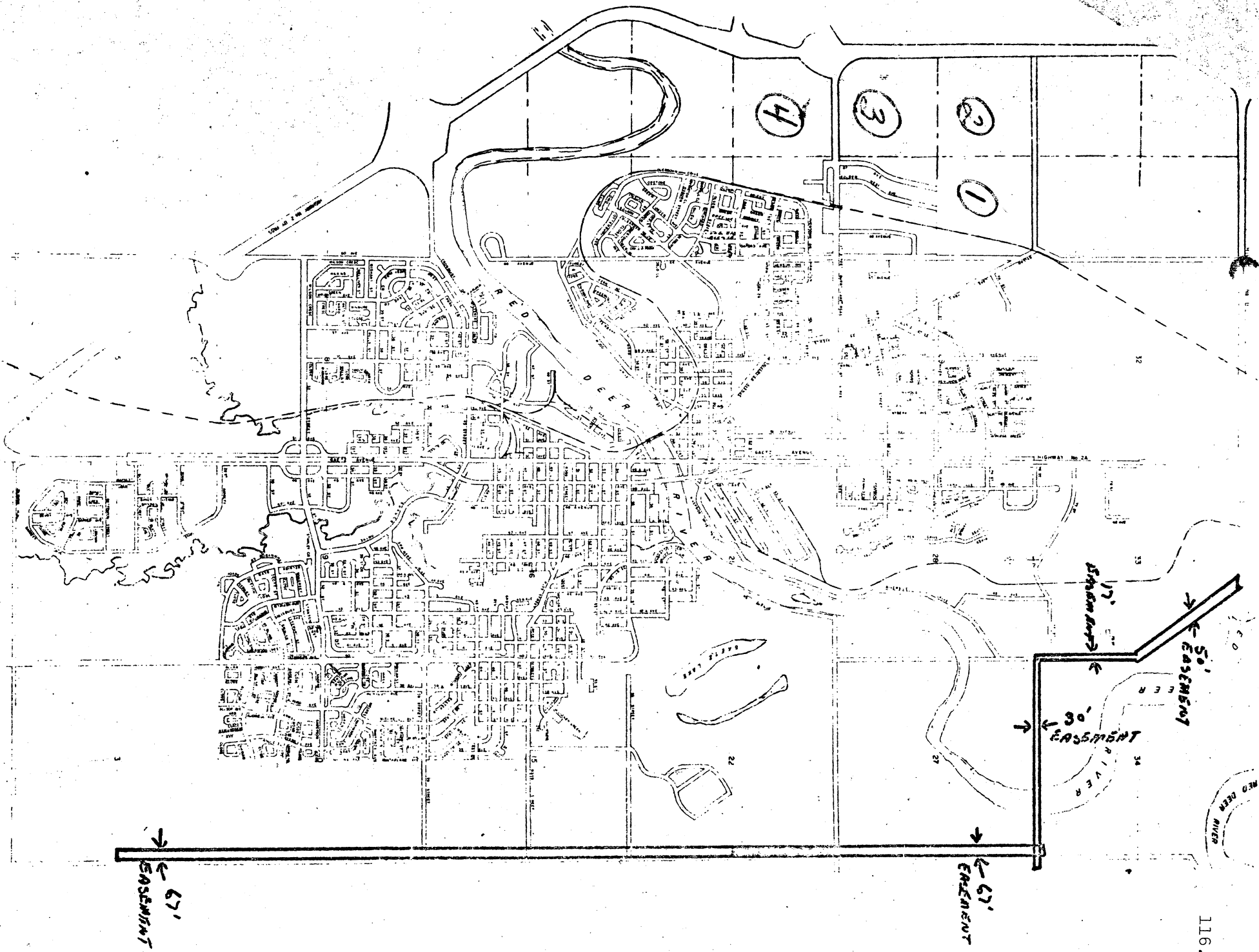
NORTH WEST TRUST COMPANY  
REAL ESTATE DIVISION

Per: *Alfred Minkelman*

Alf Cadman  
Encls./clw.

cc: Mike Day, City Hall  
Don Wilson, City Hall







November 23, 1977

TO: City Clerk  
FROM: City Engineer

RE: North West Trust Company  
-----

The Engineering Department would make the following comments regarding the development proposed by North West Trust Company.

1. The area involved is very extensive and a detailed study would have to be carried out to totally evaluate the development proposed.
2. The sanitary sewer presently terminates at 67th Street and 64th Avenue. This trunk main would have to be extended one half mile to reach the east boundary of the areas in question. The cost for this extension would be high. The existing system does have the capacity to service the areas in question.
3. An existing water main at Overdown Drive and the east side of the CPR right-of-way could service Area 4 if extended. The remaining areas form a part of the northwest pressure zone which is presently experiencing lower than desired pressures. Before more expansion could take place in this area a new reservoir and/or booster station should be constructed.
3. There is an existing storm outfall line through Area 4 which presently services the Golden West area and the 67th Street underpass. This trunk could possibly handle storm water from Area 4. To service Areas 1, 2 & 3 it would be necessary to either enlarge the trunk or run another trunk parallel to the existing one.

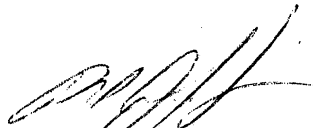
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November 23, 1977

118.

4. It is probable that rail relocation will have an effect on these areas and will determine the amount of land available for development. Detailed design of water and sewer mains and roads would not be possible until the rail relocation project is finalized.

The Engineering Department feels that the eastern half of Area 4 would be the first area to develop of this total parcel because of its proximity to services and the likelihood that this area will not be effected by rail relocation.



B.C. JEFFERS, P. Eng.

BCJ/ab

cc: Regional Planning Commission  
E.L. & P. Supt.  
City Assessor

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

December 20, 1977.

Mr. B. Stollings,  
City Clerk,  
City Hall,  
RED DEER, AB.

Dear Sir:

RE: Proposed Development  
1/4 Sec. N.W. 19, S.W. and  
N.W. and N.E. 30

With reference to North West Trust Company's letter dated November 10, 1977 regarding the development of the above lands, it is considered that the development of these lands at the present time would be premature for the following reasons:

- 1) The three quarter sections paralleling Highway 2 are likely to be affected by the proposed relocation of the railway, and in view of the lack of any definitive engineering design relation to new track location, it is felt that no proposals could be accepted until such time as these details are available, and a decision has been made regarding the railway relocation proposals.

Two major points which at this time prohibit the preparation of a geometric design for the railway through these lands relate to

- a) discussion with C.P. regarding the length and layout of any new yard facilities which may be required and the possible redesign of the 67th Street interchange with Highway 2.

In addition the possibility of providing a temporary link from the new rail alignment to connect to the existing alignment at the S.W. corner or Oriole Park may affect the land in question.

- 2) The sites, with the exception of the quarter section south of 67th Street cannot be serviced at this time by sanitary sewer, and even the land south of 67th Street would require the extension of the existing system from 64th Avenue, a distance of half a mile. Storm sewers are also not available to the lands north of 67th Street.

- 2 -

## MEMBERS

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

Mr. B. Stollings,

December 20, 1977.

- 3) Water supply to the area can be made available to the land south of 67th Street but at the present time would lead to a severe reduction in pressure, and would not be suitable for fire fighting purposes, or any major industrial supply.

The lands north of 67th Street cannot be serviced at this time with water.

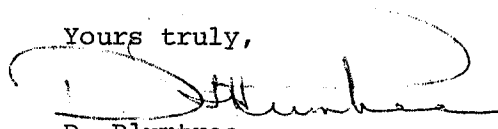
- 4) Electrical supply would not be available to the area at this time and will require at least one years notice to enable the ordering of equipment to facilitate the development.

The E.L. & P. department are at present experiencing severe supply problems in the area north of the river and additional supply lines are at present being planned to enable both existing and future demands to be met.

The lands in question have tentatively been suggested for industrial uses, with the exception of N.E. quarter of Section 30, however the final allocation of uses will be dependant to a large extent on railway re-location. The availability of lands for industrial development, is at present restricted, but it is anticipated that additional land for industrial purposes will be available in the short term (within a year) with the extension of the Northland Industrial Subdivision of 90+ acres.

In the circumstances therefore it is felt that until such time as the above problems have been resolved and the future of the railway has been determined that no action be taken at this time to precipitate the development of these lands.

Yours truly,



D. Pluntree,  
Associate Planner,  
City Planning Section.

/lac

Commissioners' Comments

We concur with the recommendations of the Planning Commission that it is premature to allow any development in the areas in question as same cannot be physically serviced for at least two years and possibly longer. Recommend Council decline all applications for development in this area until all servicing arrangements have been resolved.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 2

R.R. 3, Red Deer  
December 8, 1977  
Phone: 347-0226

City of Red Deer

Dear Sirs:

RE: City Farmland Lease 71 Acres N.E. 33/37/27/W4

I hereby apply to the City of Red Deer for a reduced rate of part of the farmland rental where the snow and excessive salt was dumped the last two years. As this melted, it seeped over much of the 43 acres (north of the landfill approach road) leaving it very wet and I also believe that after two years of this heavy salt application, it is seriously affecting the germination of the barley seed, therefore, leaving me with a thin crop which will not yield well.

Council members, I would appreciate your consideration on this matter, thanking you.

Yours truly,

"DAVID A. CRUICKSHANK"

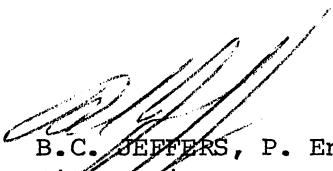
December 29, 1977

TO: City Clerk  
FROM: City Engineer

RE: Mr. D.A. Cruikshank  
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The Engineering Department cannot support Mr. Cruikshank's claim. It is true that the topography of the land is such that run-off from the snow piles would run off across some of his land. Snow melt from these piles is however very slow and should not be causing serious problems. It certainly should not be affecting 43 acres of land in this area.

A drainage course has been constructed in the past two months which should direct most melt from the snow piles away from this property.



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

BCJ/ab  
cc: City Assessor  
City Treasurer

December 29, 1977

TO: City Clerk

FROM: City Assessor

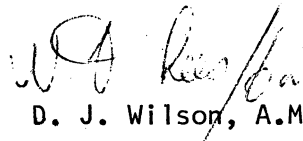
RE: Farm Lease - 75 Acres ±  
NE 33-38-27-4  
David Cruikshank & City of Red Deer

At present these farm lands are leased under a three year agreement to Mr. Cruikshank, of which 1978 will be the second year.

The annual revenue derived from these lands is based on a rate of \$22.03 / acre for total acreage seeded.

For 1977 this came to 71 acres X 22.03 = \$1,564.13.

With reference to the Engineering Department's comments regarding the topography and drainage pattern for the snow dump area, we would recommend that Mr. Cruikshank's request be denied.

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

Commissioners' Comments

We concur with the comments of the City Engineer that no reduction in lease rates should be granted as we do not feel the problem is severe and Mr. Cruickshank was undoubtedly aware of same prior to submitting his tender.

If this is not satisfactory to Mr. Cruickshank, we suggest his lease be terminated and the site be retendered for farming purposes.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

# Alcohol-Drug Education Association Of Alberta

124.

NO. 3

INFORMATION CENTRE  
AND OFFICE  
PHONE 346-8447

4925 ROSS STREET  
RED DEER, ALBERTA  
T4N 1X8

December 21, 1977

Red Deer City Council  
City Hall  
Red Deer, Ab.

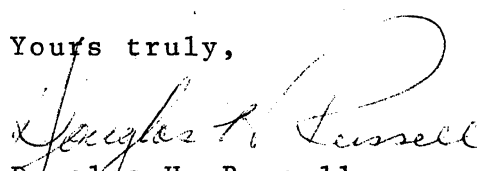
Dear Sirs:

Some time ago we wrote you requesting that you support raising the drinking age in Alberta to 21 years. We also requested that if you were in favor of such a move that you write your MLA and notify him of your position.

We received your letter of June 21, 1977, saying that at that time you were not favourable to raising the drinking age. Since there have been some changes in the personnel of your council at the last civic election, we are asking you to reconsider this question.

We would be pleased to send a representative to meet with your council to discuss this important issue.

Yours truly,

  
Douglas H. Russell  
Chairman

DHR/lrp





6. WHY DID OTHER STATES LOWER THEIR AGE OF MAJORITY TO 18, YET MAINTAIN A HIGHER AGE FOR LEGAL DRINKING?

As the early returns came in from Michigan and some of the other states who made the "noble experiment" of moving to 18, it was apparent that the age change was having some impact, primarily on alcohol-related traffic crashes among the new adults.

Moving with caution, a number of the other states adopted a wait-and-see attitude, and by mid-1973 the trend to lower legal drinking ages had stopped.

7. WHAT WERE THE RESULTS OF LOWERING THE LEGAL DRINKING AGE?

- 1) Eighteen to twenty year olds were drinking more alcohol. A report released in June, 1973 by Bowen of the University of Michigan and Kagay of Princeton concluded that the new adults were now consuming an average of a six-pack of beer more each week and a fifth of liquor per month more than before the age was lowered.

This amounts to a whopping 30 gallons of beer and liquor per year for each person in the 18-20 age group above the previous consumption level.

- 2) There was a trickle-down effect, with younger adolescents now having easier access to alcohol. It was not merely with 16 and 17 year olds, but with 13-15 year olds. Nor was it a matter of a nip out of curiosity, experimental drinking. It became a matter of establishing more regular drinking patterns.
- 3) Problems with drinking in school went up. In both Maine and Minnesota which have recently hiked their drinking age from 18 to 19 and 20 in the last year, the main pressure came from school administrators who have experienced growing problems which have resulted from the trickle-down effect of older teens supplying alcohol to their younger friends, illegally.
- 4) The school problems have not been confined to high schools and junior high schools. College-age kids have caused problems. For example, Captain Badgley of the Michigan State University Campus Police revealed that before the age of majority was lowered in Michigan, drunk driving cases on campus numbered 130. In the two years that followed, they totaled 224 and 308.

Drunk and disorderly arrests on the MSU campus went up from 29 before the law change to 52, 72, and 78 in the 3 years that followed.

Inside the dorms at MSU fire extinguishers were broken, windows smashed, wallcoverings torn, carpets ripped - all in drunken parties which have become common on campus since 1972.

- 5) Although there have been serious problems with drinking in schools and on college campuses in Michigan since the legal drinking age was lowered, that is not where most of the alcohol use takes place. Most of the drinking by 18-20 year olds is now done in bars and taverns.

Ed Till, President of the 8,000-member Michigan Licensed Beverage Association tells us that approximately 20% of the bar business now comes from the 18-20 year olds.

- 6) The most serious problems we have in Michigan as a result of the lower drinking age are traffic safety problems, which have some bearing on where those new adults are doing their imbibing.

A rather extensive survey which did breathalyzer tests on a random sampling of motorists in Washtenaw County, Michigan (two of the state's major universities are in this county) showed a significant increase in both the number of young drinking drivers after the age was lowered, and also a significant increase in the amount of alcohol they had been drinking before driving.

One of the conclusions of this study was that most of the young people were pretty law-abiding. Yes, some of them drank illegally before the law was changed, and some of them drove after drinking, but that number who drank and who drove after drinking went up substantially after the law was changed.

The arrests for drunk driving went up substantially for the 18 to 20 year olds in Michigan after the legal drinking age was lowered in 1972:

Year	Drunk Driving Arrests
1971	1,306
1972	3,151
1973	3,468
1974	3,765
1975	4,641
1976	4,838

To place this in perspective, it should be noted that this difference in drunk driving arrests cannot be explained by more licensed drivers coming on the scene. That increase was only about 8%.

For all ages, drunk driving arrests in Michigan increased from 1971 to 1976 by 40%, but for the 18-20 years olds it shot up 270%.

13. IS THERE A CONSTITUTIONAL ISSUE INVOLVED IN GIVING 18 YEAR OLDS ALL OTHER RIGHTS AND PRIVILEGES OF ADULTHOOD, BUT WITHHOLDING DRINKING PRIVILEGES?

The question of constutationality has been raised in every state which has separated drinking privileges from other rights and privileges of the age of majority.

In some jurisdictions the question has been answered by an opinion from the Attorney General of <sup>the</sup> state. In other areas, the issue has been decided by a court ruling.

In every single case, the prerogative of lawmakers to establish a separate age for drinking has been upheld. There have been no exceptions.

On September 11, 1975, the Supreme Court of the State of Washington in the case of Houser v. State of Washington ruled unanimously that lawmakers had the right to extend other age of majority privileges to 18 year olds while establishing the legal drinking age in that state at 21.

In their ruling, the court pointed out that such a decision was neither arbitrary nor capricious. They had examined the evidence and concluded that there was good reason to treat 18 year olds differently when it came to the matter of alcohol use.

"Between February 1970 and August 1972 all ten Canadian provinces lowered the legal drinking age from 21 to 18 or 19. According to a survey by Ontario's Addiction Research Foundation, in 1968 only 46.3% of the provinces secondary school students reported using booze during a six month period; by 1974 that percentage had jumped to 72.9%.

127.

"Be it Resolved, that The Alberta School Trustees' Association urge the Government to amend legislation to increase the minimum age for the purchase and consumption of alcoholic beverages."

(A quote from a letter from the Alberta School Trustee Association)

"Our Board of Directors would be prepared to support your proposal of raising the drinking age to 21."

(A quote from a letter from the Alberta Trucking Association)

Inspector Coutts, Red Deer R.C.M.P., "advocates raising the drinking age to at least 19, and perhaps 20 to cut down drinking among high school students."

(Red Deer Advocate, January 6, 1977)

"Across the province liquor offences among minors have been gradually increasing over the past few years as have traffic accidents in the 16 to 19-year old age group. Backed with such grim statistics and examples, thousands of people representing numerous organizations are lobbying the provincial government to increase Alberta's legal drinking age. Never before in five years since the age was lowered to 18 from 21 have so many organizations voiced disapproval at the same time. They are advocating an increase in the drinking age to cut down growing trouble in schools, highway accidents, teen-age alcoholism and juvenile delinquency."

(Lethbridge Herald, November 5, 1976)

"The Alberta Federation of Home and School Association reported "when the drinking age was 21, liquor was not as accessible to high school students, adding that many 18-year-olds in high schools are buying and providing liquor for the other students who are often as young as 11 and 12."

(Red Deer Advocate, April 4, 1977)

"A 1967-73 study made in London, Ont., showed that in the year following the lowering of the drinking age the number of 18- to 20-year-olds involved in alcohol related traffic collisions rose by 174%, the foundations says. Similar accidents with 16- and 17-year-old drivers went up 169%.

(The Albertan, January 31, 1976)

"We would certainly support your efforts to get the drinking age raised in Alberta."

(A quote from a letter from the Alberta Heart Foundation Association)

"Our survey of Alberta highway accidents indicates that the 1971 legislation which lowered the drinking age from 21 to 18 years had an effect in increasing the incidence of young drivers involved in fatal alcohol-related crashes and supports the thesis of other investigators in Canada and the United States."

(Task Force Survey Report  
Presented to Hon. Helen Hunley  
September 1975)

Commissioners' Comments

The above topic was considered by the previous Council on June 20, 1977 at which time it was agreed no action be taken on the request from the Alcohol & Drug Education Association. In arriving at this decision, Council agreed that the drinking habits of young people are a concern, however, Council also felt that if the legal age of all Albertans is 18 for all other purposes, they should not be denied legislation in this area.

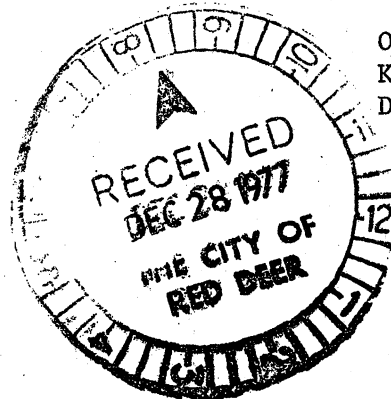
In addition, Council gave consideration to correspondence from the Alberta Alcoholism & Drug Abuse Commission, copies of which are attached to this agenda.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner



NO. 4

HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADAOFFICE OF THE LEADER  
NEW DEMOCRATIC PARTYBUREAU DU CHEF  
NOUVEAU PARTI DEMOCRATIQUE  
Ottawa, Ontario  
K1A 0A6  
December 22, 1977

The Mayor and Council  
c/o R. Stollings - City Clerk  
City Hall  
Red Deer, Alberta T4N 3T4

Your Worship:

I am writing to you concerning our growing unemployment problem.

The New Democratic Party has been pressing the federal government to re-allocate their existing expenditures so that more funds be directed towards job creation programs. Unless this takes place, we will fall back into another recession - perhaps worse than the one from which we are currently emerging.

Unemployment places a great strain on our economy. In addition to lost production and lost wages, the federal government has estimated that next year unemployment insurance payments will cost Canadians in excess of \$4 billion. On top of this, of course, are the additional welfare costs imposed on your budget, as well as that of senior levels of government.

One of the suggestions which the New Democratic Party has made to the federal government, in an effort to offer unemployed Canadians work instead of support payments, is that a Federal-Provincial-Municipal Capital Works Program of \$400 million be introduced immediately. For such a program to work, funds should be made available for capital, operating expenses and labour. Applications from provinces or municipalities participating would have to be processed quickly, with a minimum of red tape.

I have attached a copy of a resolution passed by the Borough of Etobicoke Council on November 22, 1977, calling for a Winter Works Incentive Program. Would your municipality support the idea of such a program? If so, could you indicate to me the kinds of projects which could be carried out in your municipality on very short notice?

I appreciate your consideration of this proposal and will look forward to your reply.

Yours sincerely,

*Ed. Broadbent* / *per. ac*  
*in his absence*

encl.

"THAT the Borough Council request the Federal Government to consider implementation of a type of municipally supervised Winter Works Incentive Program which (a) could be implemented without delay by municipalities across Canada, that is, would not be restricted to the extent of requiring much detailed information on individual projects, not require submission of all projects from municipalities all across Canada prior to approval of any, (b) would be sufficiently generous with subsidies to encourage maximum participation as much flexibility in the types of projects that may be approved keeping in mind that the prime objective should be to provide work for people of varying skills who are presently listed with Canada Manpower as unemployed."



# ALBERTA "150"

131.

BOX 941

RED DEER, ALBERTA

CANADA

T4N 5H3

Dec. 7, 1977

The City of Red Deer  
City Hall  
Red Deer, Alta.

Attention: City Clerk

Dear Sir:

Re: Closure of 67 Street, Red Deer, Alberta, Jan. 28, 1977

We are requesting the passing of bylaw No. 2431 again this year for our Cross-Country snowmobile race on January 28, 1978. The by-law passed at Council Dec. 17, 1974 stated: "Persons who are registered contestants in the Drumheller to Red Deer Snowmobile race being organized by the Central Snowmobile Racing Association and officials of the Central Snowmobile Racing Association may operate off-highway vehicles on 67th Street in the City of Red Deer between the hours of 9:00a.m. and 6:00p.m. on the 7th day of Feb. 1974.


We respectfully request that the closure be passed for the 28th of January.

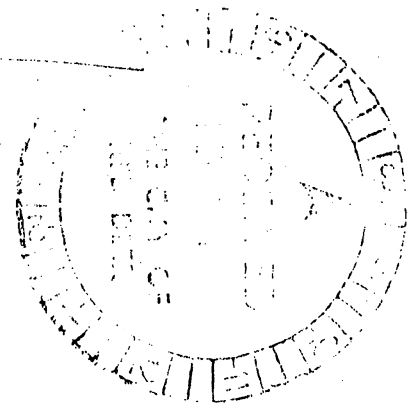
The Alberta 150 race is sanctioned by the International Cross-Country Snowmobile Federation and they supply the insurance for the race. It is the same type as last year, that being a one million per accident type policy for public liability and property damage. As you requested a copy of said insurance last year, I am writing to ICCSF to have the city of Red Deer included as an insured and have them forward a copy to you.

We would also like to advise the City of Red Deer that Central Snowmobile Racing Association covenants to save harmless the City of Red Deer for any claims or injuries to either the contestants, organizers or observers who may be involed in the particular race within the boundaries and area of 67th Street.

Should you require further information, please contact as as soon as possible.

Thank-you

  
Bruce Erickson  
Chairman-Alberta 150







# ALBERTA "150"

132.

BOX 941

RED DEER, ALBERTA

CANADA

T4N 5H3

Dec. 8, 1977

Jerry Maley  
Secretary-Treasurer  
ICCSF  
Box 221  
Park Rapids, MN

Dear Jerry;

In regards to the insurance for the Alberta 150 I would like to have you include on the policy as insured the names of the City of Red Deer, the city of Drumheller, Central Snowmobile Racing Association, the Alberta 150 Board of Directors and all persons responsible to them and the Government of Alberta. Also, would you forward a copy of the policy to the City Clerk for the city of Red Deer; address is City of Red Deer, City Hall, Red Deer, Alberta, Canada.

Thank-you

Bruce Erickson  
Alberta 150-Chairman

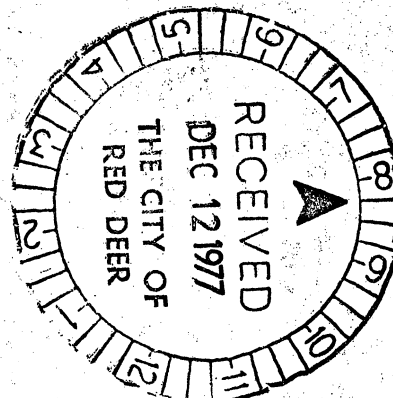
C.C. to  
City Clerk  
City of Red Deer

## Commissioners' Comments

Recommend Council pass a bylaw as requested by Alberta "150". A draft Bylaw is enclosed for Council information.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner





Red  
1521 81  
Dec 14/77  
B.

# Harper Furniture Ltd.

Telephone (403) 346-8914 7619 Gaetz Avenue Red Deer, Alberta T4P 1M6

December 14, 1977

To The Mayor and City Council,  
City of Red Deer,  
RED DEER, Alberta

Dear Mayor Curle:

RE: PARKING

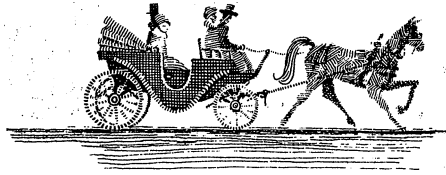
It is indeed a pleasure to see progress being made to improve parking in the City Centre. We support the effort the city is putting into these improvements.

The major step which we feel must be undertaken immediately is the construction of a parkade. It is our understanding that a parkade can be made to support itself over a 20 - 25 year period. In that light it is similar to any city utility and is not a cost to the citizens.

In connection with the parking mall we offer the following suggestions to see the Gaetz Ave. Parking Mall function as it was intended:

- a) Immediate signing of the mall as originally proposed. That is Route Maps showing the by pass parking areas and driving lane.
- b) Use of speed bumps to deter traffic from using the east lane which is a manouvering lane for parking cars.
- c) Restore parking to the corners of Ross Street at Gaetz Ave. At the present time 1/3 of each block is used as a bus waiting area. A bus stop at two corners would be desirable to improve the parking situation at a point where high turn over meters are needed.

...../2



## Harper Furniture Ltd.

Telephone (403) 346-8914 7619 Gaetz Avenue Red Deer, Alberta T4P 1M6

- 2 -

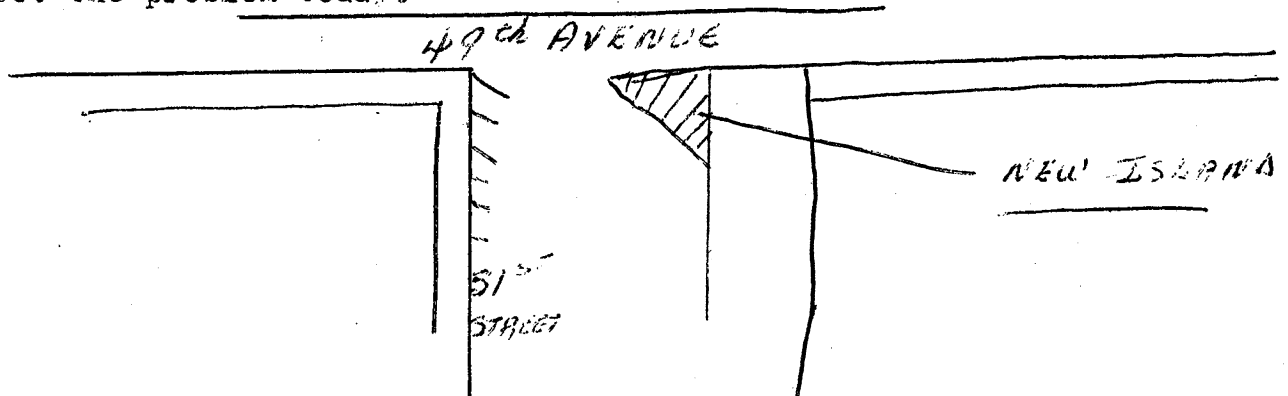
We suggest as a bus transfer point the city consider the area in front of the C.P.R. Station. It would not hinder the critical core parking, it would remove the noise and exhaust pollution from a corner where a large number of people are and it would not likely increase the number of pedestrians crossing at 51st Ave and Ross Street as bus passengers could still embark and disembark at Gaetz and Ross if they so desire.

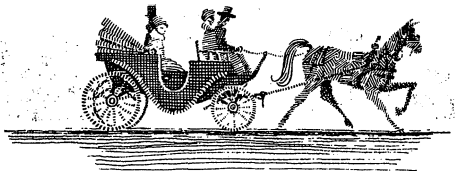
We would like to meet with the Superintendent of Transportation to discuss any other suitable locations if he feels this would not be suitable.

Our directors feel that the removal of parking on 49th Street has not improved the traffic flow for left turners onto 49th Avenue. We believe an alternative solution would be to enact three major changes:

- a) Put a delayed left turn signal for east bound traffic turning north.
- b) Convert 48th and 49th Streets to one way and
- c) restore parking to both sides of the streets or angle parking if that is more desirable.

Our observations show a large number of vehicles are driving west on 51st Street a new one way east bound. The reason for this is it is easy to turn left off 49th Avenue onto 51st Street. We earlier recommended that an island be used to direct the flow of traffic away from the street entrance. We feel an island would correct the problem today.





## Harper Furniture Ltd.

Telephone (403) 346-8914 7619 Gaetz Avenue Red Deer, Alberta T4P 1M6

- 3 -

The Parking Commission are recommending the location of an employee parking and a truck, camper parking lot and the Downtown Business Association support that point. We recommended the city experiment with this at the exhibition site two years ago. We still feel this would be a good possible site. It is dependent upon a number of things but we feel it could be made to work. By:

- a) properly advertising and signing the lot.
- b) Providing convenient busses to and from the site. Perhaps an unstructured routing could be used similar to the dial a bus system in use in Calgary and Regina.
- c) the city requiring that their towing contractor provide service to this lot during extremely inclement weather.

Your thoughtful consideration to our recommendations will be appreciated. If you or the administration wish to discuss this further with the Association we would be most pleased to include you on the agenda for our meetings.

Respectfully submitted,  
With Best Wishes for a Merry Christmas  
and a Happy New Year

  
D.R. Waines,  
President,  
Downtown Business Association

DATE: December 19, 1977

TO: City Clerk

FROM: City Treasurer

RE: DOWNTOWN BUSINESS ASSOCIATION

Most of the correspondence from the above refers to items on which the Engineering Department should report. My comments will be restricted to items of a financial nature.

1. Construction of a Parkade

I believe everyone is in agreement that additional parking is required downtown. There are alternatives to construction of a parkade, however, and these alternatives require proper consideration.

When a parkade is constructed its location is then fixed and can't be moved as parking requirements change.

It is possible by providing additional on-grade parking the additional parking needs could be satisfied on a short term basis. In the long run a parkade could be considered when the downtown has been further built-up and the parking demands become clearer.

The City should consider whether it should purchase additional land in the downtown area to provide additional parking in the short term. This land could then be used in the long term for redevelopment of the downtown area.

At the present time a study should be undertaken to determine areas where parking shortages exist and the amount of shortage. This information could then be used to purchase additional land for parking lots or for construction of a parking structure.

2. Exhibition Site To Be Used For A Parking Lot

It is questionable in a City the size of Red Deer that the Exhibition Site would be used by other than out of town users. Even then it is questionable that people would be prepared for the additional inconvenience of taking a bus after parking a car.

The proposal does not indicate if persons using the lot would be required to pay for the bus service or the towing service. Both of these items would involve additional costs to the City.

In previous years during Exhibition week a promotion involving use of the Memorial Center lot for parking and a bus service to the Exhibition grounds was tried. This service was not patronized to any extent because people were not prepared to accept the additional inconvenience.

3. Employee Parking

If it is proposed the City provide parking space for employees in the downtown area, then such space should be charged for at a rate sufficient to recover the cost. It should not be the responsibility of the City to provide subsidized parking for employees of downtown businesses.



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

AW:mw

January 5, 1978

TO: City Clerk  
FROM: City Engineer

RE: Downtown Business Association  
-----

In response to the letter received from the Association dated December 14, 1977 may we comment as follows:-

1. GAETZ AVENUE PARKING MALL

- overhead route signs will be installed near the intersection of 52 Street and Gaetz Avenue as soon as possible. The delay is due to receiving the sign gantry from the supplier. Consideration perhaps should be given to a large visual display sign at the entrance to the Mall, similar to our present subdivision route signs.
- speed bumps have been considered by the Engineering Department but are not recommended providing there are other ways to solve the problem. Bumps present a hazard to motorcyclists and hamper our snow removal and street sweeping operations.
- buses must have a central transfer point. The scheduled waiting time is 3 minutes which does not allow a transfer should the user have to walk any significant distance. Other locations would have to be analyzed and recommended by the Transit Department.

2. REMOVAL OF PARKING ON 49 STREET

- at certain times of the day there is a considerable backup of eastbound vehicles on 49 Street waiting to turn left onto 49th Avenue. It appears that the majority of the waiting vehicles are turning left and not waiting to proceed through the intersection. This being the case, the solution depends upon the capacity of 49th Avenue in accepting the turning vehicles, the amount of westbound cross traffic on 49 Street, and the capacity of the traffic lights to handle increased left turn movements including the option to proceed through the intersection from the south curb lane. The existing signals cannot be adjusted to accept left turn arrows (if that was the solution). Consideration may have to be given to removing the parking on the east side of the 49th Avenue intersection on the south side of 49 Street. A traffic movement study will be undertaken in the near future in this regard.

January 5, 1978

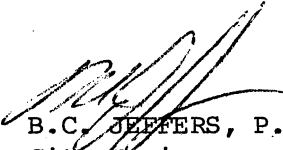
139.

- the oneway street system to my knowledge, has not been seriously considered to date. The City Center Study completed by the Planning Commission in 1972 has proposed the superblock concept for downtown redevelopment which is basically the development of two major sites for commercial use. This concept calls for complete closure of 49th Street between 49th Avenue and 51st Avenue and redeveloped as a full pedestrian mall. Two-way traffic would then be transferred to the surrounding streets of 51 Avenue, Ross Street, 49th Avenue and 48th Street.

### 3. 51 STREET PARKING MALL

- The Engineering Department has not been aware of a large number of vehicles driving against the newly designated traffic flow. This problem is inevitable when any major change in traffic patterns is instituted and we feel it should correct itself as the public becomes more familiar with the mall concept. There are two "do not enter" signs (standard symbols) designated for the intersection which should be adequate. Island extension as suggested does not consider the possible difficulties in channelizing vehicles to one lane, storing these vehicles directly behind parked cars who will not have a chance to reverse from their stalls, or the possibility of westbound traffic on the east side of the intersection in trying to proceed through the intersection again against the designated traffic flow.

While the above may not be entirely satisfactory to the Association, the comments do represent our position and it is expected that with time and with the mentioned improvements made the traffic flow will improve considerably. A certain amount of inconvenience and delay is experienced in any urban area during the daily rush hours.



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

✓  
KGH/ab

cc: E.L. & P. Supt.

Transit Supt.

Planning Commission



December 21, 1977

140.

TO: CITY COUNCIL  
FROM: PARKING COMMISSION

With reference to the letter dated December 14, 1977 from the Downtown Business Association the following comments are offered.

Regarding the paragraph pertaining to the construction of a parkade, the information thus far gathered by the Commission does not appear to support the statements contained therein. The Commission has met with an experienced firm in the matter of parking structures and operation thereof, and will be meeting in the future with another firm, however, indications to date appear to suggest that parking structures are not self-supporting.

Concerning suggestions relative the Gaetz Avenue Parking Mall all signing deemed necessary is being undertaken by the Engineering Department, including a major advertising campaign to instruct motorists on proper usage of same. As an alternative to the suggestion of speed bumps in the east lane, the Commission recommends the extension of obstructions (sandbagging at this time) at the ends of each block. This is the subject matter of a separate recommendation from the Commission.

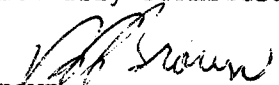
It is our understanding that the utmost amount of parking has been restored at the corner of Gaetz & Ross and the suggestion of using the area in front of the C.P.R. Station for a bus transfer point has been considered but deemed inadequate as there is insufficient space to park the buses.

The Commission agrees with the views that there is still a traffic problem on 49 Street and 49 Avenue and have requested the City Engineer to bring back a report on the suggestion of converting 48 Street and 49 street to one way. Upon receipt of this information further consideration will be given to the suggestions although it is appreciated that this is primarily a traffic problem.

The Commission does not agree to the suggested new island at 51 Street and 49 Avenue as it is felt the solution to the problem is proper driver awareness, specifically that 51 Street is a one-way east. The suggested island would be an unnecessary obstacle for east-bound traffic, in the view of the Parking Commission.

The suggestions of the Downtown Business Association regarding usage of the exhibition site for parking purposes will receive further consideration.

Respectfully submitted by

  
R. Brown  
Chairman of the Parking Commission

Commissioners Comments

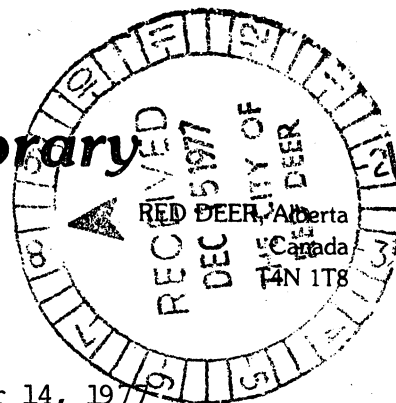
Comments of the administration concerning the topics raised by the Downtown Businessmens Association were considered by the Parking Commission when they reviewed this item. City administration will be available to answer questions which may be raised.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

# Red Deer Public Library

MacDonald Coleman, B.A., B.Ed., B.L.S., Librarian



December 14, 1977

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

Dear Mr. Stollings:

There now are four vacancies on the Board of the Red Deer Public Library. The members of the Board, after careful consideration, would like to recommend to Council the following appointments for the terms noted:

For three-year appointments, from January 1, 1978 to December 31, 1980:

Mrs. Ethel Taylor, 4524 Waskasoo Crescent, Red Deer

Mrs. Taylor, formerly a Council representative on the Library Board, has served the cause of improved library service, both locally and Provincially, for many years. We are sure that Council is well aware of her excellent qualifications for the position.

Mr. Roy Swanson, 16 Munro Crescent, Red Deer

Mr. Swanson is Director of Administration, Red Deer College, who is now serving on the College's building committee. The Library Board feels that liaison with the College is important and that Mr. Swanson would provide this liaison most competently.

Mr. Rob F. Mackenzie, h5 Odstone Green, Red Deer

Mr. Mackenzie is a young man with a background in accounting and business management. His ability and experience would be very valuable to the Library Board.

For a two-year appointment, from January 1, 1978 to December 31, 1979:

.../2

Mr. Timothy C. Lawrence, 4742 - 56th Street, Red Deer

Mr. Lawrence, as president of a realty company and as a young person aware of the interests and needs of persons with young families, would, in the opinion of the Library Board, bring another important element of representation of the community into the Library Board.

All four persons nominated by the Library Board have agreed to serve, if they are appointed by Council.

The difference in terms is designed to balance out the number retiring annually. The Library Act provides for a term of appointment of three years, but it has been the practice of the Library Board to arrange the terms of appointment to provide continuity.

In making the nominations the Library Board has tried to observe the principle of representing the wide-spread interests of the community, while at the same time the Board has selected for nomination individuals who by ability, experience, and interest are people worthy of appointment, particularly when the Public Library must keep up to the expanding needs of Red Deer for library service. The Board hopes that the Mayor and Aldermen will agree with the recommendations in this letter.

Yours sincerely,



G. H. Dawe,  
Secretary-Treasurer.

GHD:jhb

NO. 7

December 30, 1977

City Council  
City Hall  
Red Deer, Alberta

As a salute to the old timers - past, present and future, I wish to donate \$250,000.00 to the City of Red Deer towards the Capitol Expenditures for the Red Deer Public Library Expansion.

*Norman Bower*

In response to Mr. Norman Bower's contribution to the Red Deer Public Library capital cost expansion, I would like to express our sincere thanks and appreciation of such a gesture. Mr. Bower's gift will long be remembered by future generations and we sincerely hope that the City will be allowed, in some way, to express its appreciation at the time the second floor of the Library is opened. Mr. Bower has asked that the publicity be kept to a minimum in this regard, but this is rather difficult in light of the amount of the donation and also because of Mr. Bower's long time residency in the Red Deer area.

KEN CURLE,  
Mayor

/pms

City Clerk's Comments

Council should be aware that the previous Council on July 4, 1977, passed a resolution approving a grant application to the Provincial Government for expansion of the Library.

The application has gone forward, however, as of this date final approval has not been received.

The City Treasurer suggests it would be in order for Council to pass a further resolution authorizing the Library Board to proceed with calling for tenders on this project and proceeding with construction providing

- (1) Formal approval of the grant application is received.
- (2) Total costs for the project do not exceed \$500,000.00.

"R. STOLLINGS"  
City Clerk



## RED DEER CHAMBER OF COMMERCE

NO. 8

P.O. BOX 708, 3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5H2  
TELEPHONE 347-4491

December 30, 1977

His Worship, Mayor Curle,  
City Hall,  
City of Red Deer,  
Red Deer, Alberta

Your Worship:

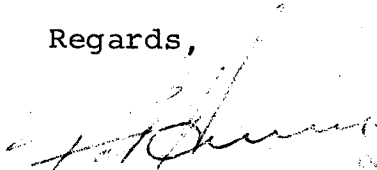
We are pleased to enclose an itemized statement of our Tourist and Convention operation for the past year. We have shown our projected costs, our actual costs and that portion that we have charged The City. In addition we have projected our 1978 costs.

As of this date, we have not billed The City for November and December. We are enclosing a statement of expense for these months. If it is in your power to have these paid, it would be much appreciated.

Should there be nay questions. please let us know.

To all of The City Staff, may we wish you and yours a prosperous and healthy 1978.

Regards,

  
Pat Henry,  
Manager

PH/jg  
Encl.

	Conv. Supplies	Conv. Hostess	Hats & Novelties	Slide Presentation	Tourist Councillors	Tourist Booth Repair	Utilities Tourist Booth	Utilities Chamber (1/3)	City Maps	Visitors Guide	Chamber Wages	Repair & Maint. Chamber	Total
<u>7</u> <u>IMATE</u>	\$2,500.00	1,800.00	2,800.00	1,500.00	6000.00	150.00	90.00	315.00	550.00	2,000.00	9,000.00	250.00	26,955.00
<u>UAL</u>	1,930.00	1,615.00	2,279.95	1,350.00	5,758.44	200.00	92.00	410.58	688.00	----	9,000.00	260.00	23,583.97
<u>D</u>	1,197.88	1,380.50	2,175.05	-----	-----	-----	-----	364.15	----	-----	7,500.00	-----	12,617.58
<u>NT</u>													6,600.00
<u>MATE</u>	2,200.00	1,800.00	2,500.00	800.00	6,000.00	200.00	100.00	450.00	750.00	3,000.00	10,000.00	300.00	28,100.00



DATE: January 4, 1977

TO: City Clerk

FROM: City Treasurer

RE: CHAMBER OF COMMERCE CONVENTION PROMOTION

City Council approved an amount of \$12,000 in the 1977 budget for Chamber of Commerce convention promotion. At November 30, 1977 there had been \$12,202.58 of expenditure reimbursed by the City.

The Chamber have submitted convention promotion accounts to the City for November and December, 1977 totalling \$2,054.33. As there are no funds remaining in the budget for this account City Council approval for payment will be required.



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

AW:mw

Commissioners' Comments

In total the Chamber of Commerce have submitted bills for \$14,256.91 for 1977 as opposed to budget provision of \$12,000.00. Authorization to make payment of the additional \$2,256.91 is being requested of Council at this time.

"M.C. DAY"  
City Commissioner

NO. 9

December 30, 1977.

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

Re: Shopping Development S.E. Corner  
Piper Drive and Gaetz Ave. NORTH HILL

Dear Sir:

As this land is zoned C5X and has a very limited number of uses, we would request that the following uses be added to the C5X table.

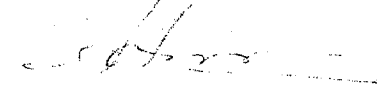
1. Drug Store
2. Barber Shop and Hair Dressing Establishment

We would appreciate having this placed on the agenda of the next meeting of council.

Yours truly,



Gordon Hamill



Stan Simpson

3 January 1978

TO: CITY CLERK

FROM: R. STRADER, Acting Development Officer

The two uses mentioned in Mr. Simpson and Mr. Hamill's letter of December 30, 1977 are neither permitted or conditional in C5X use table. They are mentioned in C1, C2, C3 and C4 use tables.

Due to the size of the building going on the site, filling it with the presently approved uses will probably be difficult. The mentioned uses seem compatible with the rest of the development, therefore, we recommend they be added as conditional uses in the C5X zone.

"R. STRADER,"  
Acting Development Officer

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13.00

January 4, 1978.

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

Dear Sir:

RE: Shopping Development S.E. Corner  
Piper Drive & Gaetz Ave.

We have received an application to amend the Zoning Bylaw to include in the C5X Use Table the following uses:

1. Drugstore
2. Barber Shop and Hair Dressing Establishment.

In June 1977, City Council defeated two amending bylaws, Bylaw #2011/S-77 and Bylaw 2011/T-77 which related directly to the above mentioned property. Bylaw 2011/S-77 would have rezoned the parcel from C5 to C5X, and bylaw 2011/T-77 would have added to the Table 8A, Use Table for the C5X zone the following conditional uses:

Bank,  
Grocery Store - the area of the store including the storage does not exceed 2,500 sq. ft.  
Restaurant,  
Liquor Store,  
Barber Shop,  
Beauty Shop,  
Confectionery.

On August 2, 1977 City Council passed the third reading of Bylaw 2011/EE-77 which in effect rezoned the S.E. corner of Piper Drive and Gaetz Avenue to C5X and to the C5X Use Table the following conditional uses:

Convenience type Grocery Store - the area of the main floor which, including storage, does not exceed 2,000 square feet,  
Bank,  
Restaurant.

- 2 -

## MEMBERS

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

Mr. R. Stollings,

January 4, 1978.

We have consistently argued against these types of uses at this particular corner for the following reasons:

1. A small shopping center of this nature is more appropriately located in residential areas as neighbourhood facilities.
2. A spot rezoning of this nature adversely affects the development potential of areas such as the Highland Green neighbourhood shopping area that has been set aside for the convenience of the neighbourhood. Private enterprise will be reluctant to duplicate services in the pre-planned neighbourhood commercial areas, hence residents of the area are compelled to travel further distances for the services that should be convenient. Time and energy is consumed. Needless traffic is generated.
3. Ad hoc rezonings such as this request weaken the purposes of zoning districts, hence thwart the very purpose of the zoning bylaw which is to aid the orderly development of our city.

We recommend that the zoning amendment as requested be denied.

Yours truly,



M. Christensen,  
Associate Planner.  
City Planning Section.

/lac

NOTICE OF MOTIONNO. 1

Alderman Webb submitted the following notice of motion.

"RESOLVED that Council of the City of Red Deer agree that those Civic Departments involved, be requested to investigate and prepare for Council consideration a report on the overall deficiencies in parking in the downtown area of the City, and make recommendations to reduce or eliminate the deficiencies. This report should take into consideration anticipated future development in the downtown area.

It is requested this report be made available for the first meeting of Council in March of 1978."

Commissioners' Comments

A study of the nature suggested by Alderman Webb has been underway since early December. It is anticipated the reply will be completed and available for Council in early March, 1978.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

TO: COUNCIL  
FROM: CITY CLERK

Re: Notices of Motion

The following notices of motion were submitted December 19, 1977 by members of Council as noted:

(1) Ald. Callahan

"I move that all items that are to be discussed by the committee of the Whole of Council be listed on the OPEN AGENDA under a heading: "TOPICS TO BE DISCUSSED" by the Committee of the Whole of Council.

(2) Ald. Dale

ANTI-NOISE BYLAW

As many automobiles and motorcycles are tampered with, original exhaust equipment mufflers or substituted for noise making devices

Whereas the Provincial Government were to bring in uniform anti-noise legislation some time-ago.

Whereas citizens are getting tired that the city are taking little or no action to correct this problem.

Be it resolved that City Council write Mr. Jim Foster, our M.L.A. and Attorney-General for direction on this matter and a solution to an annoying problem.

(3) Ald. Dale

Re: Council Meetings

The work load for council members is too heavy to deal with every two weeks as at present.

Whereas most meetings last beyond the 10 P.M. deadline with many money bylaws for large amounts of money being passed without ample debate.

Whereas most aldermen are on many committees and boards which take considerable time and energy. About 15 to 20 hours a week on the average.

Be it resolved that council consider having Council meet each Monday instead of every two weeks

(4) Ald. Dale

Dog Bylaw

As dogs running at large are a real nuisance and contrary to the dog bylaw.

Whereas Alberta Animal Control of 4640 - 61St. has contact with the City of Red Deer to supply this service.

Whereas this firm also offers a dog boarding service plus a dog grooming service. They may be too occupied to carry out the dog control effectively.

Therefore be it resolved that the manager of said firm appear before council to discuss the problem and that council consider placing Dog Control under Bylaw Enforcement Department.

Commissioners' Comments

With reference to the above notices of motion, we would comment as follows.

(1) We have no objections to the suggestion by Alderman Callahan providing the Commissioners are allowed some flexibility in describing the topics to be discussed. In particular, we would refer to land acquisitions where we may suggest only a general heading such as "Land Negotiations" without specifying where or with whom.

(2) There would be no difficulty in contacting the Hon. J. Foster as suggested by Alderman Dale.

It should be noted, however, that the following resolution was passed by the A.U.M.A. in 1976 and same was referred to the Provincial Government who replied as indicated hereunder.

"WHEREAS Section 36 of the Highway Traffic Act 1975 prohibits the use of inadequate exhaust mufflers on vehicles propelled by internal combustion engines, and

WHEREAS traffic notice violations are being issued by Peace Officers, and

WHEREAS the notice orders the removal of mufflers which cause excessive noise.

NOW, THEREFORE BE IT RESOLVED that the Alberta Urban Municipalities Association request the Government of Alberta to ban the sale of all illegal mufflers in Alberta."



"GOVERNMENT REPLY:

There are exterior noise level standards within the Canadian Motor Vehicle Safety and Emissions Regulations under Standard No. 1106. This affects new manufactured vehicles. This takes into account the total exhaust system and not just the muffler.

Alberta Transportation will investigate the need for noise level regulations. It is essential to consider other departments i.e. Labour and Environment, and other jurisdictions to determine the need for quantitative regulation for measurement of noise sources within a particular distance of the source."

(3) While Council meetings could be held on a weekly basis, we cannot recommend such action at this time. An additional meeting will without doubt necessitate the hiring of additional staff in the City Clerk's Department (probably 2 more employees) and will result in both the City Clerk's offices and the Commissioners offices being involved virtually full time in preparation of Council agendas and minutes, etc. As an alternative to weekly meetings, Council may wish to consider (1) starting meetings of Council at an earlier time in the day (2) or delegating certain functions to the Commissioner and administration for action, with Council establishing policies for administrative guidance.

We frankly doubt that Red Deer has reached the stage where weekly meetings are necessary.

It should be noted that the size of Council agendas is related to development activity in the City, and when development slows down, we anticipate Council agendas will reduce in size. In addition, previous experience has shown that as a new Council becomes more familiar with Council procedures they find it much easier to resolve matters placed before them as they gain much background information on the topics under discussion.

(4) The current dog control contract expires April 14, 1978 at which time it would be our intention to retender for this particular service. The level of control which Council wish to see in the City is one which is entirely within the jurisdiction of Council but must be dependent upon the amount of dollars Council wish to spend on the service. If Council wish to have 24 hour per day, 7 days per week service to all areas, such service can certainly be provided, but in our view the costs would be prohibitive.

On the other hand if Council are of the view the present contractor is not fulfilling the requirements of his contract, Council may wish to discuss same with him or instruct the Commissioners to do so.

Certainly the dog control program can be improved by way of extended hours of service. However, a judgment decision must be made as to the amount of tax dollars Council wish to see directed in this area.

The dog control program is currently under the administration of the Building Inspection Department, and we can see no benefit in redirecting this administration to the Bylaw Enforcement Officers at this time.

In summary, we feel that if members of Council have specific complaints concerning not only dog control, but other avenues of City operations, same could be more expediently resolved if the specific complaint were immediately brought to the attention of the City Commissioner or Department Head who is in a position to act upon same without the necessity of placing a written report before Council.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

BY-LAW NO. 2085/T-77

Being a Bylaw to amend Bylaw No. 2085 as amended,  
being the Electric Utility Bylaw.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED  
DEER DO ENACT AS FOLLOWS:

Effective February 1, 1978 Schedule A of Bylaw 2085  
is repealed in its entirety and the attached Schedules  
"A" are substituted therefor.

This bylaw shall become effective on the dates indicated  
on Schedules "A" hereto attached and which Schedules  
form part of this Bylaw.

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

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

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

\_\_\_\_\_  
MAYOR

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

SCHEDULE "A"

BY-LAW #2085

Effective for All  
Billings mailed after  
February 1, 1978.

ELECTRIC LIGHT AND POWER RATES

General:

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

Where service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. Domestic Rate:

Applies to one family, dwelling units having a separate meter.

0 to 25 KWH per month ----- \$3.50  
Next 125 KWH per month @ 4.5¢ per KWH  
All over 150 KWH per month @ 2.2¢ per KWH

Minimum Charge \$3.50 per month

Discount 10% for bills paid within ten days of issue.

62. Revenue Producing House Rate:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month ----- \$3.50  
All over 25 KWH per month @ 4.5¢

Minimum Charge \$3.50 per month

Discount 10% for bills paid within ten days of issue.

SCHEDULE "A"

BY-LAW #2085

Effective for All  
Billings mailed after  
February 1, 1978.

ELECTRIC LIGHT AND POWER RATES

63. Commercial Rate - Section 1:

Applies to commercial, business, industrial and most other non-dwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;  
or 240 volts, three phase, 3 wire;  
or 208Y/120 volts, three phase, 4 wire;

Minimum Charge \$4.00 per month

Discount 10% for bills paid within ten days of issue.

64. Commercial Rate - Section 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 Hours x KVA of Demand @ 8.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 5.3¢ per KVAH

All additional KWH per month @ 2.4¢ per KWH

Minimum Charge will be the greater of:

50 KVA and 7125 KWH ----- \$256.00 per month

or \$3.75 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

76. Primary Rate - Section 1:

Applies where customer has supplied all transformers, switchgear etc.; service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 8.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 4.1¢ per KVAH

All additional KWH per month 2.2¢ per KWH

SCHEDULE "A"

BY-LAW #2085

Effective for All  
Billings mailed after  
February 1, 1978.

ELECTRIC LIGHT AND POWER RATES

76. Primary Rate - Section 1: (Cont'd)

Minimum Charge will be the greater of:

100 KVA and 7125 KWH --- \$310.75 per month  
or \$3.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue.

77. Primary Rate - Section 2:

Applies where 23,900 volts is available and customer has supplied all transformers, switchgear etc.; service is taken at 23,900 volts, balanced three phase; and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 8.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 4.1¢ per KVAH

All additional KWH per month @ 2.1¢ per KWH

Minimum Charge will be the greater of:

300 KVA and 7125 KWH --- \$526.13  
or \$3.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue.

78. Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at the voltages listed for rate 63; and where the demand is not less than 50KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 7.0¢ per KVAH

Next 50 Hours x KVA of Demand @ 2.8¢ per KVAH

All additional KWH per month @ 2.0¢ per KWH

Minimum Charge will be the greater of

50 KVA and 7125 KWH --- \$225.00 per month  
or \$2.50 per KVA of Demand per month

No Discount is allowed.

SCHEDULE "A"

BY-LAW #2085

ELECTRIC LIGHT AND POWER RATES

79. Primary Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45PM and 7:00 PM; where service is taken at 4160 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 4.3¢ per KVAH  
Next 25 Hours x KVA of Demand @ 2.5¢ per KVAH  
All additional KWH per month @ 1.9¢ per KWH

Minimum Charge will be the greater of:

100 KVA and 7125 KWH --- \$210.38 per month  
or \$2.50 per KVA of Demand per month

No Discount Allowed.

BYLAW NO. 2517/A-78

Being a Bylaw to amend Bylaw No. 2517/76 of the  
City of Red Deer.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY  
ASSEMBLED ENACT AS FOLLOWS:

- (1) Bylaw 2517/76, as amended, is further amended as to subsection  
(II) by adding the following immediately after clause (8).

"9) Minor Laneway

One-way south on the lane east of Fiftieth "A" (50A) Avenue  
from its south intersection with the lane north of Thirty-  
Ninth (39) Street thence south to its intersection with Fiftieth  
"A" (50A) Avenue."

- (2) This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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



BYLAW NO. 2570/78

Being a Bylaw to authorize Off-Highway Vehicles to operate on 67th Street, January 28th, 1978.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Persons who are registered contestants in the Drumheller to Red Deer snowmobile race being organized by the Central Snowmobile Racing Association and officials of the Central Snowmobile Racing Association may operate off-highway vehicles on 67th Street, between the hours of 9 A.M. and 6 P.M. on the 28th day of January, 1978 only, east of the Red Deer River.

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

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

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

\_\_\_\_\_  
MAYOR

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

BYLAW 2571/78

Being a Bylaw to repeal Bylaw No. 1107 of the City of  
Red Deer

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY  
ASSEMBLED ENACT AS FOLLOWS:

(1) Bylaw No. 1107 of the City of Red Deer is hereby repealed in its  
entirety.

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

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

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

\_\_\_\_\_  
MAYOR

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

THE CITY OF RED DEER

PROPOSED 1978 BUILDING RENTALS

AT RED DEER INDUSTRIAL AIRPORT

<u>BUILDING</u>	<u>PRESENT RATE</u>	<u>PROPOSED RATE</u>	<u>PERCENT INCREASE</u>
A. Hangar No. 1	64¢ per sq. ft.	68¢ per sq. ft.	6.3
B. Hangar No. 2	50¢ per sq. ft.	53¢ per sq. ft.	6
C. Hangar No. 3	62¢ per sq. ft.	70¢ per sq. ft.	12.9
D. Building No. 20	94¢ per sq. ft. \$1.59 per sq. ft.	1.07 per sq. ft. \$1.75 per sq. ft.	13.8 10
E. Building No. 38	No Change		
F. Building No. 1	95¢ per sq. ft.	\$1.00 per sq. ft.	5.2
G. Building No. 21	\$1.25 per sq. ft.	\$1.30 per sq. ft.	4
H. Building No. 29	\$1.57 per sq. ft.	\$1.71 per sq. ft.	8.9
I. Building No. 49	No Change		
J. Building No. 50	\$2,120/yr	\$2,530/yr.	16.6
K. Building No. 51	\$1.45 per sq. ft.	\$1.54 per sq. ft.	6.2

Rev. 1978

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer,

Garbage &amp; Power ---- Steam Boiler City Installed &amp; Owned

Building No: Hangar One  
 Building Size - 45,332 Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft Rate
Building	9,008.00	15 years	28,575.18	1,905.01	.042¢
Heating Plant	25,374.00	15 years	50,664.30	3,377.62	.074¢
	<u>\$34,382.00</u>		<u>\$79,239.48</u>	<u>\$5,282.63</u>	<u>.116¢</u>

Operating CostsBudget 1977

Administration	(7,300)	8,030.00	
Taxes & Levies (1977 & 10%)	(2,420)	2,660.00	
Fire Insurance	(780)	830.00	
Major Maintenance	(3,500)	1,000.00	
Heating Maintenance:	(5,600)	7,900.00	
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	(380)	420.00	
General Maintenance	(2,000)	2,200.00	
Contingency			
Total Operating Costs	<u>(21,980)</u>	<u>23,040.00</u>	<u>.508</u>
Total Annual Costs		<u>28,320.00</u>	<u>.625</u>

Present Annual Rental Rate 64¢ per sq.ft. per annum.  
 Recommended Annual Rental Rate 68¢ per sq.ft. per annum.

ANNUAL RETURN

Annual Rental \$30,825.76  
 Deduct Annual Operating Costs 23,040.00

Annual Return 7,785.76

Rev. 1978

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- Steam Boiler City Installed & Owned

Building No: \_\_\_\_\_  
Building Size - 48,114 Square Feet Hangar Two

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft. Rate
Building	9,018.00	15 years	28,606.89	1,907.13	.039¢
Heating Plant	25,366.00	15 years	50,648.25	3,376.55	.073¢
	<u>\$34,384.00</u>		<u>\$80,255.14</u>	<u>5,383.68</u>	<u>.112¢</u>

Operating Costs

	<u>Budget 1977</u>		
Administration	(7,750)	8,520.00	
Taxes & Levies (1977 & 10%)	(2,420)	2,660.00	
Fire Insurance 6%	( 770)	830.00	
Major Maintenance	(2,000)	2,000.00	
Heating Maintenance:			
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	( 380)	420.00	
General Maintenance	(2,000)	2,200.00	
Contingency			
Total Operating Costs	(15,320)	\$16,630.00	.346
Total Annual Costs		\$22,013.00	.458

Present Annual Rental Rate .50¢ per sq.ft. per annum.  
Recommended Annual Rental Rate 53¢ per sq.ft. per annum.

ANNUAL RETURN

Annual Rental \$25,500.42  
Deduct Annual Operating Costs 16,630.00

Annual Return 8,870.42

Rev. 1978

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ---- Steam Boiler City Installed & Cened

Building No: Hangar Three  
Building Size - 45,440 Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft Rate
Building	9,408.00	15 years	29,875.80	1,991.72	.044¢
Heating Plant	31,830.00	15 years	63,555.00	4,237.00	.093¢
	<u>\$41,238.00</u>		<u>94,430.80</u>	<u>6,228.72</u>	<u>.137¢</u>

Operating CostsBudget 1977

Administration	(7,300)	8,040.00	
Taxes & Levies (1977 & 10%)	(2,750)	3,000.00	
Fire Insurance	( 820)	900.00	
Major Maintenance	(2,000)	5,000.00	
Heating Maintenance:			
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	( 400)	600.00	
General Maintenance	(2,000)	2,200.00	
/ Contingency Inspection - Roof & Trusses	( )	3,500.00	
Total Operating Costs	(15,270)	\$ 23,240.00	.511
Total Annual Costs		\$ 29,470.00	.649

Present Annual Rental Rate 62¢ per sq.ft. per annum.  
Recommended Annual Rental Rate 70¢ per sq.ft. per annum.

ANNUAL RETURN

Annual Rental 31,808.00  
Deduct Annual Operating Costs 23,240.00

Annual Return 8,658.00

Rev. 1978

## The City of Red Deer

Estimated Annual Costs -----exclusive of Charges for Water, Sewer, &amp; ..

Garbage &amp; Power ---- Steam Boiler City Installed &amp; Owned

Building No: Twenty - Lessees: W. Dohlman  
 Building Size - 8766 Square Feet Skyline (Imports)

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq. Ft. Rate
Building	5,563.00	15 years	17,646.00	1,176.46	.140¢
Heating Plant	5,290.00	15 years	10,562.55	704.17	.084¢
	<u>\$10,853.00</u>		<u>\$28,209.45</u>	<u>\$1,880.63</u>	<u>.224¢</u>

Operating CostsBudget 1977

Administration	(1,350)	1,550.00	
Taxes & Levies (1977 & 10%)	(1,650)	1,820.00	
Fire Insurance	(350)	370.00	
Major Maintenance			
Heating Maintenance:	(3,090)	3,400.00	
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	(380)	420.00	
General Maintenance	(600)	700.00	
Contingency			
Total Operating Costs	<u>(7,420)</u>	<u>8,280.00</u>	<u>.945</u>
Total Annual Costs		<u>10,160.63</u>	<u>1.159</u>

.94¢ - 5750 sq ft

Present Annual Rental Rate 1.59 per sq.ft. per annum. 2400 sq ft.

Recommended Annual Rental Rate per sq.ft. per annum.

6366 sq ft @ \$1.07 = 6812.00

ANNUAL RETURN 2400 sq ft @ 1.75 = 4200.00

Annual Rental

\$11,012.00

Deduct Annual Operating Costs

8,280.00

Annual Return

\$2,732.00

Rev. 1978

## The City of Red Deer

Indicated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- Steam Boiler City Installed & Owned

Building No: Thirty eight Lessee - COSMOS  
Building Size - 9563 Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft. Rate
Building	\$12,660.00	15 years	40,159.95	2,677.33	.280¢
Heating Plant	11,342.00	15 years	22,646.55	1,509.77	.158
	<u>24,002.00</u>		<u>62,806.50</u>	<u>4,187.77</u>	<u>.438¢</u>

Operating Costs

	<u>Budget 1977</u>			
Administration	(1,540)		1,690.00	
Taxes & Levies (1977 & 10%)	(3,300)		3,630.00	
Fire Insurance	(460)		510.00	
Major Maintenance	(1,950)		-----	
Heating Maintenance:				
Natural Gas				
Boiler Maint.				
Misc. Maint.				
Grounds Maintenance	(350)		390.00	
General Maintenance	(550)		750.00	
Contingency				
Total Operating Costs	8,150		6,970.00	.729
Total Annual Costs			\$11,157.77	1.167

Present Annual Rental Rate \$1.32 per sq.ft. per annum. plus 47,700 sq ft land lease  
Rate was revised in 1977. No change required at this time. @5¢ sq ft per annum.

ANNUAL RETURN

Annual Rental including land lease(2,385.00) \$15,008.00  
Deduct Annual Operating Costs 6,970.00

Annual Return \$8,038.00



Rev. 1977

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- Steam Boiler City Installed & Owned

Building Size - 4500 Building No: One  
Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq. Ft. Rate
Building	1,130.00	15 years	\$3,584.55	\$ 238.97	.059¢
Heating Plant	4,966.00	15 years	9,915.60	661.04	.140
	<u>\$6,096.00</u>		<u>13,500.15</u>	<u>900.01</u>	<u>.199¢</u>

Operating CostsBudget 1977

Administration	( 720)	800.00	
Taxes & Levies (1977 & E.S.)			
Fire Insurance	( 170)	190.00	
Major Maintenance			
Heating Maintenance:			
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	( 400)	440.00	
General Maintenance	( 500)	600.00	
Contingency			
Total Operating Costs	(1,790)	\$2,030.00	.451
Total Annual Costs		\$2,930.00	.651

Present Annual Rental Rate .95¢ per sq.ft. per annum.  
Recommended Annual Rental Rate \$1.00 per sq.ft. per Annum.

ANNUAL RETURN

Annual Rental 4,500.00  
Deduct Annual Operating Costs 2,030.00

Annual Return \$ 2,470.00

Rev. 1978

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- Steam Boiler City Installed & Owned

Building No: Twenty one  
Building Size - 1460 Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft. Rate
Building	789.00	15 years	\$2,502.90	\$ 166.86	.114¢
Heating Plant	4,184.00	15 years	8,354.10	556.94	.381
	<u>\$4,963.00</u>		<u>\$10,857.00</u>	<u>\$ 723.80</u>	<u>.495¢</u>

Operating Costs

	<u>Budget 1977</u>		
Administration	( 230)	260.00	
Taxes & Levies (1977 & 10%)	( 270)	300.00	
Fire Insurance	( 50)	60.00	
Major Maintenance			
Heating Maintenance:			
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	( 100)	110.00	
General Maintenance	( 350)	390.00	
Contingency			
Total Operating Costs	<u>(1,000)</u>	<u>1,120.00</u>	
Total Annual Costs		<u>1,843.80</u>	<u>1.26</u>

Present Annual Rental Rate 1.25 per sq.ft. per annum.  
Recommended Annual Rental Rate 1.30 per sq.ft. per annum.

ANNUAL RETURN

Annual Rental 1,898.00  
Deduct Annual Operating Costs 1,120.00

778.00

Plus Mobile Home Site Rent

480.00Annual Return 1,258.00

Rev. 11/78

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, ,  
Garbage & Power ---- Steam Boiler City Installed & Banded

Building No: Twenty-nine Alberta Hail Project Operations  
Building Size - 3020 Square Feet Building.

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq. Ft. Rate
Building	1,143.00	15 years	3,615.00	241.00	
Heating Plant	10,070.00	15 years	20,106.75	1,340.45	.523¢
	<u>\$11,213.00</u>		<u>23,721.75</u>	<u>1,581.45</u>	<u>.523¢</u>
<u>Operating Costs:</u>			<u>Budget 1977</u>		
Administration			( 490)	530.00	
Taxes & Levies (1977 & 8%)			( 130)	140.00	
Fire Insurance					
Major Maintenance					
Heating Maintenance:			(1,000)	1,200.00	
Natural Gas					
Boiler Maint.					
Misc. Maint.					
Grounds Maintenance			( 110)	130.00	
General Maintenance			( 770)	850.00	
Contingency					
Total Operating Costs			(2,500)	2,850.00	.944¢
Total Annual Costs			(4,081)	4,431.45	1.467

Present Annual Rental Rate \$1.57 per sq.ft. per annum.  
Recommended Annual Rental Rate \$1.71 per sq.ft. per annum.

ANNUAL RETURN

Annual Rental 5,164.20  
Deduct Annual Operating Costs 2,850.00

Annual Return 2,314.20

## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- Steam Boiler City Installed & Owned

Building Size - 600 Building No: Forty-nine  
Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft. Rate
Building		15 years			
Heating Plant		15 years			

Operating Costs

Administration	190.00	
Taxes & Levies (1977 & 6%)	270.00	
Fire Insurance	30.00	
Major Maintenance		
Heating Maintenance:		
Natural Gas		
Boiler Maint.		
Misc. Maint.		
Grounds Maintenance	200.00	
General Maintenance	400.00	
Contingency		
Total Operating Costs	1,090.00	1.253

Total Annual Costs  $2.25 \times 600$

Present Annual Rental Rate  $1.55 \times 870$  per sq.ft. per annum.

ANNUAL RETURN

Annual Rental	1,350.00
Deduct Annual Operating Costs	1,090.00

Annual Return

260.00



## The City of Red Deer

Estimated Annual Costs -----Exclusive of Charges for Water, Sewer, Heat,  
Garbage & Power ----- City Installed & Owned

Building No: Fifty-one  
Building Size - 1,503 Square Feet

Amortized Capital Costs

	Acquisition Costs	Amortization Period	Total Amortization	Average Annual Recovery	Average Annual Sq.Ft. Rate
Building	530.00	15 years	\$1,681.20	\$112.09	.075¢
Heating Plant	974.00	15 years	1,944.75	129.65	.162
	<u>\$1,504.00</u>		<u>\$3,625.95</u>	<u>\$242.73</u>	<u>.237¢</u>

Operating CostsBudget 1977

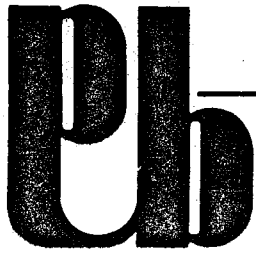
Administration	( 240)	260.00	
Taxes & Levies (1977 & 10%)	( 260)	290.00	
Fire Insurance	( 40)	40.00	
Major Maintenance			
Heating Maintenance:			
Natural Gas			
Boiler Maint.			
Misc. Maint.			
Grounds Maintenance	( 100)	100.00	
General Maintenance	( 400)	500.00	
Contingency			
Total Operating Costs	<u>(1040)</u>	<u>1,190.00</u>	<u>.792</u>
Total Annual Costs		<u>\$1,432.73</u>	<u>.953</u>

Present Annual Rental Rate 1.45 per sq.ft. per annum.  
Recommended Annual Rental Rate 1.54 per sq.ft. per Annum.

ANNUAL RETURN

Annual Rental 2,314.62  
Deduct Annual Operating Costs 1,190.00

Annual Return \$1,124.62



**Public Utilities Board**  
**Alberta**

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DECISION NO.: E77194

DATED DECEMBER 21, 1977

CALGARY POWER LIMITED

APPROVAL OF PAYMENT

OF CERTAIN COSTS

THE PUBLIC UTILITIES BOARD  
FOR THE PROVINCE OF ALBERTA

DECISION NO.: E77194

FILE NO.: C3.6.89-3

WEDNESDAY, THE TWENTY-FIRST DAY OF DECEMBER, A.D. 1977

IN THE MATTER OF "The Public Utilities Board Act", being Chapter 302 of the Revised Statutes of Alberta, 1970, as amended;

AND IN THE MATTER OF "The Water Resources Act", being Chapter 388 of the Revised Statutes of Alberta, 1970, as amended;

AND IN THE MATTER OF an application by Calgary Power Ltd. to the Public Utilities Board for an Order or Orders approving changes in the existing rates, tolls or charges for electric light, power or energy and related services rendered to its customers within Alberta;

AND IN THE MATTER OF an application by Calgary Power Ltd. to the Public Utilities Board for a review and variation of portions of Public Utilities Board Decision No. E77121, dated August 11, 1977.

AND IN THE MATTER OF an application by Calgary Power Ltd. to the Public Utilities Board for approval of payment of certain costs of and incidental to the matters recited above.

BEFORE:

THE PUBLIC UTILITIES BOARD FOR THE PROVINCE OF ALBERTA



Public Utilities Board, Alberta

DECISION NO.: E77194

I N D E X

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Public Utilities Board, Alberta  
DECISION NO.: E77194

APPEARANCES:

For Calgary Power Ltd.	: C. D. O'Brien, Esq., Counsel
	: R. Waldo, Esq., Financial Analyst of Calgary Power Ltd.
	: H. G. Schaefer, Esq., Vice-President of Finance of Calgary Power Ltd.
For the City of Calgary	: R. F. Goss, Esq., Counsel
For the City of Red Deer	: W. D. Abercrombie, Esq., Counsel
	: Dr. E. Hanson, Economist
For William Arsene	: William Arsene, Esq.

Public Utilities Board, Alberta  
DECISION NO.: E77194

STATEMENT OF DECISION

1. INTRODUCTION

By letter from Jones, Black & Company, Barristers & Solicitors, to the Public Utilities Board (the Board) dated October 21, 1977, Calgary Power Ltd. (CPL) after referring to the costs claimed by the Intervenors with respect to Phase I of CPL's current application for a change in its rates, tolls or charges and with respect to CPL's application for a review and variation of portions of Board Decision No. E77121, advised the Board that "we have no objection to the payment of these costs and make application for approval of payment and such other appropriate direction as the Board sees fit".

In Decision No. E77121 relating to Phase I of CPL's current application for a change in its rates, tolls or charges, dated August 11, 1977 the Board stated:

"Hearing costs of the Intervenors and CP for this application will be reviewed by the Board after CP submits details of its own costs and those claimed by Intervenors. Hearing costs to be paid by CP and charged to the Reserve for Rate Adjustments will be approved by an order of the Board".

Public Utilities Board, Alberta  
DECISION NO.: E77194

1. INTRODUCTION (Continued)

In Decision No. E77150, relating to CPL's application for a review and variation of portions of Board Decision No. E77121, dated September 20, 1977 the Board stated:

"Should any Intervenor request to have its costs of the review paid by CP, then pursuant to Section 60 of The Public Utilities Board Act, the Board directs it to submit to CP its costs, properly documented and summarized with respect to the subject matter, not later than 15 days from the date of this Decision. Within 30 days from the date of this Decision CP is hereby directed to submit to the Board, with a copy to each Intervenor, a statement of its assessment of the Intervenor's costs and make application to the Board for the approval of payment of those costs. CP shall file with the Board within 30 days of the date of this Decision a summary of its external costs with a copy to each Intervenor. Failing a request by CP or an Intervenor for a hearing within 45 days of this Decision, the Board may proceed to determine without hearing, the amount of the Intervenor's costs to be paid by CP".

Pursuant to the above mentioned directions of the Board, CPL filed with the Board, under cover of Messrs. Jones, Black letter dated October 21, 1977 a summary of CPL's external costs and of each of the Intervenor's claimed costs with respect to the matters, including particulars and back-up material with respect to each. Although neither CPL nor an Intervenor requested a hearing of

Public Utilities Board, Alberta

DECISION NO.: E77194

1. INTRODUCTION (Continued)

the matter, the Board had certain concerns with respect to the filed costs and by letter dated November 10, 1977 and directed to Messrs. Jones, Black and to each of the Intervenor registered in the proceedings, stated as follows:

"The Board has some concerns with respect to external costs of Calgary Power Ltd. and certain costs submitted by the intervenors. In order to obtain more information with respect to the matter of these costs the Board has scheduled a Hearing for Friday, November 18, 1977 at 1:00 p.m.. This Hearing will take place in the Board's Calgary Offices, No. 510, Aquitaine Tower, 540 - 5th Avenue, S.W., Calgary".

The hearing took place as scheduled at which the Board asked questions and made comments with respect to each of the claimed costs. CPL and each of the Intervenor were given the opportunity to question and make comment and argument with respect to the costs claimed by each of the Intervenor and by CPL. The Board made it clear at the hearing that it was only concerned with costs that were to be approved by the Board for payment by CPL and therefore generally to be recovered through its rates from its customers.

Public Utilities Board, Alberta

DECISION NO.: E77194

1. INTRODUCTION (Continued)

None of the Intervenor's objected to or argued against the Board approving for payment by CPL of the costs claimed by each Intervenor or by CPL. CPL did not object to payment of any of the costs claimed by the Intervenor's.

The sections of the Public Utilities Board Act relevant to "the costs of and incidental to any proceeding before the Board" are Section 60 and Section 68. In brief, Section 60 places on the Board the responsibility and gives to the Board total discretion to decide by whom and to whom any costs are to be paid and in what amount. Section 68 specifically allows municipal interventions to be made and prescribes the authority for funding such an intervention.

In an attempt to assist parties to proceedings before the Board with respect to the Board's practice relating to costs, the Board issued, under date of February 24, 1977, its "Position Paper - Interventions And Costs" which is currently in effect. On page 15 of that Position Paper the Board stated as follows:

"Costs will be awarded against an applicant and allowed to be recovered from customers through the rates only if the Interventions

Public Utilities Board, Alberta

DECISION NO.: E77194

1. INTRODUCTION (Continued)

have been effective in testing the applicant's case to the benefit of all customers and such costs have been reasonably and necessarily incurred".

For the purposes of this Decision, the Board will apply that general statement as well as the other statements made in its Position Paper.

2. BOARD COMMENTS AND FINDINGS

(a) Introduction

A summary of the costs claimed with respect to the matters is as follows:

	<u>Fees</u>	<u>Disbursements</u>	<u>Total</u>
City of Calgary	\$ 63,328.00	\$12,032.44	\$75,360.44
City of Red Deer	50,922.50	6,684.72	57,607.22
William Arsene	-	204.00	204.00
Calgary Power Ltd. (External)	167,542.12	48,189.38	215,731.50
Total	<u>\$281,792.62</u>	<u>\$67,110.54</u>	<u>\$348,903.16</u>

Public Utilities Board, Alberta  
DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(a) Introduction (Continued)

An analysis of the time sheets submitted to the Board indicates that the total time charged for all parties assisting the City of Calgary intervention was 1229 hours and for the City of Red Deer was 863.2 hours. Of these total times the hours spent on preparing argument was 94 hours for the City of Calgary and 360.7 hours for the City of Red Deer.

A comparison of the rates per hour charged by counsel and by the expert witnesses and others assisting in the proceedings indicates as follows:

Mr. O'Brien .....	approximately \$80.00 per hour
Mr. Goss .....	\$65.00 per hour
Mr. Abercrombie .....	\$75.00 per hour
Dr. Morrison .....	\$60.00 per hour
Montreal Engineering ...	approximately \$22.00 per hour
Mr. Stephen .....	\$65.00 per hour
Dr. Quirin .....	approximately \$60.00 per hour
Dr. Waters .....	approximately \$60.00 per hour
Dr. Gordon .....	\$67.50 per hour
Dr. Hanson .....	\$35.00 per hour



Public Utilities Board, Alberta

DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(a) Introduction (Continued)

Many of the Board's comments, including concerns of the Board expressed herein, are made for the guidance of the parties in future proceedings before the Board and do not affect this Decision.

One of the members of the Division, although agreeing generally with the concerns expressed in this Decision, is not convinced that the total costs approved in this Decision should be passed on to the customers of CPL. That member is satisfied that all the parties are now thoroughly familiar with the Board's Position Paper on costs, and does not consider that action resulting from the concerns of the Board should be delayed to future proceedings.

(b) Total and Relative Costs

The Board is concerned with the large total of the costs in the matters and with the relative amounts thereof claimed by the various parties. In particular the Board is concerned

Public Utilities Board, Alberta

DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(b) Total and Relative Costs (Continued)

with the large amount of the external costs of CPL in relation to those of the Intervenor. Some of this concern was dispelled at the cost hearing at which CPL explained what was involved in the fees and disbursements of Montreal Engineering in the total amount of \$132,029.26. In addition, Counsel for CPL pointed out that the total costs in the matters appeared not to be out of line with the total costs of the two prior rate hearings involving CPL.

(c) Counsel and Experts Fees

The Board is concerned that in most, if not all, cases the fees charged by counsel and experts are at the same rate for preparation, for appearance at the hearing and for written argument and reply. Consideration should be given to charging a lower fee for preparation and for written argument and reply than for appearance at the hearing.

Public Utilities Board, Alberta

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2. BOARD COMMENTS AND FINDINGS (Continued)

(d) Disbursements - Supporting Vouchers or Receipts

In its Position Paper dated February 24, 1977, the Board requires particulars of all expenses or disbursements accompanied by supporting vouchers or receipts. The City of Calgary, Mr. Arsene and CPL were deficient in supplying all of the supporting vouchers or receipts. Each undertook to supply the same to the Board. This same requirement is made of the Applicant in any proceeding before the Board.

(e) Relative Number of Hours

It is difficult to understand why there is such a divergence between the total number of hours spent by the parties to proceedings before the Board. The Board recognizes that the number of hours spent in preparation may not be reflected or be evident in the time spent at the hearing. It would be helpful to the Board if a party were to advise the Board at the hearing if he has spent considerable time in studying and analyzing the position of the other parties and has come to the conclusion that

Public Utilities Board, Alberta

DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(e) Relative Rates (Continued)

he accepts or agrees with that position rather than remaining silent, leaving the Board to wonder whether the evidence has been adequately scrutinized and tested as well as causing problems later in respect to costs claimed which may appear disproportionate to the time spent at the hearing. The Board is concerned with the comparatively large number of hours charged by the City of Calgary and the comparatively large number of hours charged by the City of Red Deer for preparing Argument and Reply.

(f) Relative Rates

The Board does not consider it appropriate for it to measure only the rate for fees charged by one party as against another, but rather it should measure the effectiveness, one against another, in testing the applicant's case to the benefit of all customers and satisfy itself that all costs have been reasonably and necessarily incurred.

Public Utilities Board, Alberta  
DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(f) Relative Rates (Continued)

To be "to the benefit of all customers" does not mean that an Intervenor need deal with all issues involved in the proceeding but does mean that the intervention should be such that on a "general principle basis", as opposed to a "self interest basis", the results of the intervention is generally to the benefit of all customers and not just to the Intervenor himself or to a narrow group that he may represent. Further the Board does not consider that costs should be approved for payment by the Applicant depending upon the "success" or "failure" of a party to the proceeding and in many cases the "success" or "failure" to any particular party is not apparent.

(g) Costs of Review

The costs of the Intervenor with respect to the Review Matter before the Board appeared to be large in relation to the apparent results or in relation to their participation at the hearing. Perhaps, as was indicated, a great degree of time was required to study and analyze CPL's alternative proposals. It would be helpful to the Board if the Board were advised at the hearing of this and of the conclusions arrived at by each Intervenor including which of the proposals they support and agree with and why.

Public Utilities Board, Alberta  
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2. BOARD COMMENTS AND FINDINGS (Continued)

(h) Certain Disbursements-Normal Overload Items

Mr. Stephen has charged for steno services in addition to his fee. At the cost hearing this item was deleted at the request of Mr. Goss. However, some of the Intervenorors have charged for xeroxing even though those copies were made on the xerox machine in their offices. Unless a disbursement is actually made then no cost should be claimed as this type of cost is considered by the Board to be a normal overhead item that should be covered by the fee.

(i) Fees Charged In Connection With The Preparation of Bill of Costs

It would appear that none of the parties have charged in their fees for time spent in the preparation of their respective Bills of Costs. The Board considers that it is not appropriate to order payment in respect to costs incurred in preparing bills of account or in attendance at hearings for the determination of any costs matter, whether such costs are incurred by counsel or experts of an Intervenor or by an Intervenor himself. The Board

2. BOARD COMMENTS AND FINDINGS (Continued)

(i) Fees Charged In Connection With The Preparation  
of Bill of Costs (Continued)

makes no judgement as to the appropriateness of such costs being charged to a client, but considers that the Applicant should not be ordered to pay them.

(j) Time Charged For Time Spent To Retain Experts  
Who Refuse to Participate

Council for the City of Red Deer charged time which he spent in trying to convince a certain expert to participate with him in the proceedings who refused to do so. The Board considers that it is not appropriate to order payment by the Applicant of such costs.

(k) Proper Time To Consider Applicant's External Costs

The Board considers that it is appropriate to consider the Applicant's External Costs at the same time as it considers the approval of payment by the Applicant of the Intervenor's costs. It is recognized that the Applicants' External Costs as well as its internal costs of the hearing including all other operating costs of the Applicant are examined at the rate hearing.

Public Utilities Board, Alberta

DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(1) Overlapping - Excessive Costs

The Board is concerned that when there are a number of experts retained to assist in the proceedings or where there are more than one counsel for any party to a proceeding, that overlapping may occur resulting in excessive costs.

(m) Municipal Interventions

The Board is concerned with the statements made by counsel for the City of Calgary and counsel for the City of Red Deer at the cost hearing. Mr. Goss stated,

"If the City was not going to be reimbursed for the costs of its intervention I am sure that the gas and power committee would have a very careful look at its further participation in rate hearings".

Mr. Abercrombie stated,

"... if the City of Red Deer doesn't recover a substantial part of its costs, for whatever reason, it is a Board's decision, I know the position you are in, my view is that probably they will not continue to participate ...."



Public Utilities Board, Alberta

DECISION NO.: E77194

2. BOARD COMMENTS AND FINDINGS (Continued)

(m) Municipal Interventions (Continued)

From the Board's Position Paper it is obvious that the Board not only welcomes responsible and effective interventions, but considers that it requires interventions to discharge properly its duties as a quasi-judicial tribunal. In its Position Paper, at page 11, the Board stated,

"It seems to the Board that it is obvious that when a municipality enters into a franchise agreement with a utility, it cannot at that point walk away from the "contract" and leave further changes in rates charged pursuant to that franchise agreement strictly to the regulatory tribunal. The Board considers that all municipalities should be involved for the protection of the customers within the municipalities and that each municipality has an obligation to intervene in rate hearings. Since the Public Utilities Board Act specifically delineates a role for municipal interventions, the Board believes that it will ultimately have to consider the suggestion that the municipal taxpayers rather than the utility customers should fund municipal interventions. The Board thinks that it would be a useful and progressive step if interventions by municipalities were a joint effort shared by all of Alberta's municipalities and funded by them".

It appears logical to the Board that the proceeds or part of the proceeds of municipal franchise or revenue taxes collected by the municipalities from the respective utility companies serving their areas should be used to fund municipal interventions in rate hearings.

Public Utilities Board, Alberta

DECISION NO.: E77194

3. ORDER

After carefully reviewing all the material submitted and after hearing the representations and arguments of all participants, and having given consideration to all the relevant facts, and in the exercise of its statutory discretion under Section 60 of The Public Utilities Board Act, the Board Orders CPL to pay to the Intervenor the amounts shown below in respect to costs of and incidental to the matters:

1.	The City of Calgary	\$75,360.44
2.	The City of Red Deer	\$57,607.22
3.	William Arsene	\$ 204.00

PUBLIC UTILITIES BOARD

(SIGNED) BLAINE O. ARCHIBALD  
PRESIDING MEMBER

(SIGNED) D. J. SHERIDAN  
MEMBER

CERTIFIED A TRUE COPY

*Mavis Barclay*  
A SECRETARY

(SIGNED) G. F. COOTE  
MEMBER

# S U M M A R Y

## PROPOSED SEVEN YEAR PLAN OF CAPITAL EXPENDITURES

1978 - 1984

SCHEDULE	ITEM	1978	1979	1980	1981	1982	1983	1984
A	Roads	508,000	969,700	521,000	264,000	1,109,000	170,800	861,000
B	Storm	100,000	188,000	100,000	100,000	100,000	100,000	100,000
C	Structures	2,038,200	319,300	841,000	1,152,000	411,000	1,555,200	909,000
D	Street Lighting	88,000	53,000	38,000	79,000	75,000	69,000	25,000
E	Recreation Facilities	240,000	240,000	370,000	375,000	375,000	375,000	375,000
	Lanes and Sidewalks	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Estimated Totals	3,004,200	1,800,000	1,900,000	2,000,000	2,100,000	2,300,000	2,300,000
	Total Proposed Debenture Borrowing Limits	3,004,200*	1,800,000	1,900,000	2,000,000	2,100,000	2,300,000	2,300,000

\* includes for 1978:

1978 Debt Limitation \$1,600,000

1977 Carryover 925,000

1975 Carryover 479,200

Total \$3,004,200

S U M M A R Y

PROPOSED SELF-SUPPORTING UTILITY BORROWINGS

1978 - 1984

SCHEDULE	ITEM	1978	1979	1980	1981	1982	1983	1984
F	Water	575,000	540,000	500,000	200,000	200,000	4,100,000	-
G	Sewer	530,000	2,000,000	1,000,000	-	-	-	-
H	E. L. & P.	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	Total Proposed Utility Borrowing	1,605,000	3,040,000	2,000,000	700,000	700,000	4,600,000	500,000

1 9 7 8

Roads approved in 1977 BUT not constructed

<u>ON</u>	<u>FROM</u>
West Gaetz Avenue Service Road	28 Street
53 Avenue	58 Street
60 Street	48 Avenue
61 Street	48 Avenue
65 Street	58 Avenue

Roads proposed for 1978

West Gaetz Avenue Service Road	Jubilee Beverages
47 Avenue	33 Street
57 Street	Kerrywood Drive
58 A Street	Kerrywood Drive
77 Street	40 Avenue

Roads proposed from Transportation Study

67 Street	Gaetz Avenue
Gaetz Avenue	30 Street
Gaetz Avenue	71 Street

ROADS

TO	TOTAL EST. COST	CITY SHARE		PROV. CONTRIB.
		SUBDIV. CONTRIB.	GEN.. BENEFIT	
Jubilee Beverages	35,000		35,000	
59 Street	45,500		45,500	
C.N.R.	<del>127,200</del>		<del>127,200*</del>	
C.N.R.	<del>147,100</del>		<del>147,100*</del>	
West	18,800		18,800	
	<del>373,600</del>		<del>373,600</del>	
	99,300		99,300	
 Chrysler Avenue	 114,700		 114,700	
34 Street	<del>47,400</del>		<del>47,400*</del>	
58A Street	25,000		25,000	
57 Street	12,000		12,000	
C.N.R.	<del>147,700</del>		<del>147,700*</del>	
	<del>346,800</del>		<del>346,800</del>	
	151,700		151,700	
 East of Pamely Avenue	 176,000	59,000		117,000
South City Limits	<del>440,000</del>		<del>147,000**</del>	<del>293,000</del>
77 Street	770,000		257,000	513,000
1978 TOTAL	<del>2,106,400</del>	59,000	<del>1,124,400</del>	<del>923,000</del>
	=====		=====	=====
	1,197,000		508,000	630,000

\* Defer to 1979

\*\* Defer to 1980

1 9 7 9

ON

FROM

45 Avenue  
47A Avenue  
51 Avenue  
52 Avenue  
49 Street  
61 Street  
62 Street  
62 Street  
63 Street

62 Street  
62 Street  
62 Street  
61 Street  
54 Avenue  
52 Avenue  
West Gaetz Avenue Service Road  
48 Avenue  
45 Avenue

Roads Proposed from Transportation Study

64 Avenue  
Ross Street

67 Street  
Eastview

1 9 8 0

54 Avenue (Stage I)

32 Street

Roads Proposed from Transportation Study

64 Avenue  
Gaetz Avenue

Oleander Drive  
77 Street

TO	CITY SHARE			
	TOTAL EST. COST	SUBDIV. CONTRIB.	GEN. BENEFIT	PROV. CONTRIB.
63 Street	30,000		30,000	
63 Street	21,800		21,800	
South	16,100		16,100	
62 Street	24,100		24,100	
West	54,400		54,400	
53 Avenue	20,200		20,200	
52 Avenue	32,800		32,800	
Riverside Drive	178,500		178,500	
47A Avenue	<u>122,400</u>		<u>122,400</u>	
	500,300		500,300	
Oleander Drive	1,433,000	478,000		955,000
30 Avenue	<u>462,000</u>	<u>154,000</u>		<u>308,000</u>
1979 TOTAL	2,395,300	632,000	500,300	1,263,000
Add: Deferred from 1978	469,400	-	469,400	-
Total 1979	<u>2,864,700</u>	<u>632,000</u>	<u>969,700</u>	<u>1,263,000</u>
43 Street	264,000		264,000	
Kerrywood Drive	626,000	209,000		417,000
Highway 11	<u>330,000</u>		<u>110,000</u>	<u>220,000</u>
1980 TOTAL	1,220,000	209,000	374,000	637,000
Add: Deferred from 1978	440,000	-	147,000	293,000
Total 1980	<u>1,660,000</u>	<u>209,000</u>	<u>521,000</u>	<u>930,000</u>



1 9 8 1

ON	FROM
54 Avenue (Stage II)	32 Street

Roads Proposed from Transportation Study

32 Street	57 Avenue
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1 9 8 2

65 Avenue	67 Street
-----------	-----------

Roads Proposed from Transportation Study

32 Street	51 Avenue
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1 9 8 3

Golden West Avenue	67 Street
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Roads Proposed from Transportation Study

77 Street	Gaetz Avenue
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1 9 8 4

South 67 Street Service Road	67 Avenue
67 Avenue	67 Street

Roads Proposed from Transportation Study

Riverside Drive	77 Street
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TO	CITY SHARE			
	TOTAL EST. COST	SUBDIV. CONTRIB.	GEN. BENEFIT	PROV. CONTRIB.
43 Street	264,000		264,000	
60 Avenue	286,000	95,000		191,000
1981 TOTAL	550,000	95,000	264,000	191,000
64 Avenue	137,000		137,000	
55 Avenue	2,915,000		972,000	1,943,000
1982 TOTAL	3,052,000		1,109,000	1,943,000
1/4 line	170,800		170,800	
64 Avenue	1,273,000	425,000		848,000
1983 TOTAL	1,443,800	425,000	170,800	848,000
C.P.R.	34,000		34,000	
1/4 line	138,000		138,000	
Campground	2,066,000		689,000	1,377,000
1984 TOTAL	2,238,000		861,000	1,377,000

STORM SEWER

1 9 7 8

Convent Area

EST. COSTS

\$ 100,000

1 9 7 9

Waskasoo Area

\$ 188,000

1 9 8 0

\$ 100,000

1 9 8 1

\$ 100,000

1 9 8 2

\$ 100,000

1 9 8 3

\$ 100,000

1 9 8 4

\$ 100,000

STRUCTURES1 9 7 8EST. COSTProjects carried over from 1977

Garage Extension	\$	<del>125,000</del>	200,000
<del>Stage I - West Yards Stores Building</del>		<del>471,000</del>	Defer
<del>(including lane purchase (West Yards))</del>			

Projects proposed for 1978

West Yards Land Purchase (3 acres)		170,000	
<del>Stage II West Yards Stores Building</del>	\$	<del>529,000</del>	Defer
Renovations to existing West Yards		75,000	
Bus Storage Building		<del>850,000</del>	870,000
* 64 Avenue Bridge (City Share)		<del>1,000,000</del>	723,200
<del>Fire Training Grounds</del> Defer for study		<del>250,000</del>	2,038,200
		<del>\$2,704,000</del>	<del>\$3,300,000</del>

1 9 7 9

* 64 Avenue Bridge (City Share)	\$	<del>670,000</del>	319,300
<del>South Hill Fire Hall</del> Defer		<del>650,000</del>	319,300
		<del>\$1,320,000</del>	<del>\$1,320,000</del>

1 9 8 0

* 64 Avenue Bridge (City Share)	<del>\$</del>	<del>161,000</del>	788,500
<del>City Hall - Third Floor</del> Unallocated		<del>750,000</del>	52,500 841,000
			<del>\$ 911,000</del>

1 9 8 1

City Hall - Third Floor		750,000	1,152,000
<del>Extension of West Yards</del> West Yards Stores Building	\$	<del>750,000</del>	402,000\$ 750,000

1 9 8 2

Extension of West Yards		411,000	
* <del>64 Avenue Bridge (City Share)</del>	\$	<del>556,000</del>	
<del>Fire Station # 4 - East Hill</del>		<del>700,000</del>	411,000
			<del>\$1,256,000</del>

1 9 8 3

South Hill Fire Hall		700,000	1,555,200
<del>Railway Relocation</del>	\$	<del>600,000</del>	<del>\$ 600,000</del>
* <del>64 Avenue Bridge (City Share)</del>		<del>556,000</del>	
<del>Extension of West Yards</del>		<del>299,200</del>	

1 9 8 4

Fire Station #4 - East Hill		909,000	
<del>Railway Relocation</del>	\$	<del>600,000</del>	
<del>Satellite Public Works Building</del>		<del>250,000</del>	909,000
			<del>\$ 850,000</del>

\* Cost sharing Projects  
1/3 City Share and 2/3 Provincial Share

RECREATION FACILITIES1 9 7 8EST. COSTS

G.H. Dawe Centre Swimming Pool

\$ 240,000

1 9 7 9

G.H. Dawe Centre Swimming Pool

\$ 240,000

1 9 8 0

G.H. Dawe Centre Artificial Ice Rink

\$ 370,000

1 9 8 1

City Contribution to College Fine Arts Centre

\$ 375,000

1 9 8 2

City Contribution to College Fine Arts Centre

\$ 375,000

1 9 8 3

To be determined by Priorities Committee

\$ 375,000

1 9 8 4

To be determined by Priorities Committee

\$ 375,000

WATER UTILITY

<u>1 9 7 8 - Water Utility</u>	<u>EST. COSTS</u>	
Trunk Main System 1 - Fairgrounds	\$ 250,000	
Intake structure at Water Treatment Plant	300,000	
Water Treatment Plant High Lift Pump	<u>25,000</u>	\$575,000
 <u>1 9 7 9 - Water Utility</u>		
Water System Study	\$ 40,000	
Reservoir (East Hill)	<u>500,000</u>	\$ 540,000
 <u>1 9 8 0 - Water Utility</u>		
Reservoir (East Hill)	<u>\$ 500,000</u>	\$ 500,000
 <u>1 9 8 1 - Water Utility</u>		
Trunk Main System II-Riverside Drive	<u>\$ 200,000</u>	\$ 200,000
 <u>1 9 8 2 - Water Utility</u>		
Trunk Main System III - Bower Place	<u>\$ 200,000</u>	\$200,000
 <u>1 9 8 3 - Water Utility</u>		
Water Treatment Plant	<u>\$4,100,000</u>	\$4,100,000
 <u>1 9 8 4 - Water Utility</u>	N I L	N I L

SEWER UTILITY

	<u>EST. COSTS</u>	
<u>1 9 7 8</u> - Sewer Utility		
Sewage Treatment Plant Study	\$ 30,000	
Sewage Treatment Plant Design	<u>500,000</u>	\$ 530,000
<u>1 9 7 9</u> - Sewer Utility		
Sewage Treatment Plant	<u>\$2,000,000</u>	\$2,000,000
<u>1 9 8 0</u> - Sewer Utility		
Sewage Treatment Plant	<u>\$1,000,000</u>	\$1,000,000
<u>1 9 8 1</u> - Sewer Utility	N I L	N I L
<u>1 9 8 2</u> - Sewer Utility	N I L	N I L
<u>1 9 8 3</u> - Sewer Utility	N I L	N I L
<u>1 9 8 4</u> - Sewer Utility	N I L	N I L

ELECTRIC LIGHT AND POWER UTILITY

	<u>EST. COST</u>	
<u>1 9 7 8</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 7 9</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 8 0</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 8 1</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 8 2</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 8 3</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000
 <u>1 9 8 4</u> - E. L. & P. Utility		
Substations	<u>\$500,000</u>	\$500,000



# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

January 4, 1977

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

Dear Sir:

## LAND USE POLICY - CITY OF RED DEER

I am enclosing herewith the Land Use Policy report as it was requested by City Council.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

/mjw

Encl.

### 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 STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

**CITY of RED DEER**

**LAND USE  
POLICY**

**r.d.r.p.c.**

## LAND USE POLICY - CITY OF RED DEER

### Purpose of the Land Use Plan

The purpose of this land use plan is to promote the development and growth of the City of Red Deer and to direct or influence this growth along lines which will best serve the common interest of the entire community.

This land use is a guide for the City of Red Deer and the City Council in the exercise of powers conferred by the Planning Act and the Municipal Government Act, which relate to the development of the City.

The following policies may be attributed to the purposes of the plan:

1. To ensure a balance between residential, commercial and industrial growth.
2. To provide schools and public open space, of a size, and in the most appropriate location for all concerned.
3. To ensure that adequate standards of public services are available for the health, safety, general welfare, and convenience of all citizens.
4. To create an environment which in general is pleasant, efficient and economical.
5. To provide for expected growth in a manner which will provide amenities for urban living.
6. To consolidate existing developments and provide for progressive growth outward from the area designated for urban development.
7. To provide for development commensurate with the availability of municipal services.
8. To assist private developers and the public in anticipating their needs so as to be in keeping with the general policies of this plan.

### Basis of the Plan

The land use plan is based upon the following principles:

1. The plan provides for an anticipated urban expansion from current population of 33,717 people (1977) to a projected population of 70,000 people (2001) and based upon this, the plan sets about to provide for this commensurate with the best devised planning principles.

The urban growth anticipated by the plan results in forecasts as to land requirements. The distribution of these land uses is governed by the following formulae:

1. Residential areas are to be arranged in neighbourhoods, located within a community. There will be several neighbourhoods within one community. This is done as a means to plan for adequate municipal facilities such as schools, parks, and utilities, which contribute to making an area safe, convenient and healthy.
2. Industrial areas will be set aside having regard for the availability of good transportation facilities, large tracts of relatively flat land, servicing, soil conditions, compatible land use and in general, good planning practice.
3. The location and capacity of commercial uses in the planning area will be directly related to population size and be strategic to the area served.
4. Park and Open Space Areas will be set aside to meet public recreation requirements. Natural features will be utilized whenever possible and will influence location of such areas.
5. Agricultural Zoning has been designated where urban development is not expected in the immediate future.
6. The general nature of the plan requires that these uses be grouped in categories which contain all of the elements necessary for the function of an area as a unit.
7. It is desirable to provide land for development of a ratio between residential and non-residential assessments which will enable the municipality to function on a sound financial basis.
8. This plan has been taken into consideration, the railway relocation as well as proposed new C.P.R. yard on the north side.
9. This plan will be the subject of periodical review by the Red Deer Regional Planning Commission and City Council.

## Part 2 - The Land Use Plan

### Classification and Principles of Development

The land use plan establishes the spatial pattern of development for the City area. The plan designates the following predominant land use areas:

#### Residential

The predominant use of land in residential areas shall be for dwellings of various types which may include: single, detached, and multi-family buildings, provided, however, the density as set out in the Plan is adhered to; other uses which are accessory to dwellings and contribute to the completeness of the neighbourhood as a living organism, but do not unduly depreciate or affect the amenity of the residential environment such as

elementary schools, social and recreation centres, tot lots, local parks, playfields, and other public and open space areas, churches and community hall uses. Also included in this category are: neighbourhood shopping centres, medical and dental clinics, provided they are local in nature and intended to serve only the nearby area.

The following principles shall govern the development of all residential areas in order to create a safe and desirable residential environment:

1. Major traffic routes will be designed to by-pass living areas.
2. Incomparable land uses will be eliminated.
3. Wooded areas, grouping of trees, and natural features will be used in the design of neighbourhoods and neighbourhoods will be identified by the community centre and the concentration of schools, convenience shops, churches, playgrounds, etc.
4. Adequate buffering to adjoining dissimilar areas shall be provided by natural barriers, natural open space features, park strips, or by restrictions upon the abutting uses.
5. Adequate consideration shall be given to the relationship between low density and high density development. In general, high density development will be designed to blend in with surrounding uses to produce a pleasant residential environment. Generally, high density development will be restricted to major arterial streets and areas abutting the downtown core.
6. The City will be satisfied that there are adequate municipal services available before approval of high density development.
7. In order to regulate population densities in residential areas in accordance with an overall plan, the City shall apply principles of general residential rezoning for medium and high density in residential development.
8. The parking of cars in the multiple housing area shall be made as inoffensive as possible and every opportunity shall be used to effectively screen them from view by locating them at the rear and possibly fence them off.
9. It shall be the policy to encourage local neighbourhood shops and stores within the neighbourhood to locate in groups.
10. Elementary schools shall be encouraged to locate adjacent to a neighbourhood park in order to create a nucleus for the neighbourhood recreational activities.

Highway Commercial - Highway Industrial

Highway Commercial uses shall include those uses which are suitable for a highway frontage location by reason of the highway's function as a

traffic and/or tourist artery. This category will, therefore, include services related to the needs of the travelling public such as motels, hotels, restaurants, and service stations, subject to the statements of policy pursuant to commercial uses, and a highway service centre which may include all of the above and some specialized shops and stores, etc. Certain uses which by their special nature make their location on a highway desirable, may be considered by M.P.C. under conditional uses.

The following principles shall govern the development of highway commercial areas:

1. As a general policy, neighbourhood retail shopping uses will not be permitted along major highways, but where such uses are authorized by Council, they will be subject to an amendment to Zoning By-law and the policies stated for neighbourhood commercial uses in the residential areas.
2. Sufficient off-street parking shall be provided as will be required in the implementing Zoning By-law to avoid on-street parking. All driveways and parking lots shall be paved with a durable, dust free, all weather hard surface to maintain a high calibre of appearance.
3. Access points to such parking will be limited in number and located to minimize danger to pedestrian and vehicular traffic in the immediate area.
4. The highway commercial-industrial buildings fronting on Highway 2A, 67 Street will only be permitted if high standards of design and material are followed.
5. Adequate setbacks of buildings from the highway right-of-way shall be observed in order to provide a reasonable amount of land for parking spaces between a building and the highway, as well as a reasonable amount of area for manoeuvring purposes to avoid vehicular encroachment on a public road allowance and to allow for a suitable area of land for daylight triangle at the intersection of main highways.

#### Industrial

The predominant use of land in industrial areas shall be for the manufacturing, processing, storage of goods and raw materials and may include repair garages, workshops, warehousing and any use for incidental purposes. Commercial and other uses, developed in conjunction with an industrial use. The following principles shall govern the development of all industrial areas:

1. Adequate buffering and setbacks shall be provided as will be required where industrial lands abut residential lands to preserve and protect the property values and amenity of the residential area. The required setbacks may be as high as 100 in some cases.

2. The coverage of land by main and accessory buildings shall be such, so as to encourage landscaping. This will be accomplished by requiring the front yard to be retained as an open space area.
3. Sufficient off-street parking shall be provided as will be required in the zoning by-law, to avoid on-street parking. All driveways and parking lots may be paved with a durable, dust-free, all weather hard surface, to maintain a high calibre of appearance.

#### City Central Area

The predominant use of land in commercial areas shall be for the buying and selling of goods and services, offices, cultural, institutional, custom workshops, i.e. tailoring, dressmaking, etc., and incidental uses where deemed appropriate, including apartments over commercial facilities.

Included in these areas in addition to retail stores and service establishments are: civic buildings, community halls, parking areas, parks and service stations. Service stations will be subject to special policies regarding their location in central areas.

1. In the redevelopment of a central area, regard shall be had to separation of pedestrian and vehicular traffic. This may include the development of pedestrian malls, and as shown on the City Central Plan and parking malls, etc.
2. Surface parking shall be replaced by parking garages when economically feasible and such structures shall be oriented to the street system.
3. When developing municipal parking facilities consolidated and expanded facilities will be provided as opposed to small parking areas inter-disposed throughout the C.B.D. In order to relieve a developer from providing the required number of parking spaces on his site and in order to build a fund for the creation of consolidated municipal parking facilities, a 'money-in-lieu' policy will be implemented. A cash payment will be considered in lieu of the parking deficiency under the Zoning By-law.

NOTE: Presently, there is no parking requirements in C1 and C2 zones, but the intention is to require all new development to provide on-site parking or payment by money-in-lieu of the deficiency.

#### Public and Quasi-public (Institutional)

Institutional shall mean those uses designated, adapted, or used for medical care, education, civic purposes and the treatment or care of persons physically or mentally handicapped.

The following principles of development shall guide the development of public and quasi-public building:

1. To promote a park-like setting in the area by adequate standards of setbacks and sideyards, which yards shall be landscaped to promote this desirable environment.
2. Sufficient off-street parking shall be provided as will be required in the Zoning By-law, in order to avoid on-street parking. All driveways and parking lots shall be paved with a durable, dust free, all weather hard surface, to maintain a high calibre of appearance.

#### Parks and Recreation Areas

Shall mean lands for private or public use for passive or active recreation purposes and such lands shall be kept open and free from all buildings and structures except for a small percentage on which buildings and structures may be erected for purposes incidental to recreational purposes. Such purposes include public parks, playgrounds, community centres, outdoor theatres, camp sites, tennis courts, scenic and historic sites, and other publicly owned open space, and may include private recreational uses such as golf courses, etc.

Certain designations made on the plan include schools, for which it is desirable that additional lands be required. New schools may be erected on lands designated as Park and Recreation only in the event that sufficient lands for both uses, based on the standards of this plan, are available.

Wherever it is possible an open space system, based on natural features, schools, parks, etc., will be established to provide safe and pleasant pedestrian walks throughout the residential area.

Where any lands are intended for parks and recreation and are held under private ownership, this plan does not dictate that land will necessarily remain as such indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public, or shall be purchased by the municipality. If proposals to develop any such lands that are in private ownership are made, the developer would only be permitted to develop that section of the land that is flat and is not regarded as part of escarpment, creek or river bank. The remaining area shall be dedicated to the City as a condition of subdivision or rezoning.

The intent of this policy is to preserve the natural beauty and recreational resources of the City in its natural state and make them



available as a reserve for public use.

Subject to the above, development will not be permitted:

- a) on lands covered by water or marsh;
- b) land subject to flooding;
- c) between the rims of river banks or watercourses;
- d) between the top and toe of an escarpment of 15 degrees or more from horizontal;
- e) within 50 feet of the valley rims of Waskasoo Creek and Piper Creek;
- f) land required for river or creek improvements.

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