

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, DECEMBER
8th, 1975 commencing at 4:30 P.M.

- (1) Confirmation of the Regular Minutes of
November 24, 1975 and the Special Minutes
of December 1st, 1975.

P U B L I C H E A R I N G

A public hearing will be held on December
8th, 1975 at 7 p.m. regarding Bylaws
2011/U-75 and 2011/V-75.

(2) UNFINISHED BUSINESS

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- 1) Bylaw 2011/U-75 - second & third readings
2) Bylaw 2011/V-75 - second reading only
3) Bylaw 2032/N-75 - three readings
4) Bylaw 2479/75 - second & third readings
5) Bylaw 2484/75 - three readings

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

NO. 1

TELEPHONE: 346-3394

P.O. BOX 5002
RED DEER, ALBERTA
T4N 6Y5RED DEER, ALBERTA
T4N 2N1

FILE No.

December 3, 1975.

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

Dear Sir:

Re: Proposed Changes in the Parking Standard

Following City Council's resolution in respect of the above, we have written to all major cities in Alberta requesting their standards. Due to the postal strike we have received only one reply from the City of Grande Prairie which is attached.

The following table indicates the City's existing and proposed parking standard.

	<u>Existing</u>	<u>Proposed</u>
Single Family (R1 Zone)	1 stall per dwelling unit	No change
Duplex- Semi-detached (R2-R3B Zone)	1 stall per dwelling unit	No Change
Three-plex (R2-R3B Zone)	1 stall " " "	1.3 per dwelling unit
Four-plex (R2-R3B Zone)	1 stall " " "	1.5 " "
Town Housing (R2-R3B Zone)	1 stall " " "	1.5 " "
more than three units		
Apartment (R2-R3B)	1 stall " " "	1.5 " "

No change is proposed for R3A or multiple family in the downtown area.

If City Council agrees with the above changes, the zoning amendments will be brought forward for their consideration.

Yours truly,

*D. Rouhi*D. Rouhi,
Senior Associate PlannerDR/t
Encl

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF 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 PAINTHEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

Mayor's Comments

The above report was requested by Council several weeks ago. Concur with recommended changes and suggest Council authorize an amendment to the Bylaw.

"R.N. MCGREGOR"
Mayor

December 4, 1975

NO. 2

TO: CITY COUNCIL

RE: RICHFIELD PROPERTIES LTD.

City Council, at its last meeting, considered a request from RICHFIELD for access from its NORTHLAND site onto 77 Street with the following motion being introduced and tabled for two weeks:

"RESOLVED, that Council of the City of Red Deer agree that the application of Richfield Properties Limited to obtain permission for egress from the north end of the trucking area to 77 Street and also the request that Council allow an extension of the option to Richfield on the site east of Gaetz Avenue between 76 & 77 Street until May 1, 1976 be denied and as recommended by the City Administration to City Council, November 24, 1975."

The City Administration and Richfield have reached agreement on an alternate method of egress from the site. Under this plan, the developer would lease, for \$1.00 per year, the City's 20 foot utility lot which is located immediately east of the site Richfield plans to develop.

The Administration recommends that Council approve the above, tabled motion. We also recommend that Council approve the lease of the City-owned lot for a 25 year period to RICHFIELD for a fee of \$1.00 per year subject to the following conditions:

1. The developer paving the lot at the same time as, and to the same standard, as the paving proposed for the parking and driveways on the rest of the site;
2. the developer erecting a curbing satisfactory to the City Engineering Department along the eastern edge of the utility lot;
3. the City and utility companies having access at all times to the utility lot. Should underground maintenance work be undertaken, the City or utility company responsible for the maintenance work would restore the surface to a condition similar to that in existence prior to the excavation;
4. that Richfield shall indemnify and save harmless the City from and against any and all liability for any damages of any kind in connection with the said lands for the term of the lease;

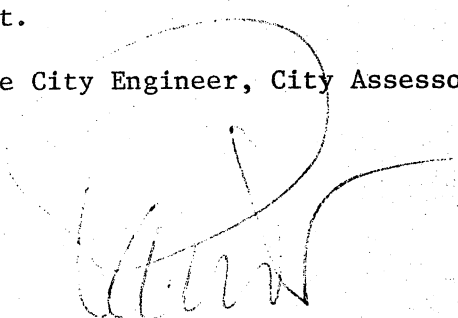
- cont'd -

- 2 -

5. the utility lot being reserved for use of vehicular movements only, with no parking being allowed;
6. a legal agreement being prepared by the City Solicitor at Richfield's expense.

RICHFIELD has agreed to these conditions and will be entering into an option agreement to purchase the site within 10 days and will, at the same time, enter into a lease agreement for the utility lot.

These recommendations are presented by the City Engineer, City Assessor and myself for Council's consideration.



WAYNE PANDER, Director
Economic Development

WLP/gr

c.c. D. Wilson
R. McGhee
T. Chapman

Mayor's Comments

It should be remembered that Richfield Properties Limited applied at the November 24th meeting for an extension of the option until May 1, 1976. The option agreement provides for a 90 day option and if exercised at or prior to the expiration of the option period, the developer has a further 8 months under the land sale agreement to commence construction. Concur with the recommendations of the Economic Development Director.

"R.N. MCGREGOR"
Mayor

NO. 3

3 December 1975

TO: COUNCIL

FROM: CITY CLERK

RE: PETITION FOR SPEED-BUMPS - LANE SOUTH
SIDE OF TERRACE PARK

Council will recall that a petition was received November 10th, 1975 requesting speed bumps be placed in the above lane to slow traffic in the area.

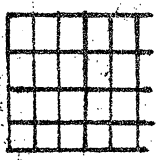
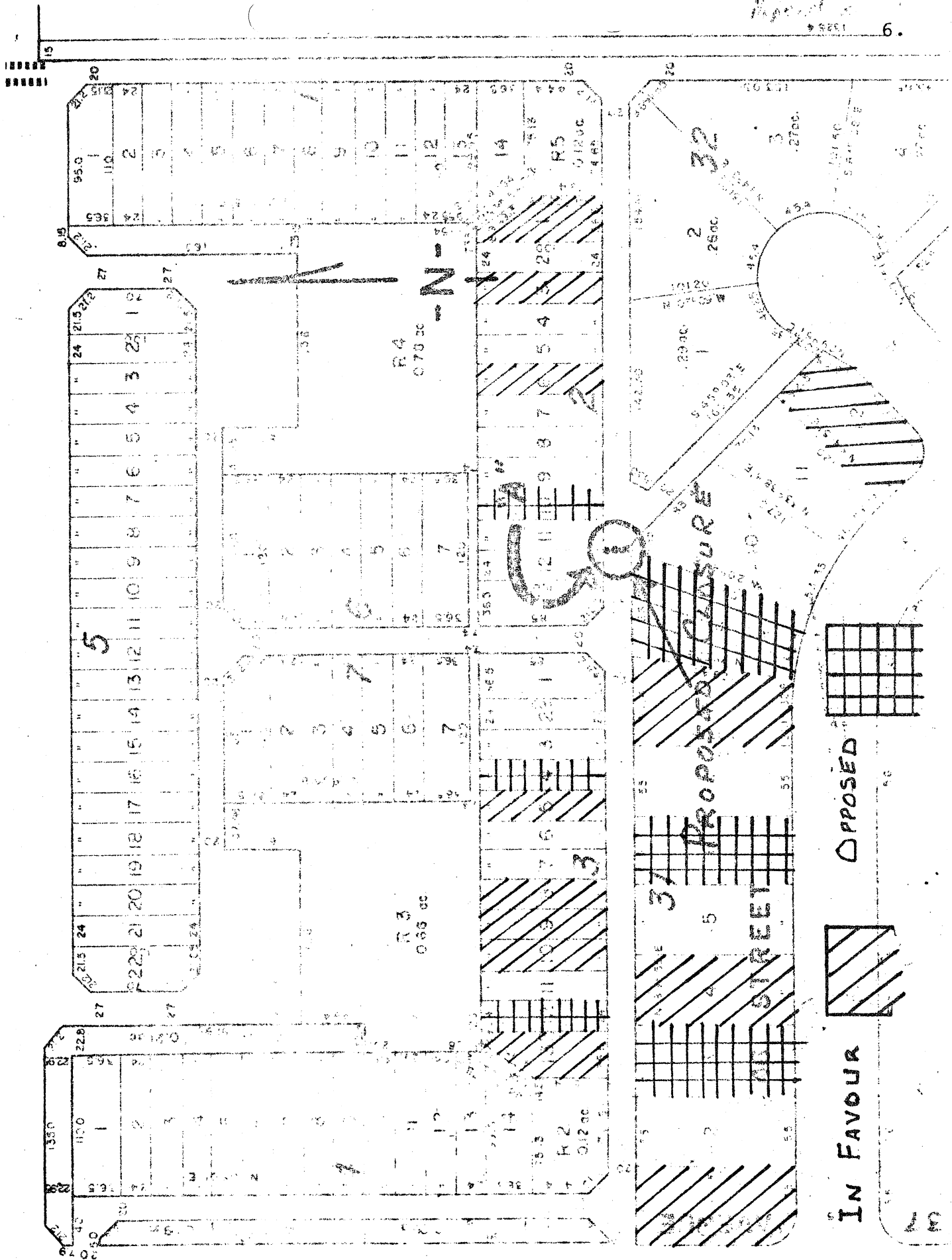
At the November 10th meeting a resolution was passed directing that these bumps not be installed, but rather the adjacent property owners be surveyed in order to receive their observations on the alternate proposal by the City Engineer, that of closure of the lane as indicated on the attached plan.

We sent out 42 survey letters and received a response from 18 persons, 12 of whom are in favour of the closure and 6 opposed. In discussing this with the City Engineer, we feel the response is not sufficient to really determine the views of the majority, and accordingly we seek Council's further direction in this regard.

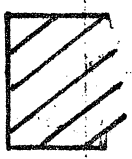
The attached plan indicates the responses received.

Respectfully submitted,

"R. STOLLINGS"
City Clerk



IN FAVOUR



OPPOSED

Mayor's Comments

In view of the lack of response to the survey, recommend Council take no further action on this matter.

"R.N. MCGREGOR"
Mayor

NO. 4

5 December 1975

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Requests for Pedestrian Activated
Lights, etc.

As Council are aware, requests have been received for pedestrian activated lights at 37 Avenue and Ross Street and at the intersection of MacIntosh Avenue and McVicar Street. These items were tabled to allow the Engineering Department to complete studies involving these areas and other areas in the City. The information is being compiled and hopefully the necessary reports can appear on the December 22, 1975 Agenda.

"R. STOLLINGS"
City Clerk

NO. 5

5 December 1975

TO: COUNCIL
FROM: CITY CLERK
RE: Tower Paint & Laboratories Limited -
application to zoning change at
4902 - 46 Street

At the November 24, 1975 meeting of Council the following resolution was introduced in respect of the above application.

Moved by Alderman Oldring, Seconded by
Alderman Fielding

"RESOLVED, that Council of the City of Red Deer hereby agree that the application by Tower Paint & Laboratories Limited to rezone Lot 19, Block 21, Plan 5060 E.T., 4902 - 46 Street, from R.3.A. zoning to C.1 zoning be denied and as recommended to Council, November 24, 1975 by the City Administration."

Prior to voting on the above, it was agreed this matter should be tabled for 2 weeks to enable the Planning Commission to bring forward a report on the inventory of C.1 land in the downtown area. The report of the Planning Commission appears hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4910 - 52 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3344

OFFICE: 346-3344
346-3344

FILE NO.

December 4, 1975.

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

Dear Sir:

Re: Tower Paint and Laboratories Ltd.

Following the City Council meeting in which the above rezoning request was tabled, the attached table indicates the inventory of C1 zoned land which is divided into two groups of C.1 use and other than C.1 use. This information is the best that can be made available at this time without any great detail and door to door survey of each premises.

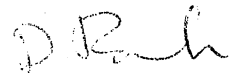
	Front Foot
The solid colour indicates the area zoned as C.1 zone	16,715
The orange colour indicates the area used as C.1 use	12,730
The yellow color indicates the non C.1 use in a C.1 zone	3,985
The hatched area indicates the area reserved for commercial use	1,895

Some of the building sites listed as C.1 use are under-used and could be made available for development, if the demand warrants it. The two examples of these are located at the northwest and south east of 52nd Street and 49th Avenue (J. 3. Heating - Pop Shoppe).

We maintain that our primary concern is to have a compact city centre and fill the area already zoned for C.1 use but not used for C.1 use. Next comes the area reserved for commercial use.

The proposed rezoning is not in a C.1 zone or reserved commercial zone. We cannot support any more C.1 rezoning for the reasons mentioned in our previous report and recommend the request be denied.

Yours truly,



D. Rouhi, MCIP
Senior Associate Planner

DR/t
Encl.

REPORTS

11.

2 December 1975

NO. 1

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Assessment of land & Improvements
Business Tax By-law 2032.

As City Council is aware, the assessing department is in the process of finishing two years work in the re-assessment of all lands and improvements within the City.

When the project was undertaken, it was anticipated by the Department of Municipal Affairs and the City that assistance would be made to complete the re-assessments by December 31st, 1975, as required by the Municipal Taxation Act. However, due to the current shortage of qualified assessors and the high increase in the building industry in Alberta, the re-assessment can not be completed until the end of February, 1976. Because of the current situation, the Minister of Municipal Affairs has granted an extension until February 28th, 1976 for the completion of the land and improvement re-assessment.

In order to have the Business Tax Assessment coincide with the land and improvement assessments, it is requested City Council amend By-law 2032, section 3, to allow the assessor until February 28th, 1976 to complete the business assessment applicable for the 1976 tax year.

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

Commissioner's Comments

Concur with the Request by the City Assessor and suggest Council pass amending Bylaw No. 2032/N-75 attached to this agenda. This amendment will provide for the extension of time as requested by the Assessor.

"R.N. MCGREGOR"
Mayor

NO. 2

MUNICIPAL POLICING REPORT

13.

NOTE: ADDITIONAL INFORMATION WILL BE SUPPLIED UPON REQUEST.

TO The Mayor City of Red Deer			MONTH OF November 1975	DATE 2 DEC 75	
			MEMBERS ON DUTY 37		
			POLICING OF City of Red Deer		
MUNICIPAL BY-LAWS	COURT CONVICTIONS	VOLUNTARY PENALTIES	WARNINGS	DISMISSED	WITHDRAWN
TRAFFIC, EXCLUDING PARKING					
PARKING		4,139	299		
OTHER BY-LAWS					
COMPLAINTS RECEIVED 798		COMPLAINTS INVESTIGATED 798		UNLIGHTED STREET LAMPS	
FIRES ATTENDED 6	BUSINESS PLACES UNLOCKED 2		RECOVERABLE EXPENSES		LIQUOR CASES 36
LIQUOR SITUATION Normal	ARTICLES LOST 23		ARTICLES FOUND 23	BICYCLES STOLEN 18	BICYCLES RECOVERED 12
PRISONERS' EXPENSES AND MAINTENANCE (MEALS)			FINES IMPOSED UNDER MUNICIPAL BY-LAWS		

MUNICIPAL CASES

REVENUE COLLECTED AND PAYABLE TO	MUNICIPALITY	PROVINCE	FEDERAL GOVERNMENT
FINES			
COSTS			

MILEAGE ON MUNICIPAL DUTIES

RCMP TRANSPORT	MUNICIPAL TRANSPORT	HIRED TRANSPORT
18,179		

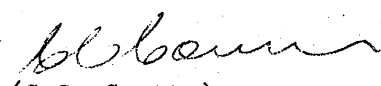
NO. OF CASES, WHERE ASSISTANCE RENDERED TO MUNICIPALITY AND NO REPORT SUBMITTED.

REMARKS:

MV Accidents during month of November - 122
 Fatal Accidents - 0 Injury Accidents - 10 Injured Persons - 16
 Property Damage Accidents - 112 Estimated damage - \$109,861
 Charges laid as a result of accidents - 50
 Burglar alarms answered during the month - 34
 Total number of H.T. Act - 249
 76 Persons arrested under Sec. 84(2) of the Liquor Control Act and released the following morning without charges.

Twenty-seven breaking and entering offences investigated during November with 11 business premises and 16 residences entered. Two juveniles have been charged with 2 offences. In the majority of complaints investigated, only cash has been stolen. Ten motor vehicles were reported stolen; of these 8 were recovered. Two juveniles being charged with one count of theft of auto.
 Thefts from motor vehicles continues to be a problem. Items stolen mainly are from unlocked vehicles. Fifteen adults and 5 juveniles were charged with shoplifting. Twenty-three complaints of fraud and false pretences were investigated, with 11 persons being charged.

..... 2


 (C.C. Coutts) Insp.

i/c Red Deer City

DETACHMENT

Three male adults were charged with wilful damage in connection with 9 complaints of vehicles having their windshields broken. Other similar complaints are being investigated.

Twelve adults and one juvenile have been charged with drug offences during November, with marijuana the drug most commonly encountered.

Five persons were charged with assault.

Members of City Detachment assisted Alberta Liquor Control Inspectors at various liquor and beer outlets during November.

We are attempting to have at least one uniformed member attend all junior and college hockey games this season to curb rowdiness.

Four persons charged with hit and run offences.

Forty-two persons charged with impaired driving.

Five persons charged driving while disqualified or suspended.

Numerous check-stops are being conducted at various locations throughout the City.

NO. 3

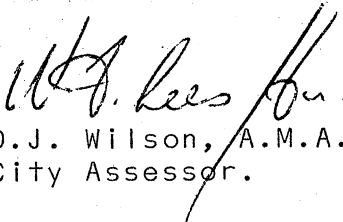
1 December 1975

TO: CITY CLERK
FROM: CITY ASSESSOR

RE: 1975 TAX SALE

Please be advised that the Tax Sale which was planned to be held on Friday, November 28th, 1975, at 11:00 A.M., in the City Hall Council Chambers, was cancelled as the taxes in arrears for Lots 1 & 2, Block 30, Plan 7604 S, were paid in full on November 26th, 1975.

Yours truly,


D.J. Wilson, A.M.A.A.
City Assessor.

WL/cg

Mayor's Comments

The above is submitted for the information
of Council.

"R.N. McGREGOR"
Mayor

December 1st, 1975.

NO. 4

TO: MAYOR MCGREGOR AND CITY COUNCIL

FROM: RECREATION BOARD

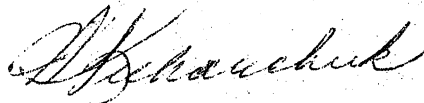
Re: Colosseum Study Committee Recommendation.

At the November 26th meeting of the Recreation Board, the recommendation of the Colosseum Committee was considered. This recommendation reads as follows:

"It Was moved by Ray Marsh and seconded by Wayne Lalor, that we recommend to City Council that consultants be invited to submit their credentials for a Colosseum Study. This study would be to 1) Document the need for a facility to replace the present arena and to assess the community and district needs for such a facility, and 2) To determine how both the capital and operating costs could be met."

The Board agree with this proposed course of action and would like Council authority to invite proposals from consulting firms and approval is required to make application under the Major Cultural/Recreational Grant.

Respectfully,

HARRY KUHARCHUK,
Chairman.

HK:kk

Mayor's Comments

Mayor's Comment We are of the opinion a study of the nature suggested by the Recreation Board is premature at this time. No provision has been made in the current 7 year plan to construct a colosseum, even if a study indicated such a structure was feasible.

Assuming a study was done at this time, and financing delayed from 5 to 10 years, it would be my opinion that the information gained in the study would be outdated.

Mayor's Comments cont'd.

If Council, however, approves the study, funding of the City portion must be provided for in the 1976 Recreation Budget.

"R.N. McGREGOR"
Mayor

File No. R-4986

NO. 5

December 2, 1975.

TO: MAYOR MCGREGOR AND CITY COUNCIL

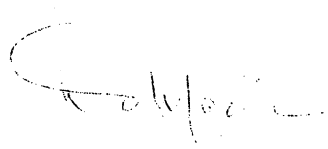
FROM: RECREATION SUPERINTENDENT

Re: Special Recreation Tax.

Further to the discussions of the joint meeting of Monday last, between the City Council and Recreation Board. The Staff and Board require guidance of Council prior to preparing the Seven Year Plan, as to whether or not Council wishes to abandon the Special District Tax concept in our financial planning.

It should be pointed out, that a decision to abandon the concept for planning purposes, does not mean that the people of a given area could not request a facility funded by this means, but it would be more clear, that the onus to do so, would be on the residents of the given area.

Respectfully,



DM:kk

DON MOORE,
Recreation Superintendent.Mayor's Comments

It would be my opinion that because of the tax complications and to assist the Recreation Department in planning that Council should formally abandon the Special Recreation Tax program, thereby placing the onus on the residents to raise the matter if they wish.

"R.N. MCGREGOR"
Mayor

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

December 3, 1975

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

Dear Sir:

Multiple Family Housing - Anders Park

The City of Red Deer called for proposal submissions regarding the development of two multiple family sites on both sides of Alford Avenue in the Anders Park Subdivision.

We received three proposals by the following companies:

- Doherty Development and Consulting Ltd. and Pro-man Projects International
- Engineered Homes Ltd.
- Wonder Homes Ltd.

Doherty Development ProposalSite 1 3.1 acres (west side)

The company proposes to build 48 units of two storey town housing in groups of eight in a back to back fashion (similar to Murray Hill Developments on the South Hill).

Ground floor	516 sq. ft.
Second floor	510 sq. ft.
	<u>1026 sq. ft.</u>

Each unit is to have three bedrooms, a second floor and a basement.

Seventy-two parking stalls are to be provided; all of them off the lane.

Site 2 2.2 acres (east side)

The company proposes to build 40 units of two storey town housing in groups of ten in a back to back fashion.

Ground floor	516 sq. ft.
Second floor	510 sq. ft.
	<u>1026 sq. ft.</u>

Each unit is to have three bedrooms, a second floor and a basement.

Sixty parking stalls are to be provided; all of them off the lane.

MEMBERS

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

- 2 -

Density: 15.5 units per acre.
 Parking ratio: 1.5 stalls per unit.

Elevation: Horizontal wood siding with California Stucco on the second floor.

Density: 18.2 units per acre.
 Parking ratio: 1.5 stalls per unit.

Elevation: Horizontal wood siding with California Stucco on the second floor.

Engineered Homes Ltd.

Site 1 3.1 acres (west side)

No proposal for this site.

Site 2 2.2 acres (east side)

Engineered Homes is planning to build 36 units of two storey town housing in groups of six and four units. This development is to be built under Alberta Housing Corporation's program.

Ground floor	520 sq. ft.
Second floor	<u>580 sq. ft.</u>
	1100 sq. ft.

Each unit has three bedrooms on the second floor and a basement.

Forty-six parking stalls are planned for 36 units. One for each unit plus 10 for visitors.

Visitor parking has access to Alford Avenue and the others off the lane.

Density: 16.4 units per acre
 Parking ratio: 1.3 stalls per unit.

Elevation: pressure treated cedar siding.

Wonder Homes Ltd.

Site 1 3.1 acres (west side)

The plan is for development of 53 units of two storey town housing in groups of 7.

Ground floor	480 sq. ft.
Second floor	<u>560 sq. ft.</u>
	1040 sq. ft.

Each unit is to have three bedrooms on the second floor and a basement.

Site 2 2.2 acres (east side)

The plan is for development of 38 units of two storey town housing in groups of 2, 4, 3, and 7 units.

Ground floor	480 sq. ft.
Second floor	<u>560 sq. ft.</u>
	1040 sq. ft.

Each unit is to have three bedrooms on the second floor and a basement.

One hundred and eight (108) parking stalls are being provided for 53 units.

Seventy-six (76) parking stalls are being provided for 38 units.

Parking lots are between the buildings similar to Canada West town housing development in Sunnybrook.

Parking lots are between the buildings similar to Canada West town housing development in Sunnybrook.

Density: 17.1 units per acre
Parking ratio: 2 stalls per unit.

Density: 17.3 units per acre.
Parking ratio: 2 stalls per unit.

Elevation: Aluminum windows, vertical cedar, stucco finish.

Elevation: Aluminum windows, vertical cedar, stucco finish.

Comments

The sites are located on both sides of Alford Avenue in Anders Park. There will be a church on the north side of Site 2 to the east of the avenue. Both sites back into single family residential areas.

1. Density, Site Coverage

The proposed density appears to be excessive for attractive developments. They range from 15.5 to 18.2 units per acre. For comparison purposes, the following density is brought to Council's attention:

Canada West Town Housing, Sunnybrook	12.5 units per acre
Edmond Heights, West Park	11.4 units per acre
Vista Village, Morrisroe	9.6 units per acre
Murray Hill, South Hill	15.3 units per acre

Because of the nature of town housing which normally spreads over a large area together with the parking requirements, not much space will be available for amenity or play area for children, etc.

2. Parking, Location and Access

The preferred location for parking is at the rear of the building and out of sight with access from the front.

Considering the single family dwellings across the lane, access to the parking lot will have to come from the avenue and not the lane. The site will have to be fenced off along the lane.

All of the proposals have parking directly off the lane or have used the lane as an access to the parking area.

As to the number of parking stalls, only Engineered Homes has a ratio below the standard of 1:1.5 stalls per unit.

3. Appearance

None of the proposals received has any special attraction and it appears to be out of line with the surrounding development in Anders Park.

Recommendation

During the period of advertisement, we received many inquiries regarding the development of this site, but unfortunately, only three submissions were received. This could be due to the postal strike.

We are not happy with these submissions and cannot recommend any of them and suggest further advertising be undertaken with a more specific description of the type of development i.e. apartments only, no access to parking from laneway, etc.

Should City Council not agree to the above recommendation and wish to allow some townhousing development in this area, we would recommend that only the easterly site (2.2 acres) be developed and that the submission by Doherty (Proman Projects International) for the development of that area be accepted subject to the developer and the administration by mutual agreement to revise the layout design including parking, landscaping etc. The west site containing 3.1 acres be readvertised as suggested for apartment development.

Yours truly,

D. Rouhi, M.C.I.P.
Senior Associate Planner

/mjw

cc City Engineer
City Assessor
Development Officer

COMPARISON SHEET

Site 2 2.2 Acres

Site 1 3.1 Acres

	Engineered Homes		Wonder Homes		Doherty Dev.		Engineered Homes		Wonder Homes	
	Doherty Dev.	Engineered Homes	Doherty Dev.	Wonder Homes	Doherty Dev.	Wonder Homes	Doherty Dev.	Engineered Homes	Doherty Dev.	Wonder Homes
Number of Unit	48	-	53		40		36		38	
Floor Area - sq. ft.	1,026	-	1,040		1,026		1,100		1,040	
Number of Bedrooms	3	-	3		3		3		3	
Number of Parking	72	-	108		60		46		76	
Ratio of Parking	1:1.5	-	1:2		1:1.5		1:1.3		1:2	
Density-Unit per acre	15.5	-	17.1		18.2		16.4		17.3	
Elevation	Wood Siding & Stucco	-	Cedar & Stucco		Wood siding & Stucco		Cedar Siding		Cedar and Stucco	

Mayor's Comments

The submissions meet the requirements of the Bylaw as to density and the Planners are indicating refusal based on aesthetics with relation to the balance of the subdivision.

Would suggest Council examine the plans of each submissions prior to a decision being made to re-tender the sites.

"R.N. MCGREGOR"
Mayor

NO. 7

3 December 1975

TO: COUNCIL
FROM: CITY CLERK

RE: Zoning Bylaw Amendments 2011/U-75
and 2011/V-75

A public hearing in respect of the above noted Bylaw amendments has been advertised for 7:00 p.m., December 8th, 1975.

Bylaw 2011/U-75 provides for rezoning of the former Cronquist property in West Park and Bylaw 2011/V-75 provides for rezoning of the Highland Green Commercial site.

Providing there are no objections to these proposed amendments, it is suggested Bylaw 2011/U-75 be given second and third reading and that Bylaw 2011/V-75 be given second reading only.

Observations of the Red Deer Regional Planning Commission appear hereunder.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

November 20, 1975

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

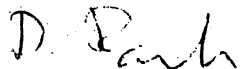
Sir:

Re: Zoning By-law 2011/V-75

With reference to the above amendment, this is to advise that the form and content of the above appears to comply with the Planning Act.

We trust that the above paragraph of this letter will be read into the minutes of the Public Hearing.

Yours truly,



D. Rouhi, M.C.I.P.,
Senior Associate Planner

/m

*Public Hearing Advertised
for December 8, 1975
C.S.*

MEMBERS

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

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

TELEPHONE: 346-3394

P.O. BOX 5602
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

FILE No.

November 20, 1975

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

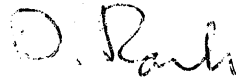
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We trust that the above paragraph will be read into the minutes of the Public Hearing.

Yours truly,


D. Rouhi, M.C.I.P.,
Senior Associate Planner

/m

*Public Hearing Advertised
for December 8, 1975
C.P.*

MEMBERS

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

NO. 8

November 21, 1975

TO: CITY COUNCIL

FROM: RED DEER DEVELOPMENT APPEAL BOARD

At the Appeal Board Hearing of November 20, 1975 an appeal was considered in regards to a proposed motor hotel on the South Hill. One of the relaxations requested pertained to certain provisions under Table B of Zoning Bylaw No. 2011 which specified a maximum height of three stories.

With respect to the development in question, the Black Knight Hotel, it was pointed out that the proposed eight storey tower gave a distinct look and individuality to the development and was also more desirable allowing for more parking and landscaping on the site.

It would appear that the bylaw is outdated in this area and for this reason the Appeal Board is recommending to Council of the City of Red Deer that the bylaw be reviewed relative to this matter.

Respectfully submitted,



Mr. P. Power, Chairman
Red Deer Development Appeal Board

CS/mt

Mayor's Comments

Recommend the above item be referred to the Red Deer Regional Planning Commission the City Engineer, Building Inspector and Fire Chief for comments and observations.

"R.N. MCGREGOR"
Mayor

NO. 9

3 December 1975

TO: COUNCIL

FROM: MAYOR R.N. MCGREGOR

RE: APPOINTMENT OF MICHAEL DAY AS
CITY COMMISSIONER

Council will recall that during the month of October Committee of the Whole of Council confirmed appointment of Michael C. Day as the City Commissioner effective January 1st, 1976 and as per conditions which were outlined in a letter to Mr. Day dated October 8, 1975. As you are aware, Mr. Day has subsequently accepted this position and we should now ratify the appointment in open Council.

Recommend Council pass a resolution appointing Mr. Day to the position of City Commissioner, effective January 1st, 1976, and as per conditions outlined in my letter of October 8, 1975.

"R.N. MCGREGOR"
Mayor

NO. 10

2 December 1975

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Cairns Homes Limited
Proposed Lot 20, (balance of
Lot L, Plan 2175 H.W. - 1.11 acres)

Further to the following resolution passed by City Council, July 7th, 1975.

"RESOLVED, that Council of the City of Red Deer agree that the request of Hicke Real Estate Limited to acquire about 75' to 91' of City property adjacent to Lot K, Block 2175 H.W. be referred to the City Assessor to work out some type of land exchange which will fit in with the overall subdivision and which will be satisfactory to both Hicke Real Estate Limited and the City of Red Deer, and once mutual arrangements have been arrived at that this matter be brought back to City Council for formal ratification."

May I advise that Hicke Real Estate Limited has sold Lots J & K, to Cairns Homes Limited and have requested that we deal with Cairns the same way we would have with them.

Cairns have indicated to us that they wish to acquire the City lands and develop them in conjunction with their Lot K. They will be proceeding on the overall plan as prepared by Red Deer Regional Planning Commission, subject to lot sizes. At the present time they are contemplating smaller lots to be developed under an assisted home owner plan.

Recommend we sell our land at a price of \$5,700.00, land only, on the condition that the land be developed in accordance with the overall plan as approved for the area.

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor

DJW/cg

cc: R. McGhee, City Engineer
D. Rouhi, Assoc. Planner

59 AVE.

31.

68 ST.

67 ST.

CITY

CAIRNS

PARK
1.44 AC'S

58 AVE.

MOBILE HOME PARK

38

Mayor's Comments

Assessor. Concur with the recommendations of the

"R.N. MCGREGOR"
Mayor

NO. 11

3 December 1975

TO: COUNCIL

FROM: CITY CLERK

RE: BYLAW 2479/75

The above noted Bylaw provides for the borrowing of \$400,000.00 to assist in the financing of the North Red Deer Community Complex, and such Bylaw received first reading by Council September 2nd, 1975.

We have received the Local Authorities Board Order on this Bylaw, and have completed the necessary advertising with no petitions being received within the required time limit. An application has now gone forward to the Local Authorities Board for permission to proceed with second and third reading of the Bylaw and hopefully such permission will be received prior to the December 8th Council meeting.

If approval to proceed is received, we will have the Bylaw available for second and third reading.

"R. STOLLINGS"
City Clerk

December 4, 1975

NO. 12

TO: Mayor R. N. McGregor
FROM: Peter Pryer, Transit Superintendent

SUPPLEMENTARY TRANSIT SERVICES

It is proposed to provide the following additional services for the forthcoming Christmas Season and I would request approval of services outlined.


LATE SHOPPING SERVICE: I propose to extend our regular services in the evening, Monday to Saturday terminating at 10:15 P.M. (Last run commencing 9:15 P.M. from Downtown) for the period Monday 15th of December to Tuesday, the 23rd of December inclusive. Regular service terminating at 7 P.M. will apply for Wednesday, 24th of December. (Last run commencing 6:15 P.M.).

CITY LIGHT TOUR: We are presently waiting for sections of the City to be illuminated, in order that we may establish the routing for this year's tour, which it is hoped, will last approximately 1 hour. It is intended to operate the tours on December, 17 - 18 and 22nd, two tours each evening, departing at 7:00 P.M. and 8:10 P.M. from the City Centre.

The aforementioned services will be advertised on local Radio Stations CKRD and CKGY, the latter is offering to double the advertising time booked, without additional cost, in respect of the City Light Tour.

I trust the foregoing meets with your approval, and we shall arrange same on receipt of reply.

PP:ia


Peter Pryer
Transit Superintendent

Mayor's Comments

Recommend Council authorize additional service of "lighting tours" as suggested by the Transit Superintendent. This will provide the same service as has been offered in previous years.

"R.N. McGREGOR"
Mayor

NO. 13

5 December 1975

TO: COUNCIL

FROM: MAYOR R. McGREGOR

Arrangements have been made to have Mr. & Mrs. David Aubuchon and Mr. & Mrs. Lorne Hazelwood join members of Council at supper, December 8th.

Mr. Aubuchon has recently retired from the City after 23 years service and Mr. Hazelwood has retired after 25 years service.

Both couples will return to the Council Chambers at 7 p.m., where a small presentation will be made to each of the retiring persons.

"R.N. McGREGOR"
Mayor



CORRESPONDENCE

Red Deer and District Archives Committee

652 47143

Stories of Long Ago

4818-49 Street,
Red Deer, Alberta
November 25, 1975

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

Dear Mr. Stollings:

At a recent meeting of the Archives Committee a motion was passed to ask City Council to re-appoint Mr. W. B. Dawe and Mr. Fred Horn whose terms expire this year. As Mr. Nigel Lawrence is retiring as a member of the Committee and becoming an Associate Member, a motion was made to appoint Mr. R. E. Barrett to the Committee.

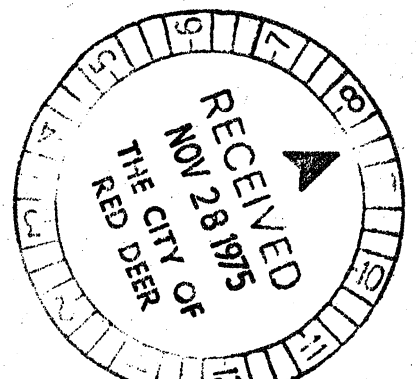
We would appreciate it if you would put this matter on the agenda for the next City Council meeting.

Thank you.

Yours truly,

Thelma Foster

Mrs. Thelma Foster, Secretary.



Mayor's Comments

Concur with recommendations of the Archives Committee. All appointments will be for two year periods, in accordance with provisions of the Archives Committee Bylaw.

"R.N. MCGREGOR"
Mayor

P.O. BOX 5129, STATION A

221 62ND AVENUE, S.E.

CALGARY, ALBERTA, CANADA

T2H 1X3

(403) 255-7784

Recd. Dec 1/75
1:30 P.M.
NO. 2

December 1, 1975

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

Dear Sir:

RE: W1/2 Sec. 4, Twp. 38, Rge. 27, W4.

Teledyne Exploration Ltd. would like to conduct a geophysical survey across the above mentioned half section of land which we understand to be within the city limits of Red Deer.

We have scouted the area and the scouting report indicates that this land is open, with little or no service development and few if any building developments.

In conducting the survey we would abide by the Alberta Government Geophysical Regulations, particularly with regard to maintaining adequate distances from any building or commercial development. Copies of these regulations are enclosed for your use as well as a map outlining the lines we propose to survey.

We understand that City Council will meet on December 8, 1975 and would appreciate it if this request could be placed on the agenda for that meeting. One of our senior officers would be pleased to appear before Council to answer questions and we are prepared to post a bond in the event Council requires it.

Kindly advise us if Council will consider our appeal on December 8th as there is some urgency to this program and we would appreciate any effort on the City's part to expedite our appeal.

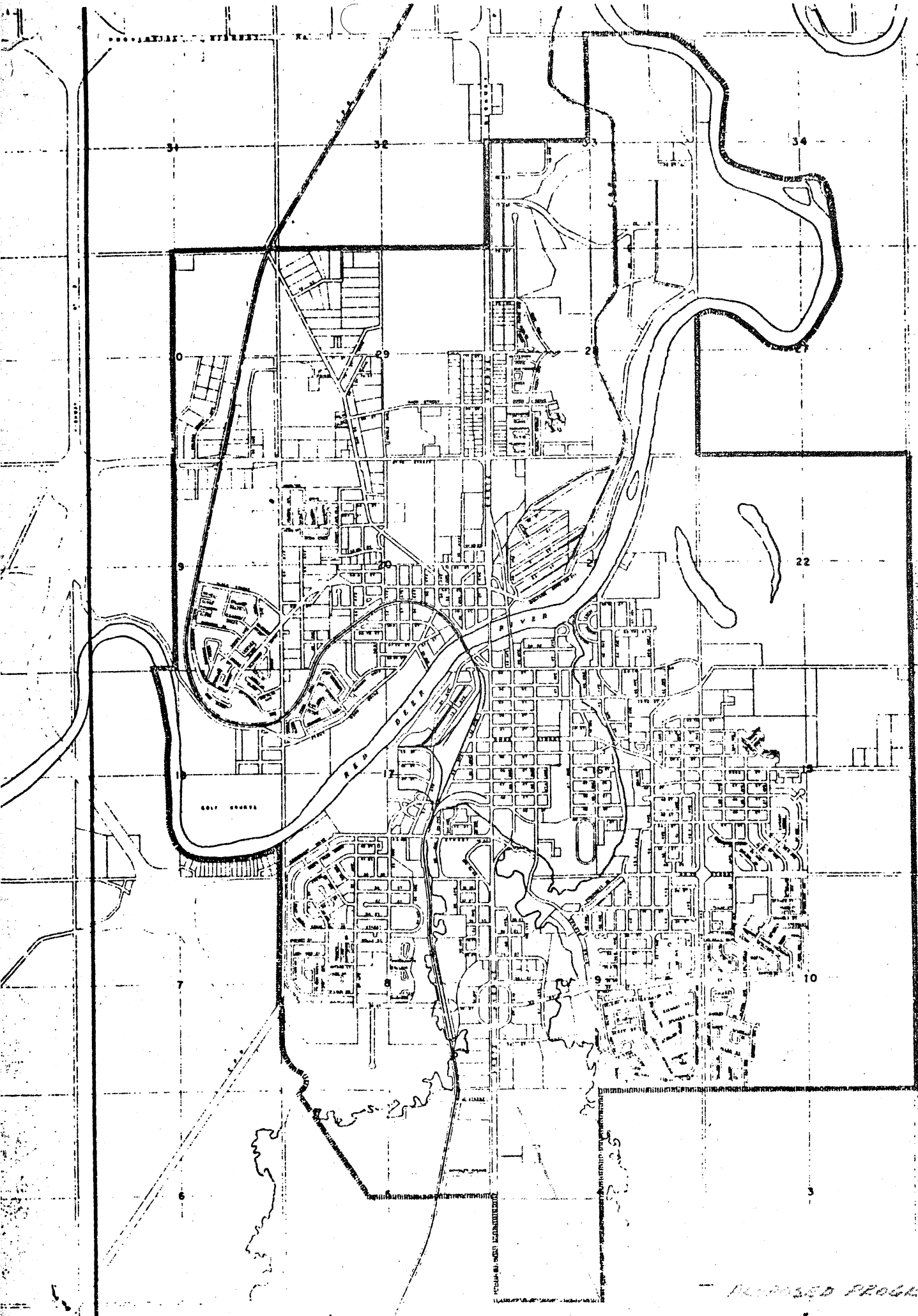
Sincerely,

TELEDYNE EXPLORATION LTD.

R. J. Christie

N. J. Christie
President

NJC/hp




December 2nd, 1975

TO: City Clerk

RE: TELEDYNE EXPLORATION -
Your Memorandum of December 1st, 1975

The proposed geophysical survey indicated within the city limits lies within the proposed Bower Place Subdivision. Legal field survey is now underway in the area.

As this subdivision is scheduled for development completion in the next year to year and a half, we would recommend against the geophysical survey being undertaken.



R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

c.c. City Assessor

Mayor's Comments

Concur with City Engineer's observations and recommend the application be denied.

"R.N. MCGREGOR"
Mayor



botterill mckee anderson LTD.

41.

NO. 3

GORDON W. McKEE
Res. 346-5333
CHARLY ANDERSON, F.R.I.
Res. 346-4781

Ph. 346-6655
5002 Ross Street
Red Deer, Alberta
T4N 1Y3

November 28th, 1975.

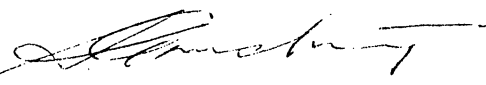
Council Members,
City of Red Deer.

On behalf of our clients, Mr. and Mrs. Paul Vance,
we request a licence for them to occupy part of the City
street for the south west corner of the attached garage on
the property at 3740 - 50th Avenue, Parcel A, Plan 3761 KS.
They require this licence in order to complete mortgage
arrangements to purchase this property.

Yours truly,

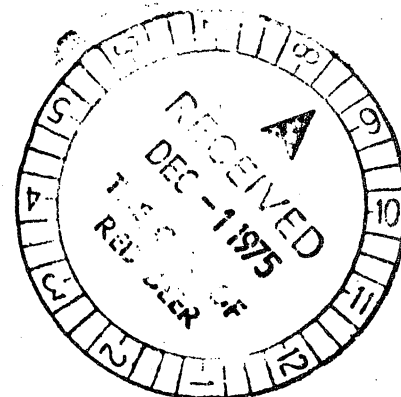
BOTTERILL McKEE ANDERSON LTD.

Per:


(Stan Armstrong)

(Attached is a photo-copy including the plan of this area.)

SA/blf



SURVEYOR'S CERTIFICATE

CLARK, SWANBY, GRANT SURVEYS LTD.

Box 364, Red Deer, Alberta.

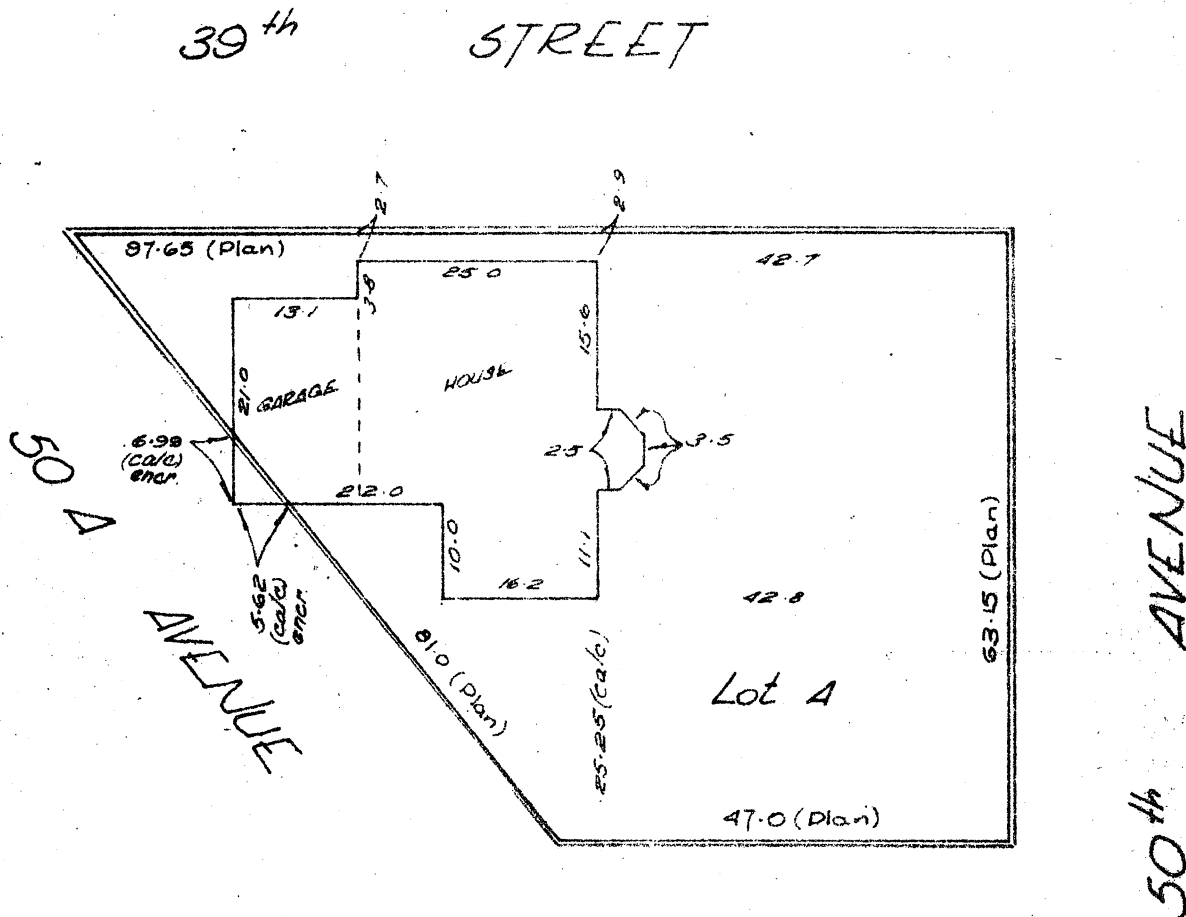
42.

Telephone: 347-2172

LEGAL DESCRIPTION: Lot(s) _____ Block A Plan 3761 K.S.

ADDRESS: 3740 - 50th AVE., RED DEER, ALTA.

OWNER: PAUL ALEXANDER & SYLVIA ELLEN VANCE



4 December 1975

TO: CITY CLERK

FROM: BUILDING INSPECTOR

RE: A 3761 K.S. - 3740 - 50 Avenue
Garage Encroachment

The building Was built in early 1957, I do not have the plan submitted and cannot check.

I would guess that the builder did not find his property pins resulting in placing this building into the road way.

We have not had any reports on problems with this building.

If Engineering has no plans for road widening, I would not have an objection to the lease of this land.

"G.K. JORGENSEN"

December 3rd, 1975


TO: City Clerk

RE: Botterill McKee Anderson Limited -
Your Memorandum of December 1st, 1975

The Surveyor's Certificate plan indicates that an existing garage protrudes into the road right-of-way of 50 A Avenue. The roadway in this area is constructed to a 30 foot paved width, with curb and gutter on the east side. The existing curb is approximately 18 feet from the property line of Lot A. This would place the existing garage approximately 13 to 14 feet from the face of curb.

City Council could consider two alternatives:-

- 1) Designate that the garage be removed from the street right-of-way, or
- 2) That Council would be agreeable to an encroachment agreement and/or license with a 30 to 60 day cancellation clause.


R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

3 December 1975

TO: CITY CLERK
FROM: CITY ASSESSOR

Re: Botterill McKee Anderson Limited

Further to your letter of December 1, 1975,
pertaining to the property at 3740 50th Ave.,
Parcel A, Plan 3761 KS.

Recommend a 30 day cancellation By-law to
occupy a portion of a City street providing it meets
with the approval of the Engineering & E.L. & P.
departments.

Yours truly,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

Mayor's Comments

Recommend Council pass a Bylaw as suggested
by the Assessor. It should be noted that the encroachment
does not affect the physical road way at this time.

"R.N. McGregor"
Mayor

ROCKWEST DEVELOPMENTS LTD.

46.

1510 ALBERNI STREET VANCOUVER, B.C., CANADA V6G 1A3 TEL. (604) 682-7911

NO. 4

November 27, 1975

The City Clerk
The City of Red Deer
City Hall
RED DEER, Alberta

Dear Sir:

Re: Lot H, in the N.E. Quarter of Sec. 28, Twp. 38,
Range 27, W. 4th Meridian containing 8.22 acres

We are purchasing a portion of the above-described lands, the same being in the course of subdivision, and there is payable the sum of \$40,758.14 for pre-paid services.

The North West Trust Company is putting up \$74,000.00 by way of mortgage funds, which can be disbursed as soon as a mortgage is registered in favour of the North West Trust Company, and this cannot be done until after the subdivision is duly registered.

The Mortgage Company has placed the sum of \$74,000.00 with our solicitor in Red Deer and we would like to make an application to Council to agree that the services can be completed and paid for from the monies held in trust as of this moment by our solicitor, on the registration of title and mortgage.

I would be grateful if Council would give this matter careful consideration and advise.

Yours very truly,


ROCKWEST DEVELOPMENTS LTD.

Per:

*Recd
Nov. 28/75
[Signature]*

DATE: December 4, 1975

TO: City Clerk

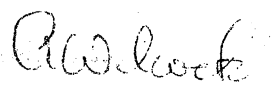
FROM: City Treasurer

RE: Rockwest Developments Ltd.

You requested my comments on the letter received from the above.

The procedure at the present regarding payment of services is to have them paid at the time of subdivision approval. It is my understanding the developer is requesting this requirement be relaxed so payment can be made when registration of title and mortgage is made.

It is not recommended the requirement be relaxed as requested by the developer. If payment is not made at the time of subdivision approval, the payment would have to be collected by legal action. Unless the City Solicitor can recommend an alternate method of ensuring payment of services, the request should be denied.


A. Wilcock
City Treasurer

AW:mg

3 December 1975

TO: CITY CLERK
FROM: CITY ASSESSOR

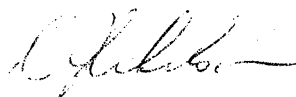
Re: Rockwest Developments Limited
Lot H, in the N.E. -/4 Sec. 28-38-27-4

With respect to the letter from Rockwest Developments Limited on November 27th, 1975, may I advise that we are not aware of any proposed plan of subdivision as indicated by them.

Should a plan of subdivision be submitted, I would assume that the current rates applicable at the time of subdivision would apply as a condition of subdivision.

The City in the past has discouraged this proposed type of financing in that it could lead to the City becoming involved in trust conditions respecting mortgage draws. Recommend no change to existing policy.

Yours truly,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

Mayor's Comments

It is believed the site in question is located in the C.N.R. Heavy Industrial area west of Intercontinental Packers.

While we are unaware of any subdivision, we concur with the administration that no change be made in prepayment policy.

"R.N. MCGREGOR"
Mayor

December 1st 1975.

NO. 5

Mr. Ken Jorgenson,
The City of Red Deer,
Building Inspections Branch,
Red Deer, Alberta.

Dear Sir,

Re: Twin Tower Condominium, Red Deer.

On behalf of my clients, please find enclosed drawings related to a condominium development situated in a parcel of land legally described as Parcel B, Plan 3180 E.T., NW sec 9-38-27W4M, and it situated off 37th Street.

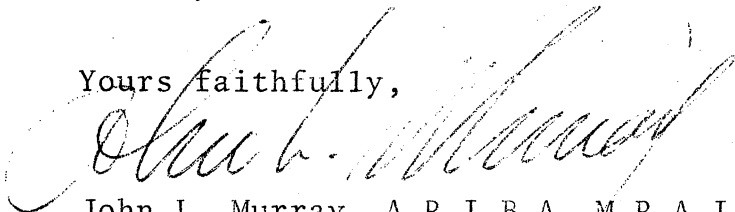
Following our discussions with Departmental Heads from the City of Red Deer, and the Regional Planning Commission, we would like to have the drawings submitted considered at the next Council meeting with reference to rezoning and approval of the general layout and conception proposed.

I am making this application on behalf of my client Swell Investments Ltd, who indicated that they are prepared to construct the Towers of the highest quality materials, and we have given carefull consideration to the existing tree's on the site, and located the buildings on the level higher ground area.

According to the site area that is available for this development the development proposed is well below the recommended development levels laid down by the City of Red Deer, and all parking has been located in a covered underground parking structure.

As we have payed carefull consideration to certain requirements layed down by the City and Regional Planning we would like relaxation of the side yards as shown and we would appreciate the comments made by each departmental head prior to our presentation to City Council.

Yours faithfully,



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

Enc.

John Murray, ARIBA, MRAIC.

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

TELEPHONE: 346-3394

P.O. BOX 500
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

FILE No.

December 4, 1975

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

Dear Sir:

J. Murray - Twin Tower Condominium

The site under consideration is located toward the south-east corner of the Elks Club fronting onto 37 Street. It has an area of about seven acres which extends right to Piper Creek. The top flat part of this site has been used for parking of mobile homes and cabins for a number of years.

The top flat section of the site is zoned C6 (Commercial Tourist Zone) and the remaining area is zoned A3 (Agricultural private open space).

Swell Investments is proposing to develop two residential towers of 15 storeys, each containing 82 units with a total of 164 units for two towers. The applicant is planning to provide a ratio of 1.5 parking stalls for each unit. The applicant also indicated the desire to subdivide the area into two lots.

The plan under consideration is the revision of the previous plan which did not meet City nor Planning Commission requirements concerning the parkland and open space preservation of Kin Canyon area. In the recent plan, all the buildings and parking have been placed on the top flat land and the hill slope and the valley has not been used for development.

We are in favour of this development subject to the following conditions:

1. The top flat land outlined by 2880 contour line is to be rezoned to R3B (Multiple family housing), the remaining area below 2880 to be rezoned to P2 (informal/park).
2. The area below 2880 contour line is to be dedicated to the City of Red Deer as public reserve.
3. The developer should employ the services of an expert in soil

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

analysis to ensure against a slide and soil failure.

It appears that the developer also requires relaxation of yards and landscaping through the Development Appeal Board.

Yours truly,

A handwritten signature in dark ink, appearing to read "D. Rouhi". The signature is fluid and cursive, with a large initial "D" and a stylized "R".

D. Rouhi, M.C.I.P.,
Senior Associate Planner

/mjw

December 1st, 1975

TO: City Clerk
FROM: City Engineer

TOWN TOWER CONDOMINIUM PROPOSAL - KIN KANYON -
Parcel B, Plan 3180 E.T. - Section 9-38-27-4

- Reference:
- A. Your Memorandum of November 17th, 1975.
 - B. Development Proposal: John Murray Architect, dated November 17th, 1975.
 - C. Waskasoo Creek Slides: Report - R.M. Hardy & Associates.
 - D. Analysis and Evaluation of Recreation Areas and Facilities - 1967.
 - E. Inventory of Parks and Recreation Areas - 1969.
 - F. Development of Red Deer Parkland - 1971.

Subsequent to your memorandum of November 17th, 1975 with attached plans, a meeting was held with the developer and his architect. As a result of this meeting, a revised site plan was forwarded by the architect.

The proposed development of a multi-storey condominium apartment towers overlooking Kin Canyon could be advantageous. Redevelopment of the South Hill area to a higher density is probably a desirable trend, since new structures could provide convenient accommodation for downtown workers, utilize existing municipal services, and generate tax revenues which would otherwise be lost to the City. Unfortunately, there are two aspects of the proposal relating to site development which must be resolved in the public interest.

The slopes overlooking the Creek may be unstable and therefore unsuitable for massive structures containing many people. The creation of a private recreational reserve in the middle of the Kin Canyon park would offer only marginal benefits to the private developer, but it could destroy the whole linear park concept of Kin Canyon, and cost the public the use of an irreplaceable resource in perpetuity.

Slope Stability

After the slope failure and partial foundation collapse at the north-east corner of the Elks Lodge, and after a small shed was undermined by a slide south of the proposed development area, slope stability was studied by R.M. Hardy and Associates in August, 1970. In the summary of their report, they state:-

"the initial cause of the sliding in most cases is attributed to the placing of fills on slopes which were only marginally stable before construction."

The report contains other pertinent remarks:-

(Continued.....)

"The general soil profile consists of lake sediments over a clay till deposited by glaciers and underlain by bedrock....

....the bedrock is a soft rock and consists of shale, siltstone and sandstone layers. These frequently contain Bentonite....

....Bedrock containing bentonite is very frequently associated with landslides in Alberta and Saskatchewan....

....at the section exposed north of the Elks Lodge there is a layer of bentonite shale about one to one and a half feet thick immediately below the clay till....

....the Valley walls were originally in a delicate balance with the forces of erosion, gravity and seepage which formed them. Increased toe erosion, added weight on the upper part of the slope, or increased water pressed in the slope may destroy the balance and cause sliding....

....it is not unusual to find fill which has been in place many years finally giving way under a combination of wet weather and/or heavy rainfall....

....the site investigation has shown that the slides in area (Elks Lodge) are almost unquestionably due to the initial cause that fill has been placed on a bank which was in a relatively delicate state of equilibrium....

....it is almost always impossible to stabilize a local section since the forces from movement in adjoining sections can cause the entire area to move.... and

....It can be assumed that anywhere that fill has been placed over the original valley wall that sliding is a serious potential."

Slides which resulted from the Elks Lodge slope failure destroyed many beautiful trees on public reserve lands.

Another slope failure occurred at the rear of 4806 - 36 Street, south of the proposed development site. At that location, some eight feet of fill was detected.

According to our reference material, the forces governing the continued stability of deteriorating slopes often defies theoretical analysis. Stability computations based on test results can be relied on only when undetectable discontinuities such as systems of hair cracks, old surfaces of sliding, or thin seams of water bearing material do not exist.

We would be extremely reluctant to recommend that any structure be allowed on or adjacent to the slope of the escarpment.

(Continued.....)

City Clerk

- 3 -

December 1st, 1975

It is our view that the proposed structures should both be moved west and south into the area now shown as driveway. Access to the underground parking areas should come from the City lane. These suggestions have been indicated on the revised site plan.

We believe this relocation is necessary:-

- to remove the buildings as far as possible from the potential unstable slide zone;
- to intercept roof drainage, surface drainage and potential water and sewer leakage as far as possible from the slope, thereby reducing the potential for collapse outlined in the R.M. Hardy report; and
- to provide a buffer zone separating the creek from development. It has been city policy to acquire the escarpment and lowland areas adjacent to Piper Creek wherever possible in the public interest and for public use.

Parkland and Open Space

In the Analysis and Evaluation of Recreational Areas Report of 1967, some objectives for parks and recreation development were outlined. It was stated that in addition to normal recreation facilities, 10 acres of land for general purposes should be added to the Parks inventory. At the time of writing, Red Deer provided some 16 acres per thousand of population, resulting in the celebrated green and lovely parkland setting. To accommodate the present growth rate of 2.5 percent per year, an absolute minimum of 10 acres of parkland must be added per year.

The Inventory of Parks and Recreation Report of 1969 stated the following:-

"There is a growing need for wilderness areas in today's urban community. Tomorrow's need may be even greater! With this concept in mind, and considering that future expansion in Red Deer will generally take us into areas that are presently cultivated farmland where no wilderness will be available we must recommend that much of our undeveloped (wilderness) park areas remain as such."

In 1971, the Development Report for Red Deer Parkland stated the aims of the Parks Division. Two objectives were:-

- 1) To protect and perpetuate natural wilderness areas where terrain and tree growth lends itself to this form of treatment; and
- 2) To acquire additional parkland as it becomes available.

This second aim becomes especially important where access to or along a watercourse is involved.

Further to these aims, the report stated:-

"Wilderness sites are very attractive to some, particularly to children, and, because they cannot be created by man, we will be well advised to discourage any overtures to 'formalize' even small areas of such woodland."

(Continued.....)

Our contention is that the wilderness area, including the escarpment and creek bank, should become public property, open to all.

In general, past agreements for shared responsibility for landscaping and maintenance between the City and a private developer have all failed to some extent. We cannot cite any instance where escarpments have been actually improved or even adequately protected by developers. In our view, this proposed development would not only restrict public access to the park, but could damage the environment as has occurred in virtually every other similar development.

We are therefore completely opposed to the creation of a private recreation preserve in the centre of Red Deer's most attractive wilderness park. In our view, loss of this land to private development would deal a tremendous blow to the whole parkland concept of Kin Canyon, and run directly counter to the public interest.

Summary

Redevelopment of the South Hill area is desirable, but the proposal as presented could, we believe, cause irreparable damage to the Kin Canyon Park concept. The undevelopable portion of the site should be dedicated for present and future citizens immediately the opportunity arises. No development which threatens the new structures themselves, nor the adjoining lands, can be permitted, and we believe there is a strong possibility of highly unstable soil conditions on most of this site. We believe that by moving the structures further from the escarpment, by using the existing lane and street for access and drainage, and by creating a landscaped environment contiguous and complimentary to the untouched vegetation of the slope, the Developer and Architect can achieve an attractive development. Condominium residents will obtain the added benefit of having the area open to their use at their doorsteps, but without having the care and expense of maintaining the grounds.


Recommendations

We would encourage development of this site, but only under the following or equivalent conditions:-

- 1) Dedication or other appropriate means whereby the City acquires the escarpment and creek verge for Kin Canyon wilderness park, below the 2880 contour line. The revised site plan generally follows this proposal;
- 2) Extensive and thorough analysis of soil conditions on the proposed development site adjoining the existing lane, leading to an appropriate foundation design, and a stated factor of safety against sliding and other forms of soil failure; and
- 3) Landscaping of the site to complement the wilderness environment of Kin Canyon Park, and to intercept and direct site drainage to the lane or to the street.

NWN/jt

c.c. Planning Commission
City Assessor
E. L. & P. Supt.
Parks Supt.


R. J. MCGHEE, P. Eng.
City Engineer

Mayor's Comments

Concur with the recommendations of the Engineer and Red Deer Regional Planning Commission. However, as a condition to final reading of any rezoning amendment I would suggest the City should be protected by some form of agreement from the developers whereby the City is in no way responsible in the event of hill slippage at some future date as a result of the construction proposed.

"R.N. McGREGOR"
Mayor

HRE

HICKE REAL ESTATE LTD.

57.

5014 - 48 Street
Red Deer, Alberta
T4N 1V5

Phone
346-8608
346-2004

Phone Evenings
346-8854 G. Jespersen
346-2286 A. Cadman

NO. 6

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



COAST TO COAST REAL ESTATE SERVICE

November 21, 1975

City of Red Deer
4914 - 48 Avenue
Red Deer, Alta.

Attention: Mr. Bob Stollings

Dear Sir:

Re: Proposed plans for site located
Gaetz Avenue & 74th Street, Northland Industrial Park, Lt size 125x300

Please find enclosed three sets of preliminary plans for the above property, which we are purchasing from the city of Red Deer. We are aware that the zoning on the property along Gaetz Avenue is highway commercial. We would ask for MFC approval for 2,000 square feet for a grocery store to be located in this structure while other uses of the building would possibly be a carpet store and an electrical wholesale outlet, possible coin dry cleaning, laundry, and rental garden equipment and sales. All proposed tenants would require inside space. No outside storage would be required.

Thanking you for your attention. Trusting we may have an early reply on the above.

Yours truly,

HICKE REAL ESTATE LTD.


Alf Cadman
AC/Lml

encl

December 2, 1975

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: Hicke Real Estate Limited
Lot Corner of 50 Avenue and 74 Street
Zoned I.1, Highway Industrial

The property is city owned and was advertised for submissions to develop a highway industrial.

The applicant is proposing commercial uses that would be found in the use tables for a C.1-C.2 or C3 zone.

The uses in an I.1 district are listed in the conditional use table and require approval by Municipal Planning Commission.

Municipal Planning Commission at their meeting of November 26, 1975 considered the uses being proposed and passed the following resolution.

"That the Municipal Planning Commission recommend this item be referred to council for consideration as to the proposed use of the property as the developer had initially obtained an option on the site for industrial warehouse purposes."

City Council have two alternatives in dealing with this matter:

- (1) rezone the site to a commercial zoning
- (2) add the uses to the I.1 tables.

Recommend that the property remain as an I.1 highway industrial and the use should not be included in this zone.

G. K. JORGENSEN
Development Officer

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5

FILE No.

December 4, 1975.

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

Dear Sir:

Re: Proposed Plans for Grocery Shop, etc. in
Northland Industrial Park

Thank you for your memo and the attached letter from Hicke Real Estate Ltd. regarding the above site.

The site in question is located in the Northland Industrial area which was recently advertised for sale for industrial use.

The applicant proposes to locate a grocery store and possibly a carpet store and electrical wholesale, coin dry cleaning, laundry, rental garden equipment and sale.

Most of the uses mentioned are allowed in the city centre and our neighborhood shopping centres, not industrial areas.

The City of Red Deer is in the process of advertising for a shopping centre in Highland Green in which most of these uses are allowed. When these industrial sites were advertised for sale, it was made clear to any applicant that these are industrial sites only and should only be used for industrial uses under the City Zoning Bylaw requirements.

The City has been short of industrial sites and in no way should industrial sites be allowed to be used as small shopping centres.

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

Mr. R. Stollings

- 2 -

December 4, 1975.

We recommend that the request be refused and the applicant be advised to comply with the uses allowed for industrial areas.

Yours truly,

A handwritten signature in dark ink, appearing to read "D. Rouhi". The signature is fluid and cursive, with a prominent initial "D" and a trailing flourish.

D. Rouhi,
Senior Associate Planner

DR/t

December 1, 1975

TO: CITY CLERK

RE: PROPOSED HICKE REAL ESTATE PROJECT - 74 St. & Gaetz Ave.

All of the property located in the NORTHLAND INDUSTRIAL PARK is intended for industrial useage and, as such, was not intended for use as a neighborhood convenience store location. The electrical wholesale and garden equipment rental/sales are the only uses which could possibly be accommodated in this area.

It should be known that this property was allocated to HICKE on the basis of it being developed as a warehouse project. As this is apparently not the intent I am asking the Land Department to delay sending out the OPTION TO PURCHASE AGREEMENT. My recommendation to City Council is that it refuse this request. A subsequent move would be to place the property on the open market for other proposals. If this occurs, it is recommended that this corner site be expanded to a minimum size of 2.5 to 3 acres.

This recommendation is offered for Council's consideration.



WAYNE PANDER, Director
Economic Development

WLP/gr


December 2nd, 1975

TO: City Clerk

RE: NORTHLANDS INDUSTRIAL PARK -
Hicke's Letter of November 21st, 1975 -
Your Memorandum of November 27th, 1975

The City has been under some pressure over the past few years to provide serviced land for light industrial uses. At some considerable cost, this goal was reached this fall.

We would therefore recommend that the Northlands area be retained for light industrial development only.



R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

c.c. Director of Economic Development
City Assessor
Building Inspector
Planning Commission

WLP/g

Mayor's Comments

I concur emphatically with the recommendations of the Administration that the site be retained for Industrial purposes only.

"R.N. MCGREGOR"
Mayor

HRE

HICKE REAL ESTATE LTD.

63.

5014 - 49 Street
Red Deer, Alberta
T4N 1V5

Phone
346-6608
346-2004

Phone Evenings
346-6854 G. Jespersen
346-2288 A. Cadman

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

NO. 7



COAST TO COAST REAL ESTATE SERVICE

TO:

RE: November 21, 1975

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

Attention: Mr. Wayne Fander, Economic Dev. Director

retained for

Dear Sir:

Re: Property on S.W. corner, 74 St. & 49 Ave.
Proposed condominium of Warehousing

R.J. McGUIRE, P. Eng.

Please find enclosed a proposed plan for the above site, which we are purchasing from the city of Red Deer in the Northland Park Subdivision. It is possibly our desire to have this project condominiumed so that each bay or a multiple thereof could be owned by the tenants themselves. We would be pleased to be made aware of any problems that you could foresee, that would not permit us to register this building site as a condominium.

In talking with prospective tenants, they have shown a desire to own their own space. Thanking you for your attention, and trusting we will have an early reply on the above.

Yours truly,
the Administrator
purposes of
HICKE REAL ESTATE LTD.

Alf Cadman
AC/lml
encl

(3) Copies of Plans enclosed

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

December 4, 1975

Mr. Wayne Pander
Economic Development Director
City Hall
Red Deer, Alberta

Dear Sir:

Proposed Northlands Warehouse
Condominium

In response to your letter regarding the condominium warehouse, this is to advise that this requires a careful study of the Act and how it affects the common ownership of industrial buildings, etc.

We should inquire about the City of Medicine Hat's experience and establish ground rules for this type of development. We recommend that the matter be tabled pending further information from other centers regarding this type of development.

Yours truly,



D. Rouhi, M.C.I.P.,
Senior Associate Planner

/mjw

cc: City Clerk ✓

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

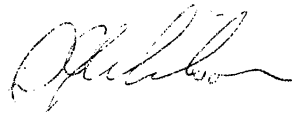
24 November 1975

TO: ECONOMIC DEVELOPER

FROM: CITY ASSESSOR

RE: PROPOSED NORTHLANDS WAREHOUSE CONDIMINIUM

Further to your letter of November 21st, 1975,
may we advise no objections in principle subject to
formal approval of plans, etc. by City Council.



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg


November 24th, 1975

TO: Director, Economic Development

RE: PROPOSED NORTHLANDS WAREHOUSE CONDOMINIUM
At the North-West Corner of 49 Avenue and 74 Street -
Your Memorandum of November 21st, 1975

We have the following comments on the proposal:-

1. Water and sanitary sewer services are available from the utility lot at the rear of the property. The site and landscape grading should provide for surface drainage to 74 Street and/or 49 Avenue.
2. Access to 49 Avenue and 74 Street will be permitted as shown. No access to the rear utility lot will be allowed.
3. We would expect a good quality landscaping and building appearance for the proposal. 74 Street will not only serve as an entrance road to the Northlands area but will also be an access road for the Pines residential subdivision.
4. All areas not covered by landscaping or building are recommended to be paved (parking, traffic lanes, access roads, etc.).
5. One service and one meter will be installed for the structure under the prevailing terms, and conditions of service connections. This policy follows present City policy for residential condominiums.
6. It is our understanding that City Council has held in abeyance existing residential apartment conversion to condominium ownership. The proposal for condominium industrial ownership, we believe, is new to Red Deer and we are unaware of what existing legislation governs such proposals.



R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

Mayor's Comments

While the Planning Commission have recommended tabling of this particular item, we cannot see any reason why Council should not approve the proposal, subject to the developer meeting all City Bylaws, etc., and the provisions of the Condominium Properties Act. This Act requires the developer to obtain a certificate from the Local Authority to the effect the said authority approves the proposed division of the building.

We have checked with Medicine Hat by phone and have been advised they do not have any industrial condominiums within their City.

"R.N. MCGREGOR"
Mayor

NOTICES OF MOTIONNO. 1

Following is a notice of motion introduced by Alderman Donald at meeting of Council, November 24th, 1975.

"BE IT RESOLVED, that Council of the City of Red Deer agree that all farm lands be tendered starting in 1976 for a 3 year period. Included in the tender documents and leases would be the right by the City to cancel all or part of any lease with 30 days notice, with The tenant being compensated for crop damage, should the City require the land during the growing season."

Bylaw No. 2032/N-75

Being a Bylaw to amend Bylaw No. 2032,
"The Business Tax Bylaw" of the City
of Red Deer.

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

- (1) Section 3 of Bylaw 2032 is amended by striking out the
words "before the thirty-first (31st) of December in each
year" and by substituting the following therefore; "before
the twenty-eighth (28th) day of February 1976 for the 1976
Taxation year and thereafter before the thirty-first (31st)
day of December in each year".

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D., 1975.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D.. 1975
READ A THIRD TIME AND FINALLY PASSED THIS	day of	A.D., 1975.

MAYOR

CITY CLERK

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Mr. & Mrs. James T. Dohlman (hereinafter called the Licensees) are hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensees as a condition precedent to their occupation and use of the said lands.

- (a) The license and permission hereby granted may be terminated by either the City or the Licensees upon the giving of thirty (30) days notice in writing, which notice may be served by the mailing of same, postage prepaid, as follows:-

The City - City Hall, Red Deer, Alberta

The Licensees - 3740 - 50 Avenue, Red Deer, Alberta

and shall be deemed to have been received the day following the mailing thereof.

- (b) The Licensees shall at all times, keep and maintain the said lands in good and tenantable condition and repair.
- (c) The Licensees shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.
- (d) The City shall not be liable for any injury or damage to persons or property arising on or about the said lands and the Licensees shall indemnify the City from and against any claim or demand in respect thereof.
- (e) The Licensees shall pay to the City the sum of One Dollar (\$1.00) on the first day of January, 1976 and on the first day of every succeeding January so long as the within license continues.
- (f) The Licensees shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect of any improvements or taxable equipment situate on the said lands.

- (g) The Licensees shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.
- (h) No assignment of this license and permission is valid unless and until such assignment is submitted to the City of Red Deer, and its consent thereto is obtained in writing.
- (i) At the termination of this license and permission, the Licensees shall remove or cause to be removed from the said lands any buildings, improvements, structures and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1975.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATE

CLARE L. WANBY, GRANT SURVEYS LTD.

Box 364, Red Deer, Alberta.

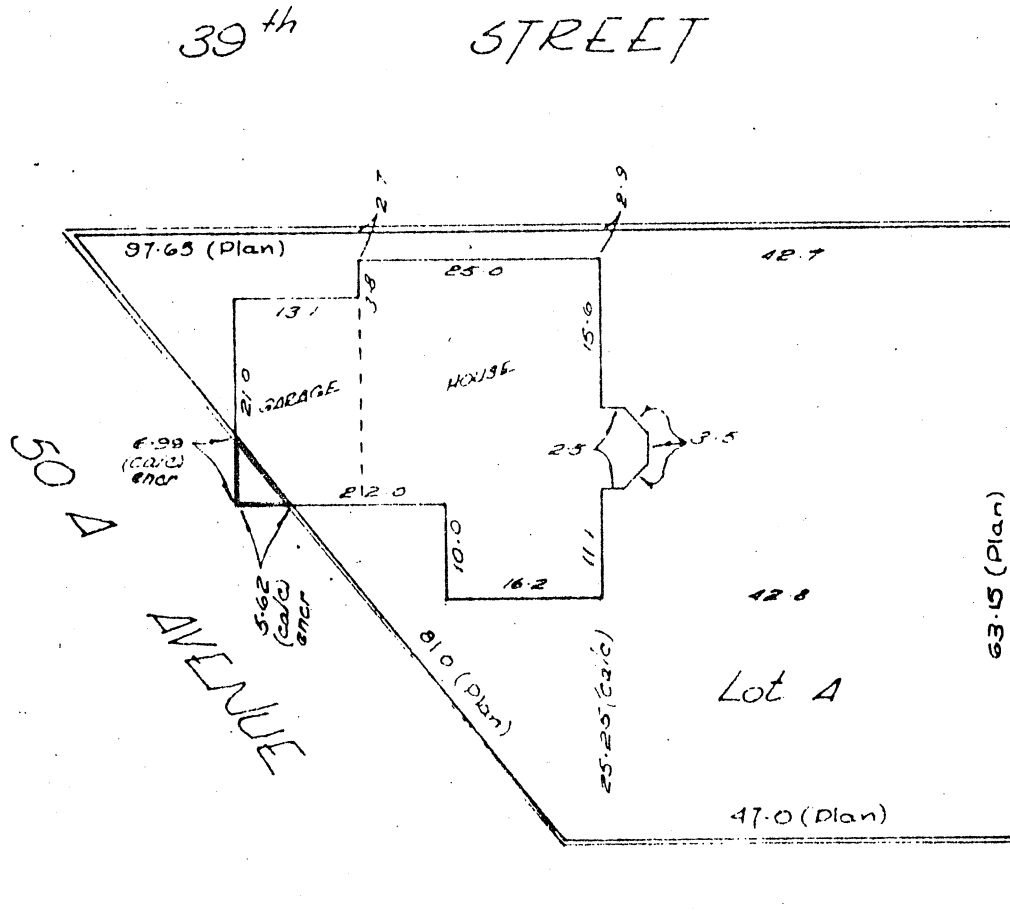
Telephone: 347-2172

LEGAL DESCRIPTION Lot(s) _____ Block A Plan 3761 K.S.

ADDRESS: 3740 - 50th AVE. , RKO DEER, ALTA.

Bylaw-2484/75

OWNER: _____



A D D I T I O N A L A G E N D A

For the Regular Meeting of Council
of the City of Red Deer, December 8,
1975 to be held in the Council Chambers,
City Hall, commencing at 4:30 p.m.

DATE: November 28, 1975

TO: Mayor

FROM: City Treasurer

RE: Equipment Replacement Fund

Introduction:

Prior to 1975 equipment purchases were included in the applicable department budgets. Hourly usage charges were set that were intended to recover the operating cost of the equipment. These usage charges did not recover any of the original equipment cost. The reason for not recovering the original cost in the hourly rates was that it would be double taxation - budgeted when the equipment was purchased and budgeted again for the hourly usage charges.

The method of budgeting for equipment prior to 1975 had some disadvantages. As an example, the Public Works department could include in its operating budget a piece of equipment that might be used for subdivision work or by other departments. The result of this would be that areas other than Public Works using the piece of equipment would not bear any of the original cost of the equipment.

In 1975 the equipment approved jumped to \$241,500 from \$68,000 in 1973 and \$113,000 in 1974. The significant increase was due primarily to \$113,800 of equipment required for subdivision work. Since this equipment was required because of subdivision work it was recommended to Council, and subsequently approved, the \$113,800 should be charged initially to subdivisions. If this approval had not been received the result would have been the equipment intended for subdivision work would have been paid for by property taxation.

Equipment Replacement Fund

A long term plan for financing the purchase and operation of equipment is required. To achieve this objective it is recommended Council approve an Equipment Replacement Fund.

The equipment operating expenditures would be budgeted for, and approved by Council, each year. Included in these expenditures would be a 15% straight line depreciation provision for equipment

purchased after 1975 or charged to subdivisions.

The operating expenditures and depreciation would be offset by equipment rental charges that would provide for their recovery.

The purchase of equipment would be approved by City Council each year in the same manner as in the past (Long Range Equipment Report). The report would indicate the equipment to be charged to the Equipment Replacement Fund. It is proposed only equipment purchased previously in the General Revenue Fund, Subdivisions or E.L. & P. Utility costing over \$1,000 and for which recovery charges could be collected would be charged to the Equipment Replacement Fund.

Most equipment presently owned by the City would be transferred to the Fund. Because this equipment would be charged for at hourly rates including depreciation, in the first few years of operation some City operations will receive a double charge. They will have paid for the equipment initially, if it was purchased before 1976, and again in the hourly use rate. This should generate funds to provide the Equipment Replacement Fund with some working capital.

To provide additional initial working capital to the Fund it is recommended any surplus from the 1975 operations due to overrecovery of equipment operating costs be transferred to the Fund. Working capital is necessary because the purchase cost of equipment would take approximately seven years to be recovered by usage charges.

Summary

The City administration recognizes the City should avoid ownership of equipment when rental equipment is available at reasonable rates. When rental equipment is not available purchase becomes necessary.

It is recommended that: -

1. Council approve an Equipment Replacement Fund effective January 1, 1976.
2. Surplus resulting from the 1975 equipment operations be transferred to the Fund to provide working capital. This would be a book entry only and would not involve the transfer of cash between bank accounts.

The benefits to be gained from an Equipment Replacement Fund are:

1. The operations using equipment will be charged with an equitable share of the equipment capital cost.
2. Purchases of equipment by not being directly charged to operations will level out the equipment purchase cost recovered by property taxation.

A Wilcock

A. Wilcock
City Treasurer

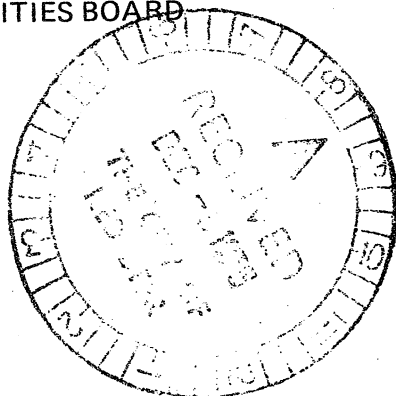
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MAYOR'S COMMENTS:

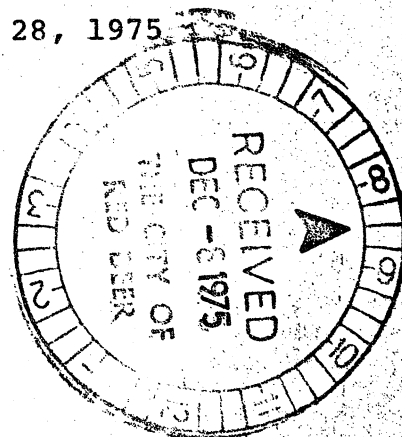
Concur with the recommendations of the City Treasurer.

"R. N. MCGREGOR"
Mayor

No. 500, 10050 - 112 Street
One Twelve Professional Centre
Edmonton, Alberta, Canada
T5K 2J1



November 28, 1975



Mr. D. J. Wilson
City Assessor
City of Red Deer
Land Assessment and
Taxation Office
RED DEER, Alberta

Dear Sir:

RE: PROPOSED ANNEXATION
CITY OF RED DEER

Acknowledgement is given to the application for annexation of certain lands to the City of Red Deer dated November 4th.

In a detailed examination of the proposal it was determined that description of the lands ought for annexation within Council's resolution of September 2, 1975 was in error and insufficient for the purpose intended. The Board requires that the resolution of Council contain a detailed and accurate description of the lands proposed for annexation.

It will be necessary for Council to amend their original resolution to contain the following description which would be acceptable to the Board:

1. All that portion of the North East Quarter of Section Thirteen (13), Township Thirty-eight (38), Range Twenty-eight (28), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2) and north of the left bank of the Red Deer River.
2. All that portion of the South East Quarter of Section Twenty-four (24), Township Thirty-eight (38), Range Twenty-eight (28), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2).
3. All that portion of the South West Quarter of Section Nineteen (19), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2) and north of the left bank of the Red Deer River.

4. That portion of the North West Quarter of Section Nineteen (19), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2).
5. That portion of the West Half of Section Thirty (30), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2).
6. That portion of the South West Quarter of Section Thirty-one (31), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. (Highway 2).
7. That portion of the North West Quarter of Section Thirty-one (31), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies east of the easterly limit of Road Plan 2082 L.Z. and south of the southerly limit of Road Plan 3564 J.Y.
8. The South East Quarter of Section Thirty-one (31), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian.
9. That portion of the North East Quarter of Section Thirty-one (31), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies south of the southerly limit of Road Plan 3564 J.Y.
10. That portion of the North West Quarter of Section Thirty-two (32), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian which lies south of the southerly limit of Road Plan 3564 J.Y.
11. The South West Quarter of Section Thirty-two (32), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian.
12. The East Half of Section Thirty-two (32), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian.
13. The North West Quarter of Section Thirty-three (33), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian.
14. All government road allowances intervening and adjoining the above described lands with the exception of that east west government road allowance adjoining the north boundaries of the North East Quarter of Section Thirty-two (32), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian and the North West Quarter of Section Thirty-three (33), Township Thirty-eight (38), Range Twenty-seven (27), West of the Fourth Meridian.

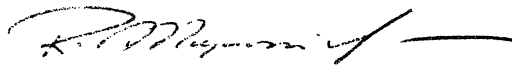
Mr. D. J. Wilson

Proposed Annexation - City of Red Deer

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Upon receipt of the amended resolution, the proposal will be forwarded to the various authorities concerned, and upon the receipt of their comments, it will be presented to the Board for consideration.

Yours truly,



R. Myroniuk
Administrative Assistant

RM/ljs

CITY CLERK'S COMMENTS:

The above letter was received from the Local Authorities Board this date. It is suggested that a resolution be passed by Council deleting items one to six of their resolution of September 2, 1975 and substituting therefore Items one to fourteen as outlined in the Local Authorities Board letter of November 28, 1975.

"R. STOLLINGS"
City Clerk

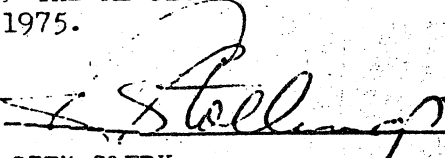
Moved by Alderman Taylor, Seconded By Alderman Donald

"RESOLVED, that Council of the City of Red Deer agree that an application be submitted to the Local Authorities Board for the annexation of the following properties:

- (1) The northwest quarter of Sec. 33, Township 38, Range 27, West of 4th Meridian; excepting thereout;
 - (a) road as shown on road plan 3932 E.U. (Highway #2-A)
- (2) All lands within Section 32, Township 38, Range 27, West of 4th Meridian, excepting thereout;
 - (a) road as shown on road plan 3932 E.U. (Highway #2-A)
 - (b) road as shown on Road plan 3848 J.Y. (Highway #11)
- (3) All lands within Section 31, Township 38, Range 27, West of 4th Meridian, excepting thereout;
 - (a) road as shown on Road Plan 3848 J.Y. (Highway #11)
 - (b) road as shown on Road Plan 2082 L.Z. (Highway #2)
- (4) The west half of Sec. 20, Township 38, Range 27, West of 4th Meridian, excepting thereout;
 - (a) road as shown on Road Plan 2082 L.Z. (Highway #2)
- (5) The west half of Section 19, Township 38, Range 27, West of 4th Meridian, lying east of the easterly limit of the road as shown on Road Plan 3932 E.U. and north of the north bank of the Red Deer River.
- (6) That part of Section 13, Township 38, Range 28, West of 4th Meridian, lying east of the easterly limit of the road as shown on Road Plan 3932 E.U. and lying west of the westerly bank of the Red Deer River."

MOTION CARRIED

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE RESOLUTION OF COUNCIL
PASSED AT A COUNCIL MEETING SEPTEMBER 2, 1975.


CITY CLERK