

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, FEBRUARY 6th, 1978 commencing at 4:30 p.m.

- (1) Confirmation of January 23rd, 1978 minutes.

NOTE:- SPECIAL MEETING TO COMMENCE AT 3:30 p.m.,
MONDAY, FEBRUARY 6th, 1978 - RE: THIRD
RIVER BRIDGE.

(2) UNFINISHED BUSINESS

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1.

UNFINISHED BUSINESS

NO. 1

1 February 1978

TO: COUNCIL
FROM: CITY CLERK

RE: LOTS 3 & 4, BLOCK 6, PLAN 6564 E.T.
3710 - 52 Avenue) P.J. TOOLE - COTE
REAL ESTATE LTD.

At the last meeting of Council the Acting Development Officer brought forward a report recommending that the October 31st, 1977 resolution concerning development of the above property be amended by deleting the name P.J. Toole - Cote Real Estate and substituting therefore the name "99363 Holdings Ltd.".

The following motion was introduced by Council and tabled to allow the administration to obtain further information on the principals of 99363 Holdings Ltd.

"RESOLVED that Council of the City of Red Deer having considered report dated January 18, 1978 from the Acting Development Officer RE: P.J. Toole & Cote Real Estate Limited concerning 3702, 3710 - 52 Avenue, Lots 3 & 4, Block 6, Plan 6564 E.T. by striking out the name 'P.J. Toole - Cote Real Estate' and by inserting therein the name '99363 Holdings Limited' and as recommended to Council January 23, 1978."

The City Solicitor has indicated that a search of the above company indicates that the provisional shareholders are:-

- (1) R. Terry Clark - 5915 - 1A St. S.W., Calgary, Alta.
- (2) Lorraine Finch

The Acting Development Officer contacted David Nixon of Toole & Cote, Calgary, who advised verbally over the telephone, that the principals of the company were.

- (1) Donald Thonger, President
- (2) Terry Clark, Secretary
- (3) G.R. Beatson, Director
- (4) David Nixon, Director

(2)

1 February 1978

The above is submitted for the information of Council.

"R. STOLLINGS"
City Clerk

NO. 2

January 26, 1978.

TO: Council
FROM: City Clerk

RE: Lease of Parking Stall to Knox Presbyterian Church

At the meeting of Council January 23rd, first and second reading was given to Bylaw No. 2574/78 and which Bylaw provides for the lease of one parking stall to Knox Presbyterian Church. This bylaw is brought forward for Council consideration of third reading thereof.

R. Stollings
City Clerk

RS/ds

NO. 3

1 February 1978

TO: COUNCIL
FROM: CITY CLERK

RE: AMENDMENT TO PROCEDURE BYLAW

Council have recently authorized the preparation of 2 amendments to the procedure bylaw.

- (1) concerning procedure for written inquiries.
- (2) prohibition of smoking in the Council Chambers

The amendments have been prepared by the City Solicitor and are attached as two separate amendments to allow for individual decisions by Council in respect of each item.

"R. STOLLINGS"
City Clerk

1 February 1978

TO: COUNCIL
FROM: CITY CLERK

RE: LEE'S DRAFTING & DESIGN LIMITED - APPLICATION FOR
REZONING BLOCK A, 55 STREET

At the meeting of Council January 23rd, the following resolution was passed by Council.

"RESOLVED that Council of the City of Red Deer having considered request from Lee's Drafting & Designing Limited to rezone the east 25' of Lots 10, Lot 11 and Lot 12, Block A, Plan K. from R.2.A. zoning to R.3.A. zoning, hereby authorize preparation of a zoning bylaw amendment to rezone Lots 9 to 16 inclusive, Block A, Plan K.1 for Council's further consideration."

In accordance with the above, the Planning Commission have prepared an amendment to the zoning bylaw and same is attached to this agenda for consideration of Council. In addition to the above, we also forwarded letters to all property owners concerned, advising them as to the intent and the fact that they may express their views or opinions to Council should they so desire. At the preparation of this report, no replies had been received.

"R. STOLLINGS"
City Clerk

NO. 5

31 January 1978

TO: COUNCIL

FROM: CITY CLERK

RE: MEMBERSHIP - MUSEUM MANAGEMENT BOARD

At the meeting of Council December 19th, the following motion was introduced and tabled until after I had brought back to Council the report concerning residence of members on various Boards, Committees, etc.

"RESOLVED that Council of the City of Red Deer hereby appoint the following person to complete the unexpired term of office of Mr. M. Flewwelling on the Museum Management Board, said term to expire October of 1979."

Council will recall that a vacancy on the above Board occurred with the resignation of Morris Flewwelling as a Board member.

Recommendations of the Museum Management Board have been submitted confidentially to all members of Council together with all other nominations received in the past.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 6

1 February 1978

TO: COUNCIL

FROM: CITY CLERK

RE: CENTRAL ALBERTA COMMUNITY RESIDENCE SOCIETY

At the meeting of Council January 23rd, a resolution was passed agreeing in principle to the amendment to the zoning bylaw to add "residence for the handicapped" as a conditional use in R.1 and R.2 zones of the City. A draft bylaw has been prepared by the Regional Planning Commission and is attached to this agenda for consideration of Council.

"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

February 1, 1978

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

Dear Sir:

Re: Zoning By-law Amendment
"Residence for the Handicapped"

In accordance with Council's resolution regarding the above, I have attached a draft amending by-law.

The problem I see with the proposed definition of a "residence for the handicapped" is with the interpretation of the word, "handicapped". Since the intent of the request was to provide accommodation for both the mentally and physically handicapped it should be specifically indicated in the by-law to avoid future misinterpretation.

The term "facility" within the proposed definition could be more specific if it is replaced with either "residential building" or "single family dwelling". These two terms are already defined in the by-law.

We recommend that the above changes be incorporated in the by-law before it is given first reading. These changes do not affect the intent of the by-law but tend to remove possible misinterpretation.

Yours sincerely,



Monte Christensen
Associate Planner
City Planning Section

/mjw

cc: City Solicitor
Acting Development Officer

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF 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

Commissioners' Comments

We have taken into consideration the comments of the Planning Commission and recommend the suggested changes be incorporated in the bylaw.

Two separate bylaws have been prepared for Council's consideration.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

January 26, 1978.

TO: Council
FROM: City Clerk

RE: Proposed Seven Year Plan

The proposed Seven Year Plan and in particular the 1978 portion thereof was placed before Council January 9th and again January 23 and was tabled at the January 23rd meeting to enable members of Council to meet with City administration at the West Yards for the purpose of reviewing proposed expansion plans for various facilities in that area.

We would remind members of Council to bring their Seven Year Plans to the Council meeting on February 6th.

R. Stollings
City Clerk

RS/ds

NO. 8

TO: COUNCIL
FROM: CITY CLERK

RE: A. GRIEB CONSTRUCTION

Council will recall that Mr. J. Murray submitted an application on behalf of A. Grieb Construction for rezoning of Lots 1 & 2, Block 7, Plan 3057 M.C. (vicinity of Curl-a-Rock) to permit development of a multiple family complex thereon.

The above application was tabled January 9th for four weeks to enable the applicant to prepare revised plans in consultation with the Planning Commission.

The revised plans have not been received, therefore, it is suggested this item be tabled until such time as the applicant resubmits a new application.

"R. STOLLINGS"
City Clerk

NO. 9

TO: COUNCIL
FROM: CITY CLERK

RE: PROPOSED AMALGAMATION OF ARCHIVES COMMITTEE
AND MUSEUM MANAGEMENT BOARD

The following resolution was introduced December 9th and tabled for referral to the Archives Committee for their comments.

"Move that the Archives Bylaw be rescinded and that Archives be placed directly under the new manager - director of the Museum Society. That directors now serving under the Archives Committee be given the opportunity, if they so desire, to complete their term of office under the Museum Society directorship and that the annual allotment of city funds granted to Archives be utilized by the Museum Society to further the aims and purposes of Archives."

The comments of the Archives Committee appear following this report.

A copy of the motion was forwarded to the Museum Management Board, but no comments have been received at this time.

"R. STOLLINGS"
City Clerk



Red Deer and District Archives Committee

672 4714'5

Stories of Long Ago

Red Deer and District Archives,
4818-49 St., Red Deer, Alta.
T4N 1T8 Jan. 20, 1978.

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

Dear Mr. Stollings,

Thankyou for your letter of Dec. 21, 1977, with regard to Archives and Museum management. Your letter was discussed last night at the regular monthly meeting of the Archives Committee.

Opinion expressed by members was that any such change at this time would reduce the effectiveness of the Archive's Principle and that no monetary gain can be realized by this change.

Therefore it is respectfully suggested that this motion be tabled for a year to enable both organizations to appraise the situation, and the advantage of any change.

It is further suggested that the Archive's Committee continue operating under the present Bi-Law since such changes at this time would be unrealistic.

Yours truly,

Mrs. S. Bentley
Mrs. S. Bentley,
Archivist.

*Recd
9:20 AM
Jan 23/78
RB*

REPORTSNO. 1

1 February 1978

TO: COUNCIL

FROM: CITY CLERK

RE: MEMBERSHIP - ARCHIVES COMMITTEE

Attached is a letter from the Archives Committee recommending certain appointments to the Archives Committee. If these recommendations are acceptable to Council, the appointments should be for terms to expire in October of 1978 and October of 1979 respectively.

"R. STOLLINGS"
City Clerk



Red Deer and District Archives Committee

6 7 2 4 7 J 4 ' 5

Stories of Long Ago

January 31 1978

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

Dear Sir :

On behalf of the Red Deer & District Archives Committee, I beg to advise that at their meeting on January 19 1978, it was recommended that in view of the terms of membership that have expired, the following appointments be made by the City Council to the committee ;

Gordon Caton, R.E. Barrett, Mrs. Ella Ives and E.L. Meeres for a two year term.

Mrs. Agnes Richards, F.W. Horn and J. Tobias for a one year term.

We will be pleased to receive your relative advices in due course.

Yours truly

E.L. Meeres.

January 31, 1978

NO. 2

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Lot 8, Block 2, Plan 762-0870
Northland Industrial Park

We have received an application from Thunderbird Electric & Plumbing Supplies Limited to develop the above described lands which are situated at the corner of 50 Avenue and 74 Street in the Northland Industrial Park (shaded in on the attached map).

We are submitting this application on behalf of the Economic Development Director Mr. A. Scott who, we understand, will be in attendance at the meeting to further expand on this proposal. Therefore with the foregoing in mind we have not made a recommendation.

Thunderbird Electric & Plumbing Supply Limited have submitted the attached plans with their application for Council's perusal.

Use: To be approved by Municipal Planning Commission.

Floor Area: Minimum to be 33% of site area = 12,230 square feet.

The plans indicate a floor area of 10,000 square feet, therefore the development does not fulfill the requirements of the building commitment and a relaxation will have to be considered.

Parking: 5 stalls are required; 16 stalls will be provided as per the plan.

Storage: The plans indicate a storage in the rear of the proposed development.

Respectfully submitted,



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

WL/gr

Attachments:



17.
Thunderbird
ELECTRIC AND PLUMBING SUPPLY LIMITED

ADMINISTRATIVE OFFICES
351 D VIKING WAY
RICHMOND, B.C.
V6V 1W1
TELEPHONE (604) 273-3831

January 27, 1978

Mr. Alan Scott and/or Don Wilson
City of Red Deer
4914 - 48th Avenue
RED DEER, ALBERTA T4N 3T4

Mr. Scott:

Please find enclosed our site plan and artists conception
of our proposed development on lot 8, block #2, plan 762-0820.

We are most anxious to proceed and do appreciate your efforts
to see that our proposal is presented at the next Council meeting.
I will be calling either you or Mr. Wilson February 1 to get an
idea of the time frames involved. As I mentioned before, we must
vacate our present location by July 1, leaving us little time to
spare.

Thank you again for your help.

Yours very truly,
THUNDERBIRD ELECTRIC & PLUMBING SUPPLY LTD.

L. G. Murker
L.G. Murker, President

LGM:blb

Encl.

Received Jan 27 1978

* North 3/4 Mile to Hwy. 11 & West 2 Miles to Hwy. 2

GAETZ AVENUE (Hwy. No. 2)

GAETZ AVENUE

ROAD

SERVICE

AVENUE

GAETZ AVENUE

1.8 AC.
SCHUMACHER HOLDINGS
CALDEER
TIMCON &
CONWOOD

1.78 AC.
1.40 AC.
1.00 AC.
1.00 AC.
(No Lane Access)
UTILITY LOT

REMAINDER LOT 2
BLOCK 5
PLAN 752-1574
49 AVENUE

NOT FOR SALE
18.
VERN'S ENTERPRISE
OLSON CONST.

BURUMA
CREST
LEASING
UTILITY LOT
(No Lane Access)

A. BURUMA

J.T. SETTERS

RED DEER EXPRESS LINES

RED DEER INDUSTRIAL METALS

BRUIN'S PLMBG.

RESERVE

77 STREET

RICHFIELD
UTILITY LOT
(No Lane Access)

A. BURUMA

BOURNE WELDING
J.E.M. SCHEIT
WELIKOKLAD

EBERLEIN

BURNTWOOD

A. BURUMA

RESERVE

76 STREET

AXSOLBEE
ED'S CONST.
2.1 AC.
KLEEN LIMITED
HI-WAY HOUSING CORP.
UTILITY LOT
(No Lane Access)

E.L. & P.
TROMPOSCH
GRIEB
R.R.L. VENTURES
HICKE

300'±
A. BURUMA

REDMONT IND.

HANSON

MEMCO

SCOTT NAT.

DEINES PERF. LTD.

DOUGLAS IND.

GOLMAC MFG.

CALGARY MASONRY

ACE BUILDING SUPPLIES

(LEASED) 2.24 AC.

PARKSIDE HOLDINGS

RESERVE

74 STREET

PINES RESIDENTIAL SUBDIVISION



NORTHLAND INDUSTRIAL PARK



EASEMENTS

Commissioners' Comments

Recommend Council authorize sale of the above property at current approved sale price and relaxation of site coverage subject to use, landscaping, storage, etc., being approved by Municipal Planning Commission.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

January 31, 1978

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: 1978 Court of Revision
Assessments

Under provisions of the Municipal Tax Act, there shall sit annually a Court of Revision to hear complaints against assessments.

The City Council by by-law appoints 5 members to the Court (in the past the court has consisted of 2 aldermen and 3 citizens). It is anticipated that we may require 2 afternoons to hear the appeals (approximately 64).

Council consideration to the appointing of the Court would be appreciated.



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

DJW/gr

Commissioners Comments

Recommend Council bring forward names of suggested appointees to the Court for consideration at the February 20th meeting of Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

DATE: January 19, 1978

TO: City Commissioner

FROM: City Engineer
City TreasurerRE: LONG RANGE EQUIPMENT REPORT 1978 - 1982

Attached is the long range equipment report for 1978 - 1982.

The requirements of the following departments are included in the report:

1. Purchasing
 2. Parks
 3. Police
 4. Airport
 5. Public Works
 6. Electric Light and Power
 7. Recreation
- (1979 - 1982 portion is not available)

The Long Range Equipment Plan is prepared by the Engineering Department. It is their fourteenth report and the fifth annual consolidated report.

The equipment requirements submitted for 1978 - 1982 are:

<u>Department</u>	<u>APPROVED EXPENDITURE</u>			<u>EQUIPMENT REQUESTS</u>			
	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>
Parks	\$ 44,900	\$ 25,700	\$ 34,800	\$ 32,000	\$ 31,300	\$ 29,700	\$ 36,000
Public Works	298,200	312,140	410,700	378,600	422,000	379,000	404,000
Airport	10,500	4,500	2,200	70,000	-	90,000	20,000
Purchasing	-	-	25,000	-	-	-	-
R.C.M.P.	4,300	-	-	-	-	11,500	-
E.L. & P.	138,500	177,500	215,000	47,000	90,700	33,400	127,000
Recreation	19,850	12,550	4,980	Information Not Available			
	<u>516,250</u>	<u>532,390</u>	<u>692,680</u>	<u>527,600</u>	<u>544,000</u>	<u>543,600</u>	<u>587,000</u>

All of the equipment listed, except for the Public Works and E.L.&P.items marked by an asterisk and the Airport requirements, will be charged to the Equipment Replacement Fund. This fund will recover the capital and operating costs of the equipment through hourly usage charges. The total equipment cost to be charged to the Fund is \$659,100. The equipment not charged to the Fund will be charged to the Public Works and Airport budgets.

This report is prepared so that it is possible for Council to review the various requirements and comment. The factors which influence the requirements of the various Departments include:-

1. The cost of repair and maintenance of existing equipment.
2. The delivery time for replacement and new equipment.
3. Availability of rental equipment.
4. City growth.
5. Changes in level of service.

The plan is reviewed each year and modifications are made to relate to current operations and to updated future forecasts.

Once Council approves the report it is possible for the various Departments to gear their equipment maintenance program to the replacement program and thereby optimize the maintenance program.

LONG RANGE EQUIPMENT FUND FINANCING

In the past the Equipment requirements charged to the Fund have been financed from working capital. When working capital was not available short term bank loan financing was utilized.

It is proposed, commencing with the 1978 equipment requirements, that the equipment be financed by five year debentures. This has the advantage that the interest cost is subsidized at 8% by the Province. A disadvantage of the proposal is that debentures provide for a five year repayment whereas the capital cost is presently recovered over seven years. Over the long run, however, the effect of this will balance out.

REQUESTED ACTION

It is requested that Council approve the 1978 equipment purchases and the attached debenture bylaw.

City Engineer
City Treasurer

AW:mw

CC: City Engineer

Commissioners' Comments

The long range equipment report is traditionally presented to Council well ahead of regular budget meetings because much of the equipment is required for the forthcoming construction season and some items have long delivery dates. We recommend Council approve the plan and give first reading to the bylaw, after which same must be submitted to Local Authorities Board for approval.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

2 February 1978

TO: COUNCIL

FROM: ALDERMAN SHANDERA

RE: SNOW REMOVAL POLICY

I respectfully request that Council give consideration to amending our snow removal policy by granting authority to the City Engineer and or the City Commissioners to investigate and act upon complaints concerning snow problems, without prior reference to Council.

I will elaborate further on this item at the Council meeting.

ALDERMAN I. SHANDERA

Commissioners' Comments

We cannot support the proposal as suggested by Alderman Shandera if it is proposed that action be taken on any and all complaints. Our crews currently, in the course of their normal duties, inspect and report on critical situations which may require immediate action and the Commissioners authorize such action if warranted. If Council feel action should be taken on all complaints, such action is really tantamount to clearing of all streets on a regular basis and as such our snow removal budget will probably triple or quadruple.

We feel the current policy has worked reasonably well and at the same time maintained some control on budget expenditures.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

February 1, 1978

TO: City Council

FROM: City Assessor

RE: Alberta Assessor's Annual Conference

The Alberta Assessor's Association annually hold a convention to further their objectives to co-ordinate, promote, develop and encourage the various objectives of assessments and appraisal on a Provincial wide scale.

The 18 annual convention is to be held in Red Deer, March 29 - 31, 1978, and will consist of business meetings, work shops and speakers. It is anticipated there will be approximately 400 members in attendance as well as many wives. Over the past 17 conventions it has been traditional that the host City or Provincial Government has sponsored the Thursday noon luncheon with the Mayor or Provincial Minister being the guest speaker. (The funds generally have come from the Mayor's Public Relations Account). In view of the costs involved, estimate \$1800.00, the Mayor recommended that this matter be submitted to City Council for approval and that the amount be included in the Assessment Department's 1978 budget.

As the President of the Association, I am hereby requesting City Council's endorsement to the tradition and approval of funding in order to proceed with completion of the 1978 program. This action would be in accordance with the attached resolution of Council of April 17, 1967, which was reaffirmed by a subsequent Council April 1975.



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

April 17th, 1967

Moved by Alderman Taylor, Seconded by Alderman Bowerman, WHEREAS the City of Red Deer values very highly the contribution made by the many service clubs, and other organizations, to the welfare of our community and to society as a whole, and

WHEREAS the City values and appreciates the social, cultural and economic impact of the increasing number of organizations utilizing the advantages and services of Red Deer as a major convention centre, and

WHEREAS the City has now to define the terms of civic hospitality to be extended on behalf of the citizens of Red Deer, in view of the expected increase in requests.

Resolved that the following policy be adopted:

- 1) The City of Red Deer will sponsor or participate in the sponsoring of civic hospitality to:
 - (a) National conventions held in Red Deer directly involving municipal government;
 - * (b) Provincial or regional conventions held in Red Deer directly involving municipal government;
 - (c) Other conventions, competition events, or groups in exceptional circumstances;
 - (d) Youth groups under special circumstances.
- 2) The City be enabled to consider entering into arrangements with other organizations or persons as listed in A, B, C & D above on a cost-sharing basis.
- 3) Council shall provide an appropriate sum for civic hospitality in the operating budget for the year, which sum shall not be exceeded without approval of Council.
- 4) Council in providing an annual budget approved grant to the Red Deer Chamber of Commerce, shall indirectly assist in the extension of hospitality to visiting groups through the services of the Chamber to conventions.
- 5) Applications for hospitality to conventions and groups shall be determined, within the budget provision by the Mayor and the City Commissioner.
- 6) The Mayor and the Commissioner shall be empowered, as heretofore, to extend such hospitality as they deem appropriate in the circumstances to individuals or small groups in order to promote the interests of the City or to maintain its dignity.

Be it further moved that the Kinsmen Club of Red Deer be informed of Council's decision, with expression of regret that their request has to be refused in light of setting precedent for an increasing number of requests.

CARRIED

Commissioners' Comments

We concur with the request of the Assessor and recommend Council authorize the expenditure of \$1800.00 to assist in this convention.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

January 30, 1978

NO.7
TO: COUNCIL
FROM: CITY CLERK

RE: MEMBERSHIP - LANDLORD AND TENANT ADVISORY BOARD

A letter has been received from Mr. Steve Edginton, wherein he tendered his resignation from the above Board due to his moving out of the City and the fact he is on shift work making it difficult to attend all meetings of the Board.

A copy of Mr. Edginton's resignation and recommendations of the Landlord and Tenant Advisory Board as to a recommended replacement have been provided confidentially to members of Council.

R. Stollings
City Clerk

TS/dk

THE CITY OF RED DEER

29.

NO. 8



OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA
T4N 3T4

January 26, 1978

Mayor Ken Curle and
Members of City Council.

Ladies and Gentlemen:

I wish to report that during the fourth quarter of 1977, the operations of the Fire Department were as follows. These figures are given with comparisons for the same quarter in the previous year shown in brackets.

AMBULANCE

In compliance with the wishes of the City Council we have endeavoured to provide a breakdown of emergency and non-emergency calls during the fourth quarter of 1977. Emergency calls, transfers and totals are listed for each month in the quarter in 1977 and are compared with totals only for 1976.

TOTAL FOR THIS QUARTER

	<u>EMERGENCY</u>	<u>NON-EMERGENCY</u>	<u>TOTAL</u>	<u>1976 TOTAL</u>
OCTOBER	65	55	120	(130)
NOVEMBER	53	65	118	(99)
DECEMBER	48	102	150	(139)
	<hr/>	<hr/>	<hr/>	<hr/>
	166	222	388	(368)

A further breakdown of ambulance calls during the last quarter is listed below. Emergency calls are listed under the heading "E"; non-emergency calls as "N" and totals as "T"

	<u>OCTOBER</u>				<u>NOVEMBER</u>				<u>DECEMBER</u>			
	<u>E</u>	<u>N</u>	<u>T</u>	<u>76 T</u>	<u>E</u>	<u>N</u>	<u>T</u>	<u>76T</u>	<u>E</u>	<u>N</u>	<u>T</u>	<u>76T</u>
City	43	41	84	(88)	37	45	82	(70)	25	61	86	(89)
Edmonton	9	3	12	(6)	3	3	6	(5)	5	15	20	(5)
Calgary	0	0	0	(4)	2	2	4	(3)	2	2	4	(5)
Highway	7	0	7	(4)	4	3	7	(5)	7	3	10	(4)
Long trips	0	0	0	(1)	0	0	0	(0)	0	0	0	(0)
Sylvan Lake	2	1	3	(2)	2	1	3	(2)	1	3	4	(4)
Ponoka	1	1	2	(1)	0	1	1	(3)	0	1	1	(3)
Others	3	3	6	(11)	5	1	6	(9)	8	5	13	(22)
No pick-ups	0	6	6	(13)	0	11	11	(2)	0	12	12	(7)

FIRE CALLS

Fire Calls during the last quarter were as follows:

OCTOBER	39	(43)
NOVEMBER	51	(34)
DECEMBER	25	(20)

A further breakdown of fires is as follows:

	<u>OCTOBER</u>		<u>NOVEMBER</u>		<u>DECEMBER</u>	
In Buildings	3	(5)	8	(5)	6	(8)
Vehicles	5	(4)	2	(1)	2	(0)
Brush & Grass	2	(3)	5	(5)	0	(0)
Miscellaneous fire	8	(7)	15	(7)	1	(3)

	<u>OCTOBER</u>		<u>NOVEMBER</u>		<u>DECEMBER</u>	
Smoke & Fumes investigations	4	(6)	6	(2)	4	(6)
Public Assistance	4	(5)	3	(0)	0	(0)
Gas spills	6	(3)	0	(5)	1	(0)
Accidental & sprinkler alarms	1	(2)	2	(2)	5	(0)
False Alarms	3	(3)	4	(3)	4	(1)
Needless calls	0	(0)	1	(0)	0	(0)
Out of City	3	(5)	5	(4)	2	(2)

FIRES & ALARMS IN BUILDINGS DURING THE LAST QUARTER

October 3, 1977 at 2049 hours Engine #8, Truck #2 and six men responded to 3740 - 43 A Avenue where resident had left cooking oil on stove which had ignited. On arrival fire was out with damage to the kitchen of the basement suite. The area overhauled and ventilated.

October 19, 1977 at 1307 hours Engine #8 and two men responded to suite in building at 4817 - 52 Street - Mel-Mar Apartments. On arrival found pieces of pressed building board in storage area under stairway burning. Removed pieces and made sure all smoldering was extinguished. Cause - careless smoking.

October 21, 1977 at 0258 hours Engine #5 and two men responded to 101 Nash Street in response to a messenger who stated that smoke was coming from house under construction. On arrival found that there had been a fire in a length of plastic pvc pipe which scorched some floor joists and flooring. Fire was out. Cause was propane torch used by workmen.

November 4, 1977 at 1457 hours Engine #3 and five men responded to the Fairview United Church at #8 Fairbanks Road. On arrival found rear exit stairs & landing burning. Extinguished and building was checked for extension. Fire had burnt through wall at joist level. Children playing with matches is suspected cause.

November 5, 1977 at 1656 hours Engine #8 and three men responded to fire in private garage at 5115 - 48 Street. Upon arrival found garage totally involved. Extinguished fire - there was no extension. Cause unknown.

November 10, 1977 at 0022 hours Engine #8, Aerial #4, Truck #2 and six men responded to the Windsor where fire was reported. On arrival was informed that the fire was out. Involved room was checked out to make sure that no material was left burning. Other rooms were checked to ensure that no one had suffered from smoke inhalation. Area was ventilated and deodorized. Possible cause was careless smoking.

November 11, 1977 at 1411 hours Engine #8, Truck #2 and seven men responded to call of fire in room 109 of the Park Hotel. On arrival found mattress and bedding burning. Removed to outside and extinguished. Fire was confined to room of origin. Suspected cause was smoking in bed.

November 26, 1977 at 1445 hours - Engine #3, Aerial #4, Water Truck #9 and 7 men responded to 6430 Golden West Avenue to the Sorenson Distributors Building. On arrival found smoke escaping from building, entered and extinguished fire located in paint room. Sprinkler system had extinguished most of fire before our arrival. Overhauled and checked room. Fire broke out when fumes from paint thinner being used to clean walls were apparantly ignited by flame in overhead heater.

November 28, 1977 at 1900 hours - Engine #3 and Truck #2 and six men responded to Master Feeds Plant at 5850 - Kerry Wood Drive. On arrival found grain smoldering around pulley and shaft on large electric motor. Staff had removed belts causing problem. On our arrival we removed approximately 10 bushels of grain to make sure that there was no more smoldering.

December 24, 1977 at 0010 hours - Engine #8, Truck #2 and six responded to Antelope A building at Michener Centre. On arrival found that mattress had been set on fire and extinguished by staff. Removed mattress from building and cleaned up area and set up smoke ejectors. Charges have been laid by RCMP in connection with this fire.

December 29, 1977 at 2238 hours - Engine #8 and four men responded to 3401 - 42 Avenue where pot on stove had caught fire, and cooking oil had overflowed onto stove burner. Fire was out on arrival. Damage to walls, cupboards and ceiling.

FIRE PREVENTION BUREAU

During the month the Fire Prevention Bureau completed the following

	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>TOTAL</u>	<u>76 TOTAL</u>
Inspections	131 (107)	127 (162)	130 (99)	388	(368)
Re-Checks	90 (84)	54 (152)	80 (99)	224	(335)
Buildings under const' checked	31 (71)	102 (12)	92 (59)	225	(142)
Complaints handled	3 (0)	1 (7)	4 (1)	8	(8)
Hazardous conditions corrected	1 (0)	0 (0)	3 (0)	4	(0)
Fire Drills	0 (6)	11 (8)	5 (2)	16	(16)
Lectures,films showings,demos	24 (25)	4 (6)	6 (1)	34	(32)
Courses,babysitters,scouts etc.	0 (0)	1 (1)	2 (0)	3	(1)
Places of assembly checked evening	0 (8)	4 (0)	3 (0)	7	(8)

Operations of the Fire Prevention Bureau - continued

	<u>OCTOBER</u>	<u>NOVEMBER</u>	<u>DECEMBER</u>	<u>TOTAL</u>	<u>76 TOTAL</u>
Calls contacts, appointments	33 (22)	38 (18)	43 (8)	114	(48)
Prosecutions	0 (0)	0 (2)	1 (2)	1	(4)
Underground tankage tested	4 (3)	6 (8)	0 (2)	10	(13)
Underground plumbing tested	0 (0)	4 (0)	0 (0)	4	(0)
Preliminary bldg. plans checked	16 (13)	16 (14)	28 (9)	60	(36)
Building plans checked	16 (14)	35 (12)	9 (15)	60	(41)
Burning Permits issued	3 (4)	26 (33)	32 (28)	61	(65)
Other permits	15 (2)	4 (3)	17 (16)	36	(21)
Tanks or tankers tested	11 (18)	3 (9)	11 (20)	25	(47)
Conditions referred to other depts.	4 (0)	2 (1)	0 (0)	6	(1)
Training of firefighters	0 (0)	5 (0)	1 (0)	6	(0)
Call outs, fire calls & response	6 (0)	2 (5)	1 (1)	9	(6)
Investigation-fire & fumes	4 (1)	4 (7)	5 (11)	13	(19)
Occupancy permits	0 (6)	10 (0)	3 (5)	13	(11)

All of the above is respectfully submitted,

Yours truly,



Wm. N. Thomlison,

FIRE CHIEF

WNT/cb

NO. 9

January 16, 1978

TO: City Commissioner

FROM: City Engineer

RE: CPR Parking Lot

As per your instruction we have investigated the possibility of constructing an access to the lot off 49th Street.

This could be accomplished as indicated on the enclosed plan. The modification would cost approximately \$750.00 and result in the loss of six (6) stalls leaving a total of 105 stalls (on and off street parking). Prior to 51st Avenue reconstruction there were 137 stalls.

The new access would certainly make the lot more useable and convenient to the motorist. This aspect must be weighed against the loss of stalls in an area close to the Downtown Core.

We could prepare a report for the Parking Commission if you so wish.



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

BCJ/ab
enc.

THE CITY OF RED DEER



35.

Office of:
CITY CLERK

RED DEER, ALBERTA
January 26, 1978

TO: City Council
FROM: Parking Commission

The Parking Commission, at its meeting held on January 20, 1978, considered plans prepared by the Engineering Department relative the possibility of constructing an access to the C.P.R. parking lot off 49 Street. As the parking lot presently exists, vehicles approaching same from the south on 52 Avenue wishing to park in the C.P.R. parking lot must travel east on 49 Street to 49 Avenue and thence north to Ross Street and back west on Ross Street in order to gain access to the aforesaid lot.

The City Engineer advised that the approximate cost for the access off 49 Street would be \$750 and would result in the loss of 6 parking stalls. However, due to the need to conserve energy and the great inconvenience under the present layout the following resolution was passed by the Parking Commission.

"The Parking Commission recommends to the Council of the City of Red Deer approval of the proposed access to the C.P.R. parking lot as per plan submitted to the Commission this date."

The aforementioned plan will be presented at the Council meeting. The above decision of the Commission is respectfully submitted for Council's consideration.

Sincerely,

R. BROWN
Chairman
Parking Commission

RB/ca

THE CITY OF RED DEER

36.

NO. 10



Office of:
CITY CLERK

RED DEER, ALBERTA
January 26, 1978

TO: City Council

FROM: Parking Commission

It appears that some of the Councilors are receiving complaints from citizens in regard to the parking meters along Ross Street, specifically to the effect that there is insufficient time allowed on the present parking meters, particularly in front of the Clinics and other office buildings. This matter was discussed at the Parking Commission meeting held on January 20, 1978 and it was the general feeling of the Commission that this complaint may also be valid on streets other than Ross Street and consequently, the following motion was passed at the aforesaid meeting.

"The Parking Commission recommends to Council of the City of Red Deer that 2 hour parking meters be installed wherever necessary according to the downtown parking survey being conducted at the present time."

The above decision of the Parking Commission is respectfully submitted for Council's consideration.

Sincerely,

R. BROWN
Chairman
Parking Commission

RB/ca

January 27, 1978

37.

NO. 11

TO: CITY COUNCIL

FROM: THE HOUSING COMMITTEE

The attached report dated July 13, 1977 from the Senior Associate Planner, D. Rouhi, regarding mobile home subdivision Bower Place Subdivision was considered by the Council of the City of Red Deer at its meeting held on July 18, 1977. The following resolution concerning the aforesaid report was moved by Alderman Flewelling, seconded by Alderman MacKenzie

"Resolved that Council of the City of Red Deer hereby concur with the recommendations of the Senior Associate Planner as outlined in his report dated July 13, 1977 regarding mobile home subdivision and as submitted to Council July 18, 1977."

Prior to voting on the above resolution however same was tabled for two weeks in order to allow input from the Red Deer Mobile Home Dealers Association.

Correspondence dated July 18, 1977 and July 26, 1977 was received from the Red Deer Mobile Home Dealers Association and also from the Red Deer and District House Builders Association dated July 19, 1977 relative the above matter and which correspondence was referred to Council at its meeting held on August 2, 1977. At the August 2, 1977 meeting of City Council a further resolution was passed agreeing that the correspondence received from the Red Deer Mobile Home Dealers Association be referred to the Housing Committee for recommendations to Council.

The report from Mr. Rouhi dated July 13, 1977 above noted and all of the aforementioned correspondence was referred to the Housing Committee at a meeting held on Thursday, January 26, 1978. In addition correspondence recently received from the Red Deer Mobile Home Dealers Association dated January 5, 1978 and January 24, 1978 was also referred to the Housing Committee.

In view of the fact that plans relative the Bower Subdivision have progressed to the point where all services are installed and as it would be costly to resurvey and reservice the lots resulting in a delay in the lot sale the following motion was unanimously passed by the Housing Committee at its meeting held on January 26, 1978.

"That the Housing Committee recommend to Council of the City of Red Deer that the City not provide mobile home lots in the Bower Place Subdivision however these types of lots will be considered in all future subdivisions."

The decision of the Housing Committee in this instance is respectfully submitted for Council's consideration.

Sincerely,



Mayor K. Curle, Chairman
Housing Committee

CS/dk
Attachment

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

38.

FILE No.

July 13, 1977.

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

Dear Sir:

RE: Mobile Home Subdivision
Bower Place Subdivision

On May 31, 1977 the City of Red Deer offered for sale 25 mobile home lots in the Normandeau Subdivision ranging in prices from \$8,600 to \$14,327 with the majority in the \$10,000 bracket. Out of the 25 lots the City of Red Deer still have four lots for sale as of this date. This demand was accumulated during the three year period since the Pines mobile home lots were offered for sale.

Plan of subdivision for another 46 lots in the Normandeau Extension is approved and it is expected the lots will be available for sale sometime next year.

We feel that there is not a heavy demand for mobile home lots in the City and the planned 46 units would match the demand possibly for the next two years. In our previous report to the City Council, it was decided that we should measure the demand and if it warrants, the design of Bower Place Subdivision be revised allocating lots for mobile homes.

We feel that the heavy demand is for conventional single family lots and with the planned 46 units for mobile home lots, the demand would possibly be met for the next two years. Therefore it would be our recommendation that no change be made in the Bower Place Subdivision and every effort be made to place those lots on the market as soon as possible.

Yours truly,



D. Rouhi, MPIC
Senior Associate Planner.

/lac

c.c.D. Wilson, City Assessor,
c.c.K. Haslop, City Engineer,
c.c.K. Jorgenson, Development
Officer.

MEMBERS

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



July 18, 1977

Mayor Roy MacGregor, & City Council
City Of Red Deer,
Red Deer, Alta..

Dear Mayor MacGregor:

Re: Mobile Home Subdivision Lots.

We would like to take this opportunity to congratulate your progressive policies towards mobile home living. The area in the Pines Subdivision is certainly an asset to our City and we are sure Normandeau will be also.

Our concern stems from comments that perhaps the need has been filled and a reduced number of lots for mobile homes should be made available in the next land sale.

We would like to point out that private individuals did not immediately take all the conventional housing lots available in the last land sale. This does not mean that the need has been filled. We thus request that the allotment of lots for mobile homes in the Normandeau extension and Bower Place Subdivision be retained.

We suggest that the Mobile Home Dealers have the same opportunity to purchase lots for their homes as the conventional contractors.

The Mobile Home Dealers of Red Deer have been responsible corporate citizens and an important industry to our city. We appreciate your consideration in this matter and look forward to further mutual co-operation.

Yours sincerely,

RED DEER MOBILE HOME DEALERS ASSOC.,


Wm. R. Norris

WmN/mc



40.



7110 - 50 Ave.
Red Deer, Alta.

July 26, 1977

Red Deer City Council
City Hall
Red Deer, Alta.

Dear Sirs & Madam:

Re: Need for Mobile Home Lots

Recently a report by the 'Advocate' indicated that you tabled a request by the Planning Commission. The request being to eliminate mobile homes in the Bower Subdivision, with the argument put forth that the need for mobile home lots has been filled.

The Dealer Association disagrees with this statement. As of yesterday there was one lot available in the Normandeau draw. Initially they were all taken, plus a waiting list. Many were turned back. This is not unusual as it also happens in the conventional housing lots.

We request that you proceed with the Bower place lots and we propose that the City make available in the next mobile home draw:

- (1) 50% of the lots available to the dealers in the association.
- (2) 50% to the public in general.

The above policy will follow very closely what is happening in the conventional house draws.

This letter supercedes the letter of July 18th, which appears to have been in the mail at the time the council was discussing mobile homes.

Yours truly,

A handwritten signature in cursive script, appearing to read "Norman Chiles".

Norman Chiles,
President



Red Deer & District House Builders Association^{41.}

P.O. Box 212
RED DEER, Alberta

July 19, 1977

Mayor Roy MacGregor & City Council,
City Of Red Deer,
Red Deer, Alta.

Dear Mayor MacGregor:

At the last regular meeting of the Red Deer and District House Builders Association, the following motion was passed:

"That the RDHBA make representation to the City that some portion of mobile home lots for sale in the next subdivision be available to licensed mobile home contractors."

There was also considerable discussion regarding the planning aspects of subdivision layout. It was a general feeling that although various types of housing are required, a more defined transition from type to type would be desirable.

Yours sincerely,

RED DEER & DISTRICT HOUSE BUILDERS ASSOC.

Wm. R. Norris
Director

WmN/mc



January 5, 1978

City Of Red Deer,
4914 - 48 Ave.,
Red Deer,
Alta.

Atten: Mr. K. Curle and City Council ,

Dear Sirs:

On July 18, 1977, I sent a letter, on behalf of the Red Deer Mobile Home Dealers Association, to City Hall directed to the Housing Committee. It was in regard to the land policy with respect to mobile homes; both the number of lots to be available and the allocation of those lots. Mr. Norm Chiles sent another letter on July 26, 1977.

Our understanding of these matters were that the Housing Committee would be making recommendations to council. The lot sales in the Normandeau extension and Bower Place are both drawing nearer and we are concerned that a policy will be developed without us having an opportunity to provide input.

In conversations with Mr. Stollings, it seems that this committee has not met since that time. Should we therefore be dealing with the city administration directly?

We would appreciate an early reply, as this matter is of great concern to us.

Thank you for your co-operation.

Yours sincerely,

RED DEER MOBILE HOME DEALERS ASSOC.

A handwritten signature in cursive script, appearing to read "Wm. R. Norris".

Wm. R. Norris

WmN/mc

cc: Mr. Norman Chiles, President



January 24, 1977-*(7 1978 cl.)*

Housing Committee,
City Of Red Deer,
4914 - 48 Ave.,
Red Deer,
Alta.

Gentlemen:

We present the following proposals for your consideration and urge their recommendation to council.

- 1) That there be an allocation of mobile home lots in the Bower Place Subdivision and all future subdivision developments.
- 2) That the distribution of these lots should include private individuals and dealer/contractors from within the association on an equal basis as per our letters of July 18 and 26, 1977.
- 3) That long range planning should include mobile home lots for purchase.

Thank you for your consideration.

Yours truly,

RED DEER MOBILE HOME DEALERS ASSOC.

A handwritten signature in cursive script, appearing to read "Wm. R. Norris".

Wm. R. Norris
President

*Received Jan 24/78
2:10 PM
CS*



JANUARY 30, 1978

MAYOR KEN CURLE AND CITY COUNCIL
CITY OF RED DEER
4914 48 AVENUE
RED DEER, ALBERTA

MOBILE HOME LOTS, BOWER SUBDIVISION
SUBMISSION FOR COUNCIL MEETING ON
FEBRUARY 6, 1978

GENTLEMEN:


FURTHER TO OUR MEETING WITH THE HOUSING COMMITTEE JANUARY THE 26, 1978 WHEREBY THEY AGREED TO RECOMMEND TO COUNCIL, NO LOTS BE ADDED TO THE BOWER SUBDIVISION AS SERVICES WERE COMPLETED ON ALL SINGLE FAMILY LOTS. WE THEREFORE REQUEST COUNCIL CONSIDER REZONING A PORTION OF THIS SUBDIVISION TO 4A TO ACCOMMODATE DOUBLE WIDE HOMES ONLY, THAT BEING LOTS 3 THROUGH 12 IN BLOCK 6 AND LOTS 50 THROUGH 59 IN BLOCK 2, BOTH FACING ONTO BARNER AVENUE, (MAP ATTACHED), TO BE COMPLETED IN THE FOLLOWING MANNER:

- 1) ALL DOUBLE WIDE HOMES FACE ONTO BARNER AVENUE IN THE SAME MANNER AS CONVENTIONAL HOUSES
- 2) ALL DOUBLE WIDE HOMES HAVE ASPHALT SHINGLED ROOFS
- 3) ALL HOMES BE PLACED ON PERMANENT FOUNDATIONS TO COMPLY WITH ALBERTA HOUSING SPECS.
- 4) ALL HOMES MAINTAIN SIMILAR ELEVATIONS TO OTHER RESIDENTIAL HOMES IN THIS AREA

THIS CAN BE ACCOMPLISHED WITHOUT ANY ADDITIONAL COST OR DELAYS FOR ALTERING SERVICES, LOT BOUNDARIES, SURVEYS ETC., AND WOULD PROVIDE THE ADDITIONAL NECESSARY LOW COST HOUSING LOTS WITHOUT DISTRACTING FROM OTHER HOUSING THROUGH OUT THIS SUBDIVISION.

IN AN EFFORT TO ENSURE THIS PROJECT REFLECT THE BEST POSSIBLE IMAGE, AND BE COMPLETED PROMPTLY, WE FURTHER RECOMMEND THESE LOTS BE MADE AVAILABLE TO MEMBER DEALERS OF OUR ASSOCIATION, AS PER OUR JULY 26TH LETTER (ATTACHED).

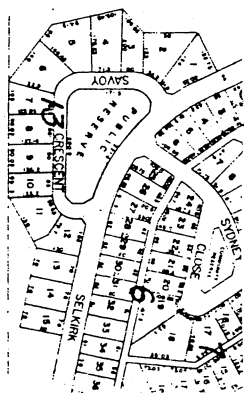
YOURS TRULY
RED DEER MOBILE HOME DEALERS ASSN.



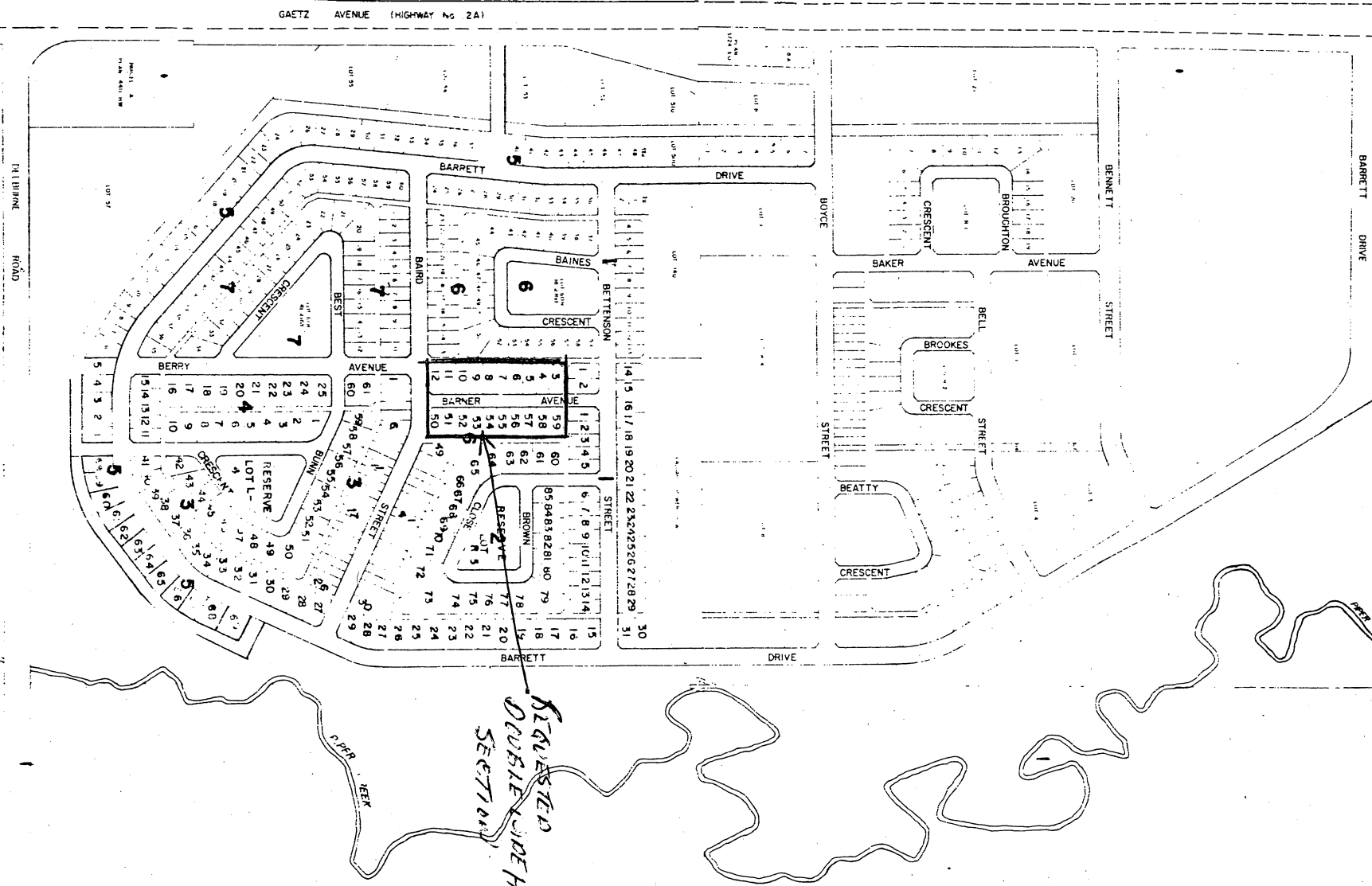
L.D. (LES) SPICER

CC FILE
ENCL. TWO

*Recd
11:30 A.M.
Jan 31/78
[Signature]*



REQUESTED
DOUBLE WIDE H CHES
SECTION



January 27, 1978

TO: City Clerk
FROM: City Engineer

RE: Request for Mobile Home Lots
Bower Place Stage II

We cannot support the request for mobile home lots anywhere in this subdivision as all areas are completely serviced with underground utilities. In addition Stage II legal plan is registered and land sale is expected within the next 2 months.

However should it be decided to set aside an area for mobile homes in Stage II we suggest that the area to be considered by the area designated as AREA I and subject to no adjustment in lot lines and/or service relocation. Rezoning will be required and most certainly objections would be received from the private developer immediately to the west. Relocation of water and sanitary services would cost approximately \$700/lot plus electrical, A.G.T., and video renovations.

We are definitely opposed to Areas II & III being developed for mobile homes as these areas are prime single family residential lots.

Stage I may be considered as an alternate location as the legal plan of this area has not been registered to date. The service relocation costs and delays would still apply.

Due to the present stage of development of the complete Bower Place Subdivision and the approximate cost for service and/or lot line relocation being in the order of \$1,000-\$1,200/lot, we strongly recommend that this request be denied. Future subdivisions are the place to consider this request.


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

✓
KGH/ab

cc: E.L. & P. Supt.
City Assessor
Acting Building Inspector
Planning Commission - D. Rouhi

January 31, 1978

TO: CITY CLERK

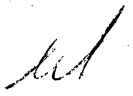
FROM: CITY ASSESSOR

RE: RED DEER MOBILE HOME DEALERS ASSOCIATION

Further to the Red Deer Mobile Home Dealers Association's letter of January 30, 1978, may I advise that the Housing Committee gave consideration to allowing Mobile Homes in the Bower subdivision and the request was denied.

Should City Council wish to allow this type of housing in the area, I would support the City Engineer's recommendation that they be placed in Stage One.

In view of the double wides becoming almost the same as some modular type homes, possibly consideration should be given to allowing this type of housing to be allowed in areas approved for modular homes.



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

DJW/gr

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

January 31, 1978

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

Dear Sir:

Re: Red Deer Mobile Home Dealers Association

This is in response to the letter dated January 30, 1978 from Red Deer Mobile Home Dealers Association regarding the Mobile Home lots in Bower Place Subdivision.

The matter of locating mobile home lots in Bower Place Subdivision was discussed in detail by the Housing Committee (see the agenda). The Housing Committee agreed that no mobile home whether single or double is to be allowed in this subdivision. We supported the Housing Committee's recommendation and feel that the proposed 46 units in the Normandeau extension, which is expected to be offered for sale in 1978 would be sufficient to meet the demand and further recommend that no change be made in this subdivision and lots be offered for sale on schedule.

Yours truly,



D. Rouhi, MCIP
Senior Planner

/jam

cc: City Assessor
City Engineer
Building Inspector

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF 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

Commissioners Comments

We concur with the recommendations of the Housing Committee that no mobile home lots be provided in the Bower Subdivision.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

January 30, 1978

NO. 12

TO: COUNCIL
FROM: CITY CLERK

RE: ANNUAL CENSUS

In accordance with the provisions of the Municipal Government Act, I would inquire as to whether or not Council wishes to take a census this year as has been the case for the past several years.

I would suggest it would be in the City's best interest to take a census as the majority of our grants are based on the total population of the City and there is every reason to believe our population has risen in the past year.

The cost of a census has been estimated at \$13,500.00. If we are to undertake this work, planning for same must commence immediately with the view to starting the field work April 1st, 1978.

R. Stollings
City Clerk

RS/dk

Commissioners' Comments

Recommend Council authorize the taking of a census in 1978 as there is no doubt same will be of financial advantage to the City of Red Deer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12A

DATE: January 26, 1978

TO: City Commissioner

FROM: City Treasurer

RE: CITY HALL JANITORIAL SERVICE
CONTRACT FOR CITY HALL

Attached is a report from the Purchasing Agent on the tenders received for the above.

I concur with the Purchasing Agent's recommendation of the second low bidder, Quality Cleaning, for the reasons he has outlined.

Quality Cleaning completed the balance of the contract held by Professional Janitorial Services Limited. The work performed by Quality Cleaning has been very satisfactory.

As the second low bidder is recommended and the tender value exceeds \$5,000; the recommendation would require City Council approval.



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

AW:mw

CC: Purchasing Agent
City Clerk
Acting Building Inspector

REPORT

52.

TO: the City Treasurer

FROM: the Purchasing Agent

DATE: January 24, 1978

In response to our tender request for Janitorial Services at the City Hall for the following two years bids were received from four firms as follows:-

<u>CLEANER:</u>	<u>COST PER MONTH</u>
Red Deer Building Cleaners	\$1465.00
Quality Cleaning	\$1950.00
Dun-Rite Cleaners	\$2050.00
Star-Lite Building Cleaners	\$2856.00

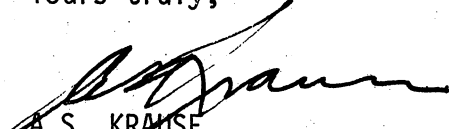
Two years ago we entered into a contract with a firm using the name Professional Janitorial Services Ltd., and it is noted that the officer signing the contract(D. Haecker), is the same person signing the bid for the Red Deer Building Cleaners for the following two years. In addition this bid was accompanied by an envelope addressed to Professional Janitorial Services Ltd., which contained a bid bond for Red Deer Building Cleaners Ltd., for the three janitorial contracts, City Hall, Police Bldg., and the Civic Works Buildings. We did not request a bid bond in our tender documents, although we did ask for a consent of surety for a performance bond. No bidders provided this consent of surety.

Professional Janitorial Services were discharged from their last agreement due to unsatisfactory work.

It would appear that Red Deer Building Cleaners Ltd., may possibly be a successor company to Professional Janitorial Services Ltd., and inasmuch as this firm has provided no evidence or declared statement that the service would be any different than that received from Professional Janitorial Services Ltd., I would recommend that the tender be awarded to the second low bidder, Quality Cleaning of Red Deer at a cost of \$1950.00 per month.

I have asked the Development officer to forward his recommendations direct to you in this regard.

Yours truly,


A.S. KRAUSE
Purchasing Agent
ACK/omv

Commissioners' Comments

Concur fully with the recommendations of the Treasurer and
Purchasing Agent.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

January 30, 1978

NO. 13

TO: COUNCIL
FROM: CITY CLERK

RE: REPLOTING SCHEME

A replotting scheme to provide for the creation of an additional fifteen premium lots in the southerly part of the Pines residential subdivision (extension to Pillo Close and Payne Close) has been prepared and will be available for Council consideration February 6, 1978.

In order that the plan may be processed further, it is necessary for Council to pass a resolution authorizing, approving and adopting the replotting scheme.

The plan and draft resolution will be brought forward at the Council meeting.

R. Stollings
City Clerk

RS/dk

Commissioners' Comments

Recommend Council, by resolution, approve the replotting scheme which will provide an additional 15 premium lots.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 14
 TO: CITY COUNCIL
 FROM: HOUSING COMMITTEE

RE: Residential Land Sale
Policy and Procedure

May we advise that the City of Red Deer should be in position to offer for sale the following residential lots in the near future.

	<u>Single Family</u>	<u>Semi-Detached</u>
Bower State 11	172	23
Normandeau S $\frac{1}{2}$ of Extension	170	9
	<u>342</u>	<u>32</u>

The following is the land sale policy and procedures which are recommended.

Lot Allocation

60% Homeowners
 40% Contractors

Home Owner Applicants

- 1) Applicant must reside in the dwelling unit for 12 months following the substantial completion thereof, penalty \$5,000.00 for default. Purchasers must sign a transfer for property back to the City at time of purchase which may be used in event the one year occupancy and other conditions of sale are not honored.
- 2) Applicant shall AGREE NOT to sell, or transfer or dispose of the property at any time prior to 12 months following substantial completion of the dwelling. a CAVEAT FORBIDDING SALE may be registered by the City, except for the other half of a semi-detached or duplex lot. A STATUTORY DECLARATION will be required for release of the caveat.
- 3) Construction to start within 9 months completion of dwelling within 15 months of date of agreement.
- 4) A family may be represented by an agent. An agent may represent one family only.
- 5) No lot will be sold to an home owner applicant or member of his family (as defined below) who has:
 - (a) purchased a lot from the City within the 24 months preceding the date of this sale.

- 6) Mortgage approval must be in applicant name.
- 7) Only one application per family may be submitted.
- 8) Family, shall mean the immediate family (spouse, father, mother, children) who have resided in the same residence as the applicant at any time within the three months immediately prior to the date of sale.

Contractors

- 1) A Contractor must hold a current valid City of Red Deer Contractor's License 30 days prior to the lot draw.
- 2) After all lots have been sold in this category, if any are returned they will be resold to Home Owners.
- 3) Must be a holder of a current City of Red Deer Contractor's License.
- 4) Only one company of ASSOCIATED OR AFFILIATED companies shall be permitted to purchase lots.

GENERAL DRAW INFORMATION AND CONDITIONS APPLICABLE TO APPLICANTS

- 1) Lots may be allocated on the basis of a draw system, draws to be in the above order. Once draw has started no further registration for that particular draw will be accepted.
- 2) Lots for sale are restricted to Home Owner and Contractors no sale to Real Estate firms, Holding Companies, etc., will be permitted.
- 3) Sales will be restricted to an individual or a company where there are no duplicate share holders or directors of other companies participating in the sale.
- 4) Individuals and/or contractors must be present at draw in person and at the time name of applicant is drawn to be eligible to choose a lot. If they cannot be present they may be represented by an agent (representative). One Agent per individual, and/or contractor. The representative must have written authorization; which will be required to be presented if and when registered name is drawn.
- 5) If duplicate applications are found to be in the draw from individual and/or contractor, such applicants shall be disqualified from participation.
- 6) Pre-registration forms may be completed at the Land Department, City Hall.

- 7) Front driveways are not required in this area with the exception of laneless lots curbcut and sidewalk crossings will not be constructed due to the modified type of rolled monolithic curb construction to be used in this area.
- 8) Check price lists for easements, utility lots. Building line frontage and front yard set backs.
- 9) Sideyard set backs are to be by Zoning Bylaw #2011. The Building Inspection Department should be consulted in determining if the proposed dwelling meets the Zoning requirements.
- 10) Minimum Floor Areas: See Building Department for zoning and applicable minimum floor areas.
- 11) Any lots returned to the City are to go to Home Owner Applicants only.

TERMS OF SALE

1/3 of purchase price on signing agreement
 1/3 within 4 months of signing agreement.
 1/3 within 8 months of signing agreement.

NOTE: individuals applying for purchase will be required to deposit \$100.00 in cash or by cheque upon making application for purchase of a lot. Deposit to be forfeited if applicant does not proceed to purchase lot, when agreements are submitted for signatures.

BUILDING COMMITMENT

Construction to be started within nine months of signing the agreement and completed within 15 months of the date of the agreement. Prior to the issuing of a Building Permit, purchase price must be paid in full.

PROPERTY PINS: All lot property pins have been checked and replaced by an Alberta Land Surveyor prior to this land sale.

It is the responsibility of the purchaser to protect these property pins as the City will not be responsible for replacement of property pins after the sale.

The current lot situation for this year is anticipated to be:

	<u>Bower</u>		<u>Normandeau</u>	
	S.F.	S.D.	S.F.	S.D.
1st sale	172	23	170	9 = 374
*2nd sale	94	19	106	17 = 234
	<u>266</u>	<u>40</u>	<u>276</u>	<u>26</u>

Page 4

*Does not include 46 mobile home lots or 6 four-plex lots.

Following these sales, the City will not have any further lots for sale until sometime in 1979 or 1980.

COMPARISON

Sold

<u>Dec. 1976 - 1977</u>	<u>S.F.</u>	<u>S.D.</u>	<u>Mobile</u>	<u>4-plex</u>	
Normandeau	164	34	25	13	= 236
Oriole Park	231	42	-	-	= 273
Pines	16	-	-	-	16
	<u>411</u>	<u>76</u>	<u>25</u>	<u>13</u>	525

The Committee also recommends that 30 lots be set aside for the Provincial Government for the C.H.A.P. program (15 lots in each subdivision) and that 8 semi-detached lots be reserved for Public Housing (5 lots in Bower, 3 lots in Normandeau).

The foregoing is submitted for City Council's consideration.

Commissioners' Comments

Concur with recommendations of the Housing Committee.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 15

January 27, 1978

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

At recent meetings of the Dawe Centre Management Board, a number of reports have been approved for ratification by the partners. This information was previously circulated and copies are attached hereto. They include the following:

1. "Draft #1 Proposed Objectives, Policy, Guidelines and Regulations Governing Management and Operation of the G. H. Dawe Centre."

COMMENT: This document will be added to and revised from time to time as may be seen necessary but is submitted in its present form for approval of City Council and the School Boards.

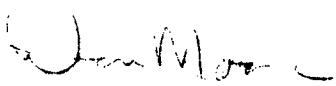
2. "Cost and Revenue Sharing Policy for the G. H. Dawe Community Centre."

COMMENT: Council approval is requested.

3. Report on "A Unified Approach to Policies and Guidelines Governing Use of Public Education and Public Recreation Facilities."

COMMENT: This document covers not only the Dawe Centre but all school and recreation facilities except the Memorial Centre, School Cafeterias, Arenas and Swimming Pools. Approval is requested.

The Council representatives on the Management Board, Alderman Dale (Board Chairman) and Alderman Moffat and the writer can answer any questions that may arise.


DON MOORE
Recreation Superintendent

DM/er
Encls.

Commissioners' Comments

We recommend the above mentioned reports be tabled for 2 weeks to enable all members of Council to review same in detail.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

NO. 16

February 1, 1978

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

Dear Sir:

Gulf Oil Canada Ltd.
Service Station Site
SW Corner of 40 Avenue and Ross Street

Please be advised that the Replotting application by Gulf Oil Canada to expand their operation at the above site was approved by Red Deer Regional Planning Commission on January 18, 1978.

One of the conditions of approval is the rezoning by City Council of the additional land for the expansion.

The Zoning By-law amendments are attached. We recommend that City Council give the first reading but defer the final reading until all conditions of subdivision are met.

Yours sincerely,



D. Rouhi, MCIP
Senior Planner
City Planning Section

/mjw
Commissioners' Comments

The above item was brought before Council some time ago and was approved in principle subject to certain points of concern being resolved by the administration.

We see no problem in proceeding with the bylaw as recommended by the Associate Planner.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

MEMBERS

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

February 2, 1978

NO. 17

To: City Clerk

From: Preventive Social Services Director

Re: Summary of the 1978 Preventive Social Services Budget

I would like to bring the following matters to the attention of Council for their consideration during the discussion of the above budget. I will be at Council to answer any questions about the Preventive Social Services Program as a whole or about the budget in general. I have requested each program to have a representative present to answer more specific questions related to each project, if necessary.

1. Cost-Sharing with the Province of Alberta

Most of the costs of this budget (with the exception of some of the administrative expenses) are cost-shareable with the Province. The formula is 80% provincial and 20% local. That is, after approval of the budget locally a provincial budget is prepared and submitted to the Preventive Social Services Branch of the Department of Social Services & Community Health. After provincial approval the Province reimburses the City 80% of the actual costs of the program to the maximum amount approved. In spite of the 80/20 cost-sharing arrangement the local municipalities have exclusive control over which projects are recommended for funding.

2. Cost-Sharing with Participating Municipalities

A formula has been developed to share the local costs (i.e. the 20% plus administrative items) on a per capita basis with those municipalities that participate in the regional program, i.e. City of Red Deer, County of Red Deer, Villages of Delburne, Elnora, Bowden and Penhold. As a result of this cost-sharing arrangement and the fact that the city is growing at a more rapid rate than the surrounding area, the City's share of the total budget will increase more rapidly than the overall budget. This, largely, explains the difference between the percentage increase in the overall budget and the percentage increase in the City's share.

3. "A" and "B" Budgets

The Preventive Social Services Board wished to distinguish between priority budget items ("A" Budget) and those new projects which were considered worth funding but with a lower priority rating ("B" Budget). Other project submissions were rejected by the Board and are not shown.

4. Major Changes in Existing Projects

- a) Family Service Bureau: Homemaking - As a result of demands for this service on a "full cost" basis the need for Preventive Social Services subsidy have decreased in this project.
- b) Red Deer Day Care Centre - 1977 was a year for major capital expansion at this centre. Allowing for reasonable salary increases and an inflation factor for other items, the Board was still able to present a budget slightly under that of 1977.
- c) Alternative Junior High Program - Additional funds received by the Public School District were included as revenue in this project. In addition, the funding formula with the School Districts was altered to reflect the "deficit financing" arrangement as with other Preventive Social Services projects. That is, after projected costs are calculated, revenue that can be attributed to the project is deducted from the projected costs and the deficit becomes the Preventive Social Services responsibility. As a result of discussions with personnel from the Public School District, revenues were determined and the Preventive Social Services Board is recommending a cut in the requested budget to \$8,250. I agree with the Board's recommendation.
- d) College Child Care Centre - This day care centre is requesting funding to operate 12 months a year in comparison to the 8 months it was funded in 1977 and previously. This expansion alone accounts for 50% of their requested budget increase. In view of the demand for day care services in Red Deer and the excellence of the program offered at the College, I agree with this request.

5. New Projects

- a) Big Brothers - The Preventive Social Services Board felt this program was a high priority one in that it addresses a critical need in our community. Boys aged 6 to 15 years from single parent families are matched with adult males who serve as a "big brother" or a male influence. The project directors have developed an ongoing support system to assist the big brothers to build a relationship with the little brothers. I agree with the Board's recommendation that this project be included in the "A" budget as a high priority item.
- b) Day Care Co-ordinator - There is pending provincial legislation which will greatly alter the day care system in Alberta. Creating such a full-time position would prepare us to deal effectively with the anticipated changes. In addition, this position could also free one of the Preventive Social Services staff to serve as a "Youth Worker" in our community. There has been considerable interest expressed over the past few months about Preventive Social Services taking some action in this area.

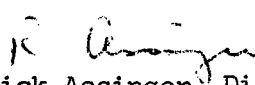
However, in view of the absence of day care legislation and because I have not yet been able to study staff deployment in the Preventive Social Services Department, I would recommend that Council defer a decision on this project for three to four months. After legislation is passed, a staff deployment study done, and the need for additional staff determined, a proposal could again be submitted for consideration.

- c) Downtown House - There appears to be considerable merit in this project in that the location fills a need for senior citizens as a "drop-in" centre. I would recommend approval of this project under the following conditions:
- 1) That this project not take priority over projects in the "A" Budget.
 - 2) That the Preventive Social Services Board be allowed to appoint a representative to the Board of the Downtown House.
 - 3) That the Downtown House Board agree to efforts to effect overall coordination with the Golden Circle.

The Preventive Social Services Board agreed to these conditions as well.

- d) Preventive Social Services Board Honoraria - Due to the effect approval of this proposal could have on other civic committees, Council should consider this in its broader context.

The other projects in the "A" budget have been reviewed quite thoroughly and it is recommended they be approved.


Rick Assinger, Director
Preventive Social Services

/ls

Commissioners' Comments

The "A" budget plus the expenditures for "Downtown House" as recommended by the Social Service Director represent approximately a 10% increase in total budget over 1977 and a 16% increase in the City share. Recommend approval of the "A" budget plus downtown house.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 18

TO: COUNCIL

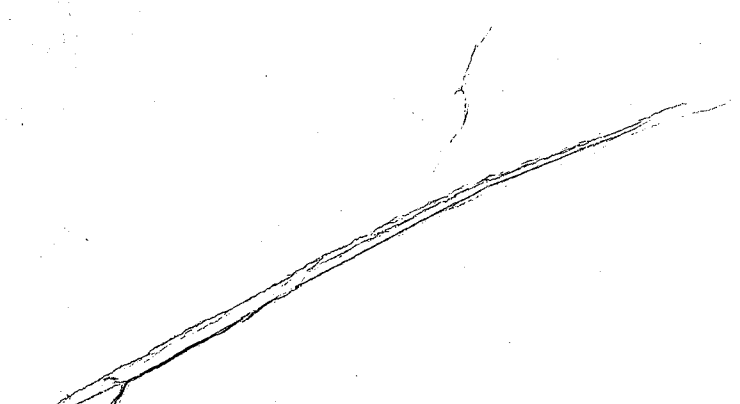
FROM: CITY CLERK

RE: BYLAW NO. 2011/A-78

The above bylaw is attached to this agenda for first reading by Council. This bylaw provides for the zoning of additional industrial lands in the proposed extension to the Northland Industrial Park.

A plan of the area will be available for Council's consideration.

"R. STOLLINGS"
City Clerk



NO. 19

January 23, 1978

TO: City Clerk
FROM: City Engineer

RE: C.M.H.C. Grant for East Red Deer Sanitary Trunk
Phase I Contract II

All applications for grants from Central Mortgage and Housing Corporation with respect to utility development must be authorized by City Council. We are now preparing applications for a grant to help finance the East Red Deer Sanitary Trunk and a resolution of Council is required.

A proposed resolution for Council's consideration appears below:-

"RESOLVED that the Council of the City of Red Deer authorize the making of an application to Central Mortgage and Housing Corporation for a grant in respect to the East Red Deer Sanitary Trunk, Phase I Contract II."



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

BW/ab

cc: City Treasurer
Intergovernmental Finance Officer
Programs Supervisor

Commissioners' Comments

Recommend Council authorize the Engineer to make the necessary application.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

January 16, 1978

66.

NO. 20

TO: MAYOR AND COUNCIL

FROM: RECREATION SUPERINTENDENT

The attached proposed agreement between the City of Red Deer and the Red Deer Figure Skating Professionals is identical to that which Council approved last year with the exception that there is a 10% increase in the charge to the Skaters. The Recreation Board have dealt with this and it has been approved by them. I would recommend that Council also approve the agreement and authorize the Commissioners to finalize it.

DON MOORE

DM/er

COMMISSIONERS' COMMENTS

Recommend Council approval of the proposed agreement.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 21

TO: R. Stollings
City Clerk

DATE: February 2, 1978

FROM: R. Strader
Acting Development Officer

Council at the meeting of January 9, 1978 requested a report concerning dog control in the City and copies of the current dog by-law and the contract to be presented to them. A copy of the contract and the by-law is included.

The background concerning dog control in the City of Red Deer may be helpful. Until April, 1969, the City employed one man with a truck to pick up dogs. At that time pickup control was very casual, very few dogs were picked up: usually the owners received verbal warnings, or in extreme cases a ticket was received.

In April, 1969, Mr. B. Olsen of Canadian Animal Services received the first contract to provide dog control for the City. The service was an eight hour patrol and pound service with emergency pickup of dead animals. In the two years this firm provided the service, few complaints of dogs running at large were received. In April, 1971, Mr. Hessel was assigned the contract, having bought the firm. Mr. Hessel provided the same type of service as Mr. Olsen to the same standard. Mr. Snider took over the contract in February, 1977. Until approximately October, complaints received at City Hall did not increase. After that date the calls escalated month by month.

In our view the problem is:

- (a) dog catcher is too busy responding to emergency calls to be able to patrol areas;
- (b) dog catcher is convinced "running dogs" cannot be caught. Previous contractors did not have this problem;
- (c) dog catcher has indicated to the administration and to citizens that she is afraid of certain dogs (large, vicious type);
- (d) Until recently Mr. Snider was not in Red Deer and not able to provide the necessary control for staff.

Statistics for the last three years pickup are:

(see attached photocopies)

There are several methods Council can consider to provide for better dog control:

- (1) Have City forces do the dog catching; build and operate our own building (pound);
- (2) Build a pound and lease it to contractor who is responsible for its administration and actual pickup of dogs.
- (3) Select a firm to provide a building and do the pickup (same as provided at present).

- (4) Select separate contractors to supply the building and to supply the pickup services.
- (5) City forces do the pickup and contractor provides a pound.

Council could also consider:

- (a) Total hours of patrol;
- (b) raising fines and fees.

Recommend that tenders for (a) total service (pound and dog pickup);
(b) total services using City pound, be sent to interested parties immediately.

The term of the contract could run for a period of three years should Council decide to go to option (b). A temporary solution is to use the veterinary clinic at 55 Street and Gaetz Avenue. This would be a temporary solution until a more permanent location can be found. At present including the present contractor, we have three other parties interested in the contract.

Anticipated costs of providing a building and providing our own personnel are:

Land & Building (Annual Debenture Payments based on \$80,000)	\$ 8,800
Utilities	3,000
Personnel (one office person, one supervisor, one dog catcher)	50,000
Trucks (2)	5,640
Food	2,000
Maintenance	1,000
Food	2,000
Miscellaneous	<u>1,000</u>
Annual Cost	<u>\$73,440</u>

The annual cost under the present contract was \$27,864.

A new dog by-law has been drafted which increases dog fines to \$30.00 first offence, \$50.00 for second, should Council wish to proceed with a raise in this area.

Commissioners' Comments

We concur with the recommendations of the Acting Development Officer and recommend we call for tenders on the basis of the 2 alternatives outlined. In addition, we suggest the tender be called for both 8 hour and 16 hour per day options, 7 days per week or 5 days per week with the 5 days being selected on a rotation basis to cover weekends.

A draft amending Dog Control Bylaw will be available for the next meeting of Council.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

1975 DOG IMPOUNDMENTSDog Patrol SheetHessel'sDog Report Sheet

Jan.	58	59	59
Feb.	46	47	47
March	50	51	51
April	52	54	54
May	58	57	57
June	46	49	49
July	56	56	56
Aug.	53	56	56
Sept.	42	47	47
Oct.	60	63	63
Nov.	54	56	56
Dec.	<u>51</u>	<u>54</u>	<u>54</u>
Total	<u>626</u>	<u>649</u>	<u>649</u>

Dead AnimalsPickupNon-Domestic

Jan.	8 dogs, 4 cats	1 pigeon
Feb.	8 dogs, 4 cats	2 skunks
March	11 dogs, 4 cats	2 skunks
April	14 dogs, 8 cats	1 skunk, 1 porcupine, 1 muskrat
May	6 dogs, 11 cats	2 skunks
June	12 dogs, 8 cats	1 skunk, 1 deer
July	11 dogs, 8 cats	1 skunk, 1 muskrat, 1 bull, 1 pig
Aug.	4 dogs, 8 cats	1 porcupine, 1 seagull
Sept.	9 dogs, 11 cats	1 porcupine, 1 muskrat
Oct.	13 dogs, 8 cats	1 chicken, 1 skunk, 1 hare, 1 muskrat
Nov.	12 dogs, 9 cats	2 skunks
Dec.	14 dogs, 3 cats	none

1976 IMPOUNDED DOGS

70.

Dog Patrol Sheet

Hessel's

Dog Report Sheet

Jan.	60	61	61
Feb.	60	61	61
March	61	60	60
April	52	56	56
May	50	56	56
June	57	58	58
July	56	55	55
Aug.	49	56	56
Sept.	45	49	50
Oct.	58	58	58
Nov.	55	51	51
Dec.	<u>?</u>	<u>?</u>	<u>?</u>
Total	<u>603</u>	<u>621</u>	<u>622</u>

Dead Animal Pickup

Non-Domestic Pickup

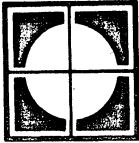
Jan.	7 dogs, 8 cats	1 deer, 1 hare
Feb.	6 dogs, 2 cats	2 skunks, 1 deer
March	8 dogs, 11 cats	1 skunk, 1 coyote
April	8 dogs, 11 cats	none
May	4 dogs, 3 cats	none
June	9 dogs, 6 cats	3 skunks
July	12 dogs, 9 cats	1 bat, 1 skunk, 1 porcupine
Aug.	10 dogs, 7 cats	1 bat, 2 skunks, 1 duck
Sept.	13 dogs, 5 cats	2 skunks, 1 deer
Oct.	4 dogs, 9 cats	2 skunks, 2 deer
Nov.	11 dogs, 8 cats	1 deer
Dec.	?	?

1977 IMPOUNDED DOGS

	<u>Total Dogs Impounded</u>		<u>Dogs Brought In</u>		<u>Picked</u>		<u>Total</u>
	<u>Our Figures</u>	<u>Snider's</u>	<u>To Pound</u>		<u>Up</u>		
Feb.	27	27	0	+	27	=	27
March	32	62	0	+	40	=	40
April	27	33	4	+	27	=	31
May	19	27	4	+	29	=	33
June	27	45	6	+	39	=	45
July	17	39	11	+	28	=	39
August	18	37	9	+	28	=	37
Sept.	26	42	7	+	35	=	42
Oct.	31	39	6	+	33	=	39
Nov.	23	33	2	+	31	=	33
Dec.	<u>30</u>	<u>41</u>	<u>2</u>	<u>+</u>	<u>39</u>	<u>=</u>	<u>41</u>
Total	<u>277</u>	<u>425</u>	<u>51</u>	<u>+</u>	<u>356</u>	<u>=</u>	<u>407</u>

Dead AnimalsNon-Domestic

Feb.	4 dogs, 1 other	none	
March	6 dogs	2 skunks @ \$12.50	= \$ 25.00
April	3 dogs, 6 cats	1 moose head @ "	= 12.50
May	1 dog, 2 cats	1 duck @ "	= 12.50
June	4 dogs, 6 cats	2 deer & 1 pigeon "	= 37.50
July	1 dog, 1 cat	none	
August	3 dogs, 4 cats	none	
Sept.	4 dogs, 2 cats	3 bats, 3 skunks,	
		1 chicken "	= 87.50
Oct.	6 dogs, 3 cats	1 skunk, 1 pheasant "	= 25.00
Nov.	2 dogs	1 cat, 1 rabbit "	= 25.00
Dec.	1 dog	2 rabbits " "	= 25.00
			\$250.00



Alberta
Land Surveyors
Association

Suite #210, 14964 - 121 A Avenue
Edmonton, Alberta T5V 1A3
Phone: 452-7662

CORRESPONDENCE

72.

1978-01-16

NO. 1

Council of the City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sir/Madam:

The Members of the Alberta Land Surveyors Association wish to convey their appreciation for the co-operation received from the Officials of Municipal Districts and Counties within the Province of Alberta when processing Road Widening Plans.

On rare occasions however, Road Widening Plans were not returned to the Surveyor who conducted the Field Work and prepared the Survey Plans within a reasonable length of time. These delays may have been caused by Non-Consenting Parties to Road Building Projects so that the Affidavit under Section 134 of The Municipal Government Act could not be completed by the County or Municipal Secretary.

If a Surveyor in the execution of Survey Work has to use any of the newly planted Survey Posts shown on a Road Widening Plan that have not been submitted to the Director of Surveys for examination or to the Registrar for Registration, these Surveys are simply being rejected by the above mentioned as non-existing.

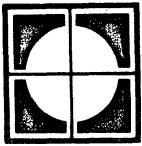
As the Original Survey Monuments were most likely destroyed by Road Construction, a time and money consuming method, that of preparing and filing a " Plan of Monuments " has to be resorted to.

Also if Road Widening Plans are not submitted to the Director of Surveys within one year of the Surveyors Affidavit, it is the policy of the Director to demand a Monument Inspection, which might be fairly expensive and this expense would be passed on by the Surveyor to the County or Municipality.

The Associations grateful recognition for the co-operation received thus far is coupled with the request to have all Road Widening Plans returned to the Surveyor - with properly executed Affidavits - as soon as possible after the survey so that Registration of the Plan can be effected.

Yours very truly,

U. H. Knitter, Chairman,
Practice Committee.



Alberta
Land Surveyors
Association

Suite #210, 14964 - 121 A Avenue
Edmonton, Alberta T5V 1A3
Phone: 452-7662

CORRESPONDENCE

72.

1978-01-16

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Yours very truly,

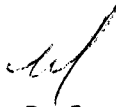
H. M. Knitter, Chairman,
Practice Committee,

January 31, 1978

TO: CITY CLERK
FROM: CITY ASSESSOR

RE: ALBERTA LAND SURVEYORS ASSOCIATION

In reply to the Alberta Land Surveyors Association's letter, may I advise that whereas we institute most road plans and they are generally required to fulfill agreements they are expedited as quickly as possible.


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

DJW/gr

Commissioners' Comments

We are not aware of any problems in the City of Red Deer and suggest the Assessor's comments be forwarded to the Alberta Land Surveyors Association.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

CROWE, POWER, JOHNSTON, MING, SCAMMELL & MANNING

BARRISTERS, SOLICITORS, NOTARIES

74.

NO. 2

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

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120
4TH FLOOR
ROYAL BANK BUILDING
4843 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO: P.C. POWER

January 23, 1978.

Mr. Don Wilson,
c/o City of Red Deer,
City Hall,
Red Deer, Alberta.

Dear Sir:

Re: Lot 2, Block 8A, Plan 5752 K.S.,
Melvin Layden,
Our file No. B 6923

We have been instructed to offer to the City of Red Deer the land owned by Melvin E. Layden and Mary Layden located at 4730-43A Avenue, Red Deer, for the sum of \$400,000.00. The land involved in the sale would be the hillside property only and the existing flat area at the top of the hill where the house is located and all existing grounds would be subdivided from the property and retained by the current owner. This offer is open for acceptance up to January 31, 1978 and we would appreciate hearing from you prior to this date.

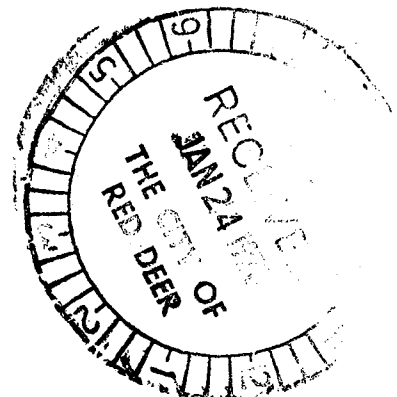
Yours very truly,

CROWE, POWER & COMPANY

Per: 

P.C. POWER

PCP/av



January 31, 1978

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Lot 2, Block 8A, Plan 5752 K.S.
M. LAYDEN

The attached letter from Mr. P.C. Power offering a portion of Mr. Layden's property to the City of Red Deer for \$400,000.00 is self-explanatory.

I could not support this proposal because in my opinion the asking price is excessive for the acquisition of hillside for park purposes.



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

DJW/gr

c.c. P.C. Power

Commissioners' Comments

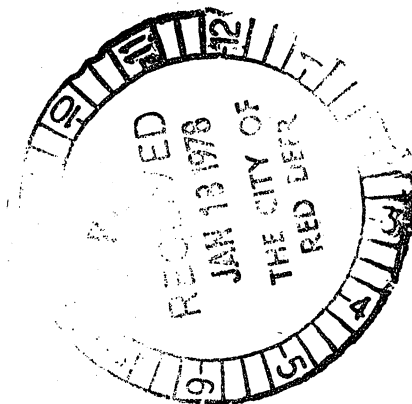
This letter was received the day after the last Council meeting and therefore could not be brought before Council prior to January 31, 1978. Mr. Power has indicated verbally the offer is still open.

We agree with the Assessor that the asking price is far in excess of current market price for parkland. We could, therefore, not support acquiring Mr. Layden's property but would be prepared to support purchase of this land at the current market price for parkland.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 3



(Ali) Esmail M.M.
P.O. Box 5004,
Red Deer, Alberta.

January 16th, 1978

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

Dear Mr. Stollings:

RE: ISMAILIA COMMUNITY

I have been asked by the leaders of our community to request the City Council to approve a warehouse location at 49 Avenue and 74 Street, as per attached information, for the use of Prayer Meeting and Religious Studies. We are a community of about 100 people in the city of Red Deer and we need to get together every evening after 7 P.M. for prayers and Religious Studies. We had another location in the city but we find that we could have parking problems in downtown. In the past, establishments of such locations in Calgary and Edmonton has been most successful in the light industrial warehouses for reasons listed as follows:

1. There is ample parking available in the evenings since most businesses in such areas are closed after 5 pm.
2. Since our gathering is not public it gives us a better opportunity to conduct our prayers and religious studies in more peace and quiet.

On approval from the Council we will prepare plans to show what improvements we would make. Basically we will have two classrooms, one Prayer Hall, Ladies and Gents Cloak Rooms and washrooms, corridors and exits to comply with the City Fire Regulations and any Fire Safety equipment that would be required.

We earnestly request the Council to approve the location for without the same we have almost no other ideal location to go to until after another few years we may be in a better position to buy land and build to our specific requirements. This for our present requirement would essentially satisfy the community.

Yours very truly,

(Signature)
(Ali) Esmail M.M.

PROPOSED LOCATIONSITE

Municipal Address49 Avenue and 74 Street, Red Deer
 Legal DiscriptionLot 7; Block 2; Plan 752 - 1574

BUILDING


TypeCement Panel
 Area per Bay3,072 Square Feet
 FoundationConcrete
 Party WallsWallboard
 FrontAll glass front with all glass door
 Rear12 Ft wide X 14 Ft. high rear door
 and normal access door
 Ceiling Height Clearance19 Feet.
 Washroom1 per bay

January 30, 1978

TO: City Clerk
FROM: City Engineer

RE: Ismailia Community

The Engineering Department has no specific objections to this request. It is a non-conforming use for the area and as such Red Deer Regional Planning Commission or the Building Inspection Department may have comments.


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

BCJ/ab
cc: Acting Building Inspector
Regional Planning - D. Rouhi

January 26, 1978

TO: R. Stollings, City Clerk
FROM: R. Strader, Acting Development Officer
RE: Ismalia Community Request

This request for approval of a meeting place for the Ismalia community group is located in a I.2 zone. The use table for a I.2 zone does not list any use, either permitted or conditional, which could be considered as similar in any way to the proposal. I.2 zones are designed for light manufacturing uses, storage yards, wholesale and warehouse operations.

The type of use outlined in the request is a conditional use in the C.1, C.2 areas, R.2 and R.3.A zones. As well the P.P.1 areas (Schools and Colleges) mention religious uses as a conditional use in connection with the main use of the site.

Should Council decide to grant this request it would be necessary to amend the zoning bylaw by adding another use to the I.2 tables. The Regional Planning Commission will be commenting on this aspect.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

February 1, 1978

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

Dear Sir:

Re: Ismailia Community

The Ismailia Community in Red Deer are proposing to use about 3,072 sq. ft. of industrial building in the northland industrial area for religious and community functions. The proposed location is at the north west corner of 49 Avenue and 74 Street in the northland industrial park. The proposed use is neither permitted nor conditional in an industrial area.


The City Zoning By-law allows churchs (religious use) as a conditional use in C1, C2, R1 and R2 zones. It is generally permitted in downtown, fringes of downtown and in residential areas except multiple family zones. It is also permitted in P.P. 1 zones in connection with schools or colleges.

We feel industrial land should only be used for industrial use not for religious functions and with the limited amount of industrial land available no other use other than industrial should be permitted.

As to the parking problem in downtown, I see no problem in locating in this zone since their meeting starts at 7 p.m. when plenty of parking space is available. They can also locate in residential areas provided they have sufficient parking space for about 100 people.

We would suggest that the Ismailia Community look at the possibility of renting space in existing churchs, schools or build their own building in the proper zone. We would recommend the City Council deny the proposed use in an industrial area.

Yours truly,



D. Rouhi, MCIP
Senior Planner

cc: Development Officer
Economic Dev. Director
City Assessor
City Engineer

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

Commissioners' Comments

I concur with the comments of the Planning Commission and recommend this application be denied. The normal procedure for provision of Churches and Church sites is for the denomination in question to acquire suitable existing property in an approved zone, or to request of the City inclusion of same in the new subdivisions as they develop. Subdivisions are normally designed so that a proposed multiple family dwelling site can be readily converted to church use, if required. Two similar applications are being processed for the Normandeau Subdivision at the present time and we recommend the applicants adopt a similar course of action.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

ASSOCIATE CLINIC

4728 ROSS STREET
RED DEER, ALBERTA T4N 1X2

NO. 4

January 5, 1978.

The Mayor and Council,
The City of Red Deer,
Alberta,

Ladies and Gentlemen:


This is by way of a request for a relaxation of the proposed parking meters in the area directly behind the Associate Clinic building.

As far back as December 1, 1964 the Associate Clinic attempted to lease, from the City, land for parking doctors' cars along the East side or along the North side of the clinic building. We were advised that the East side was to be metered (and it was) and that the North side was public reserve land and could not be leased out by the City. We have had the enjoyment of the public reserve land on a scramble basis, first come-first served, since that time.

The Associate Clinic respectfully requests that it be allowed to lease, from the City, the land abutting the North side of the clinic building which is approximately 62 feet in width and of sufficient depth to allow for single row parking. The reason for our request is that we believe that doctors' cars should be in close proximity to the clinic so that they may be used to answer emergency calls with as little delay as possible.

Thank you for your consideration.

Yours truly,


G.E. Treleaven,
Business Manager.

THE CITY OF RED DEER



83.

Office of:
CITY CLERK

RED DEER, ALBERTA
January 26, 1978

TO: City Council

FROM: Parking Commission

I would advise that the correspondence dated January 5, 1978 from the Associate Clinic regarding a request to lease land abutting the north side of the Associate Clinic building was referred to the Parking Commission at its meeting held on January 20, 1978. Following is the resolution which was passed by the Parking Commission at the aforesaid meeting.

"That the Parking Commission recommends to Council of the City of Red Deer that the request by the Associate Clinic to lease from the City, land abutting the north side of the Clinic building to allow for a single row of vehicle parking be not granted as same would set a precedent."

The above noted decision of the Parking Commission is respectfully submitted for Council's consideration.

Sincerely,

R. BROWN
Chairman
Parking Commission

RB/ca

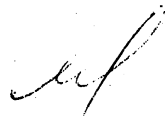
January 17, 1978

TO: City Clerk

FROM: City Assessor

RE: Associate Clinic Request to
Lease Parking Stalls

With reference to the Associate Clinic's request for parking stalls and the recent decision of City Council to lease a parking stall to the minister of Knox Presbyterian Church, may I submit that doctors should also be allowed to lease parking stalls in view of the peculiarities respecting emergency situations.



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

January 31, 1978

TO: City Assessor

FROM: City Engineer

RE: Request to lease parking stalls
Associate Clinic

The request is to lease an area of approximately 62 feet in width on the north side of the clinic involving 8 stalls currently approved for meter installation. Square footage involved is approximately $8 \times 8.5 \times 18 = 1224$ square feet.

While we do not question the point that doctors have to respond to emergency calls throughout the day, we do question the number of doctors practising in the Clinic and whether or not all respond to emergency calls. We appreciate their concern however, in my opinion the door would be open to similar requests if this were approved. In view of this I would suggest that before this request is granted, a decision be made relative to all other business, churches, clinics, A.M.A. parking lot, etc, unless Council is willing to consider each request on its own merit.

We suggest this application be denied.


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

KGH/ab

cc: C. Savoik
Secretary, Parking Commission

Mayor's Comments

I would not object to the leasing of a maximum of three parking stalls to the Clinic.

"K. CURLE"
Mayor

Commissioner's Comments

Concur with the recommendations of the Parking Commission and recommend the request be denied.

"M.C. DAY"
City Commissioner

Copy to: MAYOR K. CURKE



87.

NO. 5

BOX 162, MYNARSKI PARK, ALBERTA TOM INO PHONE: 886-4240

January 19, 1978

Mayor & Council
City of Red Deer
City Hall
RED DEER, Alberta

RE: PAPER RECYCLING

Dear Mayor and Council:

Further to my discussion with Mr. Jeffers, City Engineer, I wish to elaborate on the above subject and request the permission and cooperation of this Council in initiating this program.

Cosmos Paper Works Program will collect, bale and ship paper to be remanufactured into loose fill insulation. Based on the experience of other areas where recycling is in progress, and the population of the City of Red Deer, it is possible to collect up to 60 tons of paper per month. This amount would be reflected in the City's land fill operation and present a proportionate saving.

This activity will provide additional training and employment for the handicapped at Cosmos, as well as added revenue.

I request permission to collect paper and situate collection bins within the city at locations to be selected through consultation with any City Commission or Department that may have an interest in the operation. The bins are constructed of 22 gauge iron to ensure fire safety and reinforced with angle iron. They will be painted and appropriately maintained.

As a matter of publicity and public awareness, I request your cooperation and assistance in circulating a message with the regular utility bill. This can be worded so as to encourage conservation of forest products and energy through recycling paper, rather than

-2-

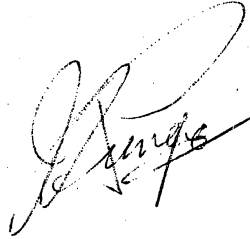
88.

destroying it forever through incineration.

I have already made arrangements to collect accumulated paper from some private agencies and will contact the news media to publicize the project and further encourage householders to save their paper for recycling.

On behalf of Cosmos Enterprises and our handicapped employees I solicit your support and cooperation in this undertaking.

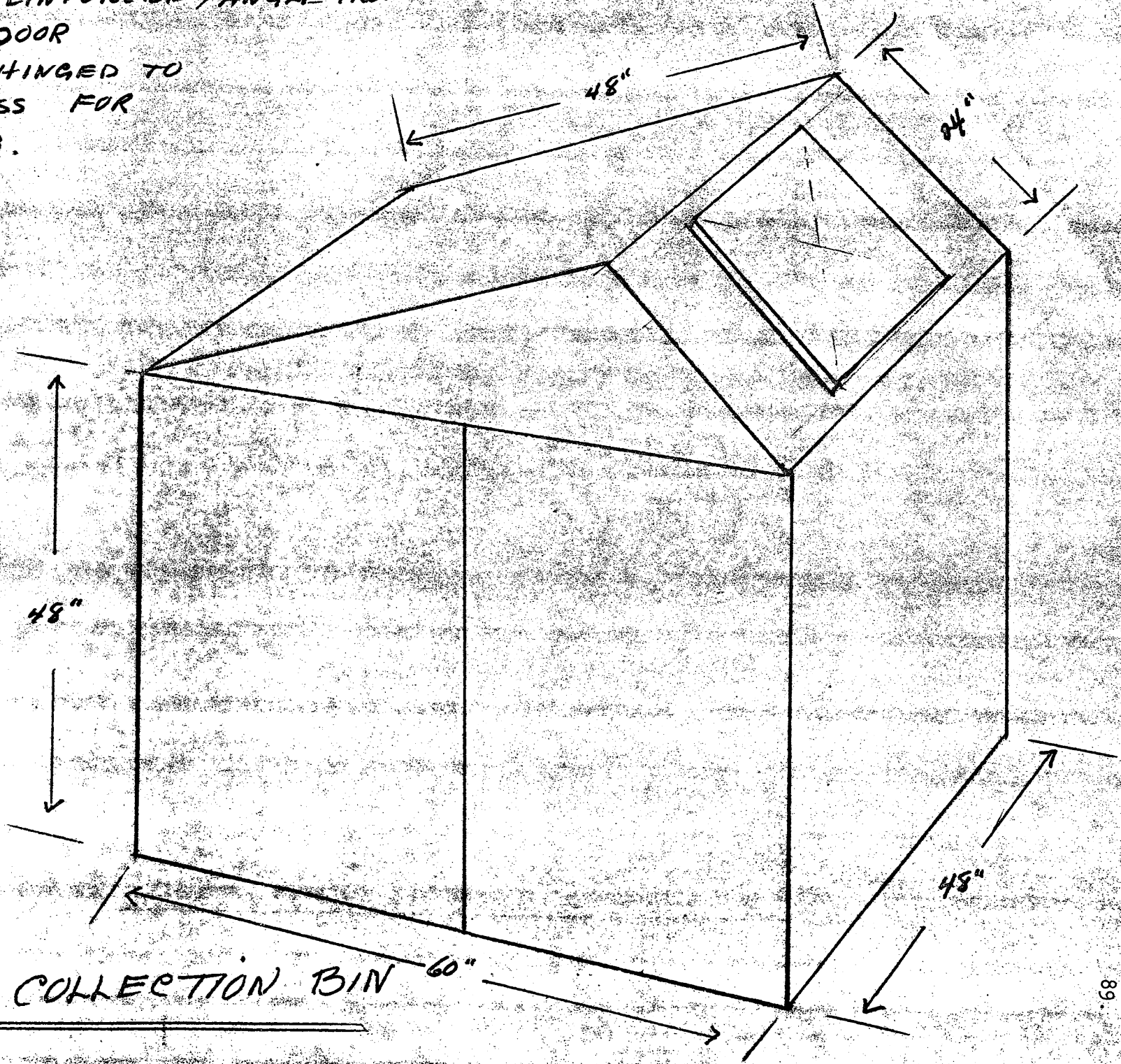
Yours truly,

A handwritten signature in dark ink, appearing to read "John Runge", with a stylized flourish at the end.

John Runge
Managing Director

JR/bp
c.c. Mr. B.C. Jeffers
City Engineer
encl. (1)

22 GAUGE SATIN COAT
CORNERS REINFORCED / ANGLE IRON
20" X 20" DOOR
BACK END HINGED TO
ALLOW ACCESS FOR
UNLOADING.



PAPER COLLECTION BIN 60"

January 31, 1978


TO: City Clerk
FROM: City Engineer

RE: Cosmos Enterprises
Paper Recycling

The Engineering Department has reviewed this submission and would respectfully recommend to Council that they assist in initiating the program. It is true that this program would reduce somewhat the volume of material going to the landfill.

The Engineering Department would recommend that the following conditions apply:-

1. Approval of location of bins by all applicable departments and agencies of the City.
2. Approval of bin construction by all applicable departments and agencies of the City.
3. That the collection points be maintained in an orderly and attractive manner.
4. That satisfactory arrangements be made with other agencies who may be periodically involved in paper collection drives.



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

BCJ/ab

DATE: January 25, 1978

TO: City Clerk

FROM: City Treasurer

RE: PAPER RECYCLING

The High School students did operate a paper collection depot behind the Lindsay Thurber High School. If this depot is still in operation, perhaps they should be consulted.

To the best of my knowledge messages of organizations other than the City have not been included with the utility bill. Is it proposed the message would be sent out with only one month's bills, or is it to be a continuous enclosure? Your department should comment on what problems would be encountered in making an insertion.

If City Council are in favour of allowing such a proposal, an agreement should be drawn up with appropriate clauses regarding insurance and liability.



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

AW:mw

CC: City Engineer
Acting Building Inspector
Commissioners' Comments

We agree that this would be a worthwhile venture both for Cosmos Enterprises and the citizens at large. There do, however, appear to be a number of administrative problems. We, therefore, recommend that Council approve this application in principle. This will enable the administration to meet with Cosmos and resolve any outstanding problems.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

BENEFICIAL

FINANCE CO. OF CANADA
BENEFICIAL REALTY LTD.

92.

NO. 6

Copy To Mayor

Jan. 30/78

TELEPHONE: 346-4141

GROUND FLOOR
4924 - 49 STREET
RED DEER, ALBERTA
T4N 1V3

January 26, 1978

TO: MAYOR AND COUNCIL MEMBERS
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

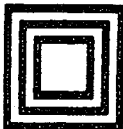
Ladies and Gentlemen:

This is to further emphasize and bring to your attention the deplorable conditions that exist in the rear lanes in new subdivisions within the city. I am aware of the pressures that are brought to bear upon city administration by developers to make lots readily available in a partially serviced manner.

I purchased my lot for a price of \$20,500.00 from a contractor who, in turn, built my home on said lot at #43 Norris Close, Red Deer, Normandeau subdivision. I was of the impression that, as per normal procedure, the property would be fully serviced and rear lanes, which are of integral importance in servicing, were not brought to proper grade level providing tax payers with proper access to their properties. In conjunction with my transfers in past years with my employer, I have been exposed to many similar situations of fast growth within a city and, on previous purchases, in new subdivisions the services were complete before occupancy.

My wife, who was suffering from an extreme case of flu, had the unfortunate experience of meeting your by-law officer at our home earlier this week. His approach and manner of dealing with the public leaves a tremendous amount to be desired. He advised my wife that both vehicles sitting in front of our home be moved within twenty minutes or they would be towed away for snow removal, which was totally unnecessary as the close was cleared of snow very recently.

BENEFICIAL



--2--

BENEFICIAL

FINANCE CO. OF CANADA
BENEFICIAL REALTY LTD.

93.

TELEPHONE: 346-4141

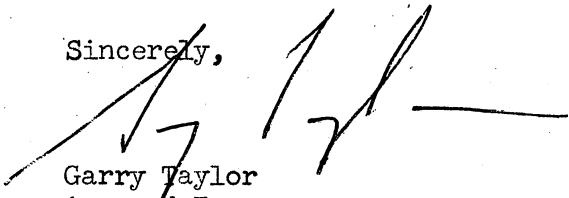
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GROUND FLOOR
4924 - 49 STREET
RED DEER, ALBERTA
T4N 1V3

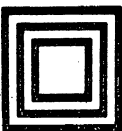
Your by-law officer has the personality and finesse of a gorilla in his approach with people. My wife then advized me at my office of the situation. I immediately interrupted important business and proceeded to my home. I then attempted, which would be a normal reaction, to move my antique 1948 Monarch and my wife's car via the rear lane access and park them at the rear of my property to accommodate the city's request. My neighbors on either side of me and down the close have been parking at the rear of their properties. Unfortunately, I was not aware that they have been accomplishing this via the alley on the adjoining close. Consequently, both my vehicles were mired hopelessly in the back alley due to the terrible condition of grade of same. In the final analysis, it cost me personally \$24.00 to have both vehicles out of the situation.

In view of the poor degree of servicing, in bringing rear lanes to proper grade to allow access, I feel I should be given your consideration in receiving restitution for the towing fee. I await your early reply regarding this matter.

Sincerely,


Garry Taylor
Annoyed Taxpayer
43 Norris Close
Red Deer, Alberta

BENEFICIAL



RECEIVED

JAN 30 1978

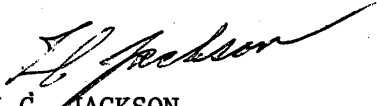
February 1, 1978

TO: CITY CLERK

FROM: BYLAW ENFORCEMENT OFFICER

RE: CORRESPONDENCE FROM GARRY TAYLOR

- I. Reference the above, we were on snow removal duties in Norris Close, Normandeau, which had been properly signed "NO PARKING".
- II. Instead of just ticketing the vehicles and towing them, we knocked on doors and asked the owners to remove same, and those who could not be located, their vehicles were towed.
- III. Bylaw Officer Friesen called at 43 Norris Close and advised the lady that answered the door there was snow removal and the vehicle would have to be moved. She advised him that she had been ill but would have them moved.
- IV. This is the first complaint that has been received that this officer has not been polite and I am quite satisfied that he was polite to this woman. The reason of the complaint being that it cost them money to move their cars.
- V. We have since checked the lane behind 43 Norris Close and find that the neighbours on both sides of this address are using same and parking their vehicles in the rear.


I.C. JACKSON,
Bylaw Enforcement Officer

ICJ/gr

February 1, 1978

TO: City Clerk
FROM: City Engineer

RE: Correspondence from Gary Taylor
43 Norris Close
Red Deer, Alberta

The present City policy for lane construction in residential subdivisions is as follows:-

1. The lane right-of-way including 6' easements on each side of the lane is stripped of all the black dirt prior to the installation of the utility mains.
2. After all the utility construction is completed the lanes are rough levelled.
3. Construction crews move into the area and bring the lanes to sub-base elevation with sand backfill and excavated where necessary.
4. A 6" lift of gravel is then applied which gives a suitable surface for winter driving conditions because this operation has generally been done during late fall.
5. The following year the remainder of the gravel (approx. 6") is applied and the lane is completed to the proper grade.

The aforementioned policy has been adopted because of these problems:-

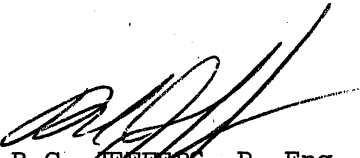
1. Access via the street or lane must be maintained for building construction vehicles.
2. Water and sewer service connections come from the lane and contractors destroy the first stage of gravelled lane construction when tying into the City service. We realize this and delay final lane construction until all building construction is finished.
3. All lane and road grades are provided to the developer with his Building Permit.

..... 2

Snow removal can only be accomplished efficiently with no vehicles on the designated streets, and it is to the resident's benefit to co-operate. The City policy does not include snow removal in lanes.

In this particular instance, the lanes east and north of Lot 21, Block 3, Plan 762-0630 were completed prior to snowfall to step 4. This means that the lanes are not to finished grade and do not provide, in most cases, suitable property access. However, vehicle access is there subject to the restraints caused by snow accumulation.

We can not support any compensation to Mr. G. Taylor because the same situation prevails in all new subdivisions. If snow accumulation was in fact the problem rather than the strength and condition of the sub-base, the only solution is to institute an amendment to current policy and extend our snow plowing to lanes.



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

PEG/ab

Commissioners' Comments

We cannot recommend any restitution in this instance. Purchasers of property are fully aware that all services are not complete when they purchase their lot, but will be completed as outlined by the Engineer. Furthermore, it is not City policy to remove snow from lanes except in exceptional circumstances and it would appear same has not caused problems for adjacent owners.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

LIZEE & GROSS

97.

BARRISTERS, SOLICITORS, NOTARIES

Lionel R. Lizée, B.A., LL.B.
Donald A. Gross, B.A., LL.B.

*An Association for the
Practice of Law*

202 CENTRAL BLK.
5000 GAETZ AVE.
RED DEER, ALBERTA
T4N 4A7
TELEPHONE: 343-3320
TWX - 610 841 6416

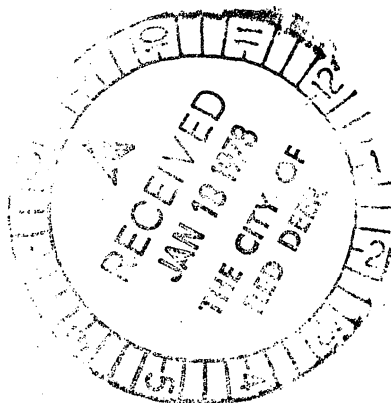
YOUR FILE:

OUR FILE: 61,052

January 17th, 1978

City of Red Deer
City Hall
RED DEER, Alberta

ATTENTION: Mr. R. Stollings
City Clerk



Dear Sir:

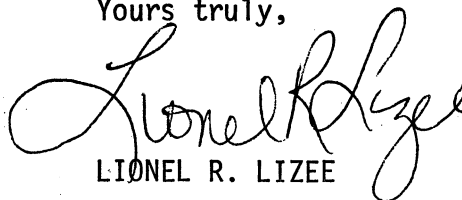
Re: Edouard Azzam
Lot 20, Block 9, Plan 762 0826 - 36 Aikman Close

Mr. Edouard Azzam has encountered certain serious problems relative to his carrying out terms of the Agreement between himself and the City of Red Deer regarding the purchase of the captioned land. I enclose herewith the original of a letter prepared by Mr. Azzam addressed to the City of Red Deer regarding this matter. Mr. Azzam would like to be released from the provisions of the Contract relating to the Caveat and the penalty for not fulfilling the same. I believe from the contents of his letter you will agree that his circumstances are extraordinary.

I would ask that you place the same before City Council for consideration and would ask to be advised as to the date and time which Mr. Azzam and I should appear to answer any questions or make our presentation to City Council.

Thanking you, I remain.

Yours truly,


LIONEL R. LIZEE

LRL/1h
Encl.

The City Commissioner
The City of Red Deer

RE: LAND SALE AGREEMENT
Lot 20, Block 9, Plan 762 0826
36 Aikman Close, Anders Park
Subdivision

I, Edouard Azzam, the purchaser of the above lot, per sale agreement signed between the City of Red Deer and myself on the 30th July 1976, do hereby declare that I have fulfilled my obligations in terms of the agreement, have built the lot and occupied it since September 1st, 1977, whilst it was substantially completed and suitable for living as of July 15th, 1977.

I wish to state that when I have started building in February, 1977, I have had my retired Father, Brother and Sister with her two kids living with me, so I envisaged to build a house to cope with the purpose.

Due to unforeseen circumstances and adverse conditions, unexpected, lack of suitable work for my Sister and Brother. There were compelled to leave Red Deer for better opportunities, henceforth, I lost assistance which I had counted upon.

Hence all these factors, also my low salary and increments in salary which have not materialized, as expected, worked to my detriment and caused me distress whilst the building in progress. Since I have committed myself in this venture and have frozen all my savings in construction, plus a large high interest mortgage: monthly P.I. \$650. - beside taxes, gas, telephone all paid regularly and up to date; this amount is beyond my means and is making me indebted, and I find myself compelled to liquidate.

Would you kindly give this subject your kind consideration, waiving the caveat on this lot, and relaxing the residency clause (c), subsection (iii), enabling me to sell the property.

I am confident in your respectable Council and solicit your grace and help.

Yours faithfully,

"EDOUARD A. AZZAM"

January 31, 1978

TO: CITY COMMISSIONERS

FROM: CITY ASSESSOR

RE: EDOUARD AZZAM
Lot 20, Block 9, Plan 762-0826
36 Aikman Close

With reference to the attached memo of January 24, 1978 from the City Clerk and attached documents thereto.

This request is being submitted to the Commissioners for their decision prior to being submitted to City Council as per Council's resolution of November 28, 1977.

The following summary is forwarded for your perusal:

July 30/76: -HOME OWNER APPLICANT LAND SALE AGREEMENT signed by EDOUARD AZZAM and CITY OF RED DEER with the following residency clause being applicable:

Section (c) Subsection (iii):

"the Optionee specifically declares that he shall occupy the building constructed on the said lands as his personal residence for not less than twelve (12) months following the date of substantial completion thereof and shall not lease or sell the said building unless it is the half of a semi-detached dwelling or duplex, not then occupied by him. In the event of breach of this condition precedent by the Optionee, the Optionee covenants and agrees that he is liable for and shall make payment to the City of the sum of \$5,000.00 and all funds paid by him to the City under the terms of this Agreement shall belong absolutely to the City as liquidated damages and not as penalty or forfeiture."

Feb. 7/77: -Lot paid for in full.

Feb. 15/77: -Request for Land Transfer from Azzam's Solicitors. Also received Land Transfer executed by Azzam to City.

Feb. 22/77: -Land Transfer and Caveat forwarded to Lizée & Gross, Azzam's Solicitors, for registration of mortgage for construction of dwelling.

- cont'd -

- 2 -

- Mar. 4/77: -Received Registered Caveat from Lizee & Gross.
Sept. 1/77: -Mr. Azzam notified City that he had taken up residence at 36 Aikman Close.
Nov. 9/77: -Received a request from Lizee & Gross for a postponement of the Caveat in favor of a new mortgage. Solicitors explained that Mr. Azzam was placing increased mortgage on the lands and dwelling.
Nov. 14/77: -Postponement of Caveat forwarded to Lizee & Gross.



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

WL/gr

Commissioners' Comments

The Commissioners cannot support granting this request and for this reason felt same should be submitted to Council for their decision. Similar applications have been denied in the past where the sole criteria was supposed financial hardship.

If Council approve these type of applications, it is our opinion anyone can plead financial hardship and thereby render our land sale agreements useless. In these type of circumstances where property owners find difficulty in fulfilling their obligations, they are at liberty to sell the property and make the \$5,000. payment to the City from the escalated proceeds.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

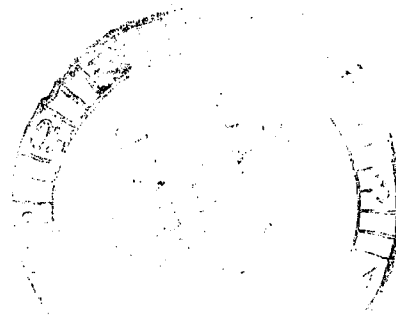
**HOUSING AND
PUBLIC WORKS**

Policy and Planning Division
Policy and Program
Development Department

3rd Floor, 10050 - 112 Street
Edmonton, Alberta, Canada
T5K 1L9

January 16, 1978

City Council
c/o City Hall
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4



Dear Council Members,

Last year Council allotted 30 lots to the Co-op Home Action Program of which 28 were used.

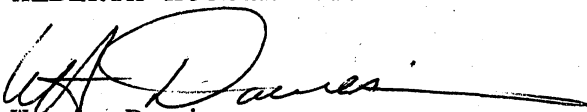
The reason 2 of those lots were not used was due to the type of program we have and the length of time in organizing and educating the participants.

It would please us if you could carry over these lots into any 1978 allotment Council makes to the C.H.A.P. program.

I understand from Mr. Don Wilson that he needs your approval to do so.

Yours truly,

ALBERTA HOUSING AND PUBLIC WORKS


W. A. Davies
Co-op Housing Director

WAD/sa

cc Don Wilson
City Assessor
Red Deer

January 31, 1978

TO: CITY CLERK

FROM: CITY ASSESSOR

RE: NORMANDEAU SUBDIVISION
Lot 31, Block 5, Plan 752-1367
Lot 6, Block 3, Plan 762-0630

May I advise that City Council authorized the sale of 30 lots to the Provincial Government for construction of homes under their Co-op Home Action Program (C.H.A.P.). Homes have been completed on 28 of the lots and all terms of the contract completed. As homes were not started by January 1, 1978 on the above described lots, the agreements became null and void.

In view of the Government's participation and their request for an additional 60 lots this year, may I recommend that the agreements for the above lots be reinstated at no cost to the Government and that they be allowed to retain them for development this year under the C.H.A.P. program.



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

DJW/gr

Commissioners' Comments

In the past we have extended the commencement of construction starting date for home owner applicants (not developers) for a specific period of time e.g. 30-60 days at no cost. However, in view of the nature of this program, Alberta Housing Corporation is unable to specify a date by which construction will start. We, therefore, recommend that they be allowed to add these lots to the recommended allocation for 1978 but be required to pay the difference between the original and the current selling price.

"K. CURLE"
Mayor

"M.C. DAY"

NO. 9

Porkka, Fowler & Company

103.

BARRISTERS & SOLICITORS
NOTARIES

A. ROY PORKKA, B.A., LL.B.
JOHN W. FOWLER, B.A., LL.B.
(ALSO OF THE NEW BRUNSWICK BAR)
DONALD J. SINCLAIR, B.A., LL.B.

SUITE 301, 4943 ROSS STREET
ROYAL BANK BLDG.
RED DEER, ALBERTA
T4N 1X7

January 19th, 1978

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

Attention: City Clerk

Dear Sirs:

Re: John Howard Society of Alberta
Application for Tax Exemption,
Our file #17,506

Enclosed herewith for service upon you is a copy of an Application made by the John Howard Society of Alberta to the local authorities board under the provisions of the Municipal Tax Exemption Act.

Kindly admit service on the copy presented to you.

It would be appreciated if, in due course, you would notify the local authorities board whether or not you are objecting to the application. It would be appreciated if you could do this right away, as otherwise the matter will be held up for 40 days before the Board can act on this application.

Thank you.

Yours very truly,

PORKKA FOWLER & COMPANY,


A. R. Porkka

ARP:br

Encl

APPLICATION FOR TAX EXEMPTION

104.

TO: The Local Authorities Board,

IN RESPECT OF: Lot 7 & 8, Block 14, Plan 7604 S., Red Deer, Alberta.

- a) The Name of the Applicant is JOHN HOWARD SOCIETY OF ALBERTA.
- b) The name of the municipality in which the property is located is
The City of Red Deer.
- c) The legal description is Lots 7 & 8, Block 14, Plan 7604 S., Red Deer,
Alberta.
- d) The assessment is as follows:

Land - 5,350

Improvements - 14,240

See Assessment attached.
- e) The Applicant uses the property as a half-way house and rehabilitation
centre for persons who have been convicted of offences and have served
time in Institutions - for more detailed description, see Appendix A.
- f) The nature and extent of the improvements on the land is a four-plex
development used as a residence on a temporary basis for inmates coming
out of Institutions and being rehabilitated into Society.
- g) The sources of income of the Applicant are through Government support and
charitable donations, particulars of the expenses and income being attached
hereto.
- h) No part of the property is revenue producing, save by way of grants, as
indicated in the budgetary statement annexed hereto.
- i) No part of the property is used for residence or accommodation for
employees per se except that there is at all times an employee of the
John Howard Society on the premises for supervision purposes on a shift
basis, for supervision and management of the project.

- j) The Applicant is a non-profit organization whose object is the rehabilitation of prison inmates into Society as productive members, and operates under an Agreement with Her Majesty the Queen in the right of Canada, through the Solicitor General's Department, under the terms of the Agreement attached hereto as appendix E, and hereby requests consideration for tax exempt status.

105.

DATED at the City of Red Deer, in the Province of Alberta, this 16 day of January A.D. 1978.

JOHN HOWARD SOCIETY OF ALBERTA

Per:

David L. Keller
DISTRICT DIRECTOR

January 31, 1978

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: JOHN HOWARD SOCIETY
Tax Exemption

With reference to the letter submitted by the John Howard Society may I advise that there is no provisions for this type of tax exemption in the Municipal Tax Act.

The Municipal Tax Exemption Act was created so that if any Society, etc. that was not automatically exempted would have the opportunity to make submission on their own behalf.

The City of Red Deer has been one of the most ardent proponents for the elimination of all tax exemptions. The feeling of previous Council was that rather than create tax exemptions considerations could be given to a tax grant at budget time. For general information we would advise that the Folk Festival application for tax exemption was not granted while the Y.M.C.A. application was.

In view of our previous decisions and the position taken on various studies I would not recommend we support their request.



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

DJW/gr

Commissioners' Comments

We concur fully with the City Assessor and recommend that Council authorize the administration to oppose this application to Local Authorities Board.

"K. CURLE" Mayor

"M C. DAY" City Commissioner

Andy Buruma Enterprises Ltd.

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

Phone 403/347-3700

COPY TO: MAYOR K. CURLE

NO. 10

January 20, 1978

107:

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

Attention: MAYOR CURLE & MEMBERS OF COUNCIL

Re: CIVIC POLICIES RELATIVE TO INDUSTRIAL
AND COMMERCIAL LAND

Further to past discussions with the city administration and members of City Council, we are requesting a review of your policies relative to the following:

1. DELINQUENT PAYMENTS.....While we agree that there may be specific instances where a late payment penalty should be imposed, we do not agree with the existing policy which briefly states "....the applicant shall pay to the City of Red Deer the sum of 1½% of the full purchase price plus interest on the delinquent portion of the account at the rate of 1½% per month."

We have consulted with other municipal governments on this matter and it appears that Red Deer's policy is unusually harsh. The City of Calgary, for instance, (ref. Land Depts' Bill Janner January 20, 1978) required either full purchase price, or one-third down and the balance (plus prime interest rate plus 1%) in one year. If the balance is not received, the agreement is null and void. However, the City apparently does not enforce cancellation if the payment is unintentionally delayed. Communication is entered into the matter, and if it is felt that the purchaser intends to make payment, a "per diem" penalty is imposed. This amounts to the interest rate calculated on a daily basis for the amount of payment due.

That sounds quite fair, and should not discourage economic development.

...../2

We recommend the following:

- 1) No cancellation of agreement unless it is felt the purchaser does not intend to proceed with the sale.
 - 2) Use of administrative (or councillor) discretion if a payment is late and it is felt a penalty payment should be effected.
 - 3) No penalties should be imposed for late accounts received within three days of due date.
 - 4) Penalties should be no more than 2% per month of delinquent amount owing, or this penalty calculated on a daily basis.
2. SALES TO DEVELOPERS: As of April 25, 1977 you have a policy which states as follows, "A minimum of 50% of the completed facility must be owner-occupied for a minimum period of one year."

108.

We obviously do not agree with this policy. It is discriminatory, unfair, anti-development, and possibly illegal. We might agree with an occupancy factor to be used to decide which applicant would be awarded a site where there was more than one applicant and the benefit to the city, size, appearance, and other factors were equal.

This seems to be the thinking of other centres as well. Calgary is on a first come, first served basis even when land is in short supply. Although if more than one applicant has applied, simultaneously, for the same site, a manufacturer would be given preference, then an owner occupant, then a developer. Lethbridge bases its sale decisions on the merits of the proposal. Ken Seamens, of the Economic Development Department says, "We don't discriminate against developers. We'll sell to firms like Richfield. We're interested in, and dedicated to building up our tax base."

This development-growth oriented thinking is successful if you consider percentage of tax revenues coming from industrial properties in Lethbridge.

We therefore do not believe you should retain this owner-occupancy policy. And we request you reconsider our application to purchase a 3.5 acre industrial site as per correspondence dated December 15, 1977.

Your careful consideration of the above observations and request will be most appreciated.

Sincerely, for
ANDY BURIMA ENTERPRISES LTD.

per: WAYNE PANDER

Copy:
Red Deer Chamber of Commerce
Economic Development Department

January 31, 1978

TO: CITY CLERK
FROM: CITY ASSESSOR

RE: ANDY BURUMA ENTERPRISES LTD.

In reply to their letter of January 20, 1978, may I advise that City Council on January 23, 1978 discussed these principles in detail and recommended that the present policies and procedures remain in effect.



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

DJW/gr

January 24, 1978

TO: CITY CLERK

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: CIVIC POLICIES RELATIVE TO INDUSTRIAL AND COMMERCIAL LAND

At the January 23rd meeting of Red Deer City Council, the following resolution received approval:

"RESOLVED that Council of the City of Red Deer having considered correspondence from the Red Deer Chamber of Commerce dated January 9, 1978 concerning the present Sale of Land Policy regarding industrial lands and having considered reports from the administration regarding the same, hereby agree that there be no change in the City policy at this time, and as recommended to Council January 23, 1978 by the City Commissioners."

This resolution was passed after careful consideration and debate, resulting from correspondence received from the Red Deer Chamber of Commerce.

As a matter of interest, Mr. Pander makes reference in the third last paragraph of his letter to the percentage tax revenues from Industrial properties in Lethbridge. Among Alberta's five largest cities, Red Deer ranks second behind Medicine Hat in percentage of taxable assessments from Industrial properties.


ALAN V. SCOTT, Director
Economic Development

AVS/gr

DATE: January 25, 1978

TO: City Clerk

FROM: City Treasurer

RE: ANDY BURUMA ENTERPRISES LIMITED

In regards to Mr. Pander's recommendations regarding delinquent payments:

1. The City does not cancel the agreement without an appeal being heard.
2. The use of discretion in deciding whether penalties should be imposed is difficult for the administration to implement.
3. Why should three days grace be allowed? If the payment had a deadline date, then surely that should be complied with.
4. The penalty was imposed by Council to ensure payments were made as scheduled.

In regards to (2) above the City Council has set the policy and the Administration is carrying out that policy. If any variance of the policy is to be made, then it is Council that must so direct.

Perhaps the penalty is too high. Without some form of significant penalty, however, it would be difficult to avoid speculative optioning of City owned land.

I believe the questions raised on sales to developers will be answered by other staff.



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

AW:mw

CC: City Assessor
Economic Development Officer

Commissioners' Comments

This matter has been discussed by Council on numerous occasions and in detail at the January 23rd meeting. We do not believe any further action should be taken by Council at this time, but rather Council may wish to re-affirm the resolution of January 23, 1978.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

KUSHAN MANAGEMENT LIMITED

NO. 11

113.

#310, 9939 JASPER AVENUE
EDMONTON, ALBERTA T5J 2W8
TELEPHONE (403) 426-5315

January 30, 1978

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

RE: 3720 - 3722 - 52nd Avenue, RED DEER

Dear Sir:

Further to our discussions of January 25th, 1978, please find accompanying this letter preliminary plans for a 42 suite condominium project to be proposed to City Council for approval.

We are requesting rezoning of the above property from R2B & A3 to R3B zoning to accomodate the accompanying proposal.

In accordance with zoning and density requirements, we would request approval of a 42 suite condominium project which this rezoning will provide.

We are prepared to develop this project following the conditions below:

1. The project follows the guidelines required to develop the proposed project.
2. We are prepared to dedicate to the City of Red Deer the land indicated as park area on page 2.
3. We are prepared to release the City of Red Deer any claim or responsibility of slippage or movement of land.
4. We are prepared to pay in proportion of costs required to improve the services to accomodate the proposed development.

...../2

We are looking forward to approval of our project as we feel our proposal meets all requirements for approval of a project designed to enhance the area and also provide another method of fulfilling accomodations required in the city.

Hope all is in order; thanking you in advance.

Respectfully yours,

KUSHAN MANAGEMENT LIMITED

A handwritten signature in dark ink, appearing to read "D. Kushnyrick", enclosed within a large, loopy oval flourish.

Dennis Kushnyrick
President

DAK/mr

TO: R. Stollings DATE: February 1, 1978
FROM: R. Strader RE: Kushan Developments

This request is similar to other developments approved by Council in recent years in this area. To date two apartments have been approved and built, and one more has been approved but not yet built.

Due to the topography of the land, it has been policy for the developers to dedicate to the City the greater part of their property. When this is done it is necessary for them to appeal certain provisions of the zoning by-law to the Development Appeal Board.

In this case the following items must be relaxed.

- sideyards
- rear yard
- density
- site coverage

Due to the nature of the site and the dedication of land involved our department would probably support an appeal subject to detailed plans being submitted for examination; and these plans meeting the Alberta Building Regulations.

If Council rezones the site, an agreement covering site conditions (hill slippage) and agreements for dedication of land should be conditions of the approval.



RYAN STRADER
Acting Development Officer

RS/lp

M E M O

116.

TO: City Clerk

January 31, 1978.

FROM: E. L. & P. Supt.

Re: Kushan Management Limited
Proposed 42 Suite Apartment Bld'g
3720-3722 - 52nd Avenue,

E. L. & P. will have no problem serving this proposed apartment building. The power service will be underground from 52nd Avenue. The developer has given us his electrical requirements and we are preparing our estimate of the cost of service.

Yours truly,



R. M. Watson, P. Eng.

E. L. & P. Supt.

c:
City Assessor
City Engineer
Planning Commission
City Development Officer

February 1, 1978

TO: City Clerk
FROM: City Engineer

RE: Kūshan Management Limited
Proposed 42 suite condominium
on Lot 6, Block 6, Plan 6564 E.T.

SITE SERVICES

A 12" sanitary sewer and a 6" water are available in 52 Avenue. Storm drainage where possible is to drain to 52 Avenue. The balance of the site may require a storm extension to Waskasoo Creek or alternatively a dry-well could be constructed on site. Drainage for the U/G parking garage must be tied to the sanitary sewer. Gravity servicing of the U/G parking to the sanitary sewer may not be possible depending on elevations proposed.

DENSITY - This particular block contains six lots, all of which back onto Waskasoo Creek. Construction of the addition to the hospital has apparently created a sudden interest in development in this area. Construction of a 37 suite apartment on Lot 1 and a 23 suite apartment on Lot 2 has recently been completed. A proposal for the development of a 43 suite apartment has just been approved for Lots 3 & 4. The proposal was originally for 2 - 42 suite apartments and the Engineering Department recommended that the density be restricted to approximately half that proposed "pending further study of the capacity of the existing utilities."

In order that the Engineering Department remain consistent in its density recommendations, the site should be restricted to approximately 22 units. However, since the time the proposal for Lots 3 & 4 was studied the Engineering Department has been advised that the redevelopment of the Frizzel Trailer Court will be phased over a longer period than originally anticipated and hence the possible overloading on the sewer system will be delayed. This in turn may permit sufficient time for remedial measures to be undertaken to improve the capacity of the sewer system i.e. by reducing infiltration.

There are therefore two considerations to examine in determining the allowable density for this site.

1. The proposed hospital addition may create a shortage of dwelling units in the immediate area and hence development to a higher density in this area may be desirable. This matter should be reviewed by the Planning Department.
2. All developers should be treated consistently and in the case of Lots 3 & 4, the developer chose to follow the recommendations for a lower density.

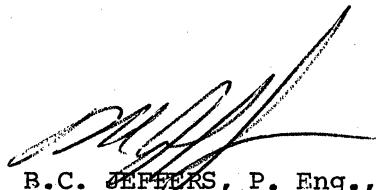
February 1, 1978

118.

Based on the above the Engineering Department does not object to the proposed rezoning provided that the conditions outlined in the letter dated January 30, 1978 from Kushan Management are adhered to.

In order that a uniform levy can be assessed to upgrade the sewer system in redevelopment areas, the Engineering Department is preparing a bylaw to permit collection of a frontage charge in all such areas.

Vehicular access to the site from paved 52 Avenue is satisfactory to this Department. The Developer must apply to the Engineering Department for a sidewalk crossing which will be done by City crews at the current City rate.



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

RKP/ab

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 17.15

February 1, 1978

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

Dear Sir:

Re: Apartment Building
Lot 6, Plan 6564 E.T.
3720 - 3722 - 52 Avenue

Introduction

Kushan Management Limited has submitted for approval in principle, a 42 suite apartment building on the above mentioned property. Basically, Council is requested to approve the required rezoning if they are satisfied with the concepts as presented in the proposal.

Description

Lot 6 is a rectangularly shaped lot that extends from 52 Avenue across the escarpment and creek to the railway tracks. Total acreage is approximately 1.4 acres. Due to the extremely steep banks of the escarpment, there is very little developable land within the property and boundaries.

The entire development including parking areas will occupy the front 230 feet. It will consist of 42 suites with 10 three-bedroom, eight one-bedroom and twenty-four two-bedroom suites. Parking will be provided at the ratio of 1.5 spaces per suite for a total of 81 spaces. The apartment building is designed to follow the contours as closely as possible. Several roof top gardens at various levels help the project to be more compatible with the escarpment topography.

Zoning

The area is currently zoned R2B and A3 and should be rezoned R3B to accommodate the proposed development. Only the extent of the development, which is the front 230 feet, needs to be rezoned. Minimum Landscaping requirements for the area of development have not been met but in view of the area to be dedicated to the City for public use, this requirement should be relaxed.

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

Subdivision

In keeping with Council's policy to protect and preserve open space along the escarpment area, the developer has agreed to dedicate all lands west of the area of development to the City of Red Deer as public reserve. This dedication will eventually have to be completed with a plan of survey. Since this is the last piece of property that can be developed along the escarpment it may be an opportune time to proceed with the survey and consolidation of those areas that have been dedicated to the City.

Site Plan

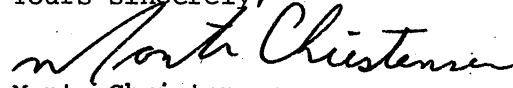
Generally speaking, the concept seems to be sensitive to the extreme changes in elevation along this portion of the escarpment. The site is difficult to develop and care must be taken to ensure that engineering concerns such as slope stability and servicing are satisfied. With the number of suites being proposed the density exceeds the guidelines used by the Engineering Department. The developer has agreed to contribute toward upgrading the sewer system for the area. The total cost of upgrading is approximately \$15,000. The developer's share will be in proportion to the proposed density and will be determined by the City Engineer.

Recommendations

We recommend:

- 1) That Council approve the concept in principle.
- 2) That Council approve the application to rezone the most easterly 230 feet in perpendicular width of Lot 6, Plan 6564 E.T. to R3B subject to
 - (a) the developer contributing toward upgrading the sewer system, an amount to be determined by the City Engineer;
 - (b) the developer entering into an agreement satisfactory to the City Solicitor dedicating all of Lot 6, Plan 6564 E.T. except for the most easterly 230 feet in perpendicular width to the City of Red Deer and a plan of survey eventually being submitted creating the public reserve;
 - (c) the developer proving to the satisfaction of the City Engineer that any problems that may arise from slope instability are eliminated or controlled.

Yours sincerely,



Monte Christensen
Associate Planner
City Planning Section

/mjw

cc: City Engineer
Development Officer
City Solicitor

Commissioners' Comments

We concur with the recommendation of the Planners and the City Engineer and recommend Council approve the application in principle subject to the conditions outlined.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

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

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

IN REPLY REFER TO: P.C. POWER

January 17, 1978.

Mayor and City Council,
City Hall,
Red Deer, Alberta.

Dear Sirs:

Re: Shopping Development -
South East corner Piper Drive and
Gaetz Avenue, Red Deer, Alberta,
Our file No. B 2349

We would request that City Council amend the zoning by-law as it applies to the property located on the South East corner of Piper Drive and Gaetz Avenue from C5X to C3.

The C5X use table restricts the development to such an extent that the area could not be developed.

In our opinion, the development of a shopping centre on this particular site is more appropriate and desirable than developing a shopping centre inside a residential subdivision. The planners have boxed in the City of Red Deer with their views on how this community should be designed and as a result, the demand for retail space outside of the downtown core has far exceeded the land that is properly zoned for this purpose.

It is to be noted that presently in the Northlands Industrial Park there are 14 retail outlets (these businesses would not have established in Red Deer had the planners' view prevailed). It is of further interest that in the development next to Peavey Mart in the South part of the City, there are presently 10 retail outlets again which would not have established in Red Deer had the planners' views prevailed.

The request for rezoning from C5X to C3 is reasonable and suits the particular area. This development will serve the needs of the residents residing in the Pines and the other portions of North Red Deer which are in the process of being developed. Would you advise of the date and time when this rezoning application will be considered by City Council.

Yours very truly,

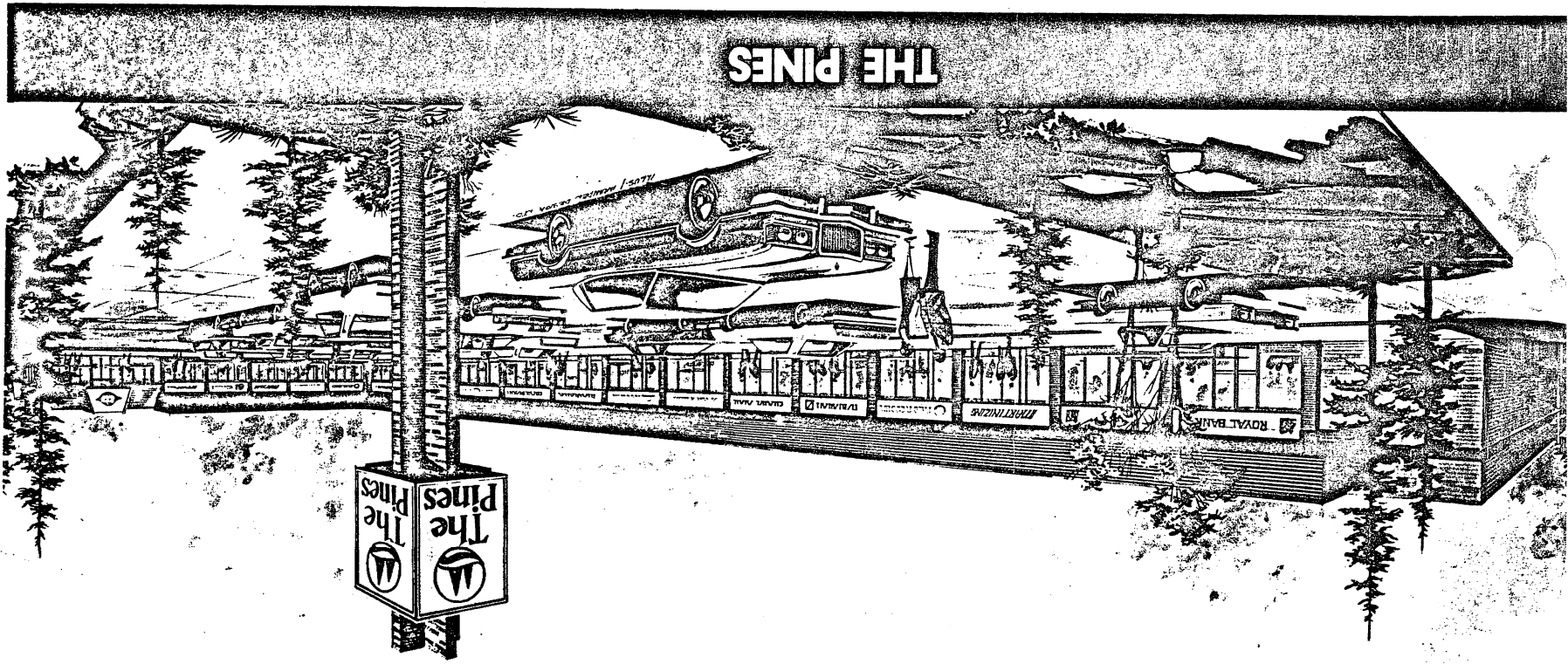
CROWE, POWER & COMPANY

Per: 

PCP/av

P.C. POWER

Encl. C.C. Mr. Gordon Hamill and Mr. Stan Simpson,



RED DEER REGIONAL PLANNING COMMISSION^{124.}

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

January 31, 1978

Mr. R. Stollings
City Clerk
City of Red Deer

Dear Sir:

Re: Shopping Development - South East
Corner of Piper Drive and Gaetz Ave.

With regard to P.C. Power's letter of January 17, 1978 requesting an amendment of the zoning on the above mentioned property from C.5X to C.3, we hereby submit our comments and recommendations.

In his letter Mr. Power states that the demand for retail space outside the downtown core far exceeds the land that is properly zoned for this purpose. An analysis of the zoning seems to refute this statement.

Retail activities outside the downtown core are basically controlled by four zones, the C.3, C.5, I.1 and I.2 zones. Other zones permit a limited amount of retail use, however, the four listed are the most significant. During the last year two zoning by-law amendments greatly increased land available for retail activities.

First By-law 2011/W-77 made all of the uses of the C.5 and I.1 zones interchangeable. In other words all the uses of the C.5 zone are now conditional uses of the I.1 zone and all the use of the I.1 zone are conditional uses of the C.5 zone.

Second By-law 2011/JJ-77 added to the use table of the C.5 and I.1 zone the following items:

"31. Sales ancillary to the use herein listed

- (a) Beverage manufacturing and storage
- (b) Brewery, Winery or Distillery
- (c) Hatcheries
- (d) Printing Establishments

MEMBERS

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

- (e) Distribution establishments of automotive tools, parts and accessories
- (f) Distribution establishments of industrial tools, parts and accessories
- (g) Sign manufacturing, painting and servicing
- (h) Tent and awning manufacturing
- (i) Light Industry

32. Sales of

- (a) Tools, machinery, equipment and other products used in the building and construction industry including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installations, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry provided that each use, and in particular the storage of materials is contained solely within the buildings.
- (b) tools, machinery, equipment, and other products used in the agriculture industry except bulk livestock feed and bulk chemicals and fertilizers."

Also the following items were added to the I.2 zone:

"CONDITIONAL USES

- Sales ancillary to all permitted and conditional uses listed within Table II except warehousing.
- Sales ancillary to
 - a) Distribution establishments for automotive tools, parts and accessories.
 - b) Distribution establishments for industrial tools, parts and accessories.
 - c) Distribution establishments for tools, equipment and other products used by building and construction trades including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installations, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry.
 - d) Distribution establishment for tools, machinery, equipment and other products used in the agriculture industry."

The combined effect of these two amendment is an increase of land properly zoned for retail activities in the C.5, I.1 and I.2 zone.

The C.3, Commercial (Neighbourhood) Zone, is actually an extension of the C.1 or downtown commercial zone into other areas of the city. It is used primarily to allow shopping centers in residential area, such as the West Park Shopping Center, or to provide for large regional shopping centers such as the Parkland Mall. The size of these centers vary from 5 to 10 acres for a neighbourhood center to 30-40 acres for a regional center. These are specifically designed to provide those uses and services of the downtown to an area remotely located from the downtown.

It is also questionable as to whether or not the demand for C.3 zoning exceeds the amount land that has been allocated for that use. Commercial floor space of the Parkland has increased 105,600 sq. ft. from 304,000 sq. ft to approximately 409,600 sq. ft. In advertising for development proposals for the Highland Green shopping center which will consist of approximately 28,460 sq. ft. of commercial space only one proposal was received. Preliminary design concepts for the easterly expansion of the city indicate land being set aside for commercial zones.

With this in mind it is our premise that the commercial land outside the downtown area is adequate to supply the immediate needs of the city and that the future requirements are being incorporated into proposed development concepts. Those uses that are normal associated with the downtown and shopping centers are not being "boxed in" as stated in Mr. Power's letter of January 17, 1978.

A C.3 zone on the southeast corner of Piper Drive and Gaetz Ave. is not necessary due the close proximity to the Parkland Mall. The Parkland which provides a very wide range of services to residents of the Pines is easily accessible. If the parcel is rezoned to C.3 then a new requirement must be applied and an additional 42 stalls provided.

The one valid observation in the rezoning request is that the use table for the C.5X zone is very restrictive.

Prior to this parcel being zoned C.5X on August 2, 1977 it was zoned C.5 and could have been developed in accordance with the C.5 and I.1 use tables. Restoration of this development potential to the property would overcome its restricted nature and also be consistent with the surrounding area.

We recommend -

- (a) that the zoning amendment as requested be denied, and
- (b) that the Use table for the C.5X zone be amended so that all the use of C.5 and I.1 zones are allowed as conditional uses.

Yours truly,



M. Christensen
Associate Planner

January 16, 1978

TO: R. STOLLINGS
FROM: ACTING DEVELOPMENT OFFICER
RE: C5X SITE

This site was originally zoned C5 (highway commercial). A request to rezone to C1 was denied on January 6, 1977 by Council. After several applications and amendments, the site was zoned C5X with the following uses listed as conditional: (Municipal Planning Commission must approve) - dry cleaning store; convenience type grocery (2000 sq. ft. maximum), bank and restaurant. The permitted uses are a Retail Gasoline outlet with convenience store.

The application for rezoning requested uses ranging from downtown commercial to additions to the C5 use table (liquor store, dry cleaning, convenience store, barber shop, beauty shop and confectionery).

The December 30, 1977 request for additional uses has now been amended to include fabric shop, hobby shop, retail sales office and doctor-dentist office. These additional uses belong in the C1 and C2 zones in which there is presently a great deal of undeveloped land. Adding these uses will delay downtown development. Recommend the additional uses requested on January 9, 1978 be not added to the C5X table; we have no objection to the drug store, beauty and barber shops being added.

RYAN STRADER,
Acting Development Officer

Commissioners' Comments

I support the request for rezoning of the site to C.3 zoning and will elaborate verbally at the Council meeting.

"K. CURLE" Mayor

I cannot support this application as presented (namely rezoning to C.3). The entire frontage of Gaetz Avenue is zoned C5/11 with interchangeable uses and as such I would support rezoning of the site to C.5 with its vastly increased uses compared to C.5.X. Rezoning to C.3 would be spot rezoning for reasons of economic expediency.

"M.C. DAY" City Commissioner

Wesco Property Developments Ltd.

MEMBER



128.

NO. 13

403 - 265-7702

722 - 11th Avenue S.W.
CALGARY, ALBERTA
T2R 0E4

January 23rd, 1978.

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

Dear Sir:

Re: Application for Rezoning of
Block Y, Plan 1339 A.J.

I enclose herewith a resume of the happenings to date on the above.

We believe we have resolved the sewer and other utility problems to the satisfaction of the City Engineer. Further we enclose herewith a recent letter to the City Engineer giving our arguments for the solution of the access road problem which exists along our north boundary.

We believe it is now appropriate for Council to consider this matter and if they see fit, to give the zoning by-law a final reading, and we therefore request that you place it on the agenda of your February 6th meeting. We will be in attendance to make verbal presentation.

Yours truly,

WESCO PROPERTY DEVELOPMENTS LTD.

N.S. Trouth

NST/ab

rec'd
24/78
H.S. 2 P.M.

January 23rd, 1978.^{129.}

HISTORY OF MacBETH PROPERTY
ZONING APPLICATION
by
WESCO PROPERTY DEVELOPMENTS LTD.

Application - September 1, 1976.

First hearing Council Meeting Sept. 13, 1976 - tabled.

Administration opposed to project.

Some reasons: - Not in previous planning considerations.
- Servicing (since resolved).
- Cut off by future road from adjacent neighborhood
- Future road requirements N. Boundary (see attached)

Second hearing, December 20th, 1976.

Council tabled pending results of Bridge Study.

March 14 & 28, 1977.

Council established location for bridge (subject to approval of Province).

July 18, 1977.

Council authorized preparation of By-Law.

August 29, 1977 - Public Hearing.

No objections. Petition in favor - 41 signatures.

October 21, 1977.

Engineering study on sewers satisfactory.

January 23, 1978.

Letter to City Engineer re: collector road.

February 6, 1978. Council Meeting.

Application for final reading zoning By-Law.

Wesco Property Developments Ltd.



403 - 265-7702

130.

722 - 11th Avenue S.W.
CALGARY, ALBERTA
T2R 0E4

January 23rd, 1978.

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

Dear Sir:

Re: Block Y, Plan 1339 A.J.

The purpose of this letter is to lay before you our arguments in favor of using the existing right-of-way along the north side of the subject property (with reasonable buffering) for the future access road from the north west industrial part of the City.

- 1) It has been stated by representatives of Grimble & Associates at the Council meeting at which they presented the transportation study, that this road would never be anything more than a local collector by virtue of configuration of other main roads throughout the area, that it would probably not be needed within a 20 year term, and that it may never be required.
- 2) We contend that even if a four lane road were required sometime in the future, the configuration in the vicinity of MacBeth's property could be such that the existing right of way could be utilized. That is to say the reverse curve of the present alignment east of MacBeth's property (with minor modifications) is perfectly satisfactory to carry the traffic flow at a location within 2,000 feet of the bridge entrance, which bridge terminates in the downtown area. The road cannot sustain a high speed at the location of the curve with the distance limitation to the bridge entrance, therefore the curve is perfectly satisfactory as it is rather than requiring that it be straightened out.

In order to give an insight into the long term future of this collector road, we have attached hereto a drawing of a portion of Memorial Drive in the City of Calgary together with a City of Calgary Map indicating that the "S" curve immediately east of 14th Street on Memorial Drive (a four lane divided collector and truck route) which terminates at the Louise Bridge at 10th Street almost exactly equal to the subject road pattern, has a

Continued...../2

curve of a configuration similar to what we suggest is perfectly satisfactory for that adjacent to the subject property. You will note from the City map that Memorial Drive, together with two other collectors, (the 24th Street Bridge and 14th Street) drains a vast portion of northwest Calgary into the City Centre and takes approximately one-third of the total traffic. There must be 10 or 15 square miles of residential land at this time draining through these three arteries and the curvature works very well because the road cannot be a high speed road that close to the bridge entrance.

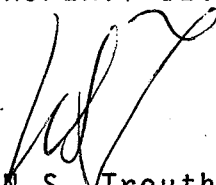
- 3) The alignment put forth by the City which contemplated the straightening out of the road to a very smooth curve destroys one golf hole and requires the adjustment of two more. We cannot see any future Council of Red Deer in the light of the above arguments 1) and 2) destroying the best golf course in central Alberta.

We are quite prepared to refrain from putting buildings at the north end of our property and will provide buffering which would permit at some time in the future for the collector road to be built, but we cannot see any justification for going any further than that and hope on the basis of sound engineering considerations, you can agree with us.

We have asked that Council, on February 6th, consider the final reading of the zoning by-law which will permit the subject development and are filing a copy of this letter with the City Clerk.

Yours truly,

WESCO PROPERTY DEVELOPMENTS LTD.



N.S. Trouth

NST/ab

M E M O

TO: City Clerk

January 30, 1978.

FROM: E. L. & P. Supt.

Re: Wesco Property Developments Ltd.
Application for Rezoning
Block Y; Plan 1339 A.J.

E. L. & P. 's only comment on this proposed rezoning is that we will have to extend a new primary feeder into this area to serve the development; we would appreciate as much lead time as possible to purchase material and complete our off-site installations. Once we receive final drawings stating the size of service required and the location of the main panels, we will prepare an estimate of the charges to be made for power service to this development.

Yours truly,



R. M. Watson, P. Eng.

E. L. & P. Supt.

copies: City Engineer
City Assessor
Planning Commission
City Development Officer

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 17.51 & 13.01

February 1, 1978

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

Dear Sir:

Re: Zoning By-law 2011/HH-77
Parcel Y, Plan 1339 A.J.

With regard to N.S. Trouth's letter of January 23, 1978, requesting the second and third reading of the above mentioned by-law, we wish to re-emphasize that we are opposed to residential development in this area.

Mr. Trouth indicates in his letter that the sewer and other utility problems have been resolved. It is our understanding in discussing the matter with the City Engineer, that the sewer line problem has been resolved, but there are still major concerns about the eventual road pattern and future right-of-way requirements.

At a meeting in August 1977, the Electric, Light and Power Department stated that the power system in the area was operating at a maximum load, and even a temporary hook-up to the presently overloaded system, could not be considered. Update of the power supply in the area is likely to occur some four years hence. There is no indication that this problem has been resolved.

In addition to the problems regarding the future road pattern and the electrical system, a number of other factors are worthy of consideration.

The site is isolated from the other residential areas, therefore, the benefits of neighbourhood planning are lost. Pedestrian traffic to the school and other community facilities is inhibited by the railway tracks and proposed major roadways.

cont'nd...

MEMBERS

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

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2

If the request to rezone is granted, there are several small holdings adjacent to the site which are affected. Pressure to rezone these holdings to R.3 could be forthcoming.

This potential, small residential enclave, is not in keeping with the General Plan. The City's General Plan prepared in 1969 indicates that the area south of the railway right-of-way, would eventually form part of the City's park and open space system, and possibly an extension of the Golf Course.

Once an area has been rezoned to R.3, a multi-family use is permitted, and the only further approval needed is a building permit. There is no guarantee of the design or quality of the project. In effect, design and quality control are lost.

We recommend that City Council defeat the second the second and third reading of this by-law.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER
CITY PLANNING SECTION

MC/cc

February 1, 1978

TO: City Clerk

FROM: City Engineer

RE: Wesco Property Developments Ltd.,
Rezoning application Block Y, Plan 1339 A.J.

The Developer has provided a summary of events which have occurred to date. As he has mentioned, the Engineering Department for one, was opposed to this proposal for three main reasons namely servicing, access, and the City's General Plan.

SERVICING - We could not support the proposal as it was outside the servicing boundaries established in 1962. In October 21, 1977 a report was prepared by Reid, Crowther & Partners Ltd., in accordance with instructions from Mr. N.S. Trouth P. Eng., to evaluate the sanitary system adjacent to the proposed development. The results of the study indicated that the "trunk sanitary sewer has adequate capacity to serve the proposed condominium project as well as the existing population in the study area". It further states that the "additional population that can be serviced by the trunk sanitary sewer is limited by peak flow conditions" and outlines the constraining sections and associated redevelopment population. A revised report received Feb. 2/78 indicated that development of the Wesco property would limit redevelopment in the area to 100 persons. If development on this site is approved the developer shall be responsible for all costs associated with the extension of utilities to this area.

ACCESS - We could not support the proposal from this point of view as there is a requirement for an industrial traffic bypass road connecting the intersection of Kerrywood Drive & 64 Avenue with 67 Street. It was felt that this type of roadway will likely carry significant members of heavier truck traffic. Traffic of this type presents a hazard to pedestrians and may cause a noise problem to adjacent residential development as this traffic will be operating 24 hours per day. Underwood McLellan & Associates Ltd, in conjunction with the feasibility and functional planning of the Third River Bridge, looked at an alignment for this roadway considering the noise impact and the area to which the road would provide access. The proposed alignment is shown on the attached plan. You will note that two possible alignments are shown. The cross hatched area denotes the alignment selected by the consultants while the shaded area indicates a "reduced standards" alignment prepared by and acceptable to the Engineering Department. The Right-of-way is still larger than normal (300') to provide for noise buffering. The right-of-way can be reduced significantly in the Golf Course Area as buffering is not required. Likewise the existing railway bed would provide some buffering to residences east of the tracks and should the mainline be abandoned, the rail right-of-way would be used to provide buffering for the existing residential area. There are no specific guidelines for noise attenuation adopted as yet by the Province as this is a relatively new area of highway engineering. Research work is still continuing. Buffering will probably take the form of an earth embankment

February 1, 1978

approximately 12 feet in height with 3:1 side slopes.

136.

A further point to note that if the decision is made to put a roadway of the type that is required to handle industrial traffic, in this area, extra right-of-way to some degree will be required from the existing parcels of land including the Golf Course regardless of the standard of design adopted by the Engineering Department. (reverse curve etc). The roadway is to be a major two lane facility with proper noise buffering in the areas where residential development may be existing or which may occur in the future. The resultant right-of-way width to accommodate this roadway is 300 feet. This would present a major barrier to pedestrians and especially school children who would have to cross it to get to the Elementary School sites. A pedestrian overpass will possibly be required at some future date. This road is indicated in the Transportation Study for construction in the intermediate term of 1981-2001 depending of course on the rate of industrial development between the railway tracks and Highway 2, south of 67 Street.

GENERAL PLAN - The City's General Plan prepared in 1969 provided for the area south of the railway tracks to eventually form part of the City's park area and for an extension of recreational use namely the existing Golf Course.

In summary, although it may be possible to service the area by an extension of our gravity sanitary system without any significant effects downstream, and also possible to downgrade the type of road to be constructed adjacent to a residential area, we still are of the opinion that residential development should not be occurring in this area as it is contrary to good planning. If this proposal were allowed, there most certainly will be applications for future development on other land immediately adjacent to the area.

We therefore recommend this application be denied especially in view of the revised information regarding the sanitary system. A redevelopment population of 100 people is a significant restraint for future years.


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

KGH/ab

cc: City Assessor

Development Officer

Planning Commission - D. Rouhi

attachment

February 3rd, 1978

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

This application has been considered by the previous Council on several occasions and has been tabled for a variety of reasons. For the information of the present Council, the Commissioner's comments from November 5th, 1976 have been reproduced below.

These comments outline some of the general and policy considerations involved in this application and some specific technical problems.

Some of these technical problems have been solved but many remain.

On the attached plan two road alignments have been shown, one prepared by our Consultants and one to the very minimum acceptable design standard prepared by our Engineering Department. Both alignments require substantial amounts of the land in question and both, with or without railway relocation will require land from the golf course.

With regard to the question of servicing, the consultant engaged by the developer has indicated that if the development proceeds, there will only be reserve capacity in the sanitary sewer system to service 100 additional people in this area--this will virtually eliminate the future potential for redevelopment of the other properties in the area.

In general, conditions have not altered with respect to the overall planning aspects of this development. It is still an isolated residential development, in an area designated by Council as part of the Red Deer River Corridor Park recreational area, which because of its isolation, will cause future traffic and pedestrian problems.

For these reasons we strongly recommend Council deny this application. In any event, we recommend that now that the effects of this new road on the golf course are known, the Red Deer Golf & Country Club be advised to see if the combination of the new road and this development affect its master plan for golf course redevelopment.

K. CURLE,
Mayor

H. MICHAEL C. DAY,
City Commissioner

MD/pms

November 5, 1976

TO: CITY COUNCIL
FROM: CITY COMMISSIONER

RE: WESCO PROPERTY DEVELOPMENTS LTD.

Council will recall that at a recent meeting this application was tabled to enable the Administration to meet with the applicant, and to meet with our consultants to see if the problems could be overcome.

During the discussions it was suggested that the Administration review the policy of staying within the presently established service boundaries to see if this policy is still valid or if a change is warranted.

Service boundaries are established for an area based on a number of factors including natural drainage basins, natural geographical barriers, man-made boundaries such as railways, highways, etc. These factors are all subject to rigorous engineering study at a cost to the City of hundreds of thousands of dollars.

Once established, development takes place within these boundaries on a planned, balanced basis. A balance must be made of such factors as schools, roads, population density, parks, public reserve, playgrounds, shopping facilities, etc.

The marginal lands which lie outside the service boundaries, because of their nature, are usually maintained as open areas, green spaces, or major recreational facilities.

When pressures develop to increase the intensity of land usage, re-development occurs within the service areas and not development of the marginal lands. To move outside these boundaries causes imbalance in the overall development and can be of very serious consequence to a municipality.

At present, the already established service boundaries for the City encompass an area with a capacity to service a population of approximately 50,000 people. With the inclusion of the East Hill, the engineering for which has been approved by Council and is well underway, we will be able to service a potential population in excess of 100,000 people, which will take us well beyond the year 2000. Within this framework, we estimate that between the City and the Private Sector, in the years 1976 and 1977, building permits have been issued or plans are well underway, for an increase in residential units of approximately 3100. This represents an increase in housing supply of approximately 30% which should relieve the short term pressures.

As a consequence, we cannot recommend to Council that a change of policy is warranted. If, however, Council still feels that we should change our policy, detailed study will be required of such areas as the land south of the College, the Cronquist area opposite Riverview, East Great Chief Park, the Parklands adjacent to Gaetz Lakes plus many other fringe areas.

With regard to the specific application from Wesco Property Developments Ltd., we were unable to reach agreement with the Developer.

Having thoroughly evaluated this application in conjunction with our consultants, we are still of the opinion that in this area, development should be contained within the present service boundaries.

A letter and maps from the Transportation Consultant are attached. These indicate that a substantial portion of the property will be required for highway right-of-way, and possibly railway right-of-way. In the event that we cannot move the railway or the yards in the downtown area, we may have to re-evaluate the proposed location of the new bridge. If this is the case, it would be ill-advised for us to commit ourselves to a fixed location for a centre part of a highway when we cannot accurately locate either end. In the event that the railway is relocated as shown on the second map, we are creating exactly the same problem of isolation that we have for years been trying to overcome in lower Fairview.

In either event this development will be isolated from all neighborhood facilities by a major artery, which could be of similar capacity to Gaetz Avenue.

The question of servicing this development was also evaluated and our Consultant advises that to satisfactorily answer the question of water, storm and sanitary sewer capability, a study of the immediate vicinity would be required. This would cost in the order of \$4,000 - \$6,000. No studies of this area are needed by the City at this time so this cost would have to be borne by the Developer. It is my understanding that the Developer would pay a small portion of this cost but not all of it.

Of further concern to us is that this whole area south of Kerry Wood Drive has been designated by Council as a major recreational area. Council will recall that in January 1975, the Red Deer River Corridor Park Study was presented and approved in principle by Council resolution. The development in question lies within the area defined in this Study. If this development is allowed to proceed it is only a matter of time before requests are received for development of the adjacent properties. Total development of these properties will make substantial in-roads into this River Corridor Recreational area. It may be of interest to Council that a number of Cities, mainly in the U.S.A., are presently relocating developments from their river areas at substantial expense to recreate better river bank environments.

For these reasons we strongly recommend that Council deny this application. The Administration has spent time and provided the applicant with a map of suitable locations for this development, and we would encourage him to develop one of these sites.

H. MICHAEL C. DAY,
City Commissioner

MD/pms

NOTE: For the information of Council, we will reproduce the initial correspondence which appeared upon the September 27th, 1976 agenda.



BOTTERILL McKEE ANDERSON LTD.
5229 Gaetz Avenue,
Red Deer, Alberta T4N 4B4
(403) 346-6655

January 30th, 1978.

Mr. Don Wilson,
City Assessor,
City of Red Deer,
Red Deer, Alberta.

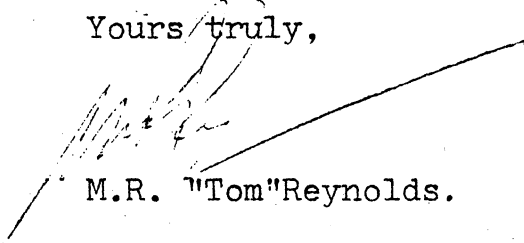
Dear Mr. Wilson:

re: NE $\frac{1}{4}$ Sec 21 Twn 38 Rge 27 W4

Further to our letter of January 19th, 1978 and regarding our comments as to the possible purchase price of \$110,000.00, subsequent developments have changed our opinion in this matter.

It would now appear that the owner is firm at the listed price of \$115,000.00 and will not consider a lesser offer.

Yours truly,


M.R. "Tom" Reynolds.

MRR/blf



*New
File*



140B.

January 31, 1978

TO: CITY ENGINEER
FROM: CITY ASSESSOR

RE: Pt. N.E. 1/4 21/38/27/4
11.5 (24.44 acres)

Would you please prepare a report for a Committee of the Whole for the February 6, 1978 meeting on whether or not we are interested in this offer.

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

DJW/gr

$$\frac{11.5 \text{ ac}}{\$115,000} = \$10,000 \text{ PER ACRE.}$$

February 1, 1978

TO: City Assessor

FROM: City Engineer

RE: Pt. of N.E. 1/4 21-38-27-4
Noyes Property

Please note revised area should be 11.50 acres.

Please be advised that the Flooding Report of 1960 by Haddon, Davis & Brown recommended a revised road location in the north half of section 21 shown on the attached sketch. The road is to be located as far west as possible which is adjacent to the CNR to provide a wider flood way and also act as a berm to prevent flooding into the Riverside Light Industrial Area. The minimum road right-of-way required to accommodate the road, berm and Calgary Power towers is 132' which is approximately 5.5 acres of the total 11.5 acres. The land to the east of the revised road would be subject to flooding and we have recommended against any new developments in this area.

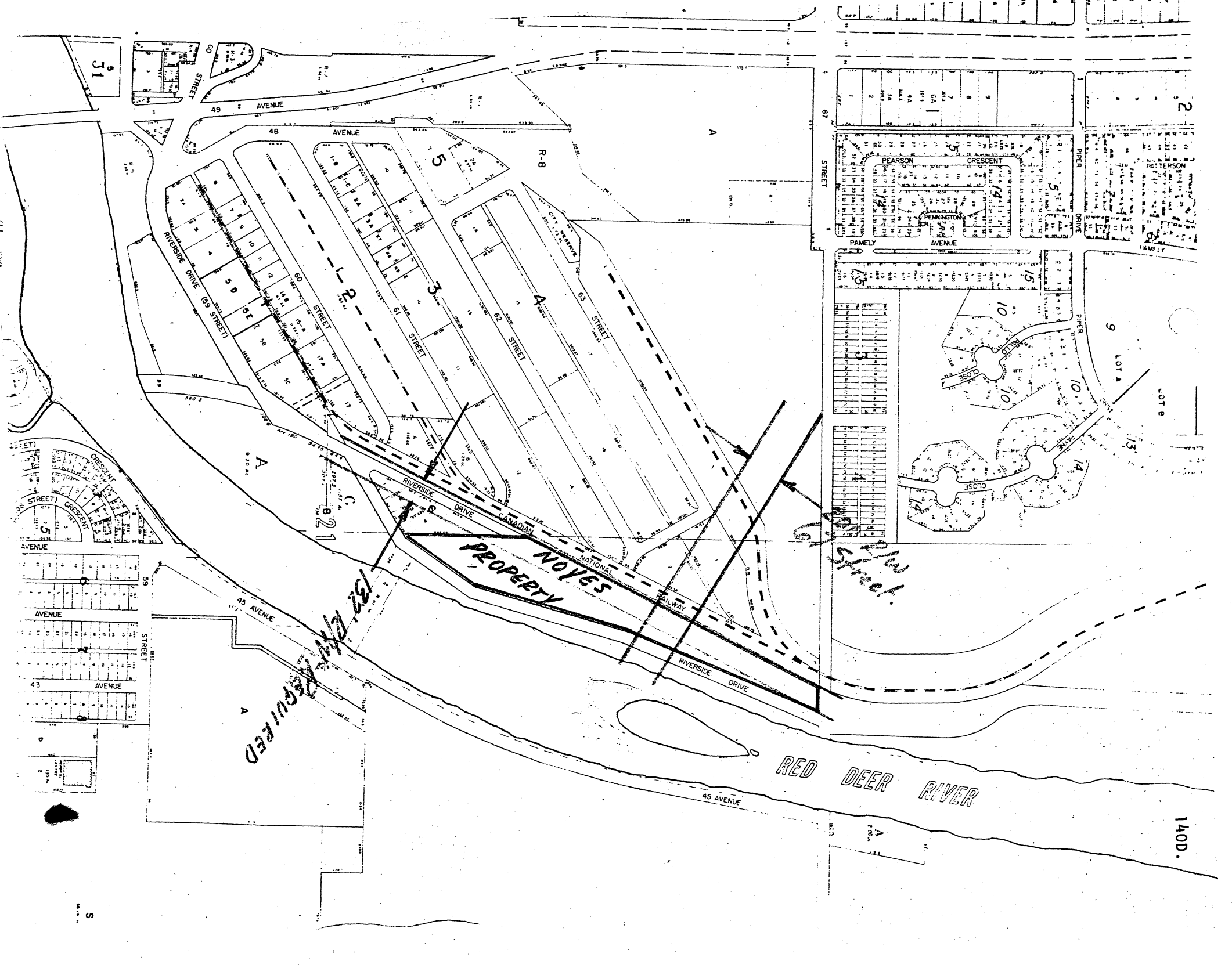
Another small area is required for the 67 Street extension right-of-way for the Fourth River Crossing.

Due to utilities presently being constructed in easements and the proposed road relocation recommended by consultants, we recommend that the City purchase this property if the purchase price is a fair market price.



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

✓
PEG/ab
attachment



REDEEMED

PROPERTY NO YES

New Street

RED DEER RIVER

1400.

Commissioners' Comments

Although the City will require some of this land for future roadway requirements, the asking price appears to be well in excess of fair market value and we cannot recommend the purchase of this property at this time, at this price.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

January 11, 1978

NO. 1

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

Attention: MAYOR KEN CURLE & MEMBERS OF CITY COUNCIL

We are growing increasingly alarmed at the rising death toll on 50 Avenue in the vicinity of Northland Industrial Park. In earlier meetings with City Council and the civic administration on this matter, we requested the reduction of the speed limit and the installation of traffic control lights. (see attached correspondence, resolutions, etc.)

To emphasize our concern, we noted that it was forecast that three or four traffic fatalities would occur between 74 and 78 Streets on 50 Avenue, in 1977. City Council and the Traffic Review Committee did not take us seriously, although they did effect the reduction of highway traffic speed.

An unfortunate accident has recently occurred which has saddened the communities of Red Deer and Edmonton. You are in a position to prevent future sorrow in the form of additional deaths in 1978. You know that traffic control signals and intersection lighting must be installed; you know where they must be installed; you have the funds from the sale of adjacent properties to do the job. All you lack is the inclination to make the decision to proceed.

That is why this letter is being signed by the large number of business firms in Northland Industrial Park and the Normandeau Commercial Strip, pleading with you to end the senseless slaughter of human beings by installing a traffic control signal on 50 Avenue at either 76 or 77 Street. To save lives, we implore you to complete this installation prior to the long weekend at Easter, 1978. To indicate our dedication to this course, we will contribute to the cost of supplying and installing this fixture and any required corner street lighting, even though we have already paid for it once before...when our lands were purchased from the city.

Please notify us advising of a time when this matter will be discussed by City Council. Thank you.

Sincerely, for
The Business Communities of
NORTHLAND INDUSTRIAL PARK AND
THE NORMANDEAU COMMERCIAL DIV.


per: WAYNE PANDER

WP/jw

142.

[illegible]

SCRATCH 'N DENT
RODEO TAXI
PASQUALE MANCUSO CONCRETE SERVICES
BECKLEY CAMPBELL CONSTRUCTION
TERROCO OILFIELD SERVICES
ANT CONSTRUCTION
CENALTA OILFIELD SERVICING
CANADIAN FRACMASTERS
SCHLUMBERGER OF CANADA
THE GAMES GALLERY
CENTURY SALES & SERVICE
BARCOL OVERDOOR (1977) LTD.
JOHN DADE FURNITURE REFINISHING
CARPET COLOUR CENTRE (RED DEER) LTD.
BOYCHUK CONSTRUCTION () LTD.
HOT POINT SERVICES
ENGINEERED HOMES
RED DEER WATER SERVICES
CAL MAIER MUSICAL INSTRUMENTS
WESCO WESTINGHOUSE SALES & DISTRIBUTION
SUPREME WINDOWS LTD.

143.
Bill Byrtlee
Ruben J. Muen
Bill
Campbell
James A. Woodal
John T. L.
Dean B. Blake
Leland J. R. R. R.
R. R. R.
Bill M.
Bill
Bill
Bill
Bill
Bill
Calmaier
L. J. R.

PRINT NAME

SIGNATURE (Official)

AACRO BLDG PROD LTD
 G & J. P/Lg & H/Lg HD
 SILVER AUTOMOTIVE (RD) LTD
 Kles-Air Heating
 SCOTT NATIONAL Co LTD
 SIGNCRAFT
 J BOYCE PAINTING
 RR LAKE GENERAL COMT.
 CHRIS DICKSON
 AC INSTRUMENTS
 ROCKY MTN. DEVELOPERS
 KIRBY Co OF RED DEER
 H & S Oilfield Services
 Murray Bazaar Sales
 M'CULLOUGH SERVICES
 Alberta Oxygen
 Alberta Oxygen
 Vanishes Signs
 CHEVRON STANDARD LIMITED
 REDMONT INDUSTRIES
 "
 "
 Burntwood Equip. Centre
 BAVEN CONSTRUCTION LTD
 "
 "
 "
 "
 RAVEN CONSTRUCTION LTD
 NORTHSIDE CONSTRUCTION LTD
 Peerless Pipe & Equipment (Red Deer) Ltd.
 Peerless Pipe & Equipment (Red Deer) Ltd.

[illegible]

Edu Construction Prod Serv RTO
Ely Constr Prod Serv
GUY'S SHEET METAL LTD.
GUY'S SHEET METAL LTD.
Gloria Johnston
Joule MTONIC
Doug McLELLAN
Norman Branshan
M. MERKOVIC
Gary Sawyer
L.M. NEUBAUER
Sunset Ceramics
Uwehe Nicky's
UNCLE NICKY'S
LEISURE LIVING
Ballymena Dec Centre
CASH & CARRY CARPETS
Betty Lindstrand
Schulz Floors
BAKER TRANSWORLD Inc.
Baker Transworld
BAKER TRANSWORLD
Central Fork Lift Service
~~Baker Transworld~~
All-Rite VRLB. LTD
All-Rite VRLB. LTD
Aircraft Furniture Finishing Ltd

Geo. H. Davis
 H. B. Meyer
 Wm. Muller
 J. B. Muller
 Gay Miller
 Gloria Johnston
 John Thomas
 Doug McCallan
 Norma Branson
 Scott
 Rayson
 L. B. Moberg
 James Thomas
 H. Felix
 Tracy Danton
 Earl Peterson
 Mary Hilman
 Rudy Lindstrand
 Ingeborg Schellz
 Glenis Kay
 Denise Thompson
 J. J. Jorgensen
 H. J. Jorgensen
 Mary Jorgensen
 L. B. Jorgensen
 In Jorgensen
 J. J. Jorgensen

RECEIVED

7, 3 17

PRINT NAME

SIGNATURE (Official)

Ho Mac Built In Systems
Whitpool Units
Homeowners

Harper's Furniture

"

"

"

"

Harper's Furniture

National Home Furniture (1976) Ltd.

"

"

UNITED DIESEL INJECTION LTD.

Har Dale Industries

Har Dale Industries

D. D. Service

S & S REPAIR

KEYDEN'S GLASS & MIRROR LTD.

GUIBERSON OIL TOOLS

Rosenau Transport

Joseph R. Bohm

R. Hughes

Engine Works

On location Clearing

DEER INDUSTRIAL METALS LTD.

147.

Floyd Sandberg

Viare Hansen

S. Hansen

H. Hansen

H. Hansen

Danny Carlson

C. Jensen

J. Jensen

H. Hansen

H. Hansen

H. Hansen

H. Hansen

H. Hansen

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H. Hansen

H. Hansen

PRINT NAME

SIGNATURE (Official)

FED - DEER TRUCK TERMINAL

Macarrie E. [Signature]

BRUNN'S PLUMBING LTD.

[Signature]

RED DEER HYDRAULIC SERVICE LTD.

[Signature]

FESTIVAL FORD

[Signature]

ARCTIC ENG & CONST

[Signature]

TURNER BROTHERS TRANSPORT

[Signature]

H.M.H. TILE (1975) LTD

[Signature]

774 -



Government
of Canada

Gouvernement
du Canada

MEMORANDUM

NOTE DE SERVICE

149.

TO
A

CITY CLERK

FROM
DE

Red Deer City Detachment

SECURITY - CLASSIFICATION - DE SÉCURITÉ

OUR FILE - N/RÉFÉRENCE

P-60-1

YOUR FILE - V/RÉFÉRENCE

DATE

19 JAN 78

SUBJECT
OBJET

Re: Traffic Lights

Mr. Pander's letter of January 11, 1978 refers. Sgt. HALLIWELL reported in May 1977 that the ideal situation on Gaetz Avenue North would be installation of street lights and meridian dividers with turning lanes. Traffic lights were recommended when the industrial area had expanded to a greater degree. The time to implement some of the suggested changes is rapidly approaching.

I point out that the recent deaths of two Edmonton girls in my opinion could not be attributed to the lack of a traffic light at 76 or 77 Street.

C.C. Coutts
(C.C. Coutts) Insp.
Officer i/c Red Deer City
Detachment

CCC/pab.

February 1, 1978

TO: City Clerk
FROM: City Engineer

RE: Traffic Lights
North Gaetz Avenue

The Engineering Department appreciates the concern of the Northland Industrial Park Community regarding the traffic on north Gaetz Avenue.

Council is aware that one of the projects proposed in the Seven Year Plan is construction of Gaetz Avenue as a four lane divided roadway in 1978. We believe this in itself will greatly increase the efficiency and safety of the road.

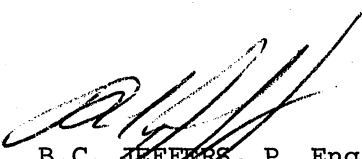
The fatal accident which occurred at Christmas was indeed very tragic. The accident however occurred approximately 200' north of an intersection and at mid day and was not a result of lack of either street or traffic lights. There is no argument however that street lights would improve the safety of the area.

With reference to Mr. Pander's comments about already having paid for the traffic and street lights, this is inaccurate. The street lighting is being proposed in the Seven Year Plan and should be installed in 1978 assuming construction of the roadway proceeds on schedule. Incorporation of these in the Seven Year Plan indicates it to be a general benefit paid for by the City as a whole.

The cost of traffic lights was not entirely collected in the proceeds of adjacent land sales but again will be collected at least in part from general funds.

Mr. Pander's concern for the safety of the citizens of and visitors to the City of Red Deer is shared equally I'm sure by all members of the City administration. This is verified by the improvements proposed for this year. An intersection analysis is being carried out to determine the present traffic flows and will be available to Council at the meeting.

BCJ/ab



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

TO: City Clerk

January 30, 1978.

FROM: E. L. & P. Supt.

Re: Traffic Lights - letter from
Mr. Wayne Pander

We have the following comments in response to Mr. Pander's letter of January 11th to Mayor Curle and City Council:

1. There is no evidence to indicate that either traffic lights or street lights would have prevented the unfortunate accident mentioned in Mr. Pander's letter. It is our understanding that this accident occurred during broad daylight and did not involve control of the right-of-way at an intersection.
2. "Funds from the sale of adjacent properties" did not include any monies to cover the costs of traffic signal controls or lighting of Gaetz Avenue.

Funds for lighting Gaetz Avenue have been requested in the 1978 and 1979 portions of the Seven Year Plan recently submitted for City Council's approval.

Funds for traffic control and signals at Gaetz Avenue and 76th Street or 77th Street have not been included in any budget and have certainly not been collected in the sale of land in Northlands Industrial Park or Normandeau Highway Commercial.

3. Instead of blaming the City of Red Deer and pleading with us "to end the senseless slaughter of human beings", let's put the blame where it belongs -- on the drivers. Blame the careless, the impatient, the drunken, the reckless DRIVERS who also knocked down 51 street lights last year and who don't seem to benefit much from traffic signals. Of our top ten intersections with the highest number of traffic accidents, 8 of them already have traffic control and signals.
4. If City Council agrees to this request for installation of street lighting on Gaetz Avenue or Traffic signals at 76th Street prior to the Easter holiday weekend then E. L. & P. will require purchase orders immediately so we can order materials by telephone from those who can supply in time.

R. M. Watson, P. Eng.
E. L. & P. Supt.

Commissioners' Comments

We concur fully with the comments of the administration. As has been stated by the City Engineer, the upgrading of Gaetz Avenue in this area to a four lane divided highway is included in the 7 year plan for construction in 1978. We believe that this upgrading will improve the traffic conditions in this area. We also concur with the administrative comments that the unfortunate accident referred to in the letter from Mr. Pander could not be attributed to a lack of traffic lights or street lighting.

We recommend Council endorse the action outlined in the 7 year plan and apply the contribution from the Northlands Industrial business community to offset a portion of the cost of this installation.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NOTICES OF MOTION

January 26, 1978.

NO. 1

TO: Council
FROM: City Clerk

Re: Notices of Motion

The following notice of motion was submitted by Alderman Shandera at the meeting of Council January 23, 1978.

"WHEREAS the topic of Council remuneration has been raised by some members of Council, and

WHEREAS no recent studies have been undertaken as to the numbers of hours put in by members of Council in serving the general public and the remuneration received for said work;

THEREFORE BE IT RESOLVED that a study of the following matters be undertaken by an independent individual or firm and a report of the findings of said study be brought forward for Council consideration at a future meeting.

- 1) A review and analyses of the amount of time spent by members of Council in attending Council, Committee, and/or board meetings and municipally oriented social functions;
- 2) The remuneration paid to members of Council in comparison to other similar municipalities in Western Canada;
- 3) Recommended rates to be paid to members of Red Deer City Council including methods of keeping same current in future years."

R. Stollings
City Clerk

RS/ds

NO. 2

January 26, 1978.

TO: Council
FROM: City Clerk

RE: Notices of Motion

The following notices of motion were submitted by Alderman R.L. Dale at the meeting of Council, January 23, 1978.

- (1) "As parking in C.5 zone of one in 250 sq. ft. is not sufficient to make a development proposal viable.

AND WHEREAS in Calgary C.5 parking requirements are in 500 sq. ft.,

THEREFORE BE IT RESOLVED that the Zoning Bylaw be amended accordingly. The present requirement of 1 in 250 sq. ft. is too restrictive in area where lot sizes are 50' x 120'."

- (2) "As C.5 Highway Commercial Zoning in the use tables seems too restricted and does not meet requests of developers in these areas,

THEREFORE BE IT RESOLVED that permitted uses and conditional uses be left to Council's discretion at the time of application."

R. Stollings
City Clerk

RS/ds

Commissioners' Comments

- (1) The parking requirements for a C.5 zone were reduced in 1977 from 8 for every 1,000 sq. ft. of ground floor area plus 2 for every 1,000 sq. ft. of second storey space to 4 stalls per 1,000 sq. ft. with the change in uses in C5/11 areas to include more retail type sales operations, the need for additional parking in these areas is becoming more evident and, therefore, we strongly recommend no action be taken to reduce parking requirements.

Council should note that the national standard for shopping centres is 5.5 stalls per 1,000 sq. ft.

(2) The implications of this notice of motion are far reaching and Council should give very serious consideration to same before voting on the motion. In effect the implementation of this resolution will mean that all applications for development in C.5 zones will have to be ruled upon by Council thereby rendering the Zoning bylaw redundant for C.5 zones. If this action is taken, we anticipate similar requests will be received for other zones leading to the eventual repealing of the Zoning Bylaw and placing an intolerable burden on Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

January 26, 1978.

TO: Council

FROM: City Clerk

RE: Notice of Motion

The following notice of motion was submitted by Alderman Callahan at the meeting of Red Deer City Council, January 23, 1978.

"Move that members of Council give consideration to tendering "City Banking" within the terms of the Municipal Government Act rather than utilizing one banking institution year after year."

R. Stollings
City Clerk

RS/ds

DATE: January 31, 1978

TO: City Clerk

FROM: City Treasurer

RE: NOTICE OF MOTION - TENDERING OF BANKING SERVICES

The Canadian Imperial Bank of Commerce provides banking services to the City of Red Deer pursuant to a Council resolution dated June 11, 1917.

The Canadian Imperial Bank of Commerce provides the following services to the City:

1. Maintaining two bank accounts:
 - a) General
 - b) Payroll
2. Sorting and counting transit and parking meter coin.
3. Short term loans.
4. Short term investments.
5. Financial advice as required.

In addition to the above banking services, three small trust savings accounts are maintained at Canada Trust.

When making short term investments all major financial institutions in Red Deer are normally contacted for quotations. Investments are then placed based on the best available rate.

Section 56 (2) (b) of the Municipal Government Act requires the Treasurer, when so directed by Council, to deposit funds received in a chartered bank, treasury branch or credit union.

- 2 -

In April, 1975 tenders were received from the chartered banks and treasury branch for providing banking services. As a result of the tenders received, it was recommended to and approved by City Council that the City continue to utilize the Canadian Imperial Bank of Commerce for banking services.



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

AW:mw

Commissioners' Comments

Alderman Callahan's notice of motion is, we believe, in the public interest as periodic tendering ensures that the City receives the required services at the most economic price. However, due to the many administrative problems in changing banks, we feel tenders should be called at approximate 5 year intervals. As we last tendered in 1975, we would suggest a further tendering in 1980. If Council approves this recommendation, it will be brought forward for Council's attention at that time.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/A-78

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map No. A-248 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.

(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. 2011/B-78

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map No. A-249 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (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. 2011/C-78

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-250 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer .

(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

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

MAYOR

CITY CLERK

Bylaw No. 2011/D-78

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

- 1) Bylaw No. 2011, as amended, is further amended as hereinafter set out.
- 2) Section 2(3), Interpretation, is amended by adding on page 4A the following definition.

(bg3) residence for the handicapped means a facility licensed by the Province of Alberta wherein six or fewer handicapped individuals are provided room, board, daily care and supervision in a family environment.
- 3) Table 22, Use Table for R.1 Zone is amended by adding under Conditional Uses, the following -

residence for the handicapped
- 4) Table 23, Use Table for R.2 Zone is amended by adding under Conditional Uses, the following -

residence for the handicapped.
- 5) This Bylaw shall come into force upon the final passing thereof.

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

MAYOR

CITY CLERK

BYLAW NO. 2011/D-78

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

- 1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- 2) Section 2(3), Interpretation, is amended by adding on page 4A the following definition.

(bg3) residence for the handicapped means a residential building licensed by the Province of Alberta wherein six or fewer handicapped individuals are provided room, board, daily care and supervision in a family environment. For the purposes of this section "handicapped individuals" shall be deemed to mean mentally and/or physically handicapped persons.
- 3) Table 22, Use Table for R.1 Zone is amended by adding under Conditional Uses, the following -

residence for the handicapped.
- 4) Table 23, Use Table for R.2 Zone is amended by adding under Conditional Uses, the following -

residence for the handicapped.
- 5) 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

Being a Bylaw to amend Bylaw No. 2323, The Procedure
Bylaw 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. 2323, as amended, is further amended by renumbering
Sections "43" and "44" as Sections "45" and "46" respectively.
- (2) The following new section is added immediately after section
42.

"43. Written inquiries may be submitted by any member not
later than seven days prior to a regular meeting of Council,
and shall be included in the Agenda for such meeting of Council,
at which time Council shall direct what action, if any, should
be taken respecting the same."

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

MAYOR

CITY CLERK

BYLAW NO. 2323/C-78

Being a bylaw to amend Bylaw No. 2323, The
Procedure Bylaw 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. 2323, as amended, is further amended by adding
the following new section immediately after Section 43.

"44. No person shall smoke, at any time, in Council Chambers
during any meeting of Council, and the Clerk is hereby
authorized to post "No Smoking" signs in Council Chambers."

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

MAYOR

CITY CLERK

THIS AGREEMENT made this 22nd day of April, A.D.

1975.

BETWEEN:

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

OF THE FIRST PART

- and -

GERARD HESSEL of the City of Red Deer, in the Province of Alberta, carrying on business under the firm name and style of Alberta Animal Control and the said ALBERTA ANIMAL CONTROL,
(hereinafter called "the Contractor"),

OF THE SECOND PART

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

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

1.1 The Contractor shall provide and maintain within the City of Red Deer a pound (hereinafter called "the said pound") for the impoundment of dogs and domestic animals which said pound shall provide separate cages or pens for the dogs and domestic animals impounded therein, together with exercise pens, shall be kept in a properly heated, clean and sanitary condition, shall be of

such size so as to permit the proper housing, feeding and care of such dogs and domestic animals, shall comply with all applicable bylaws, statutes and regulations and shall in all respects meet the reasonable requirements and specifications of the City.

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

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

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

2.3 The Contractor shall provide all necessary men and equipment for the aforesaid purposes and shall cause at least one employee to be on patrol within the City for at least 48 hours in each week, provided that patrols shall be made on each day of the week five days a week and from time to time including early morning and late evening during each day. The Contractor shall use his best endeavours to provide such further services as may be required to apprehend dogs and domestic animals running at large within the City and shall investigate complaints promptly in any area of the City.

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

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

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

3.2 Retain all domestic animals other than dogs for a period of 48 hours whereupon the Contractor shall notify the City Clerk who shall cause a notification of sale to be published in a city newspaper. The Contractor shall retain the said domestic animal for a further period of six (6) days following the publication of the said notification, at the expiration of which, unless the owner redeems the said animal, the Contractor shall sell the domestic animal by public auction, or by private sale if the said animal cannot be sold by public auction. If the said animal cannot be sold the Contractor shall cause such animal to be destroyed.

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

5. The Contractor shall, in respect of any dog which is apprehended and which bears a registration mark and the owner of which cannot otherwise be identified, make enquiries to the Canadian Kennel Club in respect of the identity of its owner and

shall not deliver any such dog to the University of Alberta without the permission of the City Building Inspector.

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

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

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

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

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

- 5.2.2 The Contractor shall forthwith pay to the City Treasurer all such impoundment and board fees and expenses recovered from any owner together with all monies recovered from the sale of any domestic animal, whereupon the City shall return to the Contractor all such impoundment and board fees.
- 5.2.3 Where the Contractor has not recovered impoundment and board fees from an owner the Contractor may bill the City and the City shall pay to the Contractor all such fees.
7. The Contractor shall use his best endeavours to obtain the licensing of all dogs within the City and shall report to the City any dogs which the owners thereof refuse to licence.
- 8.1 The Contractor shall, upon the request of the City or any inhabitant thereof, pick up any dead dog, cat or other animal and dispose of the same.
- 8.2 The Contractor shall, except at the request of the owner thereof, pick up any injured dog and deliver the same to a qualified veterinary surgeon, provided that the Contractor shall not be liable for any fees of such veterinary surgeon, which fees shall be paid by the City if the same cannot be recovered from the owner of such dog.
- 8.3 The Contractor shall apprehend any dog on private property at the request of the occupant thereof.
9. The Contractor shall keep an accurate and detailed record of all complaints, dogs and domestic animals impounded, the names of owners thereof where known, the disposition thereof

and such other information as the City may reasonably require and shall account for and pay to the City monthly all licencing fees and fines collected. Such records shall be open for inspection by the City, its employees and agents at all reasonable times and the Contractor shall report monthly to the City respecting his operations hereunder, which report shall be in such form as the City may reasonably require.

10. The Contractor shall submit the operations hereunder to the reasonable supervision and control of the City Building Inspector and Zoning Officer.

11. The Contractor shall obtain and maintain public liability and property damage insurance in amounts satisfactory to the City and shall provide evidence thereof at or before the time this agreement comes into effect and shall provide timely evidence of renewal thereof.

12. The Contractor shall, at the request of the City be responsible for the laying of all charges respecting infractions of the said By-law and the prosecution thereof and shall report to the City in respect thereof.

13. This contract shall be and remain in full force and effect from April 15, 1975 to and until April 14, 1978, unless sooner terminated as hereinafter provided.

14. The City shall pay to the Contractor for the faithful observance and performance of his covenants and obligations hereunder as follows:

14.1 For the period April 15, 1975 to April 14, 1976 the sum of \$22,024.00 in equal monthly payments of \$1835.33 commencing on April 30, 1975.

14.2 For the period April 15, 1976 to April 14, 1977 the sum of \$24,226.40 in equal monthly payments of \$2,018.86 commencing on April 30, 1976.

14.3 For the period April 15, 1977 to April 14, 1978 the sum of \$27,860.35 in equal monthly payments of \$2,321.59 commencing on April 30, 1977.

14.4 In addition to the amounts payable under this Agreement the City shall pay to the Contractor the sum of \$12.50 for each skunk or other animal designated by the commissioners as a non domestic animal handled within the City by the Contractor.

15. In the event that either party hereto commits any breach or defaults in the performance or observance of any covenant herein contained, the other party hereto may terminate this agreement upon the giving of one month's prior written notice, which in the case of the Contractor may be mailed postage prepaid or delivered to the said pound, and in the case of the City may be mailed postage prepaid or delivered to the Building Inspector, City Hall, Red Deer, Alberta, and in the case of mailing, shall be irrebutably deemed to have been received the day following such mailing.

16. The contractor shall have no right to assign this agreement without the written consent of the City first had and obtained.

17. The Contractor shall comply with all statutes by-laws, rules and regulations applicable to his operations hereunder and shall indemnify and save harmless the City from and against all claims and demands whatsoever arising out of or in any way connected with this agreement or his operations hereunder.

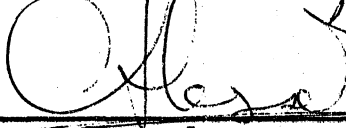
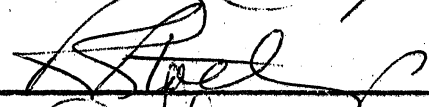
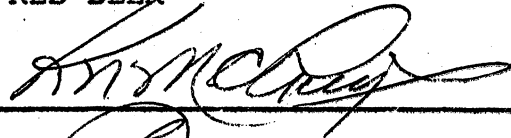
18.

Time shall be of the essence of this agreement and this agreement shall enure to the benefit of and be binding upon and enforceable by the parties hereto and their respective heirs, administrators, executors, successors and where permitted, assigns.

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

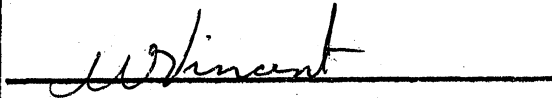
CITY OF RED DEER

Per: _____



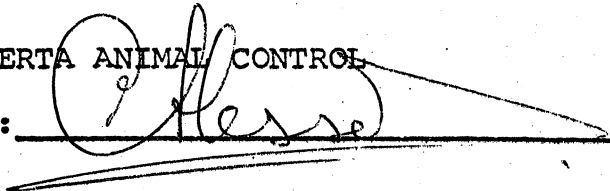
Gerard Hessel

SIGNED, SEALED AND DELIVERED
in the presence:



ALBERTA ANIMAL CONTROL

Per: _____



AFFIDAVIT OF EXECUTION

CANADA) I, W. Vincent , of the
PROVINCE OF ALBERTA) City of Red Deer , in the
TO WIT:) Province of Alberta,

MAKE OATH AND SAY:

1. THAT I was personally present and did see Gerard Hessel

named in the within instrument, who is personally known to me to
be the person named therein, duly sign and execute the same for the
purpose named therein.
2. THAT the same was executed at the City of Red Deer
in the Province of Alberta, and that I am the subscribing witness
thereto.
3. THAT I know the said Gerard Hessel
and he is, in my belief, of the full age of eighteen years.

SWORN BEFORE ME at Red Deer

in the Province of Alberta,

this 22nd day of ~~March~~ April

A.D. 19 75

)
)
)
)
)
)
)

W. Vincent

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

DATED:

A.D. 1975

BETWEEN:

CITY OF RED DEER,

OF THE FIRST PART

- and -

GERARD HESSEL and ALBERTA
ANIMAL CONTROL,

OF THE SECOND PART

A G R E E M E N T

BEAMES CHAPMAN,
BARRISTERS & SOLICITORS,
208, 4808 ROSS STREET,
RED DEER, ALBERTA.

THC/ig

THIS AGREEMENT made this 18 day of JAN

A.D. 1978

BETWEEN:

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

OF THE FIRST PART

- and -

BONNIE PELLETIER and LAURIE HUNT
of the City of Red Deer, in the
Province of Alberta,
(herein called "the Skating Professionals")

OF THE SECOND PART

WHEREAS the City owns and operates an ice skating arena in the City of
Red Deer known as the Red Deer Arena (hereinafter called the "Arena").

AND WHEREAS the Skating Professionals desire to conduct a figure skating
school in the Red Deer Arena;

AND WHEREAS the City and the Skating Professionals are desirous of entering
into an agreement for the use by the Skating Professionals of the Arena to
conduct the above mentioned figure skating school;

NOW THEREFORE in consideration of the terms, conditions and provisos
contained herein and for other good and valuable consideration, receipt whereof
is hereby acknowledged, the parties hereto agree as follows:

1. The Skating Professionals shall have the use of the Arena from 7:00 o'clock
a.m. Wednesday, the 2nd day of August, 1978 to and including 11:00 o'clock p.m.
Tuesday, the 30th day of August, 1978 during the following hours:

- (a) Weekdays hours from Monday through to and
including Friday shall be 7:00 o'clock a.m.
to 9:00 o'clock p.m. (or 10:00 o'clock p.m.
if required).

(b) Saturdays from 9:00 o'clock a.m. to 5:00 o'clock p.m. (same time Sundays if required).

2. The Skating Professionals shall pay to the City for the use of the Arena the sum of \$220.00 per day together with \$11.00 per hour for each hour or part thereof that the use of the Arena exceeds 8 hours in any one day.

3. (a) Payment of the sum provided for in clause 2 hereof shall be as follows:

(i) \$1,000.00 on execution of this agreement (receipt of which sum is hereby acknowledged by the City);

(ii) \$5,000.00 on or before the 2nd day of August, 1978.

(iii) The charge of \$11.00 per hour resulting from use of the Arena in excess of 8 hours in any one day, shall be invoiced weekly on the basis of actual usage by the Skating Professionals and shall be paid by the Skating Professionals immediately upon receipt of the invoices.

(b) The City agrees that in the event a refund is necessary, the City shall refund monies prepaid by the Skating Professionals for use of the Arena, having regard to the hourly and daily rate above specified.

4. The City agrees to use its best efforts to maintain the ice in the Arena in a satisfactory condition for use by the Skating Professionals during the time periods set out herein, it being understood, however, that in the event the ice is not satisfactory due to failure of the facilities in the Arena or for any other reason including but not limited to the negligence of the City, its servants and/or agents, the City shall not be liable to the Skating Professionals for any costs or damages incurred by them whatsoever. Notwithstanding the foregoing in the event the ice in the arena is not in a satisfactory condition for use by the Skating Professionals for any part of the time period referred to in clause 1 (a) and (b) hereof the City hereby agrees to refund to the Skating Professionals that portion of the sum paid by the Skating Professionals pursuant to clauses 2 and 3 hereof that is attributable to the time period for which the ice in the arena could not be used.

5. The Skating Professionals hereby agree to indemnify and save harmless the City from all liabilities, costs, damages, claims, demands, and actions of any kind or nature for which the City shall or may become liable or suffer by reason of any breach, violation or non-performance by the Skating Professionals of any covenant or proviso hereof or by reason of any injury or death occasioned to or suffered by any person or persons or any property through any act, neglect or default by the Skating Professionals or their agents or employees arising out of the use of the Arena; such indemnification to survive the termination of this agreement, anything in this agreement to the contrary notwithstanding.

6. The Skating Professionals shall obtain a comprehensive public liability policy in an amount of \$1,000,000.00 in a form satisfactory to the City with an insurance company approved by the City. The said insurance policy shall name the City as a co-insured and a copy of the policy shall be deposited with the City on or before the 1st day of July 1978.

7. Notwithstanding anything else herein contained, it is understood and the parties hereto agree that the City shall be able to use and/or permit others to use the Arena during those periods of the weekdays and weekends from August 2, 1978 to August 29, 1978 not allocated pursuant to clause 1 (a) and (b) for use by the Skating Professionals, provided that the City hereby agrees that it will not permit use of the Arena if such use would have an adverse affect on the use of the Arena by the Skating Professionals.

8. Notwithstanding anything herein contained, the Skating Professionals shall have the right to cancel this agreement by delivering notice in writing to the City on or before July 1, 1978. In the event the Skating Professionals cancel the agreement as provided for in this clause, or in the event the Skating

Professionals fail to pay the sums due as required in clauses 3 and/or fail to deposit a copy of the insurance policy as required pursuant to clause 6, this agreement shall at the option of the City terminate and no longer be of any force or effect in which event the Skating Professionals acknowledge and agree that the sum of \$1,000.00 now paid to the City shall be forfeited to the City as liquidated damages.

9. The Skating Professionals shall use the Arena in a reasonable, proper and workmanlike manner and agree not to cause damage to the Arena or the equipment or fixtures contained therein and to that end agree to reimburse the City for any loss or damage to the Arena or the equipment and fixtures therein that results from causes other than normal and reasonable wear and tear.

10. This agreement shall enure to the benefit of, be binding upon and enforceable by the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

CITY OF RED DEER

Per: _____

MAYOR

CITY CLERK

Bonnie Pelletier
BONNIE PELLETIER

Laurie Hunt
LAURIE HUNT

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness

AFFIDAVIT OF EXECUTION

CANADA } I, *Harold Jeske* , of the
PROVINCE OF ALBERTA } City of Red Deer , in the
TO WIT: } Province of Alberta,

MAKE OATH AND SAY:

1. THAT I was personally present and did see

BONNIE PELLETTIER and LAURIE HUNT

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

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

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

SWORN BEFORE ME at Red Deer,)
in the Province of Alberta,)
this *20* day of *JAN*)
A.D. 1978)

Harold Jeske

A. L. Smith
A Commissioner of Oaths
in and for the Province of Alberta.

DATED: _____ A.D. 1978

BETWEEN:

CITY OF RED DEER

- and -

BONNIE PELLETIER and
LAURIE HUNT

A G R E E M E N T

CHAPMAN ABERCROMBIE
Barristers & Solicitors
208, 4808 Ross Street
RED DEER, Alberta

BY-LAW NO. 2572-78

OF THE

CITY OF RED DEER

A By-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of purchasing various equipment.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 338 of The Municipal Government Act that the Council shall issue a By-law to authorize the purchasing of various equipment.

AND WHEREAS estimates for such purchases have been completed whereby the total cost of the said purchases is estimated to be \$659,100.00.

AND WHEREAS in order to purchase the various equipment it will be necessary to borrow the sum of \$659,100.00 on the credit of the City of Red Deer by issuing debentures of the City as herein provided.

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

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$78,371,150.00.

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

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

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purchase of various equipment as may be necessary.

By-law No. 2572-78

2. That for the purpose aforesaid, the sum of Six Hundred and Fifty Nine Thousand One Hundred Dollars be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$659,100.00 is to be paid by the City at large.
3. The debentures to be issued under this By-law shall not exceed the sum of Six Hundred and Fifty Nine Thousand One Hundred Dollars and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Five (5) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized by a rate or rates sufficient therefor, on the assessed value of all lands and improvements shown on the assessment roll an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purpose for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the date of the final passing thereof.

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

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

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

MAYOR

CITY CLERK

LONG RANGE EQUIPMENT PLAN REPORT

For The

PARKS, PUBLIC WORKS SURVEY, TREATMENT PLANTS,
POLICE, ELECTRIC LIGHT AND POWER, RECREATION, PURCHASING
AND AIRPORT DEPARTMENTS

CONTENTS

1. Introductory Comments
2. Yearly Summary of Equipment Requirements -
1978 - 1982
3. Detailed Information on Requests for the: -
 - (a) Parks
 - (b) Public Works, Survey and Treatment Plants Section.
 - (c) Airport Department
 - (d) Police
 - (e) Purchasing Department
 - (f) Electric Light and Power Department
 - (g) Recreation Department

INTRODUCTORY COMMENTS

Purpose

The equipment requirements indicated are to provide emergency and routine maintenance services. City growth is now a major factor influencing equipment purchases. To provide an acceptable level of service it is absolutely necessary to have adequate equipment available on short notice. Inferior and rented equipment is satisfactory for "back-up" but the basic equipment must be able to undertake emergency work and be available when required.

Scheduling

This plan represents several revisions from the initial submission. Equipment is now recommended for replacement on an economic optimum basis. The present conditions, past performance, and maintenance costs are now used to ascertain the economic life of the equipment. The recommendation for acquiring new equipment is based on our present equipment, new equipment available, City growth, labor saving, availability of rental equipment, cost of rental equipment, etc.

The plan is reviewed each year and revised according to the present needs and future work loads.

SUMMARY OF EQUIPMENT REQUIREMENTS

19 78

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
PARKS	3/4 ton truck Turf tractor 48" rotary mower 48" rotary mower P.T.O. sickle mower P.T.O. rototiller	72" rotary mower Chemical applicator Brush chipper	7,000 9,000 3,000 3,000 1,300 1,500 7,000 1,800 1,200	34,800
PUBLIC WORKS (includes survey & plants)	2 - one ton trucks 3 - half ton trucks 4- mobile radios Meter truck Asphalt roller Jeep	Backhoe Tow truck Motor grader Front end track loader 10 Mobile radios Paint stripper Small grader backhoe Trailer - Meter Dept. Leased vehicle purchase	14,000 16,500 3,200 8,000 30,000 8,000 85,000 12,000 80,000 105,000 8,000 2,000 * 25,000 2,000 * 12,000	410,700
RECREATION	Zamboni Ice Cleaner		4,980	4,980

SUMMARY OF EQUIPMENT REQUIREMENTS

19 78

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
AIRPORT	60" P.T.O. rotary mower	Mobile radio	1,300 900	2,200
PURCHASING		Fork lift	25,000	25,000
R.C.M.P.	Nil	Nil	Nil	Nil
E. L. & P.	Meter Reader 1/2 ton Chassis for Radial Boom Digger Service Truck 3/4 Ton Radio, Mobile Trencher Services small * *Reel Trailers (2)	* *Reel Trailers (2) * *Reel Wagons (2) * *Reel Trailer, Tension Stringing/Pulling Tensioner * *Truck, Crew Cab, 4x4 3/4 Ton * *Truck, Van Meters/Stations/Traffic Survey Club Cab, 4x4 3/4 ton * *Mobile Radios (14) Truck, 4 Ton Flat Bed with 8 ton Capacity Crane Radio	5,500 17,000 12,100 1,000 36,000 3,400* 4,000* 15,000* 16,000 12,000 13,000 9,000 11,000 14,000 45,000 1,000	*69,400 145,600 <u>215,000</u>
**Items carried forward from 1977 Items Required for 1978 Total for 1978				

SUMMARY OF EQUIPMENT REQUIREMENTS

1979

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
PARKS	3/4 ton truck 72" rotary mower	7 Gang tractor mower	7,000 7,000 18,000	32,000
PUBLIC WORKS (includes survey & plants)	Tandem truck 2 - three ton trucks Street sweeper 2- one ton trucks Backhoe Air compressor Front end loader Motor grader	Snow blower 2- mobile radios	30,000 30,000 50,000 14,000 85,000 13,000 60,000 70,000 25,000 1,600	378,600
AIRPORT	Snow plow mounted on self propelled 4 x 4 unit		70,000	70,000
PURCHASING	Nil	Nil	Nil	Nil
R.C.M.P.	Nil	Nil	Nil	Nil
E.L. & P.	Station Wagon Supt. Portable Hydraulic unit and tamper	Bucket Truck, Telescoping Mobile Radio	6,000 4,900 35,000 1,100	47,000

SUMMARY OF EQUIPMENT REQUIREMENTS

19 ⁸⁰

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
PARKS	3/4 ton truck 72" rotary mower P.T.O. sickle mower	5 Gang tractor mower	7,000 7,000 1,300 16,000	31,300
PUBLIC WORKS (includes survey & plants)	Dozer 2- 3 ton trucks 4 - 1/2 ton trucks 1 - 3/4 ton truck Line paint marker Snow blower Tandem truck Motor grader	Front end loader Air compressor Flusher truck	95,000 30,000 22,000 7,000 30,000 24,000 30,000 70,000 70,000 14,000 30,000	422,000
AIRPORT	Nil	Nil	Nil	Nil
PURCHASING	Nil	Nil	Nil	Nil
R.C.M.P.	Nil	Nil	Nil	Nil
E.L. & P.	Radial Bucket Truck Backhoe/Loader Underground Services Truck 3/4 ton 4x4 Mobile Radio		45,000 30,000 14,500 1,200	90,700

SUMMARY OF EQUIPMENT REQUIREMENTS

19 81

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
PARKS	3/4 ton truck 72" rotary mower 48" rotary mower Top dressing spreader	York rake 3/4 ton truck	7,000 7,000 3,000 4,000 1,500 7,200	29,700
PUBLIC WORKS (includes survey & plants)	Tandem truck Motor grader Air compressor Tractor backhoe Welder & truck 3/4 ton truck	Tandem truck 2- Construction tool trailers Motor grader 2- 3 ton trucks Street sweeper	30,000 70,000 13,000 45,000 12,000 7,000 30,000 9,000 80,000 32,000 51,000	379,000
AIRPORT	Snow blower- self propelled		90,000	90,000
PURCHASING	Nil	Nil	Nil	Nil
R.C.M.P.	Bylaw Enforcement car Cushman vehicle		5,500 6,000	11,500
E.L. & P.	General Foreman 1/2 ton Meter Reader 1/2 ton Survey Club Cab, 3/4 ton Mobile Radio Service Truck 3/4 ton		5,500 5,500 9,000 1,400 12,000	33,400

SUMMARY OF EQUIPMENT REQUIREMENTS

19 82

DEPARTMENT	REPLACEMENT EQUIPMENT	NEW EQUIPMENT	NET ESTIMATED UNIT COST	TOTALS
PARKS	One ton truck Two ton flat deck truck	Mist-Blower/Sprayer	10,000 11,000 15,000	36,000
PUBLIC WORKS (includes survey & plants)	Small grader Street sweeper Motor grader 2-3 ton trucks 2- 1 ton trucks Front end loader	Tandem truck Street sweeper Sewer cleaner	40,000 50,000 70,000 30,000 14,000 60,000 30,000 50,000 60,000	404,000
AIRPORT		Fire Truck	20,000	20,000
PURCHASING	Nil	Nil	Nil	Nil
R.C.M.P.	Nil	Nil	Nil	Nil
E.L. & P.	Flat Bed, 3 ton Crew Cab 3/4 ton 4x4 Crew Cab 3/4 4x4 Electrician 1/2 ton General Foreman 1/2 ton	Truck Radial Boom Digger 3 ton	16,000 14,500 14,500 6,000 6,000 70,000	127,000

EQUIPMENT REQUIREMENTS FOR PARKS DIVISION

The following report is an estimated account of the equipment requirements for the City of Red Deer Parks Division, for the five year period 1978 to 1982.

Section "A" is a combined summary of Section "B" and "C".

Section "B" refers to the replacement of present equipment.

Section "C" refers to additional equipment which will be required.

It is hoped that this long range plan will make possible savings in equipment repair and maintenance, as well as savings in time by staff and Council in preparation and approval of the annual budget.

Prices used in estimating the costs are based upon present day quotations. It is possible that by the time a piece of equipment is to be replaced, there will be better models on the market from which to choose. For this reason, and because equipment needs cannot be predicted exactly, beyond one year into the future, it is necessary to review this plan annually.



L.A. McMURDO,
Parks Supt.

LAM/ab

SCHEDULE "A"

A Summary of Schedules "B" and "C"

Year	Replacement	New	Net Unit Cost	Total
1978	3/4 Ton Truck		7,000	
	Turf Tractor		9,000	
	48" Rotary mower		3,000	
	48" Rotary mower		3,000	
	P.T.O. Sickle mower		1,300	
	P.T.O. Rototiller		1,500	
		72" Rotary mower	7,000	
		Chemical Applicator	1,800	
		Brush Chipper	1,200	34,800
1979	3/4 Ton Truck		7,000	
	72" Rotary mower		7,000	
		7 Gang Tractor mower	18,000	32,000
1980	3/4 Ton Truck		7,000	
	72" Rotary mower		7,000	
	P.T.O. Sickle mower		1,300	
		5 gang tractor mower	16,000	31,300
1981	3/4 Ton Truck		7,000	
	72" Rotary mower		7,000	
	48" Rotary mower		3,000	
	Top Dressing Spreader		4,000	
		3/4 Ton Truck	7,200	
		York Rake	1,500	29,700
1982	3/4 Ton Truck		10,000	
	2 Ton Flat Deck Truck		11,000	
		Mist-blower/sprayer	15,000	36,000
		5 Year Total		163,800
		Annual average		32,760

SCHEDULE "B"

Replacement Equipment Requirement

Item #	Description	Equip. No.	Year of Purchase	Estimated Replacement Cost	Estimated Trade-In	Estimated Net Cost
<u>1978</u>						
1	3/4 ton truck	51-23	1966	7,200	200	7,000
2	Turf tractor	55-04	1963	9,300	300	9,000
3	48" Rotary mower	57-86	1972	3,000	----	3,000
4	48" Rotary mower	57-95	1973	3,000	----	3,000
5	P.T.O. Sickle mower	57-96	1973	1,300	----	1,300
6	P.T.O. Rototiller	57-46	1967	1,500	----	1,500
<u>1979</u>						
7	3/4 ton truck	51-24	1968	7,200	200	7,000
8	72" Rotary mower	57-98	1974	7,000	----	7,000
<u>1980</u>						
9	3/4 ton truck	52-07	1968	7,200	200	7,000
10	72" Rotary mower	57-31	1975	7,000	----	7,000
11	P.T.O. Sickle mower	----	1978	1,300	----	1,300
<u>1981</u>						
12	3/4 ton truck	52-13	1969	7,200	200	7,000
13	72" Rotary mower	57-43	1976	7,000	----	7,000
14	48" Rotary mower	----	1978	3,000	----	3,000
15	Top dressing spreader	----	1967	4,000	----	4,000
<u>1982</u>						
16	One ton truck	52-16	1970	10,200	200	10,000
17	Two ton flat deck truck	53-21	1974	11,500	500	11,000
				<u>109,900</u>	<u>1,800</u>	<u>96,100</u>

SCHEDULE "B"

Justification for Request for Replacement Equipment

1. 3/4 TON TRUCK - #51-23

This vehicle was purchased in 1966 and has approximately 95,000 miles to date. It is the oldest of our trucks and is used by the Weed and Pest Control Crew. I believe it will be beyond the point of economic repair by date 1977. Recommend replacement in 1978.

2. TRACTOR (DEXTA FORD) - #55-04

This tractor, purchased in 1963, has worked continuously on various parks maintenance and construction projects. We expect it will reach the end of its economic life by the end of the 1977 season, and recommend replacement in 1978. Should be replaced with a low centre of gravity turf tractor, with turf tires. Approximately 40 h.p.

3. 48" ROTARY MOWER - #57-86

Purchased in 1972, this mower is worn beyond economic repair and must be replaced in 1978 in order to keep our mowing fleet in good order. Should have been replaced in 1977 but we held off because of letting some of our turf maintenance to contract.

4. 48" ROTARY MOWER - #57-95

This machine was purchased in 1973 and its replacement is necessary in order to keep our fleet of small mowers in good operating condition. Recommend replacement in 1978.

5. P.T.O. SICKLE MOWER - # 57-96

Purchased in 1973, this machine is totally worn out. We use these mowers extensively for weed control and rough mowing and the lifespan is limited due to hard usage. Must be replaced in 1978.

6. P.T.O. ROTOTILLER - # 57-46

This is tractor mounted and used extensively in preparing ground for grass seeding. It collapsed entirely this year and our Mechanic Foreman recommended against repair. We have been renting, but this is not economically wise in the long term. For replacement in 1978.

7. 3/4 TON TRUCK - # 51-24

This heavy duty truck was purchased in 1968 and has been used to transport our trailer with mowers and other equipment, from place to place. Recommend replacement in 1979, at which time it will have had eleven years continuous service.

8. 72" ROTARY MOWER - #57-98

We got this mower in 1974 and it is expected to require replacement in 1979.

9. 3/4 TON TRUCK - # 52-07

Purchased in 1968, we believe it will be worn beyond economic repair by the end of 1979. Recommend replacement in 1980.

10. 72" ROTARY MOWER - # 57-31

Purchased in 1975, this type of mower works continuously throughout the mowing season. I expect it will be beyond economic repair by the end of its fifth season, and should be replaced by 1980.

11. POWER TAKE-OFF SICKLE MOWER

Used extensively in rough areas for weed control. We expect the one which will be purchased in 1978 will be worn beyond repair and require replacement in 1980.

12. 3/4 TON TRUCK - #52-13

Purchased in 1969. Should be replaced by 1981.

13. 72" ROTARY MOWER - # 57-43

Purchased in 1976, we anticipate five seasons before it is worn out. Replace in 1981.

14. 48" ROTARY MOWER

Hope to purchase one in 1978, which after 3 years service, should be replaced in 1981.

15. TOP DRESSING APPLICATOR

This equipment works in conjunction with the soil shredder. It is a self propelled unit which spreads the top dressing material evenly over the turf area to any desired depth. It will be pretty well worn by the end of 1980, and should be replaced with a larger machine in 1981.

16. ONE TON TRUCK - # 52-16

Purchased in 1970. Anticipate replacement in 1982.

17. TWO TON FLAT DECK TRUCK - #53-21

Purchased in 1974, this truck is used continuously in parks construction and for winter work. Expect it to be worn beyond economic repair by 1982.

SCHEDULE "C"

Additional Equipment Requirements

Item #	Description	Recommended Year of Purchase	Estimated Cost
1.	72" Rotary Mower	1978	7,000
2.	Chemical Applicator	1978	1,800
3.	Brush Chipper	1978	1,200
4.	7 Gang-tractor mower	1979	18,000
5.	5 Gang-tractor mower	1980	16,000
6.	3/4-ton truck	1981	7,200
7.	York Rake	1981	1,500
8.	Mist Blower/sprayer	1982	15,000
			<hr/> 67,700

SCHEDULE "C"

Justification for Request for Additional Equipment

1. 72" ROTARY MOWER

Our turf areas are expanding annually and this past year we were pressed to be able to keep up with the workload. No large mowers were bought in 1977 and expansion of the fleet is a must for 1978.

2. CHEMICAL SPRAY APPLICATOR (ROLLER)

We presently use "boom" type sprayers for weed control in turf. This is fairly effective but allows the spray to drift if conditions are windy. (Drift may cause damage to desirable broadleaf plants such as flowers, trees and shrubs). We must therefore be extremely careful to choose windless days for spraying, and if windy conditions persist, we sometimes get behind in our program, thus allowing dandelions and other weeds to spread seed. A newer method is to apply the chemical to a fiber roller which has direct contact with the weeds. As there is no spray, there will be no drift. This equipment will not antiquate our "boom spray" program, but will act as backup for use when windy conditions prevail, and will allow us to effect weed control with greater continuity.

3. BRUSH CHIPPER

At present, all limbs and prunings from shrubs and trees have to be hauled to the landfill area. This is expensive to haul and adds to the cost of the landfill operation. A chipper will allow us to turn limbs into chips on the site. The chips are valuable as mulch in shrub beds as they help to condition the soil, retain water, and control weed growth.

4. 15 FOOT GANG MOWER (SEVEN GANG)

Our turf areas are expanding rapidly (25 to 50 acres per year) and at present we do not feel that we can supply good mowing schedules beyond the 1978 season without acquiring an additional large gang mower. With improved turf and greater areas being developed every year, we must plan on more and more mowing. To meet this demand, we must either enlarge our fleet of big mowers or increase our contract mowing or run into overtime scheduling or double shifting. At present we believe these alternatives are less desirable than new equipment, as we are still assessing the results of contract mowing.

5. 10 FOOT GANG MOWER

Recommended for expansion of mowing fleet as outlined in 4 above.

6. 3/4 TON TRUCK

Normal expansion of our fleet - anticipated for 1981.

7. YORK RAKE

This is tractor mounted equipment, primarily used for smoothing lumpy surfaces prior to seeding of grass. It is very useful for picking small rocks in preparing a seedbed.

8. MIST BLOWER SPRAYER

This is specialized trailer mounted equipment for use in insect and disease control in tall trees and groves. Considered a "must" by most large communities. It is also adaptable to mosquito control and windrowing of leaves in the fall.

PROPOSED DEPLOYMENT OF PARKS TRUCKS - 1978

#	VEHICLE	1977 USE	1978 USE
51-23	1966 Half Ton G.M.C.	Weed & Pest Control	Auctioned
51-24	1968 Half Ton Dodge H.D.	Mobile Mowing Crew	Weed & Pest Control
51-34	1972 Half Ton Datsun	Gardeners	Gardeners
51-39	1974 Half Ton Datsun	Parks Foreman II	Parks Foreman II
51-48	1976 ½ Ton Dodge	Parks Foreman I	Parks Foreman I
52-07	1968 3/4 Ton G.M.C.	Parks & Boulevard Mtce.	Mobile Mowing Crew
52-13	1969 3/4 Ton G.M.C.	Gardeners	Gardeners
52-16	1970 One Ton Ford	Top Dressing - Construction	Top Dressing - Construction
53-21	1974 Two Ton Dodge	Construction Crew	Construction Crew
53-33	1976 3 Ton Dodge	Tree Watering	Tree Watering
	New 1 Ton	-----	Parks & Boulevard Mtce.
	Rented Vehicle	Weed Inspector	Weed Inspector

November 4, 1977

TO: City Engineer
FROM: General Superintendent of Public Works
RE: Annual Equipment Report

Each year I prepare an annual equipment report estimating the equipment needs for the Engineering Department for the next five years. The report serves as a somewhat balanced budget, and also helps us in our maintenance programme. In other words, we won't do a large overhaul on an item this year if it is scheduled for trade next year, but we will do an overhaul if the replacement is not scheduled for three years.

The equipment requested is for a maintenance type operation, and little construction. Mostly all equipment for construction is hired.



L. M. Gillespie
General Supt. of P. W.

LMG/sv

PAST HISTORY

Following is a list of expenditures for Public Works equipment purchased in recent years. These are rounded to the nearest \$1,000.

1968	\$ 96,000
1969	71,000
1970	48,000
1971	78,000
1972	55,000
1973	68,000
1974	113,000
1975	241,000
1976	276,000
1977	310,000

THE FUTURE

Following is a list of our recommended purchases for the next five years.

1978	\$405,200
1979	378,600
1980	409,500
1981	373,000
1982	404,000

ESTIMATED PUBLIC WORKS EQUIPMENT REQUIREMENTS

S U M M A R Y

YEAR	REPLACEMENT SCHEDULE "A" DESCRIPTION	NEW SCHEDULE "B" DESCRIPTION	NET UNIT COSTS	NET ANNUAL COSTS
1978	2 - One Ton Trucks 2 - Half Ton Trucks 4 - Mobile Radios Asphalt Roller Meter Truck Van Jeep	Backhoe Tow Truck Motor Grader Front End Track Loader 10 Mobile Radios Paint Stripper Small Grader Backhoe Trailer - Meter Dept. Leased Vehicle Purchase	\$ 14,000 11,000 3,200 30,000 8,000 8,000 85,000 12,000 80,000 105,000 8,000 2,000 25,000 2,000 12,000	\$405,200
1979	Tandem Truck 2 - Three Ton Trucks Street Sweeper 2 - One Ton Trucks Backhoe Air Compressor Front End Loader Motor Grader	Snow Blower 2 - Mobile Radios	\$ 30,000 30,000 50,000 14,000 85,000 13,000 60,000 70,000 25,000 1,600	\$378,600
1980	Dozer 2 - Three Ton Trucks 3 - Half Ton Trucks Line Paintmarker Snow Blower Tandem Truck Motor Grader	Front End Loader Air Compressor Flusher Truck	\$ 95,000 30,000 16,500 30,000 24,000 30,000 70,000 70,000 14,000 30,000	\$409,500

(Continued)

YEAR	REPLACEMENT SCHEDULE "A" DESCRIPTION	NEW SCHEDULE "B" DESCRIPTION	NET UNIT COSTS	NET ANNUAL COSTS
1981	Tandem Truck Motor Grader Air Compressor Tractor Backhoe Welder & Truck	Tandem Truck 2 - Construction Tool Trailers Motor Grader 2 - Three Ton Trucks Street Sweeper	\$ 30,000 70,000 13,000 45,000 12,000 30,000 9,000 80,000 32,000 51,000	\$373,000
1982	Small Grader Street Sweeper Motor Grader 2 - Three Ton Trucks 2 - One Ton Trucks Front End Loader	Tandem Truck Street Sweeper Sewer Cleaner	\$ 40,000 50,000 70,000 30,000 14,000 60,000 30,000 50,000 60,000	\$404,000

SCHEDULE "A"

REPLACEMENT REQUIREMENTS

ITEM NO.	DESCRIPTION	YEAR PURCHASED	REPLACEMENT COST	TRADE-IN VALUE OR SALE VALUE	NET COST OF REPLACEMENT
<u>1 9 7 8</u>					
1.	One Ton Truck	1969	\$ 7,100	\$ 100	\$ 7,000
2.	One Ton Truck	1969	\$ 7,100	\$ 100	7,000
3.	Half Ton Truck	1969	5,600	100	5,500
4.	Half Ton Truck	1964	5,600	100	5,500
5.	Mobile Radio	1969	800		800
6.	Mobile Radio	1969	800		800
7.	Mobile Radio	1969	800		800
8.	Mobile Radio	1969	800		800
9.	Asphalt Roller	1966	31,000	1,000	30,000
10.	Meter Truck	1971	8,200	200	8,000
11.	Jeep	1971	8,200	200	8,000
<u>1 9 7 9</u>					
12.	Tandem Truck	1974	\$ 31,000	1,000	30,000
13.	Three Ton Truck	1972	15,500	500	15,000
14.	Three Ton Truck	1972	15,500	500	15,000
15.	Street Sweeper	1971	51,000	1,000	50,000
16.	One Ton Truck	1970	7,100	100	7,000
17.	One Ton Truck	1970	7,100	100	7,000
18.	Backhoe	1968	85,000		85,000
19.	Air Compressor	1968	14,000	1,000	13,000
20.	Front End Loader	1970	70,000	10,000	60,000
21.	Motor Grader	1973	80,000	10,000	70,000
<u>1 9 8 0</u>					
22.	Dozer	1971	\$105,000	\$10,000	\$ 95,000
23.	Three Ton Truck	1974	15,500	500	15,000
24.	Three Ton Truck	1974	15,500	500	15,000
25.	Half Ton Truck	1971	5,600	100	5,500
26.	Half Ton Truck	1973	5,600	100	5,500
27.	Half Ton Truck	1973	5,600	100	5,500
28.	Line Paint Marker	1959	31,000	1,000	30,000
29.	Snow Blower	1971	25,000	1,000	24,000
30.	Tandem Truck	1974	31,000	1,000	30,000
31.	Motor Grader	1974	80,000	10,000	70,000
<u>1 9 8 1</u>					
32.	Tandem Truck	1975	\$ 31,000	\$ 1,000	\$ 30,000
33.	Motor Grader	1975	80,000	10,000	70,000
34.	Air Compressor	1967	14,000	1,000	13,000
35.	Tractor Backhoe	1970	50,000	5,000	45,000
36.	Welder Truck	1975	12,500	500	12,000

Continued.....

ITEM NO.	DESCRIPTION	YEAR PURCHASED	REPLACEMENT COST	TRADE-IN VALUE OR SALE VALUE	NET COST OF REPLACEMENT
<u>1 9 8 2</u>					
37.	Small Grader	1975	\$ 45,000	\$ 5,000	\$ 40,000
38.	Street Sweeper	1975	51,000	1,000	50,000
39.	Motor Grader	1976	80,000	10,000	70,000
40.	Three Ton Truck	1976	15,500	500	15,000
41.	Three Ton Truck	1976	15,500	500	15,000
42.	One Ton Truck	1977	7,100	100	7,000
43.	One Ton Truck	1977	7,100	100	7,000
44.	Front End Loader	1976	80,000	10,000	70,000

SCHEDULE "A"

REPLACEMENTS

1 9 7 8

Items 1 & 2 - ONE TON TRUCKS

These trucks are used on construction jobs and economical life is eight years or less. Parts availability is a problem on old vehicles.

Items 3 & 4 - HALF TON TRUCKS

From our experience, eight years is the expected life of these units, as the bodies are usually rusted out.

Items 5, 6, 7 & 8 - MOBILE RADIOS

These units lose their efficiency after seven or eight years, and we have difficulties keeping them in working condition.

Item 9 - ASPHALT ROLLER

This unit is a 1966 model, and is almost beyond repair. Obtaining parts is a problem.

Item 10 - METER TRUCK

This van type truck is used for the installation of water meters. With the work load, the unit must be in good mechanical condition. The replacement unit will be a heavy duty type to withstand the rough terrain in new subdivisions.

Item 11 - JEEP

It is recommended this unit be replaced, as it is in an unserviceable condition.

1 9 7 9

Item 12 - TANDEM TRUCK

Life expectancies of these units is estimated to be five years or less.

Items 13 & 14 - THREE TON TRUCKS

These units are used for our sanding operation and down time has to be kept to a minimum. Five to six years is the maximum expected life.

Item 15 - STREET SWEEPER

This unit will be eight years old in 1979 and beyond its expected life. This unit will be replaced with a truck mounted sweeper for sweeping major freeways.

Items 16 & 17 - ONE TON TRUCKS

Six to eight years is the expected life of these construction trucks.

Item 18 - BACKHOE

This unit will be thirteen years old and parts are getting more difficult to obtain. It is recommended that it be replaced at this time.

Item 19 - AIR COMPRESSOR

This unit will be eleven years old, and as this unit is used for winter water leaks, it must be in good mechanical condition.

Item 20 - FRONT END LOADER

This unit will be nine years old and recommended for replacement at that time.

Item 21 - MOTOR GRADER

These units are used every day, summer for street grading and winter for snow plowing, and six years is the estimated expected life.

1 9 8 0

Item 22 - DOZER

This unit will be nine years old and estimated to be replaced at that time.

Items 23 & 24 - THREE TON TRUCKS

It is estimated these units should be replaced by 1980.

Items 25, 26 & 27 - HALF TON TRUCKS

It is estimated these units should be replaced by 1980.

Item 28 - LINE PAINT MARKER

This unit will be 21 years old and be outdated by 1980. Parts availability will probably be a problem.

Item 29 - SNOW BLOWER

After eight seasons on snow blowing, these units worn beyond economical repair.

Item 30 - TANDEM TRUCK

It is recommended that this unit will have to be replaced by 1980.

Item 31 - MOTOR GRADER

The expected life of our graders is about five to six years. They must be in good condition especially for snow plowing.

1 9 8 1

Item 32 - TANDEM TRUCK

It is recommended that this unit will have to be replaced by 1981.

Item 33 - MOTOR GRADER

The expected life of this snow plowing equipment is about five to six years.

Item 34 - AIR COMPRESSOR

This unit will be twelve years old by 1981.

Item 35 - TRACTOR BACKHOE

By 1981, this unit will be eleven years old and beyond economical life.

Item 36 - WELDER & TRUCK

This unit will be six years old and expected to be worn out at that time.

1 9 8 2

Item 37 - SMALL GRADER

This unit will be seven years old by 1982.

Item 38 - STREET SWEEPER

This unit will be six years old and beyond its expected life.

Item 39 - MOTOR GRADER

This unit will be six years old by 1982.

Item 40 & 41 - THREE TON TRUCKS

These sanding units will be six years old by 1982 and beyond mechanical repair.

Items 42 & 43 - ONE TON TRUCKS

It is estimated these units be replaced by 1982.

Item 44 - FRONT END LOADER

This unit will be six years old by 1982, and recommended for replacement.

NEW EQUIPMENT

The projected equipment needs for the next five years by the Public Works Department are based on our present size, plus our known growth in the existing subdivisions and on our estimated growth. The equipment we are requesting for the next five years is required to maintain a good level of service and very little of the need is for construction. In other words, if construction work stopped tomorrow or if we contracted all our construction work, we feel we would need this equipment to provide a good level of service on maintenance work, such as snow removal, sweeping, etc. The purchase of this new additional equipment would be used mostly on maintenance, and the Engineering Department will still be hiring equipment from many local firms for construction work and maintenance.

SCHEDULE "B"

NEW REQUIREMENTS

YEAR	DESCRIPTION	ESTIMATED COSTS	
		UNIT COST	ANNUAL COSTS
1978	Backhoe	\$ 85,000	
	Tow Truck	12,000	
	Motor Grader	80,000	
	Front End Loader	105,000	
	10 Mobile Radios	8,000	
	Paint Stripper	2,000	
	Grader Backhoe	25,000	
	Utility Trailer	2,000	
	Leased Vehicle Purchase	12,000	
			\$331,000
1979	Snow Blower	\$ 25,000	
	2 Mobile Radios	1,600	
			\$ 41,000
1980	Front End Loader	\$ 70,000	
	Air Compressor	14,000	
	Flusher Truck	30,000	
			\$114,000
1981	Tandem Truck	\$ 31,000	
	2 - Construction Tool Trailers	9,000	
	Motor Grader	80,000	
	2 - Three Ton Trucks	32,000	
	Street Sweeper	51,000	
			\$203,000
1982	Tandem Truck	\$ 31,000	
	Street Sweeper	51,000	
	Sewer Cleaner	60,000	
			\$142,000

SCHEDULE "B"

NEW REQUIREMENTS

1 9 7 8

Item 1 - BACKHOE

At the present time, the City has a backhoe which is ten years old. As this unit is used for water leaks, it must be very reliable. It is no longer reliable, and it is therefore recommended that a new unit be purchased, and the old unit kept as a backup and for odd jobs.

Item 2 - TOW TRUCK

The old tow truck is too small to haul in heavy equipment like buses or gravel trucks. We would therefore recommend that we purchase a new larger unit and retain the old tow truck for picking up parts and tire repairs.

Item 3 - MOTOR GRADER

With the increase in the number of lanes to grade, and streets to plow, an additional grader is needed to give a good level of service.

Item 4 - FRONT END LOADER, TRACK MODEL

It is found at this time that for lane construction and/or street construction in soft areas, a track loader is needed by our department. During the winter months, this unit would be used at the sand pile for loading sanding chips. This would free our other loaders for snow removal.

Item 5 - MOBILE RADIOS

As Red Deer grows, the need increases for more mobile radios. These new radios would be installed in snow plows and trucks.

Item 6 - PAINT STRIPPER

The Signs Department are in need of a new paint stripper for doing crosswalks and curbs.

Item 7 - GRADER BACKHOE

This is a new type of equipment which would be used by our patching crew. This unit is small and is equipped for this type of work and can excavate and backfill, eliminating one piece of equipment.

Item 8 - UTILITY TRAILER

This is a small utility trailer needed by the signs department to haul paint machines, barricades and signs.

Item 9 - LEASED VEHICLE PURCHASE

In 1976, we experimented with the rental of some vehicles to cover the overload in our construction programme. We have had these units on rent since March of 1976, and an offer to sell them to the City has been made by the owner. The cost to purchase these four units at today's price would be \$24,000, and we can purchase them for \$12,000. It is estimated that these units would be serviceable for another three years.

1 9 7 9

Item 10 - SNOW BLOWER

It is estimated an additional snow blower will be required by 1979 to give a good level of service.

Item 11 - MOBILE RADIOS

Two new units will be required for the new additional equipment.

1 9 8 0

Item 12 - FRONT END LOADER

With additional blowers, a fourth loader will be required.

Item 13 - AIR COMPRESSOR

It is anticipated that an additional air compressor will be required by 1980.

Item 14 - FLUSHER TRUCK

With the increase of paved streets, a second flusher truck will be required by 1980.

1 9 8 1

Item 15 - TANDEM TRUCK

To cover our regular maintenance work, it is estimated that an additional truck will be required by 1981.

Item 16 - CONSTRUCTION TOOL TRAILERS

Two additional trailers will be required by 1981.

Item 17 - MOTOR GRADER

With the increase in the number of streets from new subdivisions, it is estimated an additional grader will be required for lane grading and snow plowing.

Item 18 - THREE TON TRUCKS

By 1981, two more sanding trucks will be needed.

Item 19 - STREET SWEEPER

At the present rate of growth, an additional sweeper will be required by 1981.

1 9 8 2

Item 20 - TANDEM TRUCK

It is estimated that we will require an additional truck by 1982.

Item 21 - STREET SWEEPER

With the expected growth, it is estimated that we will require another sweeper by 1982.

Item 22 - SEWER CLEANER

By 1982, it is estimated that a second sewer cleaning unit will be needed. This will take the work load off our old unit, which we will keep as a backup.

December 21, 1977

TO: City Engineer
FROM: Chief Surveyor

RE: Future Equipment Requirements

The survey section will require 2 replacement vehicles approximately 1980 and 1981. In 1980 it will be necessary to replace 1 - 1973, 3/4 ton "club cab", and in 1981 1 - 1974, 3/4 ton "club cab". The existing tool bodies on these vehicles are interchangeable and should last for a number of years to come.



N.P. ANDERSON,
Chief Surveyor

PA/ab

January 3, 1978

TO: City Engineer

FROM: Treatment Plants Foreman

RE: Equipment Requirements 1978 - 1982

The Treatment Plants will require one new half ton truck in 1978. This is a replacement for a 1965 model retired in 1977. A rented unit is being used at present.

A second half ton truck will be required in 1980 to replace a 1965 model which will be due for retirement at that time.



R. DAYNE,
Treatment Plants Foreman

/ab

RED DEER INDUSTRIAL AIRPORT

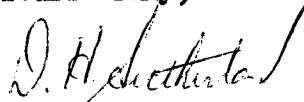
October 21, 1977.

Mr.B.C.Jeffers P.Eng.,
City Engineer,
City of Red Deer.

Dear Mr.Jeffers:

In reply to your request of October 13, 1977, please find attached a completed list of equipment which I believe will be required here at the Red Deer Industrial Airport for the period 1978 - 1982.

Yours truly,



D.H.Sutherland,
Airport Manager.

DHS/ds

att.

October 20, 1977.

RED DEER INDUSTRIAL AIRPORT

SUMMARY OF EQUIPMENT REQUIREMENTS.

YEAR	DESCRIPTION of EQUIPMENT	DISPOSITION	ESTIMATED UNIT COST
✓1978	60" P.T.O. Rotary Mower	Replacement for Kut Kwick	\$ 1,300.00
	Mobile Radio	New Equipment	900.00

✓1979	SNOW PLOW Self Propelled 4 X 4 Unit	Replacement for Dodge Truck	70,000.00

1980	Nothing anticipated.		

1981	SNOW BLOWER Self Prop lled Unit	Replacement for SICARD(Leased from Transport Canada).	90,000.00

1982	FIRE TRUCK - Pumper Unit- 500 gal.	New	20,000.00

Oct 20/77.

SUBSTANTIATION of EQUIPMENT REQUIREMENTS.

60" P.T.O. Rotary Mower - with the purchase of a new tractor 1977, the P.T.O. Mower requested will replace a Kut Kwik 48" given to the Airport by Parks after the unit was written off as beyond economical repair. This mower is well used and further length of service is unpredictable. The purchase of this attachment would enable employees to do a quicker and more suitable job of runways and taxiways, and eliminate delay of aircraft movements as the equipment could move off and on the areas much quicker.

Mobile Radio - At present the Airport utilizes six pieces of mobile equipment on the Runways, Taxiways and airport generally. For proper ground control this equipment should all be equipt with radios. At the present time there are only four radios, one of which is moved from the Crash vehicle to the larger Snow blower (primarily used on the Runways and Taxiways) From the safety aspect and the necessity of radio contact on the airport at all times five units should have radios year round, this would eliminate the necessity of moving radio equipment from one to the other thus preventing unnecessary damage, and inconveniences.

SNOW PLOW Self Propelled 4 X 4 - The Dodge 3 - ton unit with a snow plow blade mounted on the front has been in use since 1971 as a snow plow and from 1971 - 1975 was used by Public Works hauling gravel and fill. This has had very rough use in both instances and repairs have been extensive. The unit would replace the Dodge and/or the F.W.D. Plow which has been leased from Transport Canada. The leased unit is a 1964 model and has also began to show signs of the heavy useage of the passed years of service with Transport Canada and this airport.

Economics, efficiency and dependability are the main reasons for this requirement plus the fact that possibly the unit could be withdrawn by Transport Canada.

SNOW BLOWER Self Propelled Unit - Leased on an annual basis from Transport Canada, this unit could be recalled at any time. However in spite of this the unit is a 1949 model and if it serves the Airport, economically until 1981 it will have gone on for well passed the life expectancy.

FIRE TRUCK - Pumper Unit 500 gal. - It is very possible that by 1982 or before there will be the necessity of a unit of this type at the Industrial Airport. At present an agreement is in force with C.F.B. Penhold to answer all structural fire calls. However depending upon the disposition of the Base, a unit may be on or before 1982.

October 20, 1977

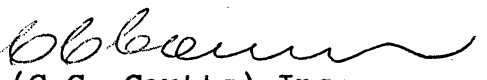
TO: City Engineer

FROM: O. i/c Red Deer City Detachment

RE: Long Range Equipment Report
1978/82
Police Department

Your memo of October 13, 1977 refers. Police Department as follows:

UNIT	REPLACEMENT DATE	ESTIMATED COST
By-law Enforcement Section car (compact)	1981	\$5,500.00
Cushman Vehicle (White Knight meter patrol)	1981	\$6,000.00


(C.C. Coutts) Insp.
O. i/c Red Deer City Det.

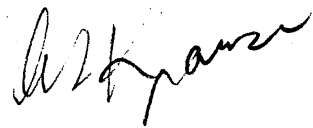
CCC:vdm

January 5, 1978

PURCHASING

The Purchasing Department requires one (1) fork lift in 1978. The piece of equipment is required to replace the existing fork lift which is a 1957 model. It is no longer feasible economically to maintain the existing unit. The estimated cost of a new fork lift is \$25,000.00.

The existing unit will remain in use in light duty work as long as possible.



A.S. KRAUSE,
Purchasing Agent

BCJ/ab

January 18, 1978

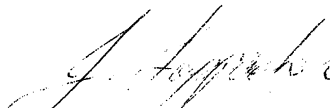
EQUIPMENT REQUIREMENTS FOR E. L. & P. DEPARTMENT

Growth continues on our electrical system at the phenomenal rate of previous years with no sign of slackening. The 1977 peak load of 44 M. W. was 16 % above the 1976 peak load. Load growth is being experienced both in new subdivisions and in established areas.

There recommendations for equipment purchases over the next 5 years are based on providing E. L. & P. existing crews with transportation and the specialized equipment necessary for everyday operation of our electric system.

E. L. & P. will continue to depend on contractors for trenching and backfilling operations in new subdivisions work. The recommendations cover only enough replacement and new equipment to give as the flexibility required to meet day to day customer demands and to repair damaged cables without affecting subdivision construction. With the heavy demands of new customers and developers in 1977, we were unable to prepare specifications and place orders for some equipment. This is shown as a carry over on the 1978 requirements.

Major items in this year's requirements are a tension stringing puller and a tensioner. These allow new circuits to be string overhead without cutting off existing customers. Our need for this type of equipment has been increasing in recent years. To date we have rented this equipment from other utilities but as their needs increase the equipment is unavailable more and more often. The purchase of this equipment will solve this problem.


J. W. Loppacher P. Eng. for
R. M. Watson P. Eng.
Electric Light & Power Supt.

SCHEDULE "B"

EQUIPMENT REPLACEMENT REQUIREMENTS

ITEM NO.	DESCRIPTION	EQUIP. NO.	YEAR OF PURCHASE	ESTIMATED REPLACEMENT COST	ESTIMATED TRADE IN	ESTIMATED NET COST
<u>1978</u>						
1.	Meter Reader Truck ½ ton	62 03	1966	\$ 5,700	\$ 200	\$ 5,500
2.	3 Ton Truck Chassis for Radial Boom Digger	62 19	1965	18,000	400	17,000
3.	Service Truck ½ ton	62 21	1971	12,300	200	12,100
4.	Radio Mobile	62 21	1971	1,100	100	1,000
5.	Trencher Services Small	62 12	1967	37,000	1,000	36,000
6.	Reel Trailers (2)	62 31 62 32	1974	4,000	600	3,400
<u>1979</u>						
7.	Station Wagon Supt.	62 01	1965	6,200	200	6,000
8.	Portable Hydraulic Unit and Tampen	62 18	1969	4,900	used for parts	4,900
<u>1980</u>						
9.	Radial Bucket Truck	62 19	1970	46,000	1,000	45,000
10.	Backhoe/Loader	62 39	1977	32,000	2,000	30,000
11.	Underground Services 3/4 Ton 4x4	62 41	1971	15,000	500	14,500
12.	Mobile Radio	62 41	1971	1,300	100	1,200
<u>1981</u>						
13.	General Foreman ½ ton	62 27	1975	5,700	200	5,500
14.	Meter Reader ½ ton	62 28	1975	5,700	200	5,500
15.	Survey Club Cab 3/4 ton	62 29	1975	9,200	200	9,000
16.	Mobile Radio	62 29	1975	1,400	100	1,300
17.	Service Truck 3/4 ton	62 35	1976	12,300	300	12,000
<u>1982</u>						
18.	Flat Bed 3 ton	62 26	1975	17,000	1,000	16,000
19.	Crew Cab 3/4 ton 4x4	62 33	1976	15,000	500	14,500
20.	Crew Cab 3/4 ton 4x4	62 34	1976	15,000	500	14,500
21.	Electrician ½ Ton	62 36	1976	6,200	200	6,000
22.	General Foreman ½ ton	62 37	1976	6,200	200	6,000
				Totals	\$ 277,200	\$ 9,700 \$ 267,500

SCHEDULE "B"

JUSTIFICATION OF REQUEST FOR REPLACEMENT EQUIPMENT

1978

1. METER READER TRUCK ½ TON 62 03
This truck is 12 years old and worn out.
2. 3 TON TRUCK CHASSIS FOR RADIAL BOOM DIGGER 62 10
This truck is 13 years old and worn out. Replacement parts can no longer be obtained. The R. B. D. unit is still serviceable and can be used on a new chassis for light or medium duty work.
3. SERVICE TRUCK ¾ TON 62 21
This truck was operated 7 days a week and on night call from 1971 to 1976. From 1976 to the present time it has been the back up service truck. It is no longer serviceable and should be replaced.
4. MOBILE RADIO 62 21
This radio is no longer serviceable and should be replaced.
5. TRENCHER, SERVICES, SMALL 62 12
This unit, which did not prove suitable for our needs, was sold to the City Parks Department in 1977. Replacement unit to be self leveling and equipped with frost teeth.
6. REEL TRAILERS (2) 62 31, 62 32
These trailers are too small and too lightly built to be serviceable for the cable reel sizes we now use.

1979

7. STATION WAGON SUPT. 62 01
By 1979 this car will be 14 years old and worn out. The body rusted out in 1974 and difficulty was experienced in obtaining replacement parts.
8. PORTABLE HYDRAULIC UNIT AND TAMPER 62 18
This unit was used as a source of parts to keep a similar tamper running in 1977. Good service has been obtained from a rented unit since that time, allowing replacement to be deferred until 1979.

1980

9. RADIAL BUCKET TRUCK 62 19
This unit idles continuously each day to provide power to the hydraulic bucket and boom. Engine maintenance and repairs have been frequent. By 1980 the body bucket lift mechanism and hydraulic system will be worn out and parts will be unattainable.
10. BACKHOE/LOADER 62 39
This unit will have been in service for 4 years by 1980. It is used daily for trenching and back filling work on main underground and underground services in frozen earth and others

tough digging conditions. Because of lost time and the high cost of crew delays when the unit is broken down, this unit should be replaced after this length of service.

11. UNDERGROUND SERVICES 62 41
By 1980 this unit will be 9 years old and in need of replacement
12. MOBILE RADIO 62 41
By 1980 this unit will be unserviceable and it should be retired with 62 41.
- 1981
13. GENERAL FOREMAN 1/2 TON 62 27
This vehicle will have been operated for six years by 1981. Mileage will be high and replacement necessary.
14. METER READER 1/2 TON 62 28
By 1981 this vehicle will have completed six years of daily service. Mileage will be high since this truck is used to read meter for customer moves. Replacement will be necessary.
15. SURVEY CLUB CAB 3/4 TON 62 29
By 1981 this vehicle will have completed six years of daily service, much of it over rough terrain; replacement will be necessary.
16. MOBILE RADIO 62 29
By 1981 this unit will be unserviceable and replacement required.
17. SERVICE TRUCK 3/4 TON 62 35
By 1981 this unit will have served 3 years of 7 days a week use plus night calls plus 2 years as the back up service truck. Mileage will be high and replacement necessary.
- 1982
18. FIAT BED 3 TON 62 26
This truck will have completed seven years of service by 1982. Engine hours and mileage will be high and replacement will be necessary.
- 19.
20. CREW CAB 3/4 TON 4x4 62 33, 62 34
In 1982 these units will both have completed 6 years service. They operate in rough terrain and are also required to pull heavy reel trailers. Replacement will be necessary.
21. ELECTRICIAN 1/2 TON 62 36
This unit will have completed 6 years service and will be due for replacement.
22. GENERAL FOREMAN 1/2 TON 62 37
This unit will also have completed 6 years service and will be due for replacement.

SCHEDULE "C"

NEW EQUIPMENT REQUIREMENTS

			<u>ESTIMATED COSTS</u>
<u>YEAR</u>	<u>DESCRIPTION</u>	<u>UNIT COST</u>	<u>ANNUAL COSTS</u>
<u>1978</u>			
1.	*Reel Trailers (2)	\$ 4,000	
2.	*Reel Wagons (2)	15,000	
3.	*Reel Trailers, Tension Stringing/Pulling (1)	16,000	
4.	Tensioner	12,000	
5.	*Truck Van, Meters/Stations Traffic Signals	9,000	
6.	*Truck, Crew Cab, 4x4 3/4 ton	13,000	
7.	Survey Club Cab, 4x4 3/4 ton	11,000	
8.	*Mobile Radios (14)	<u>14,000</u>	
	Approved in 1977 Carried Forward		\$ 66,000
	Balance of 1978 Equipment		<u>28,000</u>
	Total for 1978		<u>\$ 94,000</u>
<u>1979</u>			
9.	Bucket Truck Telescoping	35,000	
10.	Mobile Radio	<u>1,100</u>	
			\$ 36,100
<u>1980</u>		<u>NIL</u>	<u>NIL</u>
<u>1981</u>		<u>NIL</u>	<u>NIL</u>
<u>1982</u>			
11.	Truck, Radial Boom Digger, 3 ton	<u>70,000</u>	\$ 70,000

SCHEDULE "C"

JUSTIFICATION OF REQUEST FOR NEW EQUIPMENT

1978

1. REEL TRAILERS (2)

These new trailers are required to supplement the existing single reel trailers. We have 2 crews installing underground residential and industrial areas and are forced to borrow from other utilities to meet our needs. \$6,000. was approved in 1977 for 3 of these trailers. Because of changing requirements, only 2 of this type are now needed.

2. REEL WAGONS (2)

These wagons are intended to carry 3 cable reels for underground industrial and commercial developments, as well as for main feeders in residential areas. They are also intended for use as general purpose flat deck trailers and as pole trailers. \$15,000. was approved in 1977 for one trailer with a power drive on the cable reels. We now believe that 2 trailers without power drive are a more urgent requirement. The trailers will be a heavy duty type to which a power drive can be added when necessary.

3. REEL TRAILER, TENSION STRINGING/PULLING

This trailer is required for stringing conductors overhead above or below hot circuits. It will also be used for pulling underground cables into underground duct banks. \$16,000. was approved for this unit in 1977.

4. TENSIONER

This unit is required to unreel conductor under tension when stringing overhead circuits above or below hot circuits. It is used in conjunction with the tension stringing trailer #3 above.

5. TRUCK VAN, METERS/STATIONS/TRAFFIC SIGNALS

This van is required for the meters/stations/traffic control crew to house their tools, portable testing equipment, traffic controllers, etc., and will provide improved security for these items plus a workshop right at the job site. This crew presently shares a ½ ton truck with office and survey staff and much time is lost each day, loading and unloading tools and equipment.

6. TRUCK, CREW CAB, 4x4 3/4 TON

This truck is required for our underground crew who are now working out of a 1971, 4x4, 3/4 ton. We intend to purchase a crew cab 4x4, 3/4 ton identical to those used by our other crews since they have proved so suitable for our type of work.

7. SURVEY CLUB CAB, 3/4 TON 4x4

This truck will be requested by our second survey crew who now use a rented ½ ton or trade-in trucks. This truck will be operated in the same terrain as the underground crews who have found the four wheel drive invaluable.

8. MOBILE RADIOS (14)

These radios are required for new vehicles as well as those purchased since 1975. \$9,000. was approved in 1977 for 9 of these and 5 more are now required. The old salvaged units now in use are providing very poor service and some vehicles are without radios.

1979

9. BUCKET TRUCK TELESCOPING

This truck will relieve 62 25 Bucket Truck for overhead and street light work. It is not recommended that 62 25 be traded in, since E. L. & P. are always in need of a backup unit when the bucket truck are out for repairs or servicing.

10. MOBILE RADIO

A radio will be required for this bucket truck.

1980

1981

Depending on the growth of the utility, we believe that our fleet would not have to be increased in 1980 or 1981. Replacement equipment would be the only expenditure.

1982

11. RADIAL BOOM DIGGER 3 TON

This truck will relieve 62 38 from heavy duty. 62 38 will have completed line work. 6 years of heavy duty use by this time and should be shifted to the lighter work.

M E M O

TO: City Treasurer

January 19, 1978

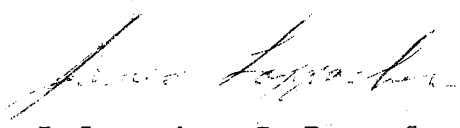
FROM: E. L. & P. Supt.

Re: Addition to 1978 E. L. & P.
Equipment Requirements

The following additional vehicle is required by E. L. & P. in 1978:

Truck, 4 Ton, Flat Bed with 8 Ton Capacity Crane	\$45,000
Radio	<u>1,000</u>
Total	<u>\$46,000</u>

This vehicle will be used for handling and transporting precast concrete duct bank, transformer and switch cubicle bases, and transformers and switch cubicles. A unit of this type was rented in 1977 at a cost of \$27,000. 1978 rental costs are expected to be in the order of \$30,000. The purchase of this unit will reduce our annual cost considerably.


J. Loppacher P. Eng. for
R. M. Watson P. Eng.
Electric Light and Power Supt.

JL/jjs

A Unified Approach to Policies and Guidelines
Governing use of Public Education and Public
Recreation Facilities

prepared by: Don Moore
Recreation Superintendent
December 10, 1977
revised: December 14, 1977
approved by: G. H. Dawe Management Board
December 14, 1977

INTRODUCTION

The desirability of a unified approach is based on the following assumptions:

1. That the City of Red Deer and both school authorities are committed to a co-operative and collaborative approach to the provision of all facilities as a community resource.
2. That the goals of the three authorities closely parallel one another and although not identical are highly compatible.
3. That the interests of the public are best served by a unified approach.

FACILITY OPERATIONAL GOALS

For purposes of this report, the shared goals of the City and both school boards are seen to be as follows:

1. To provide the citizens of Red Deer with facilities that will meet their educational and recreational requirements and certain social needs.
2. To encourage use of these facilities in the most extensive manner possible.
3. To foster and encourage use at a cost that all segments of the community can afford.

GUIDING PRINCIPLES

The foregoing goals and the following principles form the rationale on which the policy and guidelines are based.

1. Education and recreation are basic human needs and should be available to all.

2. The concept of public recreation as a Municipal Government function worthy of tax support is based on provision of basic services which can be enjoyed by the vast majority of the population.
3. Each financial policy should be evaluated in terms of its discriminatory effect on all segments of the population.
4. Children of school age should not be charged for certain basic opportunities.
5. Services which are above a basic standard must be paid for in part by the participant group or individual rather than the community as a whole.
6. Fees and charges should not be based on the premise that recreation activity should be self supporting.
7. Complete subsidy for leadership, supplies, equipment and facilities would seriously limit the scope of recreation activities or education services regardless of the size of budget. Further, the expansion of services will be directly influenced by the amount of money recovered.
8. A higher fee is advisable when the number benefiting is small or when the initial expense is disproportionately great or when maintenance costs are high.
9. The direct beneficiary of a special comparatively exclusive service which many involve special instruction, special privilege or private use should pay a higher or full share of costs.
10. The community has the right to profit on use of facilities or organization of programs when these public resources are utilized by profit motivated individuals, groups or companies.
11. Competition with private enterprise should not necessarily be avoided if it is in the best interests of the taxpayer.
12. The cost of collection of revenues should not be disproportionate to the advantage gained.

CONDITIONS OF USE

The necessity to impose conditions of use is partially a result of inadequate planning for use. Facility design and staffing schedules are two factors that if improperly dealt with can create problems. To partially solve this problem, the operation of each facility should be carefully evaluated in terms of its potential to serve community needs.

The conditions of use should be as permissive as possible, but with due consideration for potential damage to property, theft, and costs directly attributable to a particular use.

There are a number of problems and conditions that require special consideration when dealing with conditions of use. They are as follows:

1. Caretaking and Supervision

The responsibility for care and custody of valuable assets can not be understated. Wherever possible, a paid caretaker/supervisor should be engaged. This person shall be responsible for the readiness of the facility or area required for public use.

2. Janitorial Services

The extended use of facilities will result in additional janitorial service requirements. This additional work shall be scheduled in a manner that will have the least negative effect on facility utilization and should be planned for and scheduled so as not to result in an increase in cost to the user. When use beyond the planned hours of use is requested, additional staff shall be provided at the user's expense.

3. Utility and Maintenance Costs

Increased use will result in higher utility and maintenance costs. It is suggested that these be accepted as a reality of extended facility use and considered when actual charges are set.

4. Other conditions

4.1 Special services to be provided at cost plus a 10% service charge.

4.2 Facilities are to be accepted as found and left as found.

4.3 Activity will be restricted to areas specifically requested and approved.

4.4 Users must comply with all booking procedures, bookings must normally be made 48 hours in advance.

4.5 A rental agreement or permit must be obtained for each use.

4.6 Rental fees are due and payable at the time of booking.

4.7 The user shall sign an agreement warranting that the user will replace or repair any damaged property and assume responsibility for the actions of its members.

POLICY

1. That the prime purpose for which the facility was funded have first priority.

2. That all facilities be made available at all times whenever possible.

3. That there be no facility charge for use by children unless the individual group or organization is profit motivated.

4. That there be no charge for one or two day adult educational or recreational workshops.

5. That a rental charge be levied for adult group use.

6. That there be a minimum per participant charge for an adult series of classes of three or more.

7. That groups in the formative or reorganizational stages be permitted free meeting room use for the first three meetings.

8. That activity be concentrated in larger schools in order to warrant provision of a caretaker/supervisor.

9. In cases where there is no caretaker on duty, a charge be made to cover caretaking costs.

RENTAL FEES

For purposes of this report, user groups are categorized as follows:

a. Youth groups under the auspices of a school system or the Recreation Department.

b. Youth groups under the auspices of a non-profit community service organization.

c. Youth groups under the sponsorship of a profit motivated individual, company or organization.

- d. Adult groups providing a non-profit service to children.
- e. Adult groups providing a community public service.
- f. Adult groups involved in sponsoring further education programs as a public service.
- g. Adult recreation activity
- h. Commerical/Religious/ Political and Non-resident groups.

For purposes of applying fees and charges, the following categories of applying fees and charges the following categories of facilities will be used:

- 1. Small meeting rooms/club rooms. (under 30 capacity)
- 2. Meeting rooms/Classrooms. (about 250 sq. ft. capacity+ 50)
- 3. Large meeting rooms/double classrooms/ancilliary room. (approximately 1,500 sq. ft. capacity + 100)
- 4. Small auditorium/commons/large ancilliary. (approximately 2,250 sq. ft. capacity 150+)
- 5. Executive meeting rooms/lounge.
- 6. Gymnasiums.
- 7. Specialty rooms (Industrial Arts/Arts & Crafts/ Home Economics)
- 8. Kitchen.

NOTE: Charges for unique or major facilities such as the Memorial Centre Auditorium and Gymnasium, Cafeterias, Arenas, Swimming Pools are not considered in this report.

FEE SCHEDULE

The fee schedule which follows indicates both a per hour and per session charge. For purposes of this schedule, a session is a maximum of four hours following which the hourly charge resumes.

The rates reflect an attempt to keep facility costs to a minimum but still recover sufficient to partially offset operational costs. The exception is the commercial/religious/political use category which purposely charges a substantially higher rate because of the low priority such use is given and also reflecting the view that the schools should not compete with commercial facilities.

In addition to the rates listed, there is a 15% charge applied when the user charges admission or takes a collection.

The charge for further education groups is based on a per person fee of 50¢ for a series of up to six classes and \$1.50 for a series of more than 6 and up to 12 sessions. A proportionately higher rate for programs with more than 12 sessions will be charged.

Chairs are available at no cost if lessee places and removes them. A 5¢ per chair charge is made to provide this service.

Specialty room equipment use is to be encouraged by implementation of a privilege card available to those having proven ability. Group use of such facilities will be withheld until competence to operate and supervise specialized equipment is proven and liability clarified.

FEE SCHEDULE

	Small meeting room	Club room	Meeting room (Classroom)	Large Meeting Room	Double Classroom/Ancillary	Small Auditorium/Commons	Large Ancillary	Executive Meeting Room	Gymnasiums	Specialty Rooms
Group A per hour per session	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/A N/A	N/C N/C	N/C N/C	N/C N/C		
Group B per hour per session	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/A N/A	N/C N/C	N/C N/C	N/C N/C		
Group C per hour per session	\$5 \$5	\$5 \$5	\$10 \$10	\$15 \$15	N/A N/A	\$5 \$15	\$10 \$10			
Group D per hour per session	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/A N/A	N/A N/A			
Group E per hour per session	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/C N/C	N/A N/A	N/A N/A			
Group F	up to 6 sessions, 50¢ per participant up to 12 sessions, \$1.50 per participant									
Group G per hour per session	\$5 \$5	\$5 \$5	\$10 \$10	\$15 \$15	\$10 \$10	\$5 \$15	\$10 \$10			
Group H per hour per session	\$15 \$15	\$15 \$15	\$10 \$30	\$15 \$45	\$30 \$30	\$15 \$45	\$30 \$30			

N/C - no charge
N/A - not available

Draft #1
August 29, 1977

The purpose of this document is to provide a statement that as accurately as possible sets forth the purpose of the Centre and provides a reference for guidance of the Management Board, the project sponsors, the staff and public.

The Centre was developed as a joint project of the City of Red Deer and the Public and Separate School authorities with a view to utilizing community funds to co-operatively provide a facility that would meet the educational, recreational and social needs of the North Red Deer District as effectively as possible.

It is also hoped that the facility will serve as a base of operations for a co-ordinated and collaborative approach to identifying and meeting many of the educational, recreational and social needs of the North Red Deer area.

The overall responsibility for management of the facility has been assigned to a Managements board comprised of two elected officials appointed by the three co-operating agencies. The prime responsibility of the Board is to develop, maintain and evaluate policy governing operation and use. General guidance is provided for the Management Board by the terms of an agreement between the three parties.

1. Policy governing operation and maintenance.
2. Policy related to use.

The overall responsibility for operation and maintenance is assigned to an executive committee comprised of both School Superintendents or their designate and the Recreation Superintendent or his designate. The Chairmanship of the Committee will rotate annually.

A Facility Co-ordinator shall be responsible to the Committee for the day to day operation and maintenance of the building. His specific duties and responsibilities are attached hereto.

In general, the Facility Co-ordinator shall be responsible to the Administrative Committee Chairman for booking and scheduling of the facility and for all aspects of the physical operation.

The Facility Co-ordinator shall hire Operators during all hours of operation to assume responsibility for general supervision and operation and maintenance of the plant. The Co-ordinator shall hire or contract the janitorial services and shall employ other part time or full time staff as may be deemed necessary.

He shall prepare operating budgets for the facility for consideration of the Administrative Committee and approval of the Management Board.

Specific policy governing operation and maintenance will evolve over time as the need arises. At this time the following areas require immediate attention:

1. Hours of operation
2. Standard of maintenance
3. Facility supervision
4. Caretaking
5. Secretarial assistance

1. Hours of Operation

It is proposed that the facility be open and available whenever practical. Regular hours of operation suggested are: Weekdays and Saturday from 8:00 AM to 11:00 PM and Sundays from 1:00 PM to 6:00 PM.

2. Standard of Maintenance

It is proposed that the Facility Co-ordinator develop a standard of maintenance for all aspects of the operation and that he consult with authorities in other centres.

3. Facility Supervision

It is proposed that the Co-ordinator be authorized to recruit full time and part time operators as required with a view to having one such person in the facility whenever it is open to the public.

It is also proposed that the Co-ordinator in consultation with the Administrative Committee prepare a list of responsibilities and duties.

4. Caretaking

Proposed that caretaking be contracted as far as possible and that the Co-ordinator prepare terms of a contract at once so tenders can be let. The terms of the contract should provide for a flat sum bid on standard daily work and a rate for additional occasional work.

5. Secretarial Assistance

It is proposed that a report be prepared by the Co-ordinator outlining his perceived need for such assistance.

POLICY RELATED TO USE

The factors are seen to be as follows:

1. Priorities
2. Rules governing use
3. Fees and charges
4. Booking procedures
5. Program development

1. Priorities

Priorities will gradually evolve, however, the following general terms of reference are proposed for the first four months of operation (until year end).

- a. During normal school hours, top priority will be given to requirements of the public school system for prescribed curriculum activities and classes.
- b. Applications for other school day daytime use will be dealt with on their merits with conflicts of times referred to the Board.
- c. Applications for all out of school hours will be solicited by the Board and dealt with on their merit with school extra curricular activity being given high priority and activities deemed by the Board to do the most to enhance Community Education and Community Recreation goals being given high priority.
- d. Priority decisions should be made on the basis of the Management Board's perception of best use of the facility in terms of overall Community benefit.

e. For general guidance the following chart might be used as a guide.

	High Priority	Medium Priority	Low Priority	Last Priority
Public Education	X			
Community Education	X			
Public Recreation	X			
Private Agency Recreation		X		
Private Groups			X	
Community Social Activity		X		
Community Development uses	X			
Commercial use				X

It is suggested that tours for groups and individuals be set up as soon as possible following which applications for use of the facility should be invited for the period of October 1st to December 31st, 1977. Groups should be re-invited to apply for accommodation during the period from January 1st to April 31st, 1978. Such applications to be invited by mid-December.

2. Rules Governing Use

- a. Users will be required to leave the facility as found or a predetermined cost will be assessed and further use suspended until obligations are met.
- b. Smoking will be permitted only in designated areas. Proposal to be prepared by Co-ordinator.
- c. No alcoholic beverages will be permitted.

3. Fees and Charges

Although it is recognized that some revenue must be generated to partially defray operating costs, it is felt that for the most part the service is available to all and is basic in nature.

- a. It is recommended that the fees and charges principles as stated by the Recreation Department be reviewed at a Board Workshop.
- b. There be no charge for youth activity unless used for money making purposes.
- c. There should be no charge for programs generated by the joint Program Committee if the Committee can show evidence that it will strengthen ties with the Community.
- d. Further Education classes for adults should be assessed a nominal charge of 50¢ per candidate for workshops or classes involving three sessions or less and \$1.00 per candidate for a series of classes of more than three and up to ten lessons. An appropriate fee should be established for opportunities where the number of sessions is greater than ten.
- e. Adults meeting for the benefit of children or community should not be charged.
- f. Other adult or mixed groups should be charged at the rates previously proposed.
- g. New groups in organizational stages should be permitted a maximum of three sessions at no cost.

h. Groups sponsoring activities that result in operating costs that exceed normal operating costs shall be required to pay for same.

i. If facility is required beyond normal operating hours a charge equivalent to additional costs incurred shall be made.

4. Booking Procedures

a. The facility shall be booked through the Co-ordinator.

b. City of Red Deer booking policy and procedure shall be adapted and revised as is found necessary.

5. Program Development

In addition to meeting needs of existing Agencies including school and recreation that there be a co-ordinated attempt to indentify and meet other community needs with a view to the following.

a. Providing life long learning oportunties for all ages.

b. Providing a diversity of Recreation opportunities for all.

c. Providing a vehicle for interagency co-operation in Community problem solving.

d. Providing a climate condusive to Community development and creation of a sense of Community.

e. Providing opportunity for greater citizen involvement.

As a preliminary step toward these ends it is proposed that a pilot project be developed and implemented by the joint Program Committee. The project would provide an open house on Monday, Wednesday and Friday evenings at which times a diversity of opportunity would be available to all North Red Deer families. It is suggested that a Wednesday program be developed and introduced first and if successful Friday and Monday programs would follow. This would leave Tuesday and Thursday, Saturday and Sunday for all other uses.

The key to the success of this program would be citizen involvement in the planning.

PROPOSED FAMILY NIGHTS

The key to the success of the Dawe Cente will be acceptance by and involvement of the residents of the area.

The proposed family nights are considered worthy of promotion and subsidy for the following reasons.

1. They should lead to strong feelings of loyalty and enhance the sense of Community idea.
2. Adult involvement and support will be fostered and encouraged and volunteers will emerge.
3. Family Unity will be strengthened.
4. Responsible citizenship will be encouraged.
5. Social change may result and community problems may be identified and resolved.
6. A segment of the same 60% of uninvolved citizens will be touched.

COST AND REVENUE SHARING POLICY FOR
THE G. H. DAWE COMMUNITY CENTRE

November 25, 1977

PURPOSE

The purpose of this paper is to state the rationale on which the policy is based and to describe how costs and revenues for the development, operation and maintenance of the Dawe Centre are shared.

PREAMBLE

Traditionally, the City of Red Deer has provided public recreation facilities for the Community in accordance with a master plan and has permitted school day, daytime use of these facilities by public and separate school authorities at no cost in order to enrich the educational experience for Red Deer children and provide an opportunity that cannot be provided through Provincial Department of Education support. Also, the Public and Catholic school authorities have access to Provincial Department of Education funds to provide basic school facilities for the Red Deer school systems primarily for education. Most of these facilities are suitable for Community use and the school authorities have granted Community use at no charge for public recreation purposes when not required for school purposes and they also permit at low or minimum cost to other Community groups and organizations because it is believed that this represents productive use of a valuable Community resource.

Also, the Public Library Board have responsibility and receive Provincial and City grants to provide a public library service including branch libraries at their discretion.

It became apparent that the community could best be served and Community resources most effectively used by collaborative development of Community facilities. The best example of this collaborative approach is the G. H. Dawe Community Centre where each agency with the exception of the Library Board has or will provide the facilities that have been their particular responsibility and will bear most costs and retain all revenues from the aspect of the operation that has been traditionally theirs.. It is intended that other

costs of co-operative programming or supervision of the facility or administration of the complex shall be shared equally.

In short, the policy is based on the premise that each agency except the Library brings to the partnership those facilities normally provided by them and assumes financial responsibility for them. The cost of joint administration and programming is shared. In the case of the Library, the school authority pays all facility costs with the Library providing books and librarians.

POLICY

Based on the foregoing, the costs shall be shared as follows:

1. Each capital expenditure shall be reviewed by the G. H. Dawe Management Board and agreement shall be reached in each instance as to how costs shall be shared. As a general guide all costs of acquisition of recreation structures shall be that of the City of Red Deer. All costs of education facilities shall be the responsibility of the respective school authority. Costs related to site development shall be shared equally except where no benefit will occur to one or more partners. Each partner reserves the right to contribute financially to the other partners projects in order to improve, upgrade or generally enhance the total project.
2. Development and maintenance of grounds shall be the responsibility of the City of Red Deer in accordance with policies of the Management Board and costs shall be shared equally by the partners. (NOTE: The Separate School Board will not share this cost until their facility is developed.)
3. All operating and maintenance costs of the facility developed by the Public School authority shall be paid by them except for the Public Library and the Public Library shall supply staff and books only.
4. All costs of maintenance and operation of the Catholic School facility shall be paid by the Separate School authority.

5. All costs of maintenance and operation of the indoor swimming pool and indoor skating rink and whatever recreation facilities are developed shall be the responsibility of the City of Red Deer.
6. Revenues from rental of various parts of the complex shall be retained by the partner responsible for cost of the particular facility.
7. Costs related to overall administration shall be shared equally by the partners each paying one-third of such costs, but until the Catholic School is constructed, the City and Public School shall share the costs equally.
8. Costs of Management Board shall be shared equally by the three partners.
9. Costs of malicious damage or damage caused by carelessness shall be charged to the responsible party whenever possible and if not identifiable, shall be shared equally.

PROCEDURE

The control of costs and accounting distribution shall be the responsibility of the Facility Co-ordinator.

The Public School authority shall be responsible for the administration of staff, salaries and for provision of an accounting service for the Centre.

The Public School authority shall requisition the other partners for their share and shall submit the monthly requisition to the appropriate Superintendent or his designate for approval.

SPECIFIC COST DISTRIBUTION (effective November 1977)

	Public School	Separate School	City of Red Deer
Facility Co-ordinator Salary	50%		50%
Weekend and evening Supervisors			100%
Weekday, daytime Supervisors	100%		
Administration, supplies, advertising, etc....	50%		50%
Management Board expenses	33 1/3%	33 1/3%	33 1/3%
Caretaking, equipment and building maintenance, supplies and utilities	100%		
Facility insurance	100%		
Liability Insurance	own		own
Library costs (except Librarian and books)	100%		
Co-operative program costs	50%		50%
Turf and grounds maintenance	50%		50%

File

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

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

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

2262/C-75

(i) \$5.00 for each male dog

(ii) \$10.00 for each female dog

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

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

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

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

2262/B
12/4/71

2262/C-75

Amend 2262/A Aug. 15 1967 Section 5 The owner of any dog found running at large in City of Red Deer is guilty of an offence under this By-law and any dog found running at large in the City may be taken and impounded in a pound, where it shall be kept for three (3) days, unless the owner of the dog shall produce to the Poundkeeper a subsisting license issued for the dog, and shall pay to the Poundkeeper:

- (a) an impoundment fee of
 - (i) \$5.00 if such dog had not previously been impounded in the preceding twelve months,
 - (ii) \$10.00 if such dog had previously been impounded not more than once in the preceding twelve months,
 - (iii) \$15.00 if such dog had previously been impounded more than once in the preceding twelve months, and
- (b) A board fee calculated as follows:
 - (i) if such dog remains in pound after the day upon which it was impounded \$1.50 for each day or any portion thereof,
 - (ii) If such dog remains in pound beyond two days after the day upon which it was impounded \$2.00 for each day or any portion thereof.

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

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

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

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

Section 10 If any impounded dog is ordered destroyed.

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

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

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

Amend
2262/A
Aug 15/67

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

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

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

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

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

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

- (i) \$5.00 for the first offence, and
- (ii) \$10.00 for the second offence, and
- (iii) \$15.000 for the third and each subsequent offence, and costs.

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

READ A FIRST TIME IN OPEN COUNCIL this 8th day of May
A.D. 1967.

READ A SECOND TIME IN OPEN COUNCIL this 8th day of May
A.D. 1967.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 8th day of
May A.D. 1967.

"R. E. BARRETT"
MAYOR

"R. STOLLINGS"
ASST. CITY CLERK