

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, SEPTEMBER 26th, 1977 commencing at 4:30 p.m.

- (1) Confirmation of September 12th, 1977 minutes

***** PUBLIC HEARING *****

A public hearing will be held at 7 p.m. in regards to Zoning Bylaw 2011/KK-77 which provides for rezoning of lands north of Mustang Acres (Glendale Subdivision).

- (2) UNFINISHED BUSINESS

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(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2011/KK-77 - Rezoning of lands Glendale Subdivision (2nd reading)
- 2) 2011/LL-77 - Rezoning of Residential Subdivision of City owned
Property - first reading
- 3) 2011/PP-77 - Appeal Board, M.P.C. - first reading
- 4) 2172/A-77 - Archives Committee (three readings)
- 5) 2253/I-77 - Economic Development - three readings
- 6) 2278/B-77 - Red Deer Industrial Airport Commission - three readings
- 7) 2511/A-77 - Management Board - Senior Citizens Drop-In Centre
three readings
- 8) 2512/A-77 - Museum Bylaw - three readings
- 9) 2561/77 - License to Occupy - Windsor Hotel - three readings

UNFINISHED BUSINESSNO. 1

23 September 1977

TO: COUNCIL
FROM: CITY CLERK

RE: RECOMMENDATIONS OF PARKING COMMISSION

At the last meeting of Council the Red Deer Parking Commission recommended that parking meters be installed on 52nd and 53rd Streets between 48th and 49th Avenues and that the charge for these meters be 25¢ per hour on 52 Street and 20¢ per hour on 53rd Street.

Prior to making a decision on the above Council agreed that same be tabled for a period of 2 weeks to enable the City to notify all adjacent property owners of these recommendations. Letters were forwarded to 35 property owners with only one reply being received and that reply concurred fully with the proposal of the Parking Commission.

The above is forwarded for consideration of Council.

"R. STOLLINGS"
City Clerk

Commissioners' Comments

In view of the above, we recommend that immediate steps be taken to implement the recommendations of the Parking Commission.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

TO: COUNCIL

RE: Front Driveways Newton Crescent

The following is a resolution introduced by Council September 12 and tabled at that time for a period of two weeks in which to allow the administration an opportunity to express their views on the proposal.

"RESOLVED that Council of the City of Red Deer agree that due to the elevation of Lots 13-18, Block 14, Plan 772-0603 that the land sale agreements for said lots be amended to allow the owners the option of providing driveways from either the front or the rear of said lots."

"R. STOLLINGS"
City Clerk

September 20, 1977

TO: City Clerk
FROM: City Assessor

RE: Front Driveways Newton Crescent

We have reviewed the original concepts applied the matter of allowing Mobile Homes in certain areas and are still of the same opinion that front driveways should be a requirement of the land sale policy.

G. K. Jorgenson



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

September 20, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: Optional Location for Driveways -
Newton Crescent

Please be advised that the Engineering Department has no objections to the resolution passed by Council regarding the above.



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

September 20, 1977

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

Dear Sir:

Re: Front Driveways--Newton Crescent

We have examined further Council's resolution of September 12 regarding the above subject matter. Ideally before any development occurs in an area to be subdivided a grading design should consider certain basic steps pertaining to street layout, block grading and lot grading. The objective is to establish the street grades, floor elevations and lot grades in proper relation to each other and to existing topography, considering property protection, appeal and use.

Street grades were established to meet engineering requirements, however the block grades and individual lot grades were not changed but remained in their original state. As a result there exist a significant difference between the street grade and the final elevation of the lot and building hence, creating practical difficulties in developing front driveways with an acceptable slope of 7% - 8% or less.

The block and lot grading design should have considered the need for front drives. Regrading before the streets and lots were developed would have eliminated the problem.

The problem created by the difference in elevations not only affects the placement of front driveways but the overall appearance of Newton Crescent will be affected. It is possible with extensive regrading and the use of retaining walls to place front drives within lots 13-18, and with the maximum recommended slopes of 7%-8%; some retaining walls will be attractive while others are not. The general attractiveness of Newton Crescent will be reduced if all the front driveways on lots 13-18 are not developed in a uniform and attractive manner with similar slopes and complimentary grading and landscaping.

MEMBERS

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

Mr. R. Stollings
September 20, 1977
Page 2

Although front driveways in a mobile home subdivision help reduce congestion within the street we recommend under the above circumstance that the overall attractiveness and safety of Newton Crescent can be maintained by eliminating the front driveway requirement for lots 13-18 and requesting that at least one rear yard driveway be supplied and encouraging an additional visitor parking space in the rear yard.

Yours truly,



M. Christensen
Associate Planner

dk

Commissioners' Comments

We concur with the recommendations of the Planners and in so doing suggest the tabled resolution be amended to provide for rear access only on Lots 13-18. This will maintain the aesthetics of the area.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

September 13, 1977

TO: Council
FROM: City Clerk

RE: Lot 14, Plan 1462 H.W., 5089 - 43 Street
(Red Deer Regional Hospital)

The following correspondence appeared upon the September 12 agenda at which time a resolution was introduced as follows:

"RESOLVED that Council of the City of Red Deer having considered report dated September 6, 1977 from the City Assessor, Re: request for cancellation of the tax levy in regards to 5089 - 43 Street, Lot 14, Plan 1462 H.W., hereby agree to authorize a rebate of the 1977 municipal and frontage levies only associated with the above noted property, and as submitted to Council September 12, 1977."

The above motion was tabled for a period of two weeks as I had indicated to Council that further correspondence had been received from the hospital in respect of this lot. I have since discovered that the correspondence in question pertains to a lot at the east end of the block rather than the above described property. It would therefore be in order for Council to proceed with the above motion should they so desire.



R. Stollings
City Clerk

RS/ds

September 6, 1977

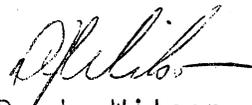
TO: City Council
FROM: City Assessor
RE: Lot 14, Plan 1462 HW
5089 - 43 Street
Proposed Red Deer Regional Hospital

Further to previous correspondence and reports from the Red Deer General Hospital and the City Administration, may I confirm that the above described property will be exempt in 1978 and as long as it is used as a construction office and not as a dwelling.

The previous requests were for a cancellation of the tax levy of \$423.17, which consists of municipal tax \$243.72, supplementary school \$135.95, hospital \$5.90 and frontages of \$37.60.

If Council sees fit to rebate any portion of the tax, may I recommend it be the municipal and frontage levies.

Respectfully Submitted,



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

Commissioners' Comments:

In view of the Hospital Boards representations to Council, it would perhaps be appropriate to rebate the municipal and frontage levies associated with this property.

In principle, however, we are not in favour of this type of concession. Rather I believe it more appropriate that each government agency pay its fair share of the taxes so that the public may be better informed on the true cost of the services provided.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

NO. 4

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

September 20, 1977

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

Dear Sir:

Re: Glendale Subdivision

We refer to the inquiry made by City Council as to when the name 'Glendale' was selected, who made the selection, and was it authorized by City Council.

The name Glendale was selected about a year ago by the Committee authorized by City Council for naming the new subdivision and Streets.

This committee consists of the City Assessor, the City Engineer and Senior Associate Planner.

Further, for the information of City Council, the following names have also recently been selected from the list supplied by the Archives Committee, for naming the streets in this area.

GRANT STREET; GALBRAITH STREET; GRAY DRIVE; GISH STREET.

Yours truly,



D. Rouhi,
SENIOR ASSOCIATE PLANNER

/cc

c.c. City Assessor

City Engineer

Development Officer.

MEMBERS

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

September 20, 1977

NO. 5

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR ECONOMIC DEVELOPMENT
RE: GOOD HOST MOTELS LTD.

Good Host Motels Ltd. made application at the September 12, 1977 meeting of Red Deer City Council for substantial changes in their development proposal for the Normandeau Extension. Council moved a tabling motion until this meeting to enable the administration more time to analyse the proposed changes.

The major question left unanswered two weeks ago dealt with provision for parking. We are now advised by the developer with respect to the area of the motel. Parking requirements for the overall development are for 82 vehicles. As the developer intends to provide 99 stalls, parking needs should be adequately covered, for both phases of the proposal.

We would therefore recommend Council approval of the revised proposal, subject to: (1) conditions as imposed at the July 11th meeting of Council being retained; (2) the landscaping be of high quality to offset the reduction in quantity.

Sincerely, for the Administration



ALAN V. SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

September 20, 1977

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

Dear Sir:

Re: Good Host Motels Ltd.,

Further to the resolution of Council on September 12, 1977, regarding a request from Good Host Motels Ltd. to revise their original proposal, we submitted the following comments.

Site planning for the new proposal is acceptable provided all the requirements of the Zoning By-law are met. The proposed restaurant, with a limited amount of parking in the front, will be an attractive addition to Gaetz Avenue, if the landscaping and plant material are sufficient. Removal of most of the parking from the front and placing it in the rear yard is beneficial to the overall appearance.

We are concerned with the stages of the proposed development and the optimum use of the land. In the event that the future 32 unit motel is not constructed, much of 1.7 acres will lie vacant and under-utilized. Prime commercial land such as this should be developed quickly, at its highest and best use.

If it is certain that the 32 unit motel will be constructed in the immediate future, we can support the development as proposed. On the other hand, if there is some doubt as to the development of the motel, we would recommend that the request to revise the original proposal be denied.

Yours truly,



Monté Christensen,
ASSOCIATE PLANNER

/cc

c.c. Al Scott
Director of Economic Development

MEMBERS

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

Commissioners' Comments

For the information of Council, the resolution of July 11, 1977 is reproduced hereafter.

"RESOLVED that Council of the City of Red Deer having considered correspondence dated July 11, 1977 from Mr. D. Thorne, Good Host Motels Ltd., in regards to a proposed 56 unit economy motel complex and restaurant facility on a 1.7 acre parcel of land in the Normandeau Extension, hereby agree to allow restaurant facility to be developed firstly provided that the developers enter into a firm agreement with the City to construct the proposed motel/hotel units within 18 months from the date of the option agreement after which the owners are to be taxed on the basis of a completed building even if the said proposed motel/hotel units are not constructed within the aforesaid time, and as recommended to Council by the Economic Development Director and Mayor McGregor, July 18th, 1977."

The administrative comments are included herewith and while the development meets bylaw requirements, the new proposal is basically a restaurant facility with some possible future motel units. This proposal differs from the original proposal of motel with dining facilities.

Council should consider the nature of the development they want on this site, that is, primarily a motel or a restaurant.

As Commissioners, we do not consider the revised plan as the best use of the site, and recommend the application be denied.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

REPORTSNO. 1

23 September 1977

TO: COUNCIL
FROM: CITY CLERK

RE: EXPOSITION SITE

At the meeting of the Exposition Site Committee held September 19th, the following motion was passed recommending to Council that the City, by resolution, indicate for the benefit of the Exhibition Association their intent in respect of the proposed Exposition Site.

"The Exposition Site Committee recommend to Council, subject to the concurrence of the City Solicitor, that the northwest quarter of Section 33/27/38/W4 be designated as a Exposition Site and that same be administered by an appropriate body (not City controlled) to be formed at a later dated and that letters of intension be exchanged with the Exhibition Board."

"R. STOLLINGS"
City Clerk

RED DEER EXHIBITION ASSOCIATION

YOUR VACATIONLAND EXHIBITION

September 23, 1977

Mayor R. McGregor
City of Red Deer
City Hall
Red Deer, Alberta

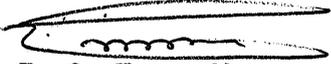
Dear Sir:

With regard to discussions which have been taking place dealing with the new Expo site, our Board of Directors at their meeting on the evening of September 22, 1977 passed the following resolution which they felt was timely and would clarify their position.

"The Red Deer Exhibition Association are ready and willing to offer the Exhibition Association staff and directors as the basis for a Management Board for the new Expo park. This would undoubtedly mean changing our constitution to accomodate new representatives from the Folk Festival, the City or any other related group. The Exhibition Association is quite aware that this would mean enlarging and re-organizing our permanent staff."

We are expediting this to your office in order that it can be placed on the Agenda for the next council meeting.

Yours truly,


E. O. Kumm, Manager
RED DEER EXHIBITION ASSOCIATION

EOK/kc
c.c. Mayor McGrègor, Chairman
Central Alberta Expo Site Committee
✓ R. Stollings, City Clerk
SECRETARY MANAGER, E. O. KUMM

P.O. BOX 176 — RED DEER, ALBERTA, CANADA — TELEPHONE 347-6611 — AREA CODE 403



NO. 2

23 September 1977

TO: COUNCIL
FROM: CITY CLERK

RE: REPLOTING SCHEME

A replotting scheme involving lands located north of 60 Street and west of 51 Avenue (Convent) has been prepared and it is necessary that resolutions be passed authorizing, approving and adopting the said scheme.

A plan of the proposed replot area and draft resolution will be available for Council consideration.

"R. STOLLINGS"
City Clerk

NO. 3

September 20, 1977

TO: City Council
FROM: City Assessor

RE: NE 13-38-27-4
J. Pitts

With reference to the letter submitted by Mr. J. Pitts, may we recommend the matter be tabled until reports are received from other authorities.

I will speak of the matter in general terms for Council's consideration to my request.



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

2 September 1977
Red Deer, Alberta

Council
City of Red Deer

Dear Sir(s):

This letter is written as requested after discussions outside Council Chambers the evening of 30 August 1977 with Mr. Don Wilson.

I have twice suggested meetings with Council or with City Officials who would be in a position to make decisions regarding the property N.E. 13/38/28/4 and parts thereof.

Road access to quarter section N.E. 13/38/28/4 must be available through Maskapatoon Park and on to the old Burn Lake road.

With regards to the tax notice I received on 30 August 1977, I would like to know with what authority you are claiming taxes. I have had no correspondence from any branch of Government stating a change in my taxation structure.

I am willing to pay to the Veterans Land Administration in trust under protest the taxation less penalties until such time as these matters are resolved.

I would like to point out that these concerns were expressed by myself at the Board annexation meeting early this year.

Yours truly,

"J. PITT"
R.R. 4, Red Deer
Phone: 346-2187

Commissioners' Comments

The City Assessor will be available to elaborate on the above topic.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

September 19, 1977

NO. 4

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: City of Red Deer/Red Deer Rustler Hockey Club Agreement

The attached agreement has been reviewed by the Staff, the City Solicitor, the City Treasurer and the Recreation Board and acceptable to and has been signed by the Rustler Hockey Club. It is submitted at the time for City Council approval.

As City Council may be aware, the ownership of the Rustlers has changed and therefore there have been some delays in finalizing this matter. Conditions are basically the same as the past number of years with the following minor changes:

1. Hourly rates have been increased in compliance with Council's earlier direction.
2. In clause 2, the figure has changed from \$2,200.00 to \$2,000.00 in recognition of the fact that the Fire Marshal has reduced the capacity from 2,200 to 2,040.
3. Security staff and parking lot attendants have been specifically named in clause 2 to be more clear and explicit.
4. Clause 15, dealing with insurance has been added at the request of the City Treasurer.

Representatives of the Recreation Board and the Recreation Superintendent will be on hand to answer any questions Council members may have.



HARRY KUHARCHUK
Chairman

HK/er

THE CITY OF RED DEER

18.



NO. 5

Office of:
CITY TREASURER

RED DEER, ALBERTA
T4N 3T4

September 8, 1977

To : City Clerk
From : City Treasurer

Re; Purchase of Rented 1971 - 3/4 Ton Truck

Attached is a request from the EL&P Superintendent to purchase a 1971 3/4 Ton Truck for \$1,750 that has been rented by the City for two years.

Approval by Council of the request is recommended because:

1. The truck will be reconditioned before purchase.
2. If not purchased, the truck will have to be rented for a further year at a cost of \$2,400.

The cost will be charged to the Equipment Replacement Fund and recovered from hourly rental rates.

A. Wilcock

AW:ls

M E M O

19.

TO: City Treasurer

September 2, 1977.

FROM: E. L. & P. Supt.

Re: Proposed Purchase of Vehicle #62-90
1971 - 3/4 Ton Dodge 4 Wheel Drive

For the past two years, E. L. & P. have been renting a 1971 - 3/4 ton Dodge, 4 wheel drive vehicle at a cost of \$ 200 per month.

This vehicle has been used to back up our own 4 wheel drive trucks used by the underground crews and lately has been used by our services installation crew. Favourable performance of this vehicle has allowed our crew to work through all kinds of weather and over all types of terrain.

We will require the use of this vehicle for at least one more year at a cost of \$ 2400 if we continue to rent it.

Alternatively, the owner, Southside Plymouth Chrysler Ltd. is willing to re-condition the vehicle and sell it to the City for \$ 1750.

I recommend that we purchase this vehicle rather than continue to rent it.

Yours truly,



R. M. Watson, P. Eng.

E. L. & P. Supt.

copy: Purchasing Agent

Commissioners' Comments

We concur with the recommendations of the City Treasurer.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

Nielsen Surveys Ltd.

20.

NO. 6

LAND SURVEYORS

#110-4915 GAETZ AVENUE — RED DEER, ALBERTA — T4N 4A6

ALLAN G. NIELSEN, A.L.S.
J. WAYNE HUGHES, C.S.T.

Telephone: 343-6133

Your File #
Our File # I77 274

Sept. 14, 1977.

City Clerk
City of Red Deer
Red Deer, Alta.

Attention: Mr. Bob Stollings

Dear Sir:

On behalf of Mr. Jack Hoffman, we are
requesting approval of encroachments onto 51st Ave.
and 49th St. as shown on Surveyors Certificate.
Mr. Hoffman is the owner of the Windsor Hotel at
this location.

Thank you.

Yours truly,



Allan G. Nielsen

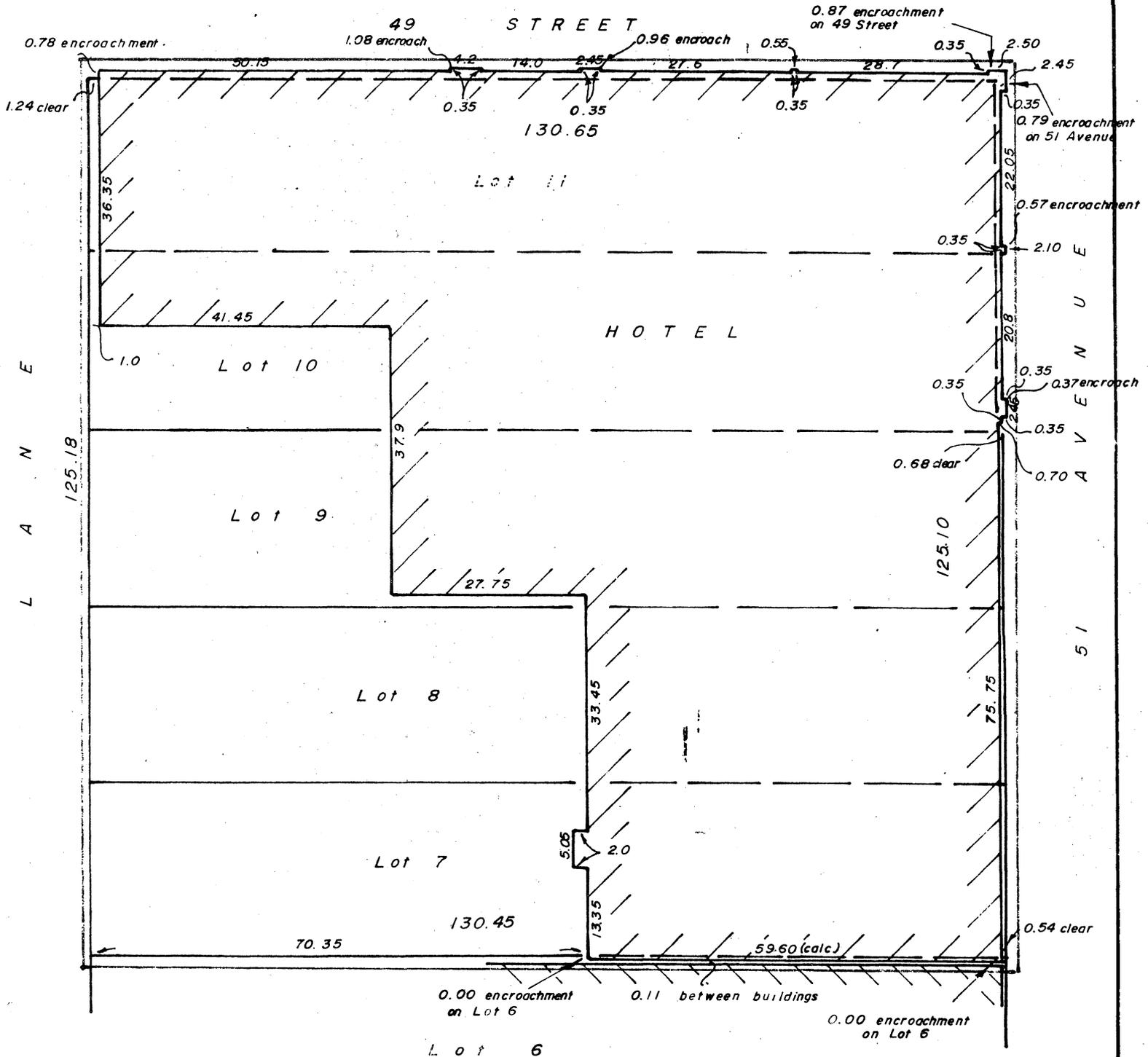
SURVEYOR'S CERTIFICATE

NIELSEN SURVEYS LTD.
110-4915 Gaetz Ave. 21.
Red Deer, Alta.
Phone 343-6133

LEGAL DESCRIPTION 7 to 11 (incl.) Lot(s) Bik. 5 Pl. H

ADDRESS 4822 - 51 Avenue, Red Deer

OWNER Jack Hoffman



September 20, 1977

TO: City Clerk
FROM: City Assessor

RE: Correspondence and plan from
Nielsen Surveys Ltd.

No objections subject to a licensing bylaw.

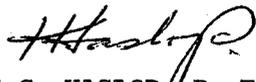

D. J. Wilson, A.M.A.A.

September 21, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: Correspondence and plan from
Nielsen Surveys Ltd.

We do not appear to have an agreement of any type relating to this encroachment and therefore we have no further comments at this time.


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

KGH/ab

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

September 21, 1977.

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

Dear Sir:

Re: Encroachment - 51st Ave. & 49th St.
Windsor Hotel

We recommend that approval be given to encroachments as described in the correspondence from Nielsen Surveys subject to a normal encroachment agreement.

Yours truly,



M.R. Christensen,
Associate Planner

MRC/t

Commissioners' Comments

Recommend that Council by bylaw grant the usual license to occupy a portion of City streets.

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

September 20, 1977.

NO. 7

TO: City Council
FROM: Red Deer Development Appeal Board

At the Red Deer Development Appeal Board hearing held on September 15, 1977, it was pointed out to the Board that while the Zoning Bylaw requires a 64' minimum frontage for the construction of a four-plex; a five-suite, six-suite, etc. development could be constructed legally on a 50' lot and be in conformity with the bylaw. This does not appear to make sense and in fact was not the intent of the recommendation of the Appeal Board when the bylaw was amended to require a 64' wide lot for four-plex developments or larger type developments.

It is recommended by the Appeal Board that Council instruct the Planning Commission to reconsider the Zoning Bylaw provisions in this instance and that the said bylaw be amended to overcome this inconsistency.

Respectfully submitted



P. Power, Chairman
Development Appeal Board

Commissioners' Comments

We agree the inconsistency in the Bylaw should be examined but wish to withhold specific comments until the Planners have examined the situation.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 8

23 September 1977

TO: COUNCIL
FROM: CITY CLERK

RE: ZONING BYLAW 2011/KK-77

A public hearing in respect of the above mentioned bylaw has been advertised for 7 p.m., Monday, September 26. This bylaw provides for the rezoning of lands north of Mustang Acres (Glendale Subdivision).

A copy of the comments of the Red Deer Regional Planning Commission in respect of this bylaw is attached hereto.

"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.

September 21, 1977.

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

Dear Sir:

Re: Zoning Bylaw 2011/KK-77

In accordance with Section 130 subsection¹ of the Planning Act, this is to advise that the form and content of the above amending bylaw complies, in my opinion, with the Planning Act.

Under Section 130 subsection 5, Council shall hold a public hearing on the above amending bylaw and shall hear the above comments made under Section 120 subsection 1 noted above.

There are a number of conditions of subdivision that have not yet been fulfilled. Third reading of the bylaw should be withheld until these conditions are met.

R.R. Cundy
Yours Truly

R.R. Cundy, Director

M. Christensen, *Marta Christensen*
Associated Planner

MC/t

MEMBERS

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

NO. 9

September 22, 1977.

TO: City Council

FROM: City Clerk

In accordance with the wishes of City Council draft bylaw amendments have been prepared to various bylaws pertaining to Committees, Commissions, etc. in regards to the matter of absence from such Committees. Following are the draft bylaw amendments which have been prepared for Council's consideration:

1. Bylaw No. 2511/A-77 - re the Senior Citizens Drop-In Centre Management Board Bylaw.
2. Bylaw No. 2172/A-77 - The City of Red Deer and District Archives Committee Bylaw.
3. Bylaw No. 2512/A-77 - Museum Bylaw
4. Bylaw 2278/B-77 - The Red Deer Industrial Airport Bylaw
5. Bylaw 2011/PP-77 - The Zoning Bylaw

Upon passage of the above noted draft bylaw amendments the standard clause in regards to absence from three consecutive meetings will apply to the bylaws above referred.

R. Stollings
City Clerk

NO. 10

September 20, 1977

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT
RE: Arena Renovations

Following City Council approval of the Arena renovations work, we contacted Mr. John Murray, Architect and asked him to submit a proposal. Mr. Murray was selected because of his considerable knowledge of the facility which was gained through an earlier comprehensive study of and subsequent renovations to the Arena a short while ago. We now have this proposal, a copy of which is attached hereto. A copy of Mr. Murray's previous letter to the City Commissioner dated July 4th which he refers to is also attached.

Mr. Murray has based his fee on standard Architect's rates with the exception of the sprinkler system which is based on 2½%. Should the project be less than the amount estimated by Mr. Murray, the fee will be proportionately less. If it is more the upset fee of \$16,825.00 would apply provided of course no new or different work was undertaken than that which is presently planned.

As noted, Mr. Murray's services would cover all aspects of the Fire Marshal's report and would also include tightening of all bolts, upgrading of heat to the ice plant room and whatever work Council wish to eventually authorize related to upgrading of lavatory facilities. The requirement of the Electrical Standards Branch and the Gas Protection Branch have already been ascertained and there will be no major costs related to meeting their requirements.

I would recommend approval of Mr. Murray as the Architect for the project and would ask Council to authorize entering into standard client/Architect agreement acceptable to the City Commissioner and in accordance with the terms as outlined.

I would further recommend that the work proceed as soon as is practical after tenders have been received and approved by Council. Mr. Murray will be asked to suggest a construction plan that will be least disruptive to the Arena operation but still expedite all work prior to the fall of 1978.

It should be noted that the above is acceptable to the Chief Fire Inspector and special fire staff has been arranged for at all major events in the meantime.

Respectfully,

DM
DON MOORE

DM/er

September 14, 1977

Mr. Don Moore
Recreation Superintendent
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Dear Sir:

RE: RED DEER ARENA RENOVATIONS

Thank you for your letter dated August 8, 1977 and I would like to confirm that I have examined the requirements laid down by the Deputy Fire Commissioner and Alberta Building Standards Branch representative, and am now in a position to indicate my fee for architectural services.

It is very difficult for me to assess the amount of work that may be necessary within this building to meet the standards of the Electrical Standards Branch, of the Gas Protection Branch.

Therefore my fee relates primarily to the requirements laid down in the letter written by Mr. M. D. Shuttleworth, Deputy Fire Commissioner, and Mr. R. Massian, Head, Field Services, Alberta Building Standard Branch.

There is a great deal of work involved within this building, and a great deal of time would have to be spent by my office. I am not in agreement of certain aspects of the work being farmed out to different representatives within the City for their attention, as it would not be possible for me to have any control over the work, its co-ordination, or its cost control.

My fee therefore includes for the control of the total project and the recommended minimum scale of charges for this type of work by the Alberta Association of Architects was 10%. The reason for this percentage is the amount of time that has to be spent on a renovation project, particularly meetings and site survey and examination.

Cont'd.....2

Mr. Don Moore
City of Red Deer
September 14, 1977
Page Two

31.

I am prepared to carry out this overall program for a fixed fee of \$16,825.00.

I have established this fee using the following formula, based on my letter dated July 4, 1977 to the City Commissioner and would like to point out that I feel the costs indicated are minimum costs. \$212,000.00 less \$85,000.00 which I have attributed to sprinkler system and refinish of walls and seats to obtain flame spread. This results in a construction estimated cost of \$127,000.00 x 10% = \$12,700.00. I have added to this amount a fee on the \$85,000.00 of 2.5% for completely overseeing this portion of the work. In addition to the items listed I have included a sum of \$2,000.00 to cover washroom upgrading, printing costs, telephone calls, travel, and other unforeseen administrative costs.

It is my opinion that for this particular type of work my fee is fair and reasonable, and we are prepared to commence the work immediately.

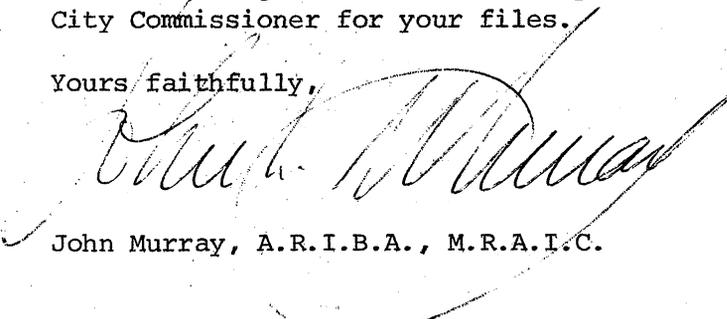
I would wish to point out that I have not included a fee for engineering services related to checking of tightening of wood trusses, as this is an unknown item regarding possible charges at this time.

I would like to caution the City once again regarding the interpretation of the building under the National Building Code. I refer to the last three paragraphs in page 2 of my letter dated July 4, 1977 to the City Commissioner, plus the first paragraph of page three of that letter.

I would also like to repeat my comments that it is extremely difficult to come up with accurate estimates of cost for this type of work and that the City should definitely budget for a percentage overrun on this type of project.

I am enclosing a letter dated July 4, 1977 submitted to the City Commissioner for your files.

Yours faithfully,



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

JLM*pw

Encl.

- (1) Tighen bolts.
- (2) Heater to ice plant
- (3) Laws?
- (4) Fire Marshal's report.
- (5) GRASS

Over 3 years:-
phased over a
period

July 4, 1977

Mr. M. Day
City Commissioner
City of Red Deer
Red Deer, Alberta

Dear Mr. Commissioner:

RE: ASSESSMENT OF THE RED DEER ARENA

We have examined the letter written by Mr. M. D. Shuttleworth Deputy Fire Commissioner, and Mr. R. Massian, Head, Field Services, Alberta Building Standards Branch, and would like to comment on costs in an itemized form.

- | | |
|--|--------------|
| 1. Sprinklers, including under stands:
(This does not include cost to supply water to the building perimeter.) | \$ 58,158.00 |
| 2. Fire protective material applied to the underside of the stands:
(The letter offers this as an alternative to sprinklers under the stands, but the Code says both are required.) | \$ 18,438.00 |
| 3. Upgrade service rooms: | \$ 3,200.00 |
| 4. Refinish walls and seats to obtain acceptable flame spread: | \$ 27,000.00 |
| 5. Sprinkler alarms: | \$ 4,000.00 |
| 6. 3/4 hour fire resistance to rooms under the stands: | \$ 22,248.00 |
| 7. Paint storage cabinets: | \$ 2,800.00 |
| 8. Compressor room fireproofing: | \$ 2,316.00 |
| 9. Firewall between Arena & Curling Club: | \$ 14,000.00 |
| 10. 3/4 hour rating to underside of mezzanine: | \$ 19,568.00 |
| 11. Steel frames and wired glass for mezzanine windows: | \$ 5,304.00 |

12.	Steel doors from mezzanine to arena:	\$ 1,911.00
13.	Provide enclosed fire stairs from mezzanine (new stairs added to the front of the building):	\$ 14,400.00
14.	3/4 hour rating to concession storage:	\$ 1,512.00
15.	Emergency lighting (Battery type, charged from existing power):	\$ 10,000.00
16.	3/4 hour rating to wall between mezzanine and arena:	\$ 7,381.00
	TOTAL	<u>\$212,236.00</u>

We would like to clarify that this does not include for any special requirements that might be needed to bring the building up to acceptable standards to the Electrical Standards Branch nor does it bring the building up to standards accepted by the Gas Protection Branch.

It is our opinion that it would not bring the building up to Alberta Building Regulations Requirements relative to washrooms, with special concern for capacity, finish, and provision for handicapped.

Further to the cost analysis indicated which is based upon items raised in the Deputy Fire Commissioner's report, we would like to question our interpretation of the building and to repeat many of the items that were expressed in the Red Deer Arena Study that was carried out several years ago. It is our interpretation that whatever is done to the Red Deer Arena it is not possible to bring it up to present code requirements.

The present mezzanine is a second storey by the definition in the code and cannot practically be altered to be a mezzanine (see 3.3.2.12.(2)). As a two storey building, A3 occupancy, the building would be required to be noncombustible. If the building is regarded as a 1 storey building, the non-conforming mezzanine notwithstanding, then the building would fall under 3.2.2.18, since the Building Area is 84,816 sq. ft. This classification would require the roof to have a 3/4 hour fire resistance, since the timbers are too small to be Heavy Timber Construction, in addition to the items mentioned in the letter.

Mr. M. Day
City Commissioner
July 4, 1977
Page Three

34.

It is my personal opinion that the City of Red Deer is looking at an extremely large expenditure to improve the building from a fire point of view and safety level, but we would question its existing construction materials and warn the City that they should get special clarification from Alberta Building Branch regarding the mezzanine and building area.

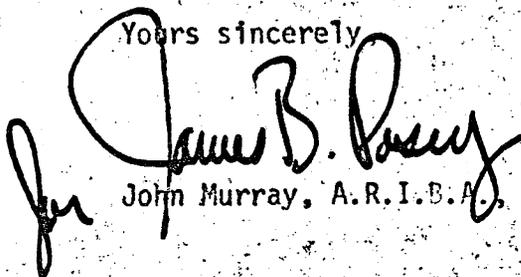
This will avoid the City spending money over the years to find that as restrictions get tougher and tougher that the building is suddenly condemned.

I cannot stress this point enough and feel that you should very carefully consider the costs involved, the final result, and the future picture.

I realize that you did not ask for a personal opinion regarding the problem but I felt that all items should be pointed out from a long term point of view.

As you will appreciate it was most difficult for us to come up with an accurate estimate of cost for the work involved and it is my opinion that in no cases will the costs be less than shown and therefore a percentage overrun should be added to the figures.

Yours sincerely



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

JLM/JP*pw

Commissioners' Comments

In order for the renovations to proceed it is necessary to engage an Architect to determine cost estimates for such work. We recommend that Mr. Murray be engaged to work on this project in conjunction with the Fire Commissioners, but that no tenders be let or renovations commenced until a full comprehensive written report is brought forward for Council's consideration.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 11

23 September 1977

TO: COUNCIL
FROM: CITY CLERK

RE: AMENDMENTS TO ECONOMIC DEVELOPMENT COMMITTEE BYLAW

Attached to this agenda is a copy of Bylaw No. 2253/1-77, being an amendment to the Economic Development Committee Bylaw, as authorized by Council at the last meeting.

This amendment may receive three readings by Council if you so wish.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

NO. 12

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

September 21, 1977.

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

Dear Sir:

Re: Zoning Bylaw No. 2011/LL-77

The above zoning bylaw is related to a residential subdivision of City owned property. The subdivision has been approved and the linen is in the registration process.

Yours truly,



M. Christensen,

Associate Planner

MC/t

MEMBERS

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

NO. 13

23 September 1977

TO: COUNCIL
FROM: CITY COMMISSIONERS
RE: DELINQUENT LAND SALE AGREEMENTS

Within the past several months the City has received several requests for extension of the Land Sale Agreements in respect of residential, industrial and commercial lands.

In those cases where the extensions have been approved, Council have generally agreed that such extensions be conditional on the following.

- (1) An affidavit be sworn by the applicant describing the circumstances relating to the delinquency.
- (2) A payment of $1\frac{1}{2}\%$ of the purchase price be paid by the applicant for this extension, plus interest on the delinquent portion of the account at a rate of $1\frac{1}{2}\%$ per month.
- (3) The applicant be required to fulfill all of the original requirements of the land sale agreement.

We believe the above procedures should be revised slightly whereby the affidavit shall be filed and available to Council before Council will consider any request for extension.

It is suggested the following resolution be adopted by Council to apply to all delinquent land sale agreements.

"RESOLVED that Council of the City of Red Deer agree that future policy in respect of requests for reinstatement of delinquent land sale agreements shall be as follows:

- (1) all applicants in their submission to Council shall file a sworn affidavit describing the circumstances relating to the delinquency.
- (2) If the request is approved by Council, it shall be for a maximum of 30 days only, the applicant shall pay to the City of Red Deer the sum of $1\frac{1}{2}\%$ of the full purchase price, plus interest on the delinquent portion of the account at the rate of $1\frac{1}{2}\%$ per month.

- 2 -

September 23/77

- (3) The applicant be required to fulfill all of the original requirements of the land sale agreement."

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

TO: City Council
FROM: City Assessor

Land Sale Agreement
RE: Pt. Lot 1, Blk 6 Plan 762-1172
Northlands Subdivision - Douglas Industries Ltd.

We respectfully submit the following for approval from City Council to levy a penalty for late payment of option monies.

- June 13, 1977 - Option to purchase agreement signed by City of Red Deer and Douglas Industries Ltd.
- September 6, 1977 - Correspondence forwarded to Douglas Industries reminding them of due date for existing option.
- September 13, 1977 - Due date for option monies.
- September 15, 1977 - Correspondence forwarded to Douglas Industries Ltd. advising them that agreement is null and void.
- September 20, 1977 - Received cheque for \$11,283.34 being the amount to exercise option.

We would recommend that the land sale agreement be reinstated subject to the following.

1. An affidavit be sworn by the applicant describing the circumstances relating to the delinquency.
2. A payment of 1½% of the purchase price be paid by the applicant for this extension, plus interest on the delinquent portion of the account at a rate of 1½ % per month.
3. The applicant be required to fulfill all of the original requirements of the land sale agreement.

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

Commissioners' Comments

In anticipation of Council approving the change in policy as recommended in our report Re: "Delinquent Land Sale Agreements" we have requested the applicant submit a sworn declaration as to the reasons for the delinquency. We, therefore, recommend Council table this application pending receipt of such affidavit.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

NO. 14A

September 22, 1977

TO: City Commissioner

FROM: Acting City Engineer

RE: Third River Bridge
Detail Design Phase

Attached is the flow chart pertaining to the schedule of construction for the new bridge and related roadworks as prepared by Underwood, McLellan & Associates Ltd.

The concept of initiating construction on the bridge as soon as possible was approved by Alberta Transportation by letter dated September 16, 1977 subject to the development of realistic and economical construction schedules and budget availability. Approved by the Province are expenditures to be incurred during the 1977/78 fiscal year in the order of \$225,000 of which 2/3 will be recoverable through the Province.

As there is certain preliminary work that must be carried out this fall prior to winter conditions such as soil testing, river soundings, embankment investigation and aerial photography, amounting to an estimated \$55,000, it is essential that the next phase of this project be assigned to a consultant and the costs of same financed by the City in the interim. I have discussed the matter of financing the \$225,000 with the City Treasurer and Mr. Wilcock advises that there is no problem subject to the passing of a resolution authorizing the expenditure. This amount will be taken from the operating budget and recovered through the debenture bylaw relating to the complete project next year when field work actually begins.

..... 2

September 22, 1977

42.

In view of the above, I would recommend to Council the awarding of the next phase of the project (detail design phase) to the firm of Underwood, McLellan & Associates with the stipulation that the only work to be undertaken at this time be the preliminary field investigation work as listed above amounting to approximately \$55,000.

The balance of the work described in the detailed design phase will be awarded to the firm subject to the consultants meeting the following conditions:-

1. The preparation of a more detailed construction schedule satisfactory to the Province.
2. The preparation of the contract documents relating to this phase satisfactory to the Province.

The representatives of this firm have very satisfactorily carried out our requirements under the feasibility and functional design phase of this project and therefore I can't see any reason not to award this next phase to the same firm.

Please place this item on Council agenda of September 26, 1977 for Council's consideration.


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

KGH/ab

cc: City Treasurer

Underwood, McLellan & Associates, Mr. P. Makowichuk

attachment

Commissioners' Comments

We concur fully with the recommendations of the City Engineer.

"R.N. MCGREGOR" Mayor

"M.C. DAY" City Commissioner

Flow Chart: Red Deer Third River Bridge

Description	Total Estimated (1977 \$)
PRELIMINARY ENGINEERING	
● Aerial Surveys & Mapping	5000
● Field Surveys & River Soundings	15000
● Soils Investigation	35000
● Preparation of Applications	15000
TOTAL	\$ 70000
ENGINEERING DESIGN	
● Roadways - Ross St. to 54 Ave.	12000
- 54 Ave. to Kerrywood Dr.	40000
- Kerrywood Dr. to Oleander Dr.	24000
- Oleander Dr. to 67 St.	40000
● Third River Bridge	172000
● Pedestrian Overpass	14000
TOTAL	\$ 302000
CONSTRUCTION	
● Roadways - Ross St. to 54 Ave. (4 lanes)	300000
- 54 Ave. to Kerrywood Dr. (2 lanes)	730000
- 54 Ave. to Kerrywood Dr. (Add. 2 lanes)	150000
- Kerrywood Dr. to Oleander Dr. (2 lanes)	550000
- Kerrywood Dr. to Oleander Dr. (Add. 2 lanes)	150000
- Oleander Dr. to 67 St. (4 lanes)	1050000
● Third River Bridge - Substructure (4 lanes)	2000000
- Superstructure (2 lanes)	1500000
- Superstructure (4 lanes)	800000
● Pedestrian Overpass	340000
TOTAL	\$7570 000
CONSTRUCTION SUPERVISION & QUALITY CONTROL (6% of Construction Value)	\$454 000
CONTINGENCIES (10% of Construction Value)	\$757 000
GRAND TOTAL	\$9153 000
Alberta Transportation Share (66.7%)	\$6105000
City of Red Deer Share (33.3%)	\$3048000

September 15, 1977

NO. 15

TO: MAYOR and MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: FURNITURE WAREHOUSE SITE - NORMANDEAU EXTENSION

Early in 1977, a two acre parcel in Normandeau Extension was designated a "Furniture Warehouse" site. It was advertised as such and proposals for its development were requested. City Council selected Sims Furniture Ltd. as the successful developer and awarded them an option on the parcel.

On August 29th, Sims Furniture Ltd. requested that the option be terminated. This was agreed to by Council and the 2 acre parcel is back in our inventory. The land is zoned C-5 but designated as a Furniture Warehouse site.

We have had several inquiries pertaining to the site, but none of them have been for furniture warehouses.

Does Council wish to retain this site for furniture warehouse use only and re-advertise the site or would you prefer to allow any C-5 usage on the parcel, and advertise on that basis.



ALLEN V. SCOTT, Director
Economic Development

AVS/gr

Commissioners' Comments

We are of the opinion this site should be advertised for any C.5 use, but because of the setbacks to our construction program, resulting from bad weather, that the site be advertised on the basis that services will not be available until the Spring of 1978.

"R. N. MCGREGOR"
Mayor

"M. C. DAY"
City Commissioner

NO. 16

23 September 1977

TO: COUNCIL
FROM: MAYOR McGREGOR

As Council is aware, the A.U.M.A. Executive have agreed to the 1980 Convention being held in Red Deer.

I would respectfully request that a resolution be passed confirming the proposal submitted which Council has verbally agreed to. This resolution is required by the A.U.M.A.

The Executive Director of A.U.M.A., Mr. T. Buchanan, was in our City Thursday, September 22nd, and met with the major hotel owners to confirm facilities and adequate room space.

"R.N. McGREGOR"
Mayor

September 15, 1977

NO. 17

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: NORTHLAND INDUSTRIAL PARK
Land Purchase of Approximately 6.0 acres by
ACE BUILDING SUPPLIES LTD.

(a) Proposed Development Details

Location Desired Shown on attached map

Size of Site Desired 6.0 acres

Building 6,000 sq. ft. (2.3% site cover-
age - see further explanation below)

Estimated Cost \$100,000

Construction Material Precast concrete with decorative
cedar panels

Use of Site Sale of building materials.

(b) Bylaw and Sale Policy

Minimum site coverage required 25% or 65,250 sq. ft. Sale and storage of building materials is a permitted use in an I-2 zone.

(c) Recommendations

The attached letter from the developer indicates the above facility is all that is planned. However, in meeting with him subsequent to receipt of the letter, he indicates that Ace Building Supplies intends to add some 25,000 square feet over the next four years. This would take the form of a 15,000 sq. ft. warehouse and a 10,000 sq. ft. Truss Plant. The two additions would bring to 31,000 square feet, or 12% site coverage, the total development, and, while we do not encourage site relaxations of this size, we appreciate there are some types of businesses which require substantial storage areas. Lumber yards of the size proposed by Ace, along with a number of other developments which require large outside storage areas, were not provided for at the time the development specifications were drawn up for Northland Park. The facility is designed for warehousing and light manufacturing, where outside storage is not a prime requirement. But, having said that, the question remains: where do firms like Ace locate? And the answer is that we do not have land in our inventory which would prove suitable.

- cont'd -

In spite of the administration's concern over the site coverage, I feel that we should try to accommodate Ace's request. Perhaps we could consider a clause in the land sales agreement, requiring the future development to be completed within say, four years, or to be taxed as if completed at that time. You may also wish to consider negotiating a smaller parcel of land.

Council should be aware that this six acres represents the last available I-2 land, which is serviced and ready for sale, in our inventory. We anticipate a delay of at least 6 months until the Northland Extension is available.

A representative of Ace, L.E. Davis, will be available to answer questions.

Sincerely,



ALAN V. SCOTT, Director
Economic Development

AVS/gr

Attach:

ACE BUILDING SUPPLIES LTD.

QUALITY BUILDING MATERIALS COMBINED WITH FAST EFFICIENT SERVICE

47.

433 - 24th Street North

LETHBRIDGE — ALBERTA

P.O. Box 922

Phone 328-7084
328-8644
328-8958

September 2/77

City of Red Deer
Land Sales Department
Red Deer, Alberta

Re: Purchase of Land

Location: Approximately 6½ acres of land located on 49th Avenue
Crescent in Northland Industrial Park.

Use of Property: Ace Building Supplies Ltd., Lethbridge, Alberta
propose to use the land in question for the purpose
of building a retail lumber yard. We also plan to
put up a warehouse for our own use as well as a
roof truss plant within the next few years.

Proposed Size of
Original Building: We are proposing to build a showroom of which
part is to be used as a stock room, 50' X 120'
as per diagram.

Estimated Cost of
Building and Date
of Construction: The estimated value of the building would be
approximately \$100,000.00 plus the value of the
land (6½ acres) which is approximately \$32,000.00
per acre (a total of \$208,000.00). Also, there
would be approximately \$30,000.00 spent for site
preparation which makes the initial expense
\$338,000.00 plus an inventory of approximately
\$500,000.00 which makes the total \$838,000.00.

Ace Building Supplies Ltd. would consider it an honor to be a
small part in the growth and development of your fine city.

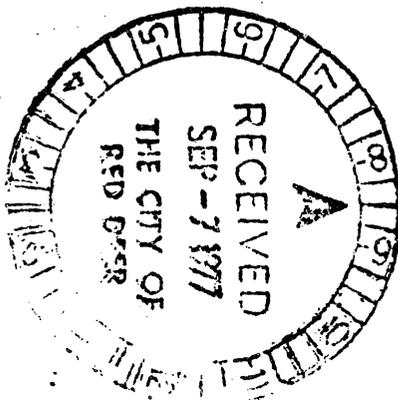
Thanking you for your cooperation,

Yours truly,

L.E. Davis

L.E. Davis
Ace Building Supplies Ltd.

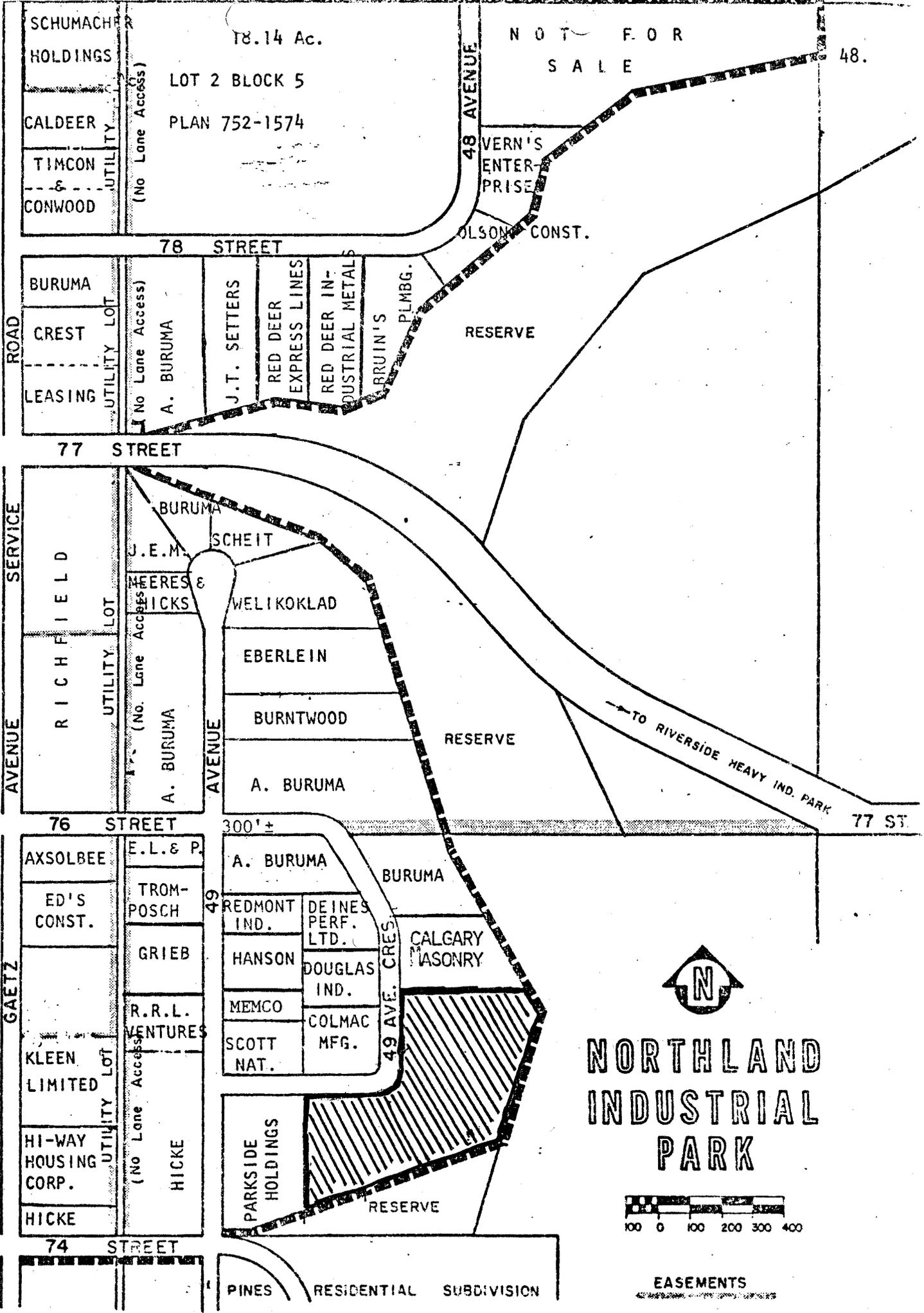
LE:mf



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

GAETZ AVENUE (Hwy. No. 2)

GAETZ AVENUE



SCHUMACHER HOLDINGS
 CALDEER
 TIMCON & CONWOOD

18.14 Ac.
 LOT 2 BLOCK 5
 PLAN 752-1574
 (No Lane Access)

NOT FOR SALE
 48.
 VERN'S ENTERPRISE
 OLSON CONST.

BURUMA
 CREST
 LEASING

(No Lane Access)
 A. BURUMA
 J.T. SETTERS
 RED DEER EXPRESS LINES
 RED DEER INDUSTRIAL METALS
 BRUIN'S PLMBG.

RESERVE
 RESERVE
 TO RIVERSIDE HEAVY IND. PARK
 77 ST

RICHFIELD
 UTILITY LOT

(No Lane Access)
 A. BURUMA
 BURUMA
 J.E.M. SCHEIT
 MEERES & WICKS
 WELIKOKLAD
 EBERLEIN
 BURNTWOOD
 A. BURUMA

RESERVE
 TO RIVERSIDE HEAVY IND. PARK
 77 ST

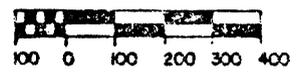
AXSOLBEE
 ED'S CONST.
 GRIEB
 R.R.L. VENTURES
 KLEEN LIMITED
 HI-WAY HOUSING CORP.
 HICKE

E.L. & P.
 TROMPOSCH
 GRIEB
 R.R.L. VENTURES
 HICKE
 A. BURUMA
 BURUMA
 300'±
 49
 REDMONT IND.
 HANSON
 MEMCO
 SCOTT NAT.
 DEINES PERF. LTD.
 DOUGLAS IND.
 COLMAC MFG.
 49 AVE. CREST
 CALGARY MASONRY
 PARKSIDE HOLDINGS
 RESERVE

RESERVE
 TO RIVERSIDE HEAVY IND. PARK
 77 ST



NORTHLAND INDUSTRIAL PARK



EASEMENTS

PINES RESIDENTIAL SUBDIVISION

September 13, 1977

TO: Economic Development Director

FROM: Acting City Engineer

RE: ACE Building Supplies Ltd.,
Lethbridge, Alberta (Northlands Ind. Park)

We have no objections to this proposal but are also concerned over the amount of land required. For comparison we have the following table:-

Revelstoke Lumber	4.29 Ac.
Imperial Lumber	4.00 Ac.
Crown Mart	1.89 Ac
Co-op	3.02 Ac.

Water, sanitary and storm sewer mains exist in 49th Avenue Crescent. The Developer must apply for services at the Engineering Department. 49th Avenue Crescent will be paved when all lots are developed. Presently it is a gravelled access road.

No easements are required.



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

PEG/ab

50.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

September 12, 1977.

Mr. A Scott,
Director,
Economic Development,
City Hall,
Red Deer, Alberta.

Dear Sir:

Re: ACE Building Supplies Ltd.
Lethbridge, Alberta

Thank you for your letter requesting our comments to the proposed development proposal for approximately six acres of land in the Northland Industrial park.

The use of land for a retail lumber yard is a permitted use in a I.2 zone however, we feel that the site area requested should be reduced as the site coverage is only 2.3 % of the site area.

The following indicates the site area of National retail lumber stores in the City of Red Deer -

Revelstoke	4.05 acres
Imperial	4.00 "
Co-op	3.02 "
Crown	1.89 "
Beaver	1.5 "

We feel that a maximum of 2 acres should be sold and the remaining area to be reserved for other industrial uses.

Yours truly,


D. Bonhi, M.O.P.
Senior Associate Planner

DR/t

c.c. - City Engineer
Development Officer
City Assessor

MEMBERS

CITY OF RED DEER - COUNCILORS: ALBERTA - MAYOR: ... TOWN OF OLD MAN - ... VILLAGE OF POWELL - ... SUMMIT VILLAGE - ...

September 9, 1977

TO: Economic Development Director
FROM: City Assessor

RE: Ace Building Supplies Ltd.
Lethbridge, Alberta

In view of our current land inventory in this subdivision, I could not recommend that the balance of the area available be sold to a developer requiring large storage areas.

Brenda Taylor / for
D. J. Wilson, A.M.A.A.

Sept. 9/77

TO: A.V. SCOTT

FROM: K. JORGENSEN

RE: ACE BUILDING SUPPLIES LTD.

Re. The proposal to purchase 6 acres in Northland and develop with 6000 square feet of building, with a possible future development on the site.

I do not believe that we should be selling City land on a proposal that in a few years a further development may be placed on the site.

G.K. JORGENSEN

Commissioners' Comments

We are concerned over the selling of this large a site with a proposed building of only 6,000 sq. ft. (2.3% site coverage) to be constructed thereon, particularly when this is our last remaining serviced site in this area. As an alternative, we would suggest that Council agree to sell 2 acres only to the applicant and lease a further 2 acres to them for a period of 2 years at which time the entire development could be reviewed. If at that time Council agreed, the leased portion could be sold to the applicant or could be retained by the City for sale to another party.

For comparison purposes, the following are approximate site coverages for building material suppliers.

- | | |
|--------------------|------|
| 1) Crown Lumber | 23% |
| 2) Imperial Lumber | 9.2% |

3)	M.A.C. Lumber	44%
4)	Beaver Lumber	39%
5)	Co-op Lumber	36%
6)	Revelstoke Lumber	9.2%

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 18

DATE: September 20, 1977

TO: City Council

FROM: City Treasurer
Personnel Officer

RE: CITY COMMISSIONER'S INCREMENT

Under the Anti-Inflation regulations the City Commissioner is eligible to receive a 6% increase effective January 1, 1977. Would City Council advise if they wish the 6% increase to be implemented.

Would City Council also wish to consider a policy of directing the Personnel Committee to submit a recommendation on the Commissioner's salary at the same time as the Exempt Staff increases are considered by Council? At the present time Council considers the Commissioner's salary on a very irregular basis.

The proposed increase would make the Commissioner's salary comparable with cities of similar size in Alberta.

City Treasurer
Personnel Officer

AW:mw

CC: City Commissioner

Mayor's Comments:

I concur fully with the above report and suggest a resolution be adopted by Council approving the suggestions contained therein.

"R.N. MCGREGOR"
Mayor

NO. 19

September 16, 1977

TO: City Council
FROM: Parking Commission

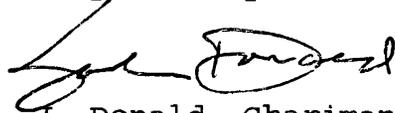
At the Parking Commission meeting September 8, 1977 it was agreed that the Gaetz Avenue Mall Parking concept be approved in principle and be recommended to City Council. This recommendation has been accepted by City Council.

To fully implement the Gaetz Avenue Mall Parking concept it will be necessary to remove approximately seven (7) sidewalk crossings located on the East side of Gaetz Avenue between 46 Street and 48 Street. The Parking Commission passed the following resolution at its meeting of September 8, 1977 recommending the removal of the sidewalk crossings in question.

"That the Parking Commission recommends to Council of the City of Red Deer removal of the existing sidewalk crossings along the East side of Gaetz Avenue in order to maximize parking potential."

It was agreed by the Parking Commission that all of the affected businesses be notified of this recommendation prior to submission of same to City Council. Letters have gone out to all of the businesses in question and they have been advised of this recommendation and as to when it will be considered by City Council.

Respectfully submitted,



J. Donald, Chariman
Parking Commission

/ca

TO: COUNCIL
FROM: CITY CLERK

In addition to the above, the following resolution was introduced and tabled to allow the administration an opportunity to examine the possibility of removal of a portion of the parking only on the north side of 49 Street (area west of Post Office parking lot) and further to allow input by the Downtown Business Men's Association.

"RESOLVED that Council of the City of Red Deer agree that parking be removed from the north side of 49 Street between 49 Avenue and Gaetz Avenue and as recommended to Council September 12th, 1977 by the Parking Commission."

The Downtown Business Men's Association have not responded to the above and, therefore, Council may wish to set this motion aside for a further 2 weeks.

"R. STOLLINGS"
City Clerk

Red Deer Bottling Co. Ltd.

OFFICE: 6722 GOLDEN WEST PHONE: 346-2585

PLANT: 6722 GOLDEN WEST PHONE: 346-7517

MAILING ADDRESS: BOX 280 RED DEER, ALTA.

T4N 5E8



September 26, 1977

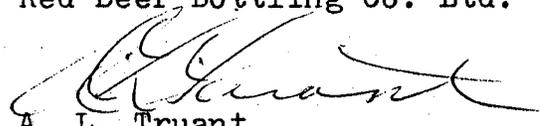
C. Sevck
Asst. City Clerk
City of Red Deer
Red Deer, Alberta

Dear Sir:

With reference to your letter of Sept, 15 concerning the existing sidewalk crossing in front of our building on Gaetz Avenue.

This crossing is to accommodate off street parking for the customers and tenants of the shops located in the building. We do not wish to have it removed.

Yours Truly,
Red Deer Bottling Co. Ltd.

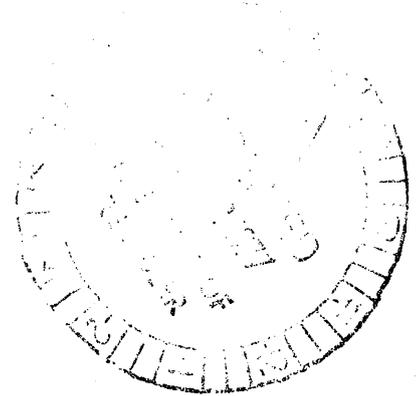

A. L. Truant
GENERAL MANAGER

ALT/fs

*Received Sept 26/77
3:00 pm
es.*

4828-54th St.,
Red Deer, Alta..
Sept. 20th 1977.

Mr. C. Sevcik,
Assistant City Clerk,
City of Red Deer.



Dear Sir;

This is in reply to your letter of Sept. 15th 1977,
regarding the recommendation to the City Council
to close the sidewalk crossing in front of my property
on Gaetz Ave..

I am opposed to the closing of this crossing as it
would make almost useless the 15 parking stalls already
in use on the said property.

I intend to attend the council meeting on Sept. 26th/77.

Yours truly,

Commissioners' Comments

In addition to the one reply received, we have an indication
that one more property owner will be objecting to the proposed closure of
a driveway. One other owner has reported verbally that he has no objection
to the proposed closure.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

September 22, 1977

NO. 20

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT

The attached letter from the Red Deer Rustlers Hockey Club offering a donation of \$4,000.00 for the installation of plexiglass in the Red Deer Arena is self-explanatory.

An estimate of the total cost has not been obtained but will be available prior to the Council meeting. It is expected that the contribution will be approximately 50% of the total cost.

There has been considerable concern expressed for the safety of spectators in the facility and in fact there were some serious injuries last season. There are also problems related to interaction with players and spectators which would be prevented with such an installation. I would therefore recommend that Council approve the immediate installation with an understanding that the City share be obtained from the community aspect of the Provincial Government project cooperation and whatever balance, if any, from the 1978 Recreation budget.

This matter has not been dealt with by the Recreation Board due to the time element, but Board members will be polled to ascertain whether or not they support this recommendation. An attempt will be made to obtain more detailed information prior to Council meeting and I will be in attendance with representatives of the Rustlers Hockey Club to answer any questions Council members may have.

Respectfully,

Don Moore
Recreation Superintendent

Red Deer **RUSTLERS** Hockey Club (1972) Ltd.

Canadian Junior "A" Runners-up 1971-72

59.



Phone (403)-347-3177

P.O. Box 340,
RED DEER, ALBERTA,
T4N 5E9

From the Office of

September 20, 1977

Mr. Don Moore
Director of Recreation
City of Red Deer
Red Deer, Alberta

Dear Mr. Moore:

RE: Plexiglass - Red Deer Arena

Further to our telephone communication of September 19, please be advised that the writer has received confirmation of a donation of \$4,000.00 for the installation of Plexiglass in the Red Deer Arena. The donar has requested that a sign be installed on the wall in the main entrance of the arena recognizing the above donation.

As mentioned in our telephone conversation Fort Saskatchewan has recently installed Plexiglass and from the information I received the cost was not that great in comparison to the benefits.

I respectfully request that this item be brought before City Council at the earliest possible time.

It is my feeling that if the City would match the donar's amount together with certain grants that are available from the Provincial Government the above project could be completed in the next month or six weeks time.

I hope this project will be received favorably by City Council and I am willing to further discuss this with you at your convenience.

Yours truly,

A handwritten signature in cursive script, appearing to read "L. Ferguson".

Laurence Ferguson

LF/dlf

DATE: September 23, 1977

TO: City Clerk

FROM: City Treasurer

RE: INSTALLING PLEXIGLASS IN THE RED DEER ARENA

Approval of the above should be contingent upon receiving the \$4,000 donation and approval of the Provincial Government for the \$4,000 grant. If these funds are not confirmed prior to work proceeding, the City could be left financing a substantial portion.

Perhaps Council should place a limit on the amount the City might have to cover if the cost exceeds \$8,000. Unless accurate estimates are available, approval to proceed would leave the balance to be picked up by the City open ended.



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

AW:mw

CC: Recreation Superintendent

Commissioners' Comments

We agree with the recommendations of the Recreation Superintendent that plexiglass is a highly desirable addition to the arena facility. However, we do not agree that we should proceed without firstly obtaining more detailed estimates as to cost and how same will be financed. If \$4,000. can be received from Project Co-operation and the total costs do not exceed \$8,000., there is no problem. On the other hand, if the grant is available and costs exceed \$8,000., it is possible the extra costs could be recovered by increasing the charges to those groups who will benefit from the installation.

Until such time as accurate cost estimates are known, we suggest this request be tabled and that no open end commitment be made.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner



CORRESPONDENCE
RED DEER GENERAL HOSPITAL 62.

RED DEER ALBERTA T4N 4R1 TELEPHONE 462-1111
OFFICE OF THE EXECUTIVE DIRECTOR

September 8, 1977.

NO. 1

Mr. C. Sevcik,
Assistant City Clerk,
City of Red Deer,
4914 - 48th Avenue,
RED DEER, Alberta.

Dear Mr. Sevcik:

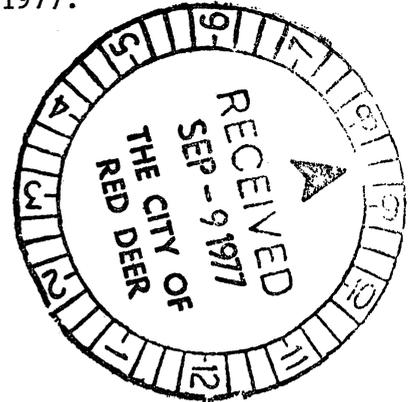
Re: 5021 - 43rd Street,
Lot 3, Block C, Plan 5B.G.

We respectfully request that the Red Deer Regional Hospital Centre be relieved of taxes on the property known as 5021 - 43rd Street, Lot 3, Block C, Plan 5B.G. This home, as you know, was acquired for the purpose of building the Red Deer Regional Hospital Centre and up to the end of July, 1977 had been rented to the previous occupants. The house is now being removed and the hospital being constructed on that site. We would therefore request that as of September 1st, 1977 this property be relieved of all taxes which relate to it as a residence.

Yours truly,

G. Vanhooren,
Assistant Executive Director.

GV/ef



September 13, 1977

TO: City Council
 FROM: City Assessor

RE: Lot 3, Block C, Plan 5BG
5021 - 43 Street

With reference to the letter of September 8, 1977, from the Red Deer General Hospital, may I submit the following tax breakdown.

Municipal	95.30
Public School	53.16
Hospital	2.31
Frontages	<u>28.20</u>
	178.97

If City Council wishes to rebate any portion of the taxes, may I recommend that the rebate be on the Municipal and Frontage Tax only.

i.e. Rebate 5/12 of \$123.50 = \$51.45.

Respectfully Submitted,



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

Commissioners' Comments

We concur with the comments of the City Assessor.

"R.N. McGREGOR"
 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.

September 22, 1977

City Commissioners
 City of Red Deer
 City Hall
 Red Deer, Alberta

Gentlemen:

Re: Red Deer Regional Planning Commission
 Budget for the Fiscal Year - 1 April 1978 to
31 March, 1979

Enclosed are twelve copies of the Commission's budget for 1978 - 79 which was presented to the Commission by the Board of Directors on September 19, 1977.

The budget was approved unanimously by the Commission, and is presented to you for distribution to Council for their general information.

The budget is based on completing a regional plan, etc., as well as an increase in subdivision applications over the past year, and to maintain our present staff to carry out the functions of the Commission, as contained in The Provincial Planning Act. The budget also reflects the increasing demand placed on this office related to the Provincial Government's program of decentralization of economic activity in this region.

Under the 1971 amendments to The Planning Act, which established the Province wide Alberta Planning Fund, whereby all municipalities in the Province contribute to planning, the attached budget along with all other Regional Planning Commission budgets must be approved by the Provincial Planning Board. Following this, the Board will recommend to the Minister of Municipal Affairs the 1978 rates for different classes of municipalities under the Alberta Planning Fund, based upon the equalized assessment for different municipalities. The Minister of Municipal Affairs is required to inform all municipalities by the end of March each year, or as soon as possible thereafter, of the rate structure applicable for each current year.

It should be noted that the municipal share of Special Planning Projects is not financed out of the Alberta Planning Fund. While the Province will provide the 60% provincial contributions of approved Special Planning Projects, the Municipal share or 40% of a Special

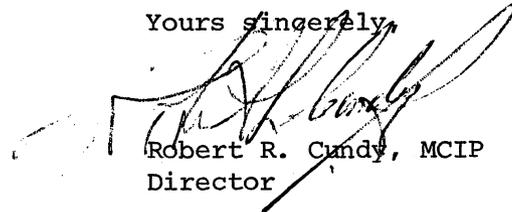
MEMBERS

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 STETTNER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
 VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
 SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
 COUNTY OF STETTNER No. 6 - IMPROVEMENT DISTRICT No. 10

Planning Project must be paid to the Commission by the municipality involved, which is in addition to the assessed planning fee levied by the Province for the Alberta Planning Fund.

Once again, the attached budget is presented to Council for their general information, and should you have any questions related to the budget, please do not hesitate to contact me.

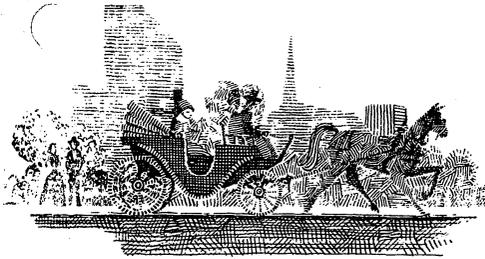
Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. R. Cundy', is written over the typed name and title.

Robert R. Cundy, MCIP
Director

/mjw

Encl.



Haiper Furniture Ltd.

Telephone (403) ~~346-2281~~ ^{7619 - 50} ~~822-1680~~ Avenue Red Deer, Alberta ~~346-1166~~ ^{T4P 1M6}

Sept. 6, 1977

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

Dear Council:

I am appealing the imposition of interest penalty on our property tax directly to you on the advice of the City Assessor.

The circumstances are this -

1. 1976 we advised the City of a change of address for mailing notices.
2. 1976 a Land Titles change was recorded on your tax rolls at the correct address of: 1801 - 715 - 5th Ave., S.W., Calgary.
3. the 1977 tax notice was sent to 101 - 715 - 5th Ave., S. W. (an error in transcribing from your records).
4. there is no record at the Assessor's office of this notice being returned.
5. a second notice with penalty attached was sent to the same address and was eventually forwarded to us by our solicitor.
6. the administration advised me that they have no power to waive penalties arising from computer error, only council has this duty.

I respectfully request your decision in favor of the taxpayers to refund and waive the penalty in this instance.

Yours truly,

D. R. WAINES, C.A.
For Waines, Caron & Waines.

DRW/yw

NOTE: the address for future correspondence in this matter is
7619 - Gaetz Ave., Red Deer.

September 19, 1977

TO: City Council

FROM: City Assessor

RE: Roll # 01-00785
 N 5' of 6, All 7, Block 16, Plan H
 5119 - 50 Avenue

In response to the letter dated September 6, 1977, from Harper Furniture Ltd., may I submit the following.

Upon notification by the Alberta Land Titles Office on August 7, 1976, the tax and assessment records were changed to forward future notices to 1801 Norcen Tower at 715 - 5 Avenue S.W., Calgary. Through an error in transcribing the suite number 1801 was recorded as 101.

To the best of our knowledge, neither the 1977 assessment notice mailed December 31, 1976 or the 1977 tax notice mailed in May were returned to this department from the Post Office.

Irrespective of the error, we would advise that there are anywhere from 3000 to 5000 assessment and taxation changes to the rolls in any given year and therefore the City does advertise that if any person or firm has not received their respective notices to please check with the office. The onus must be on the property owner and in this regards the Municipal Taxation states:

Sec 112 (2) "No taxation notice shall be considered irregular, incomplete or otherwise invalid and no exemption from taxation is conferred by reason or any error, omission or misdescription in any taxation notice or by reason of the non-receipt of the notice by any person."

The following is a breakdown of the 1976 taxes.

1976 tax levy	\$1,905.09
Penalty July 4/77	114.31
Penalty September 1/77	60.58
Payment September 6, 1977	- 2,019.40
	<u>60.58</u>

Respectfully Submitted,



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

Commissioners' Comments

In view of the provisions of the Municipal Taxation Act, which are quite clear and specific, we recommend this request be denied.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

September 15, 1977

Mr. G. K. Jorgenson
Development Officer
City of Red Deer
Red Deer, Alberta

Dear Sir:

RE: APARTMENT - SYLVAN LAKE TRAIL, MR. A. GRIEB

Please find attached copies of our drawings number 1, 2 and 3 showing a 22 suite apartment development for a site on the corner of Sylvan Lake Trail and 70th Street.

The legal description of this property is Lot 2, Block 7, Plan 3057NC, and for some reason it has been divided into two separate zones.

One zone is R2B which suits the development proposed, but the second zone of the same parcel is designated Agricultural 2.

As can be seen from the development proposed, most of the building occupies the area designated R2B, with a very small portion of the building occupying the A2 zone.

In the careful planning of the site, we have provided landscaping in excess of requirements, we have met the front and side yard requirements, the building occupies less than 25% of the site area, and parking has been provided at the rate of 1.5 parking stalls per unit.

The building will be finished with high quality materials utilizing rough cedar, textured stucco, and brick feature base.

The apartments themselves comprise of 12 two bedroom which exceed the square foot requirements of the building bylaw, and 10 one bedroom which equal the minimum area of 600 square feet per unit.

Cont'd.....2

Mr. G. K. Jorgenson
City of Red Deer
September 15, 1977
Page Two

70.

The landscaping on the site would include the planting of mature trees in the approximate locations shown.

We would appreciate this proposal being presented to City Council at their next meeting, and would request that the area indicated as A2 on this lot be rezoned to R2B to conform to the remainder of the land within the boundary of Sylvan Lake Trail, 70th Street, and the existing lane.

I would appreciate being informed as to when this will be presented to City Council so that I might be present to answer any questions they might have regarding the development.

Yours faithfully,



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

JLM*pw

Encl.

CC: Adolf Grieb

September 21, 1977.

TO: City Clerk
FROM: Development Officer

RE: Lot 2, Block 7, Plan 3057 NC
59 Ave. and 70 Street

The plan submitted does not scale out with the sizes shown on the registered plan.

The Plan does not provide for the 14 foot setback on 59 Ave. (Sylvan Lake Trail). This setback if dedicated can be used for density only.

It would appear that the proposal will not meet the landscaping, site coverage and will have to have the parking redesigned because of the 14 foot setback.

G.J. Jorgenson
Development Officer

September 20, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: Lot 2, Block 7, Plan 3057 M.C.
22 Suite Apartment - A. Grieb

Please note the proper registered plan number is 3057 M.C.

The Engineering Department recommends that this development be delayed until such time as an over-all plan is approved such that a proper servicing lay-out and densities can be established.


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

PEG/ab

cc: D. Rouhi, Regional Planning Commission
Development Officer
City Assessor
Economic Development Director

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

September 22, 1977

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

Dear Sir:

Re: Lot 2, Block 7, Plan 3057 M.C.
Curl-a-Rock, 59th Avenue.

We have received an application for a proposed 22-Suite Apartment on the above mentioned property located at the corner of 59th Avenue and 70th Street. The site area consists of 39,000 square feet and the building area is 8,160 square feet.

The density for this area of the City for past development projects has not exceeded the overall guideline of 18 persons per acre. A 22 unit apartment building on .73 acres has a density much greater than this guideline.

In discussing the matter with the City Engineering Department, it was indicated that they are currently studying the services for this area, but before they can complete the proper servicing layout, the proposed development for Lot 1, Block 7, which is adjacent to the subject property, must be examined. The combined density of Lot 1 and Lot 2 cannot exceed 18 persons per acre, hence it is essential to have the future use of Lot 2 specified. Lot 1 cannot be developed in isolation.

During the Fall of 1976, there was considerable discussion regarding the types of residential use that should be allowed throughout the general area. A number of citizens strongly objected to multi-family uses. As a result of these discussions, the zoning by-law was amended to exclude multi-family dwellings as conditional use in the R-2-B zone on the east side of 59th Avenue. The specific land description is found on page 63A, item 8, of the zoning by-law. The west of 59th Avenue remained unchanged, although at one time during the discussions, it was included.

.... 2

MEMBERS

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

... 2

With the restriction on the density to 18 persons per acre, and knowledge of the general feeling for apartments in the area, the Red Deer Regional Planning Commission has prepared an overall plan for the area west of 59th Avenue. This plan has been designed for single-family and semi-detached dwellings.

We recommend that the proposal to develop a 22 unit apartment on Lot 2, Block 7, Plan 3057 M.C. as requested, be denied.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER

/cc

Commissioners' Comments

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

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/LL-77

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 Map A-239 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., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2011/PP-77

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) Section 68, subsection (1) of Bylaw 2011 is amended by adding the following thereto.

"Non-attendance by any one Board member at three consecutive meetings of the Board shall, unless such absence be caused by illness or authorized by resolution of the Board, recorded in its minutes, be deemed to be cause for dismissal of such member from the Board, and any appointment to replace such member shall be for the remainder of the term of the vacancy so created. Any member forfeiting his office may be eligible for re-appointment in the future but shall not be eligible for re-appointment for the unexpired portion of the term so forfeited."

- 2) Section 6A of Bylaw 2011 is amended by renumbering clause "5" as clause "5(a)".

- 3) Section 6A of Bylaw 2011 is amended by adding the following immediately after clause 5(a).

"(b) Every voting member of the Commission who shall be absent from three consecutive meetings of the Commission shall, unless such absence be caused by illness or authorized by resolution of the Commission recorded in minutes, shall cease to be a member, and any appointment to replace such member shall be for the remainder of the term of the vacancy so created. Any member forfeiting his office may be eligible for re-appointment in the future but shall not be eligible for re-appointment for the unexpired portion of the term so forfeited."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2172/A-77

Being a Bylaw to amend Bylaw No. 2172 of the City
of Red Deer

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

- (1) As to section 1, clause (g) by renumbering same as clause
(g)(1).
- (2) As to section 1, clause (g) by adding the following thereto.

"Every voting member of the Committee who shall be
absent from three consecutive meetings of the Committee
shall, unless such absence be caused by illness or authorized
by resolution of the Committee recorded in its minutes,
shall cease to be a member, and any appointment to replace
such a vacancy shall be for the remainder of the term of
the vacancy so created. Any member forfeiting his office
may be eligible for reappointment in future but shall not
be eligible for reappointment for the unexpired portion of
the term so forfeited."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1977.

MAYOR

CITY CLERK

BYLAW NO. 2278/B-77

Being a Bylaw to amend Bylaw No. 2278 being the Red Deer Industrial Airport Bylaw of the City of Red Deer.

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

(1) As to section 4, clause (e) by renumbering same as clause (e)(1).

(2) As to section 4, clause (e) by adding the following thereto:

"(2) Every voting member of the Commission who shall be absent from three consecutive meetings of the Commission shall, unless such absence be caused by illness or authorized by resolution of the Commission recorded in its minutes, shall cease to be a member, and any appointment to replace such a vacancy shall be for the remainder of the term of the vacancy so created. Any member forfeiting his office may be eligible for reappointment in future but shall not be eligible for reappointment for the unexpired portion of the term so forfeited.

(3) This bylaw shall come into force upon the final reading hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1977.

MAYOR

CITY CLERK

BYLAW NO. 2511/A-77

Being a Bylaw to amend Bylaw No. 2511 of the City
of Red Deer.

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

- (1) As to section 2, by adding the following clause
thereto.

"(d) Every voting member of the Board who shall be absent
from three consecutive meetings of the Board shall, unless such
absence be caused by illness or authorized by resolution of the
Board recorded in its minutes, shall cease to be a member, and
any appointment to replace such a vacancy shall be for the
remainder of the term of the vacancy so created. Any member
forfeiting his office may be eligible for reappointment in
future but shall not be eligible for reappointment for the
unexpired portion of the term so forfeited."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1977.

MAYOR

CITY CLERK

BYLAW NO. 2512/A-77

Being a Bylaw to amend Bylaw No. 2512 of the
City of Red Deer.

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

(1) as to section 2, clause (b) by renumbering same as clause
(b)(1).

(2) as to section 2, clause (b) by adding the following thereto:

"(2) Every voting member of the Board who shall be absent from
three consecutive meetings of the Board shall, unless such absence
be caused by illness or authorized by resolution of the Board
recorded in its minutes, shall cease to be a member, and any ap-
pointment to replace such a vacancy shall be for the remainder of
the term of the vacancy so created. Any member forfeiting his office
may be eligible for reappointment in future but shall not be eligible
for reappointment for the unexpired portion of the term so forfeited."

(3) This bylaw shall come into force upon the final passing
hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1977.

Mayor

City Clerk

BYLAW NO. 2561/77

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) Windsor Hotel (1977) Ltd. (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to its occupation and use of the said lands.

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

The City - City Hall, Red Deer, Alberta

The Licensee - 4822 - 51 Avenue, Red Deer, Alberta.

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

(b) The Licensee shall at all times, keep and maintain the said lands in good and tenantable condition and repair.

(c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.

(d) The City shall not be liable for any inquiry or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.

(e) The Licensee shall pay to the City the sum of One Dollar (\$1.00) on the first day of October 1977 and on the first day of every succeeding October so long as the within license continues.

(f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect to any improvements of taxable equipment situated on the said lands.

(g) The Licensee shall not place or erect any buildings, improvements, or structures thereon without expressed written consent of the City first had and obtained.

- (h) No assignment of this license and permission is valid unless and until such assignment is submitted to the City of Red Deer, and its consent thereto is obtained in writing.
- (i) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands any buildings, improvements, structures and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.
- (j) This Bylaw shall be come effective as and from the first day of October A.D. 1977.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1977

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of A.D. 1977

MAYOR

CITY CLERK

BETWEEN:

THE CITY OF RED DEER, a municipal corporation carrying on business in the Province of Alberta.
(hereinafter called "the City")

OF THE FIRST PART

- and -

RED DEER RUSTLERS HOCKEY CLUB (1977) LTD., a body corporate carrying on business at the City of Red Deer, in the Province of Alberta.
(hereinafter called "the Club")

OF THE SECOND PART

WHEREAS the City is the registered owner of the artificial ice arena known as the Red Deer Arena, and the Club is desirous of obtaining the use of the Arena for the 1977-78 hockey season.

WITNESSETH that in consideration of the covenants, conditions and agreements hereinafter contained by the Club to be respectively observed and performed and the monies to be paid to or retained by the City as hereinafter set forth, the parties hereto covenant and agree as follows:

1. The City doth hereby demise and grant to the Club the right as hereinafter specified to the use of the Arena and all its facilities, excepting concession, office and broadcasting facilities for the 1977-78 season and the Club shall be entitled to and shall use the Arena and its aforesaid facilities for:

1.1 Thirty (30) scheduled season games to be played on specific dates and times to be approved in writing by the City Recreation Board.

1.2 Such number of playoff games, if any, as may be required on specific dates to be approved in writing by the City Recreation Board.

1.3 Exhibition games as hereinafter provided for to be played on such dates as may be approved by the City Recreation Board.

1.4 Subject to special events and the availability of ice, five (5) one and one-half (1½) hour practice sessions per week after the ice is installed and prior to the first scheduled game and such practices during the season as are reasonably necessary to be held at such times as are mutually agreed upon by the Club and the City Recreation Board at a fee of \$12.65 per hour.

2. The Club shall pay to the City for each exhibition, season and playoff game a rental of \$24.75 per hour plus 15% of game receipts for the first \$2,000.00 and 5% of all receipts in excess of \$2,000.00 after ticket takers, cashiers, doormen, security staff, parking lot attendants, and other personnel costs have been deducted.

3. The Club may provide volunteer ticket takers, doormen and other personnel. However, such personnel must be approved by and be responsible to the Arena Operator.

4. The Club shall pay to the City 50% of the printing costs of all reserved tickets.

5. The Club shall at its expense undertake all publicity for season and advance ticket sales and shall provide all required game officials including referees, goal judges, timekeepers and scorekeepers. The Club shall further be responsible for providing game programs and may retain all proceeds received from the sale of the said game programs.

6. Complimentary tickets may be issued for promotional purpose by the Club as may be mutually agreed upon by the parties hereto.

7. It is agreed by the parties hereto that tickets shall be sold for season games at the following prices:

Reserve	\$ 2.50
Adult	\$ 2.50
Student & Senior Citizens	\$ 2.00
Children	\$ 1.00
Adult Season Ticket	\$60.00
Student & Senior Citizen Season Ticket	\$45.00

7.1 Tickets for exhibition and playoff games shall be sold for prices mutually agreed upon by the parties.

8. After the number and location of complimentary reserve tickets have been agreed upon by the parties hereto, the City shall distribute such tickets and obtain signatures therefore and shall then provide the Club with printed tickets for each game for every remaining available reserved seat.

9. The Club shall assume full responsibility for the sale of season tickets and shall keep records acceptable to the City Treasurer.

10. The Club shall account to the City for season ticket sales and pay to the City 15% of the proceeds following the 10th League Home Game.

11. The Club shall be responsible for the advance sale of tickets and shall retain all money therefrom. The Club shall be responsible for returning all unsold reserve tickets to the Arena Operator prior to each game. For accounting purposes, he shall be entitled to assume that all reserve tickets which are unaccounted for have been sold. The sale of the remaining reserve tickets and other admission tickets shall be the responsibility of the Arena Operator who shall account to the Club manager following each game and shall retain for the City the amount to which the City is entitled pursuant to paragraph 2 and 4 hereof.

12. The Club may conduct special projects or activities within the Arena confines only with the prior written approval of the City Recreation Board.

13. The City agrees not to permit the use of the Arena by Senior A or Junior A Hockey Clubs or teams based outside Red Deer except the Canadian National Teams and their opponents during the Club's season of league and playoff games without the prior approval or consent of the Club, provided however, that the City may lease the Arena for hockey exhibitions with touring or professional teams.

14. The Club covenants and agree to save, defend, hold harmless and indemnify the City against any and all suits, claims, loss, actions or demands of any nature or kind, to which the City shall or may become liable for or suffer by reason of any injury occasioned to, or suffered by any person or persons, or any property damage resulting from any wrongful act, neglect, or default on the part of the Club or any of its agents, servants, employees, licensees, or invitees, or arising out of the use and occupation by the Club of the demised premises, or any area used by the Club.

15. The Club shall obtain a comprehensive public liability policy in an amount and 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 October 1, 1977.

16. This Agreement shall remain in full force and effect until May 1, 1978 unless either party hereto shall sooner cancel and determine this agreement by giving of four months prior written notice.

Notwithstanding the foregoing, it is the intention of the parties that provided the Club faithfully and punctually observes and performs its covenants hereunder that it will have the first opportunity to rent the Arena for the same purpose following May 1, 1978.

17. Time shall be of the essence of the Agreement and this Agreement shall enure to the benefit of and be binding upon and enforceable by the parties hereto and their respective administrators and successors.

17.1 The City covenants and agrees with the Club that should it erect any major hockey facility not otherwise presently committed and receive any offer or request to lease such facility from any interested third party, within 3 years from the date of this agreement, that the City is prepared to accept, that it shall give notice in writing of such offer or request to the Club and the Club shall have 30 days from the receipt by it of such notice to advise the City of its acceptance of such offer upon the same terms and conditions and at the same rental as in the offer received by City, failing which, the City shall be at liberty to lease such facility to the third party.

17.2 The first right of refusal herein granted shall be void and shall not be binding on the City if at any time during the said 3 year period the controlling interest of the Club is not held by residents of the City of Red Deer. The Club shall, upon request by the City, provide a statutory declaration listing all shareholders of the Club and disclose to the City any shares held in trust by any shareholder.

17.3 The City further covenants with the Club that should the Club provide satisfactory evidences to the City that it has become a Major Junior Hockey Club on or before July 1, 1980, then the City shall grant to the Club a renewal of the right of refusal herein contained for a further term of five years from the date upon which it has become a Major Junior Hockey Club.

17.4 The parties hereto further agree that any lease granted pursuant to this right of first refusal may be terminated by the City upon four months written notice if at any time after exercising its right of first refusal, the controlling interest of the Club is not held by residents of the City of Red Deer.

17.5 In the event that the parties are unable to come to a mutual agreement on any matter provided for herein, then such dispute shall be submitted to a single arbitrator acceptable to both parties (or failing such acceptance, to a board of arbitrators, one appointed by the Club, one appointed by the City, and a third appointed by the two appointees) whose decision shall be final and binding upon both parties.

IN WITNESS WHEREOF the parties hereto have affixed their
corporate seals, attested to by the signatures of their authorized officers
in that regard the day and year first above written.

THE CITY OF RED DEER

PER: _____

Mayor

City Clerk

RED DEER RUSTLER HOCKEY CLUB (1977) LTD.

PER: *John Whitehead* *Doree Ferguson*

Sheldon Ferguson