

File

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, FEBRUARY 6th, 1984, commencing @ 4:30 p.m.

(1) Confirmation of the January 23rd, 1984 minutes

(2) UNFINISHED BUSINESS

- 1) City Clerk - re: Payment of Interest on Utility Deposits .. 1
- 2) City Clerk - re: Towne Centre Association Budget 1984 .. 2
- 3) City Clerk - re: Establishment of Court of Revision .. 5

(3) REPORTS

- 1) F.C.S.S. Director - re: Final Report Community Support Worker Project .. 6
- 2) Chairman, Waskasoo Park Policy Committee re: Revised Budget .. 14
- 3) Land Supervisor - re: 60th Street Hill - Legal Survey Bylaw 2801/83 .. 19
- 4) City Treasurer - re: Short Term Borrowing Bylaw 2837/84 .. 22
- 5) City Treasurer - re: Changes in Rates .. 23

NOTE: - Engineering Department Yearend Progress Report - separate attachment

(4) WRITTEN INQUIRIES

(5) CORRESPONDENCE

- 1) Pasutto Hotels Ltd., McDonald & Boris - re: Capri Centre Bingo Hall .. 24
- 2) Alberta Public Works Supply & Services - re: Old Court House .. 31
- 3) Office of the Prime Minister - re: Arms Control & Disarmament .. 46
- 4) Craig O'Connor - re: Proposed Amendment to Land Use Bylaw .. 49

5) Fencing Ltd. - re: Offer to purchase Lot 9, Block 4, .. 56
Plan 812-2323

6) Mrs. June Lenton - re: Snow Removal on 51 Street .. 60

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

1) Alderman McGregor - re: Voting of Chairman - Boards, Commissions .. 63

(8) BYLAWS

1) 2085/A-84 - three readings (Electric Utility Bylaw) p. 23

2) 2343/U-84 - three readings (Water Utility Bylaw) p. 23

3) 2343/V-84 - three readings (Water Utility Bylaw) p. 23

4) 2777/C-84 - three readings (Garbage Bylaw)

5) 2801/83 - third reading (registration of road right-of-way,
60 Street Hill) p. 19

6) 2802/A-84 - three readings (registration of road right-of-way
(60 Street Hill)

7) 2836/84 - third reading (Court of Revision)

8) 2837/84 - three readings (Short Term Borrowing Bylaw) p. 22

Committee of the Whole

1) Court of Revision Nominations

UNFINISHED BUSINESSNO. 1

January 25, 1984.

TO: Council

FROM: City Clerk

RE: Payment of Interest on Utility Deposits

At the meeting of Council, January 23, 1984, a resolution was passed agreeing that the interest rate payable on utility deposits be readjusted to 6% effective March 1, 1984.

In order to finalize the above matter it is necessary to introduce amendments to the Water Utility Bylaw No. 2343 and the Electric Utility Bylaw No. 2085. These amendments are attached to this agenda for consideration of Council.

Respectfully submitted,

R. Stollings
City Clerk

NO. 2

31 January 1984

TO: COUNCIL

FROM: CITY CLERK

RE: Towne Centre Association Budget - 1984

In accordance with the direction of Council January 23, 1984, notice has been sent to each ratepayer in the B.R.Z. area advising them that Council intends to review the attached budget estimates and proposals at 7:30 p.m. Monday, February 6, 1984. The ratepayers have also been informed that they may address Council with respect to these budget estimates if they so desire.

"R. STOLLINGS"
City Clerk

RED DEER DOWNTOWN BUSINESS REVITALIZATION FUND

3.

BUDGET PROPOSALS - DEC. 20/83

12.

BEAUTIFICATION and IMPROVEMENTS

- A) Provide clean up crew and supervision to maintain a clean appearance throughout the BRZ area.
- B) Educate landowners and businesses to maintain property free of garbage and snow.
- C) Establish more garbage containers in high traffic areas.
- D) Upgrade empty storefronts with appealing BRZ promotion material.
- E) Encourage public and private landscape improvements to property, particularly parking lots visible from the street.
- F) Actively promote replacement of hanging signs with flush mounted ones.
- G) Conduct a campaign for donations to a mature tree planting program.
- H) Encourage merchants to maintain sidewalk planters.
- I) Work with landowners and the city to upgrade vacant buildings and property.

(\$26,000.00)

PROMOTION and IDENTIFICATION

- 1. Establish a positive identification for BRZ area with:
 - A) Street light banners
 - B) Painted parking meter posts
 - C) Sidewalk painting.
 - D) Promote use of parking tokens

(\$12,000.00)

- 2. Conduct a general advertising campaign on all media to promote awareness of the importance of the downtown area - not only for shopping, but for banking, government, and professional services.

(4,000.00)

1. Assist and organization of specific promotion campaigns for the BRZ at the following times:

- A) Christmas
- B) Spring
- C) Westerner
- C) Harvest

(\$4,000.00)

ADMINISTRATION

A) Part time supervisor or manager.

(\$2,000.00)

B) Propose office sharing with existing business or seek donated office space and furnishings.

C) Stationary, utilities, postage, and secretarial expenses.

(\$3,000.00)

In addition to carry out the promotion and beautification projects of the BRZ, the administration and directors would be involved in the following issues as they affect the BRZ.

- A) Transportation and Parking
- B) Real Estate and Development
- C) Municipal policies that impact on downtown development
- D) Cultural activities
- E) Development of grants from various levels of government, service clubs, foundations and industry.

TOTAL BUDGET

(\$51,000.00)

Source of Income

B.R.Z. Assessment
City of Red Deer

\$30,500.00

20,500.00

\$51,000.00

January 31, 1984.

NO. 3

TO: Council
FROM: City Clerk

RE: Establishment of Court of Revision

At the meeting of Council, January 23, 1984, first and second reading were given to Bylaw 2836/84 and which Bylaw provides for the establishment of a Court of Revision and the appointment of members thereto. It was agreed at the January 23rd meeting, that members of Council would bring forward to this meeting, a list of any nominees they may have for the Court of Revision and from this list, Council will select three citizens-at-large and two members of Council to form the Court.

Respectfully submitted

R. Stollings
City Clerk

REPORTSNO. 1

January 19, 1984

TO: City Clerk

FROM: FCSS Director

RE: Final Report
Community Support Worker Project

Attached is the final report on the above project which was completed in November, 1983. We are forwarding this for the attention of City Council as it has been approved by the FCSS Board at its last regular meeting on January 17, 1984.

This is for the information of City Council only. In the event there are any questions I would be pleased to attend Council to attempt to answer them. Council's support for this temporary project was very much appreciated and we know that our support to the Department of Social Services and Community Health was also much appreciated.

Sincerely,


Rick Assinger
FCSS DIRECTOR

RA/rl

Attachment

FINAL REPORT
COMMUNITY SUPPORT WORKER PROJECT
June 20, 1983 - November 4, 1983

Red Deer & District
Family & Community Support Services

January, 1984

BACKGROUND

In March, 1983 the Provincial Department of Social Services and Community Health announced major changes to the Social Allowance Program effective April for new clients and effective July for existing clients. The major changes to the Social Allowance Program were as follows:

1. Shelter allowances were reduced.
2. Sixteen and seventeen year olds were no longer eligible for long term assistance.
3. Unemployed persons awaiting receipt of unemployment insurance cheques were no longer eligible for assistance.
4. Special allowances had been reduced and in some cases deleted.
5. Special allowance for senior citizens was deleted.

At a meeting held in late March, 1983 the Regional Director of Alberta Social Services and Community Health requested FCSS Programs to prepare their communities for the changes that were taking place. Discussions with local department officials revealed that as many as 600 families in the City of Red Deer would be affected by the shelter allowance reduction alone. At a meeting of the FCSS Board in April, 1983 it was decided to apply for funding under the New Employment and Expansion Development Program co-sponsored by Alberta Manpower and Canada Employment and Immigration to hire additional manpower to assist welfare recipients and employees of the Department of Social Services and Community Health to deal with the cutbacks in the Social Allowance Program.

PROJECT APPROVAL

An application for funding in the amount of \$25,870 was submitted under the New Employment Expansion and Development Program. On May 9, 1983 Red Deer City Council gave its approval to funding \$11,550 towards this project. Approval of the application was received on June 1, 1983 in the amount of \$24,578 under NEED.

The description of the project as contained in the application for funding is as follows:

As part of the 1983-1984 budget the Provincial Government recently announced major cutbacks in financial assistance to the unemployed and those already on welfare. All changes in the Social Allowance Program will be effected by July 1, 1983. At the same time that these changes were announced, it was indicated that no additional staff will be available in the Department of Alberta Social Services and Community Health.

With increasing caseloads it is understood that welfare workers will not be able to assist their clients to cope with the announced changes. It is our intention to employ four people as community support workers to assist welfare clients and the unemployed in such matters as housing, budgeting, financial management, self-help groups, and planning. After four staff have been recruited and set up in temporary offices, referrals for assistance will be made primarily by staff at Alberta Social Services but also from other community agencies and clients directly.

The peak of the requests will occur during July and August with most clients' situations having being resolved by late September. We expect the project can terminate without major difficulty by late October. The duties of the community support workers will be as follows:

1. To assist welfare clients and the unemployed to explore their options in response to changes in the welfare program.
2. To refer persons to other appropriate resources.
3. To serve as advocates on behalf of welfare clients and the unemployed clarifying their situation and seeking reasonable solutions.
4. To monitor the results of the welfare changes on clients and the unemployed and to provide feedback to the Family & Community Support Services Board and the Department of Social Services & Community Health.
5. To assist in developing additional community resources or programs in response to identified needs.

The project was approved to run from June 20, 1983 to November 4, 1983.

PROJECT PROCEDURES

Initially, a staff training session was arranged with the community support workers making them familiar with policies under the Social Allowance Program and community resources available. The workers were introduced to Social Allowance workers with the Department and with people from other community agencies. A card outlining the project and the assistance available was printed and large quantities were circulated at the social assistance office, unemployment office, and among many community agencies that were likely to come into contact with Social Allowance clients experiencing difficulty. The project offices were established at Montfort Community Services Centre.

The community support workers began taking referrals in late June, 1983. The senior worker would receive the information, determine the circumstances, and assign one of the other three workers to the case or take it himself. Those cases that could be handled by telephone by providing information or referral to other community resources were done so immediately. Cases that were more involved and required follow-up were begun with a home visit. Information was obtained on the circumstances of the family and attempts were made to explore the options that were available to families. General guidelines were available to the workers in terms of the options that could be explored. When required, the workers would consult with each other or with other community resources to determine what assistance could be offered to the clients. Contact was maintained with social workers in the Department as required.

PROJECT COST

The budget for the project and the final costs are as follows:

	<u>Budget</u>	<u>Actual</u>
Salaries	\$30,780	\$31,610
Travel	4,000	750
Telephone	400	170
Rental	950	740
Stationery Supplies	0	210
TOTAL	<u>\$36,130</u>	<u>\$33,480</u>

NUMBER OF FAMILIES ASSISTED

The following statistics will give some indication of the number of families that were assisted.

	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Total</u>
Requests for assistance	25	34	27	18	10	114
Handled by telephone	14	23	13	10	6	66
Home visits and follow-ups	11	11	14	8	4	48

The family circumstances on those cases where home visits were made and extensive follow-up was necessary are as follows:

Single adults -	10
Couples without children -	3
Single parent families -	19
Couples with children -	14
Elderly -	2
TOTAL -	<u>48</u>

GENERAL FINDINGS

In general, fewer cases were referred to this project than we had anticipated. Those that were referred usually presented two major problems:

1. Lack of food because of a reduction in the household budget.
2. Inability to obtain lower rental accommodation.

A great deal of assistance was available to families through the Home Economics students that were employed by the District Office of Alberta Social Services. Many referrals were made to the students to enable people to receive assistance in budgeting, food purchasing, and general financial management. With respect to accommodation, the community support workers searched out available accommodation and found that very little low rental accommodation was available. The large vacancy in apartments usually applied to higher rental accommodation which would not have assisted Social Allowance recipients.

Very early in the project the workers recognized the lack of food as a major problem to many households and proceeded to work towards the establishment of a food bank. With the assistance of many other community agencies and under the sponsorship of the Salvation Army the food bank did become a reality upon the termination of this project. Its establishment can be attributed largely to the efforts of the community support workers and the existence of this project.

In addition, the community support workers also recognized the need to bring Social Allowance recipients together so that they could attempt to help each other. Attempts were made to do this with limited success. A babysitting cooperative was established and operated for a short time.

Upon the termination of the project the community support workers indicated concern for welfare recipients during the winter months when utility bills would be considerably higher. They cautioned that more serious problems would be evidenced during the winter months.

CONCLUSIONS

1. Fewer Social Allowance recipients approached the project than was originally anticipated. Only 114 families contacted the project and it was originally estimated that nearly 600 families would be affected by the shelter allowance cutbacks alone. Perhaps this indicates the limited success that was achieved by the Social Allowance Program changes: most welfare recipients were able to adjust to the cutbacks without great difficulty.

2. The project pointed out some of the severe weaknesses in the Social Allowance Program changes:
 - a) Lower rental accommodation is not readily available in this community to welfare recipients whose shelter allowance has been reduced. The Social Allowance recipients neither wanted to move nor could they afford to move given the alternative accommodation available to them.
 - b) Families experiencing the Social Allowance Program cut borrowed from their food budget in order to meet their other obligations resulting in shortages in food in those families as a major problem.
 - c) The more severe winter months when utility bills are much higher will likely result in greater difficulties in adjusting to the shelter allowance ceilings.
3. The objectives of the project were achieved:
 - a) The more seriously affected Social Allowance clients were assisted to some extent.
 - b) The workload of Social Allowance case workers was lightened somewhat.
 - c) Referrals were made to other community resources.
 - d) Additional community resources were developed, in particular the food bank.
4. The limited resources available to deal with the financial problems faced by Social Allowance clients needs to be acknowledged. A project of this nature can only enjoy limited success because the resources that are available are non-financial in nature and the problems to be resolved are more financial.
5. The development of the food bank was a major success in the project. It will solve an immediate need of welfare recipients who have had to divert their financial resources to meet other financial obligations. Many other community agencies were ready for the development of this additional community resource and the community support worker project served as the impetus necessary to achieve its development.
6. The Home Economics students providing counselling and assistance to welfare recipients seemed to be of considerable help throughout the duration of the project and was probably the most effective resource available to our workers.

Commissioners' comments

The above is submitted for the information of Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

File: UP-951

NO. 2

January 12th, 1984

MEMORANDUM

TO: MEMBERS OF CITY COUNCIL

FROM: BOB MCGHEE, CHAIRMAN
WASKASOO PARK POLICY COMMITTEE

I am pleased to submit for Council consideration a revised and updated budget for the Waskasoo Park Project. This budget reflects all adjustments including addition of the Heritage Savings Trust Fund inflation factor and also provides a column indicating the previous budget figures with footnotes indicating some of the more significant changes.

The Policy Committee wish to recommend Council approval of the budget and further ask authority of Council for the Policy Committee to transfer funds between projects for which planning and capital development grant applications have been approved by Council.

BOB McGhee

Attachment
c.c. Waskasoo Park Management Committee

TO: WASKASOO PARK MANAGEMENT COMMITTEE
FROM: TED JOHNSON, WASKASOO PARK PROJECT MANAGER
DATE: 4TH JANUARY 1984
RE: REVISED BUDGET

BUDGET FROM PROVINCIAL GOVERNMENT \$28,457,905.39¹

PLANNING

Planning Funds	\$ 2,833,348.30
Total Advances ²	<u>1,504,387.00</u>
Budget Remaining	\$ 1,328,961.30

LAND

Land Acquisition	\$11,343,424.27
Total Advances ²	<u>6,521,116.85</u>
Budget Remaining	\$ 4,822,307.42

CAPITAL

Capital Development	\$14,281,132.82
Total Advances ²	<u>8,038,492.00</u>
Budget Remaining	\$ 6,197,640.82

TOTAL BUDGET \$28,457,905.39

The budget for the Red Deer project is based on a smaller amount for planning. Therefore, the adjusted Red Deer budget figures are as follows:

PLANNING FUNDS	-	\$ 2,515,060.25
LAND FUNDS	-	11,343,424.27
CAPITAL FUNDS	-	<u>14,599,420.87</u>
TOTAL FUNDS	-	\$28,457,905.39

1. Includes all inflation adjustments for 1981 and 1982. Inflation for 1983 has not been allocated to date.
2. Funds which the City has received to date, does not include outstanding applications.

PLANNING BUDGET SUMMARYDETAILED PLANNING, DESIGN, SUPERVISION AND DISBURSEMENTS: ¹

1.	FORT NORMANDEAU	\$ 75,000.00
2.	MASKEPETOON PARK	10,000.00
3.	HERITAGE RANCH	186,300.00
4.	GREAT CHIEF PARK/BOWER PONDS	205,000.00
5.	NORTH BANK TRAIL	22,020.00
6.	SOUTH BANK BIKEWAY	23,484.00
7.	PINES ESCARPMENT	5,424.00
8.	DEVONIAN 81' PROJECT	32,832.00
9.	DEVONIAN 82' PROJECT	55,400.00
10.	GAETZ LAKES	250,000.00
11.	MCKENZIE TRAIL RECREATION AREA	126,000.00
12.	CAMPGROUND	110,000.00
13.	THREE MILE BEND	50,000.00
14.	SPRUCE WOODS/RIVER BEND	265,000.00
15.	RIVER BRIDGES	<u>151,000.00</u>
	SUB TOTAL	\$1,567,460.00

GENERAL PLANNING

SPENT TO DATE	\$ 310,132.00
REMAINING	<u>25,000.00</u>
SUB TOTAL	\$ 335,132.00

ADMINISTRATION

OFFICE & STATIONERY	TO DATE	\$ 33,591.00
	REMAINING	<u>55,000.00</u>
	SUB TOTAL	\$ 88,591.00

WAGES & EXPENSES	TO DATE	\$ 117,890.00
	REMAINING	<u>405,072.00</u>
	SUB TOTAL	522,962.00

UNALLOCATED PLANNING	<u>915.25</u>
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TOTAL	<u>\$2,515,060.25</u>
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1. Disbursements such as surveys, materials tests, quantity surveys, etc., have been allocated to the planning budget rather than capital budget for accounting purposes.

CAPITAL BUDGET SUMMARY: JANUARY 1984

<u>CAPITAL PROJECTS</u>	<u>CURRENT BUDGET</u>	<u>PREVIOUS BUDGET</u>	
1. FORT NORMANDEAU	\$ 523,651.00	\$ 513,275.00	1
2. MASKEPETOON PARK	77,188.00	74,858.00	1
3. HERITAGE RANCH	1,607,071.00	1,557,071.00	2
4. GREAT CHIEF/BOWER PONDS	1,763,944.00	1,792,312.00	3
5. NORTH BANK TRAIL	178,761.65	198,090.00	3
6. SOUTH BANK BIKEWAY	346,744.73	383,134.70	3
7. PINES ESCARPMENT	93,980.50	116,809.00	3
8. DEVONIAN 81' PROJECT	500,068.63	500,068.63	
9. DEVONIAN 82' PROJECT	674,408.86	647,290.30	4
10. GAETZ LAKES	1,958,485.00	1,966,198.50	1
11. MCKENZIE TRAIL RECREATION AREA	988,326.00	972,205.71	1
12. CAMPGROUND	1,066,080.00	1,061,576.25	1
13. THREE MILE BEND	334,000.00	328,560.00	1
14. SPRUCE WOODS/RIVER BEND	2,182,935.00	2,172,935.50	1
15. RIVER BRIDGES	<u>1,552,740.00</u>	<u>1,631,740.00</u>	3
SUB TOTAL	<u>\$13,848,384.37</u>	<u>\$13,916,124.59</u>	

SPECIALLY ALLOCATED FUNDS (Including contingency)

1. EROSION CONTROL	\$ 366,836.50	\$ 500,000.00	
2. MAINTENANCE EQUIPMENT	222,200.00	222,200.00	
3. FURNITURE AND EQUIPMENT	61,000.00	101,000.00	2
4. MOBILE UNIT AND MEDIA	<u>101,000.00</u>	<u>101,000.00</u>	
TOTAL	<u>\$14,599,420.87</u>	<u>\$14,840,324.59</u>	

1. Addition of funds for incidental city crews.
2. Transfer of \$40,000.00 for furniture and equipment.
3. Reallocations due to contract completions.
4. Completion of contracts, incidental city crews, increases in service costs.

NO. 3

January 24, 1984

TO: CITY CLERK
R. STOLLINGS

FROM: LAND SUPERVISOR
W. LEES

RE: 60th Street Hill - Legal Survey
ByLaw 2801/83 (attached)

On February 28, 1983 City Council gave second reading to ByLaw 2801/83 required for the registration of a road right-of-way plan of 60th street hill.

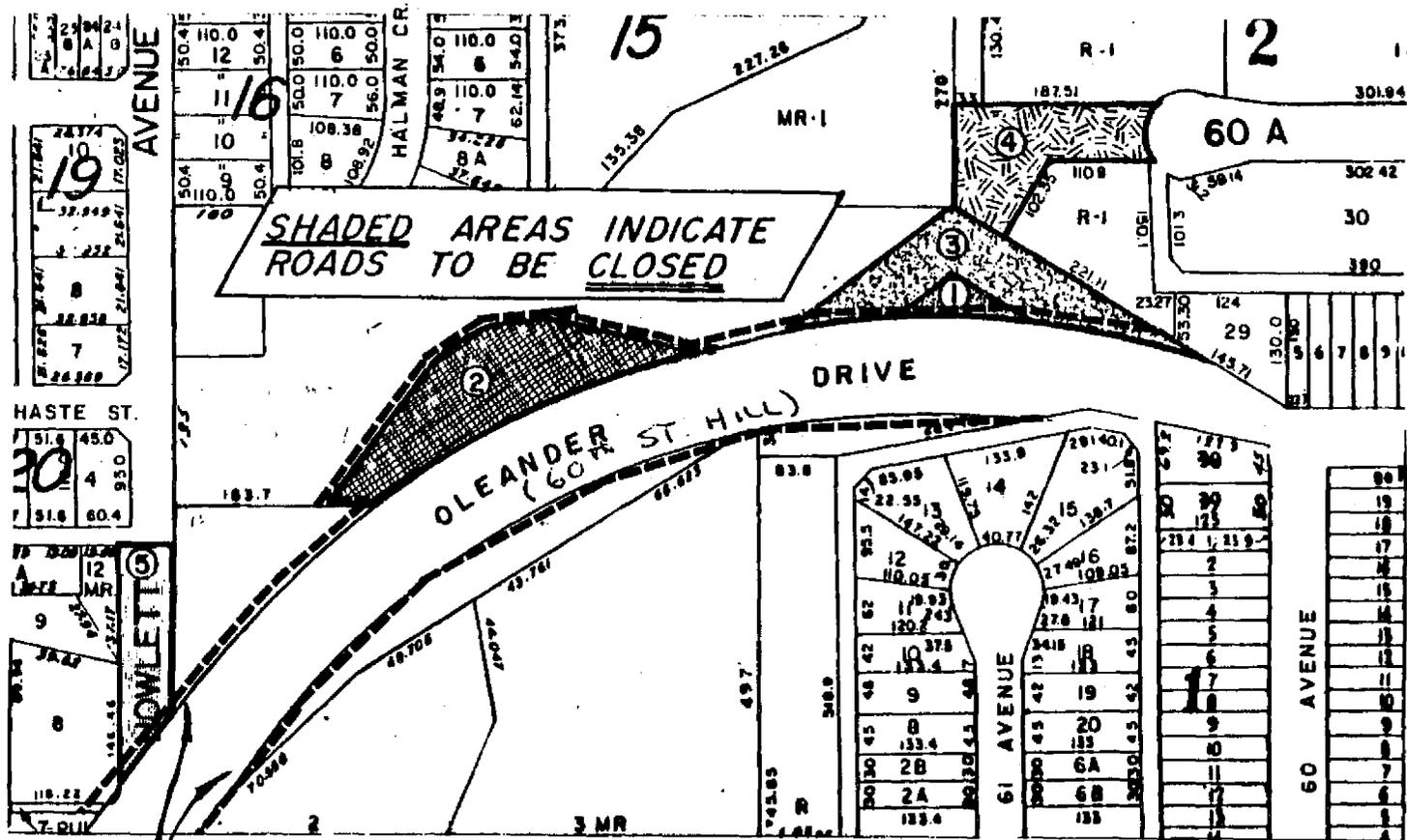
The road closures were advertised with one objection being received for item #2 "Part of 60th street as shown on road plan 5095 N.Y."

This particular plan (5095 N.Y.) includes the present access to Block 8, Plan XL11 (Cunningham property) and negotiations to close this road have been unsuccessful.

To proceed with the registration of the 60th street hill legal right-of-way plan we suggest that item #2 be deleted from the bylaw and the plan be registered as shown on the attached sketch.



W. Lees



BOUNDARY OF ROAD R/W shown as -----
 with item # 2 being deleted from Bylaw.

31 January 1984

TO: COUNCIL

FROM: CITY CLERK

RE: 60TH STREET HILL - LEGAL SURVEY

In order to finalize the above survey it is necessary to amend Bylaws 2801/83 and 2802/83 by deleting therefrom reference to "Part of 60th Street as shown on road plan 5095 N.Y." Bylaw 2801/83 has not received third reading, therefore, same can be amended by resolution before proceeding with third reading. Bylaw 2802/83 has already received third reading, therefore, it will have to be amended by way of an amending bylaw and a copy of a proposed amendment is being attached to this agenda.

"R. STOLLINGS"

City Clerk

Commissioners' comments

We would concur with the recommendations of the Land Supervisor.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 4

January 30, 1984

TO: CITY CLERK

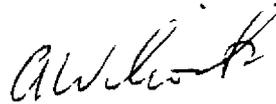
FROM: CITY TREASURER

RE: SHORT TERM BORROWING BYLAW

The bulk of taxes are not received until June. The expenditures these taxes are budgeted to pay for commence on January 1st. This means that before the bulk of tax revenues are received there is a possibility the expenditures may exceed the revenues received. The City would be required to borrow these funds from the bank until the tax revenues were received. The interest rate charged on such borrowings by the bank is presently 11%.

The City has not had to borrow short term funds for a number of years because of a good working capital position. The reduced cash flow in subdivisions has weakened the City's cash position such that the City may be required to borrow funds for a short period in the first half of 1984.

In the event the City does have to borrow monies, Council approval of the attached short term borrowing bylaw is requested. The bylaw provides for the borrowing of up to \$10,000,000. At any time, however, the actual amount borrowed would be determined by the bank balance.



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

AW/jm
Attach.

January 30, 1984

NO. 5

TO: CITY CLERK
 FROM: CITY TREASURER
 RE: CHANGES IN RATES

During the 1984 budget deliberations City Council have approved a number of rate changes. The changes in rates will be implemented on March 1, 1984.

Council approved an increase in water rates of 3%. Attached is an amendment to the Water Utility bylaw to implement the increase effective for billings mailed after March 1, 1984.

A change in the landfill site rates was approved as follows:

	<u>Present</u>	<u>Proposed</u>
Residential and Commercial	\$12.00/tonne	\$11.50/tonne
Liquid Waste	10.00/tonne	9.50/tonne
Demolition Waste	5.00/tonne	No Change

Attached is a bylaw to approve the changes. The above changes are effective March 1, 1984.



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

AW/jm

CORRESPONDENCENO. 1

January 19, 1984

Red Deer City Council
City Hall
RED DEER, Alberta

Attention: City Clerk

Dear Sir:

Re: Capri Centre - Bingo Hall

IN THE MATTER OF the Planning Act, 1980, S.A. 1980 Ch. p.9;
AND IN THE MATTER OF the City of Red Deer General Municipal Plan (Bylaw 2663/80)
AND IN THE MATTER OF the City of Red Deer Land Use Bylaw (No.2672/80);
AND IN THE MATTER OF the Development Appeal Board Bylaw 2589/78;
AND IN THE MATTER OF a decision issued Nov.28/83, by the Municipal Planning Commission (hereinafter referred to as the "Commission") wherein the said Commission approved a "commercial bingo hall" from the site, 3310 - 50 Ave., Lot E, Plan 5009 K.S. (Capri Centre);
The Capri Centre petitions the Council of the City of Red Deer for a Declaration that a commercial Bingo Hall constitutes a commercial recreational establishment rather than an entertainment establishment as found by the Development Appeal Board on January 16, 1984.

We would ask City Council of the City of Red Deer to find that the operation of a Bingo Hall is an ancilliary use to the hotel operation.

If necessary, the Capri Centre would ask for a relaxation in the zoning bylaw to permit part of the premises of the Capri Centre as a commercial Bingo Hall.

Yours truly,

PASUTTO HOTELS LTD.

/bt

MacDonald & Boris

25.

Barristers, Solicitors, Notaries

Donald A. MacDonald B.A., L.L.B.*

Garry M. Boris L.L.B.

Diana M. Peleshytk L.L.B.

Suite 202 - 4708 Gaetz Ave.

Red Deer, Alberta

T4N 4A1

Phone 347-5509

January 19, 1984

City Council
City Hall
RED DEER, Alberta

Attention: City Clerk

Dear Sir:

Re: Capri Centre - Bingo Hall - Appeal No. 43/83
Our File: 60-1039

We would appreciate having this matter placed on the agenda on Monday, January 23, 1984 by virtue of the fact that we received notice of the decision on January 17, 1984.

Yours truly,

DONALD A. MACDONALD

DM/bt

January 23, 1984

TO: CITY CLERK
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: CAPRI CENTRE - BINGO HALL

I would recommend that facilities of this nature be permitted in C.4 zoning within the City.

ALAN SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

January 27th, 1984

Our File No.

Mr. R. Stollings
City Clerk
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Sir:

Re: Capri Centre - Bingo Hall

An application to operate a commercial bingo hall from space in the Capri Centre was approved by the Municipal Planning Commission on November 28th, 1983 as a discretionary use under the category of commercial recreational establishment. Upon appeal to the Development Appeal Board, January 12th, 1984, the Board reversed the M.P.C. decision and denied the use on the basis that:

1. it should be classified as an entertainment establishment and not a commercial recreational use, and
2. that being a full time venture that could operate independently, the proposal was not considered to be ancilliary to the convention hotel operation.

The proponents of the proposal are now asking City Council to permit the bingo hall as an ancilliary use to the hotel operation and amend the Land Use Bylaw if necessary.

One of the problems concerning this application is that the Land Use Bylaw does not contain definitions of entertainment establishment or commercial recreational establishment. Secondly, entertainment establishment is listed within the C-1 District (City Centre) but the commercial recreational category is not. Thus, it is open to interpretation as to whether it is intended that there be an overlap of some specific uses that would be appropriate under either category. This has created a problem as is evident in the M.P.C. and D.A.B. decisions. The M.P.C. has taken a broad interpretation and allowed a bingo hall under each category whereas the Development Appeal Board has applied a more restrictive interpretation and limited the use to one category.

. . . /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF HANSPRILL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLIEWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings
Page 2
January 27th, 1984

28.

Prior to the hearing concerning this proposal, the chairman of the D.A.B. had requested clarification on the intent of Council respecting the difference between the categories of entertainment establishment and commercial recreational establishment. This request was referred to M.P.C. and is presently the subject of a report being prepared by the City Planning Section for consideration by M.P.C. and subsequent recommendation to Council.

This report is intended to recommend definitions to clarify the difference between the two categories, provide examples of the uses to be allocated to each, recommend the districts in which the uses should be allowed as permitted, discretionary, or accessory, and outline other amendments to the Land Use Bylaw that may be necessary to achieve clarification. This report is intended to be submitted to M.P.C. prior to the Council Meeting, February 6th, but a recommendation from M.P.C. regarding amendments to the Land Use Bylaw would likely not be available until the following Council Meeting.

If Council determines that amendments to the Land Use Bylaw are necessary to clearly distinguish between the categories of entertainment establishment and commercial recreational establishment, then the City Planning Section recommends that this request from the Capri Centre be tabled until the following Council Meeting, at which time a full report recommending amendments can be submitted for Council's consideration and possible first reading. This will enable Council to clarify the intent of the Bylaw and then consider the request from the Capri Centre in light of this clarification.

Yours truly,



Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/vl

January 25, 1984

TO: CITY CLERK
 FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR
 RE: CAPRI CENTRE BINGO HALL

In response to your memo on the above we have the following comments for Council's consideration.

The applicant's request to operate a commercial bingo hall from the Capri was considered by the Municipal Planning Commission November 28, 1983, with the following resolution being approved:

"That the Municipal Planning Commission approve the discretionary use, 'commercial bingo hall' from the site at the Capri Centre, 3310 - 50 Ave., (Lot E, Plan 5009 K.S.), said approval being subject to the following conditions:

1. An occupancy permit being issued prior to occupancy.
2. The applicant obtaining the required City licenses.
3. The applicant adhering to all fire regulations.
4. The decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

This decision was appealed to the Development Appeal Board on January 14, 1984 and the following decision was made by the Board:

"That the decision of the Commission approving a 'commercial bingo hall' from the site, 3310 - 50 Avenue, Lot E, Plan 5009 K.S. (Capri Centre) be reversed, and the appeal by the Knights of Columbus granted on the following grounds:

1. A commercial bingo hall is, in the opinion of the Development Appeal Board, an entertainment establishment rather than a commercial recreational establishment.
2. A full time commercial bingo hall venture, as contemplated in this instance, is not an ancillary use to the hotel operation."

It appears the applicant is now requesting Council to amend the Land Use Bylaw to allow the use of part of the Capri Centre for a commercial bingo hall.

- 2 -

It is our opinion that if the use is found to be ancilliary to a hotel operation such as the Capri:

1. This use would apply to all other hotels in C.4 districts.
2. As an ancilliary use, approval by the Development Officer or Municipal Planning Commission is required which would be subject to appeal to the Development Appeal Board. Rather than have the matter sent back to the Development Appeal Board and possibly back to Council, it may be in order to either make the use permitted from the Capri (or C.4 districts) or to leave the bylaw as is, which would restrict any future applications to the C.1 and C.2 districts.

The proposed use is one that can be argued should be restricted to downtown because restricting these types of uses to C.1 districts brings people into the downtown area after usual working hours when parking is available (as well as bus service), and usually the area has few people present. The downtown requires people to be a viable district.

However, the Municipal Planning Commission is currently reviewing the "commercial recreation" definition. Until this report has been discussed by the Commission and a recommendation made, we suggest this application be tabled.

R. STRADER,
Development Officer/
Building Inspector

RS/gr

Commissioners' comments

Recommend consideration of this matter be tabled until the comments of Municipal Planning Commission have been received.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

PUBLIC WORKS,
SUPPLY AND SERVICES
Realty Division

College Plaza, 8215 - 112 Street, Edmonton, Alberta, Canada T6G 5A9

Our File: 106C

January 5, 1984

The City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

RE: OLD COURT HOUSE - RED DEER
LOTS 1-6, BLOCK 28, PLAN K

You will recall that in January of 1981, Alberta Public Works, Supply and Services offered to sell the above noted property to the City of Red Deer at appraised market value. By a letter dated February 6, 1981 you declined the offer and advised that the City would explore the feasibility of having the Court House designated as an historical site through the Minister of Culture.

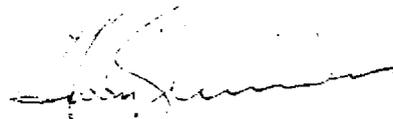
The property is still owned by Alberta Public Works, Supply and Services, and it is requested that you advise whether the City would be willing to purchase the land and building for \$1.00. Such a purchase would be subject to approval by Order-in-Council and would require the City to assume responsibility for all operating and maintenance costs. The City would also be required to allocate or lease space in the building to other community groups.

It is requested that this matter be presented to the City Council and that you advise whether the City of Red Deer wishes to acquire the property on the basis of the foregoing.

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Please contact the writer at 427-7644 should you have any further questions regarding this matter.

Yours truly,

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

G. R. Summers
Acting Director
Land Assembly Branch

c.c. G. Tribe

January 18, 1984

TO: City Clerk

FROM: FCSS Director

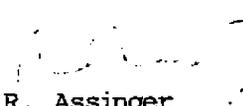
RE: Old Court House - Red Deer

The correspondence from Alberta Public Works dated January 5, 1984 in which the court house is offered to the City for \$1 was presented to the last meeting of the FCSS Board on Tuesday, January 17. After discussing the matter the Board passed the following resolution:

"That the Red Deer FCSS Board having considered correspondence relating to the future use of the old court house hereby agree that should the City decide to acquire said property, the FCSS Board suggests that the site could serve the purposes for some of the services that FCSS is likely to be supporting."

Board members, not having sufficient information on the operational costs of the court house, did not feel comfortable in offering a recommendation to Council about the purchase of the facility.

Council will be aware that the FCSS Board has had good experience in the development of Montfort School as a community service centre. The FCSS Board and FCSS Department would be pleased to assist in the development of the court house as a community facility should Council so desire.


R. Assinger
FCSS DIRECTOR

RA/rl

January 10, 1984

TO: CITY CLERK

FROM: CITY TREASURER

RE: OLD COURT HOUSE - RED DEER
LOTS 1 - 6, BLOCK 28, PLAN K

If the City is concerned that the Court House be retained and properly maintained, then the long term interests of the City would be protected by acquiring the property for \$1. By acquiring ownership the City could ensure the building was leased to appropriate parties and properly maintained.

The obvious concern with acquiring the Court House is to choose a suitable tenant. There will probably be a number of interested groups requesting they be permitted to occupy the building. The concern with most of these tenants is that the City could be left having to subsidize the building operations because of overly optimistic revenue projections prepared by prospective tenants.

The procedure I would recommend is as follows:

1. Before purchase have the building properly assessed (if not already done) to ensure it is in good condition and does not require major repairs.
2. If the result in (1) is satisfactory acquire the building.
3. Advertise for proposals for the lease of the Court House from any interested organization or business that would not materially alter the building.
4. From (3) select a suitable tenant.

..2

Some concerns that the City may want to consider in the above procedure are:

1. Should the City acquire the building before it has advertised and selected a suitable tenant?
2. Should proposals be limited to only non-profit organizations? For example, could the building be converted for commercial purposes such as a restaurant?

The lot to the east of the building should probably be leased to the tenant to assist in the viability of his operation. Alternatively, the City could turn it into a metered lot. In any case the City should ensure it could obtain the lot in the future in the event redevelopment of the balance of the block (excluding the Court House) was possible.

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

AW/jm

File: R-207800

January 13th, 1984

MEMORANDUM

TO: CITY CLERK
FROM: RECREATION BOARD
RE: OLD COURT HOUSE - RED DEER
LOTS 1-6, BLOCK 28, PLAN K

Your letter to the Recreation Superintendent was referred to the Recreation Board for their consideration at a Regular Meeting of January 10th, 1984.

Having considered this matter, the Recreation Board wish to recommend as follows:

"That City Council accept the offer of Alberta Public Works Supply and Services to purchase the Court House building and land for \$1.00. The Board further recommend that the building be leased to the Red Deer Allied Arts Council for development as a downtown Community Arts Centre as proposed by the Red Deer Allied Arts Council and endorsed by City Council."

Although the Board is unable to establish without further investigation whether or not the project would be self-sustaining, we believe that if necessary, some subsidy of this project would be warranted and the Board would certainly assist the Allied Arts Council or City Council in giving the matter further study.

It was the feeling of the Board Members that this structure is an extremely important Heritage resource which can become an equally important cultural resource. Not only will the Arts Centre concept be a good and valid use for the building and property, one which will enhance Red Deer's cultural services, but I believe it will do much to strengthen Red Deer's downtown core by providing a worthwhile additional focus.

HUGH McPHERSON, Chairman

DM:pw

January 17, 1984

TO: CITY CLERK, R. STOLLINGS
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: OLD COURT HOUSE - RED DEER
LOTS 1-6, BLOCK 28, PLAN K

We believe that it is of primary importance that the former Court House be retained for alternate use. A number of alternate uses have been suggested, and our first choice would be for some form of community use.

In view of the interest which has been expressed by several community groups, as well as at least one private organization, we would recommend that the City not acquire the property and that the Province be encouraged to invite proposals for the future use of the former Court House building.

ALAN SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

17th January 1984

Our File No.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
P.O. Box 5008,
RED DEER, Alberta

Dear Sir,

RE: OLD COURT-HOUSE, RED DEER
LOTS 1-6, BLOCK 28, PLAN K

Your memorandum dated 9th January 1984 refers.

1. Alberta Public Works have asked the City if it would be willing to purchase the old Court-House for a nominal sum of \$1.00, on the understanding that the City would assume responsibility for all future operating and maintenance costs.
2. The historic Court-House is identified in a priority list of historic buildings in Red Deer presented to Council by the City's Preservation Committee in August 1982. In addition, it is an important feature along the newly released Downtown Walking Tour prepared by Alberta Culture and the City.

The building was completed in 1931. It is a steel frame structure with a terracotta tiled roof, Tyndall limestone columns, window trim and entablature at the roof level and a red tapestry brick covering. Visually an impressive structure it is the last court-house in Alberta to be designed with classically inspired details. The building is not only significant for its history but also as an architectural and urban design feature in the Downtown area.

3. The future ownership of the Court-House was considered by City Council at its meeting on 2nd February 1981. At this meeting Council considered an offer by Alberta Housing and Public Works to sell the property to the City at "appraised market value" and adopted the following resolution:

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MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLNWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTHEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

"RESOLVED that Council of the City of Red Deer hereby agree that the correspondence dated January 20th, 1981 from Alberta Housing and Public Works regarding the Old Court House, hereby agree to decline the offer at this time and further that we explore the feasibility of having the Court House declared as an historical site through the Minister of Culture."

Following this resolution the administration contacted Alberta Culture, and in a letter dated 12th March 1981, the Minister of Culture commented as follows:

"As the last major Court House constructed in the Province utilizing classical detailing within its design components, the Red Deer Court House certainly merits very serious consideration for possible designation as a Provincial Historic Resource. Accordingly, I have instructed the Director of the Historic Sites Service by copy of this letter to initiate contact with your City in order to appraise you of the designation process and to inform you of when you may expect the structure to be considered by the Historic Sites Board of Alberta for its recommendation."

Despite numerous reminders, Alberta Culture has taken no further action in regard to designating the building as a Provincial Historic Resource.

4. The future use of the Court-House was considered by City Council at its meeting on 11th October 1983. At this meeting Council considered a proposal by the Red Deer and District Allied Art Council, and adopted the following resolution:

"RESOLVED that Council of the city of Red Deer having considered proposals by the Red Deer and District Allied Arts Council re: Old Red Deer Court House, hereby agree that the City of Red Deer support the proposal by the Allied Arts Council to contact the Provincial Government with the view to requesting said Government to make the old Court House available to the Allied Arts Council for the purpose of establishing a Community Arts Centre. In supporting this proposal the City of Red Deer assume that any future operating deficit will not be funded by the City of Red Deer and that ownership of the building will remain with the Provincial Government."

5. The fact that the Court-House is today vacant is as a result of poor planning by the Provincial Government. The City Planning Section has over the past three years recommended that the Province designate the building and invite proposals for its future use. This would have ensured that a tenant could have been selected and renovation could have begun immediately after the opening of the new Court-House. In addition, the Province has planned and constructed new facilities without regard to the potential of the old building for new uses.

Mr. R. Stollings
17th January 1984
Page three

6. The old Court-House has enormous potential for adaptive re-use and would be ideal for conversion to a variety of community and commercial uses. However, the fact that the building is structurally divided into a number of smaller units gives less flexibility than a free span structure, such as the old Fire Hall. Renovation could, therefore, be fairly costly depending on the future use.

A number of interested groups have already expressed interest in taking over the building. These include:

- the Red Deer and District Allied Arts Council, for use as a community arts centre.
 - the Red Deer College, for use as an art gallery.
 - various groups for use as a commercial offices.
7. In buoyant economic times, I would have no hesitation in strongly recommending the acquisition of the Court-House for use as a community arts centre. This would bring cultural activity into the heart of the Downtown Commercial area and assist in its revitalization.

Nevertheless, the present proposal by the Red Deer and District Allied Arts Council is probably over optimistic. Only a minimal sum has been allowed for renovation and the income estimates require careful analysis. In my opinion the success of a community arts centre in the old Court-House would be dependent on substantial renovation and further study is needed in this area.

In addition, the operation and maintenance of this facility would probably require a City subsidy and this should be recognized from the outset.

8. RECOMMENDATIONS

It is recommended that the City decline the offer to acquire the old Court-House and request the Province to assume the responsibility for inviting proposals for its future use. In addition, it is recommended that the building be immediately designated as a Provincial Historic Resource. A similar type of proposal call for the old Court-House in St. Catherines, Ontario, is attached.

The reasons for this recommendation are as follows:

- the Province should assume its responsibility for the vacancy and deteriorating condition of the building.
- the proposal presented by the Red Deer and District Allied Arts Council is probably over optimistic and insufficient funds have been allocated for renovation.

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Mr. R. Stollings
17th January 1984
Page four

- the building is at present vacant and its condition is deteriorating. Consequently, operating and maintenance would be incurred immediately by the City and would continue until a suitable tenant had been selected and renovations completed
 - the future use and renovation of the building would be best co-ordinated by the Historic Sites Service Section of Alberta Culture, which has extensive experience in this area.
9. Should the City decide to acquire the building it is recommended that this be subject to a detailed evaluation of the condition of the building and a thorough assessment of anticipated renovation, operating and maintenance costs.

Yours truly,


CRAG CURTIS, M.C.I.P.,
ASSOCIATE PLANNER,
CITY PLANNING SECTION

CC/lt

Enclosure

PROPOSAL CALL — ST. CATHARINES**CITY OF ST. CATHARINES INVITES PROPOSALS
FOR LEASE OF
THE FORMER COURT HOUSE BUILDING**

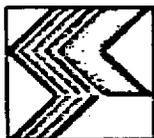
Situated in the centre of the downtown business district of the City of St. Catharines, this historic building was built in 1849 as the Town Hall and Market House. An addition was constructed in 1865 to accommodate the Lincoln County Court House.

The building is a two-storey, cut stone Georgian-style structure with full basement and a clock tower. The gross floor area, including basement, is approximately 28,000 sq. ft.

Proposals for the lease of the entire building, or a portion of the buildings will be received until 1:00 p.m., January 31, 1984.

Principals interested in leasing the building may redevelop the interior, but must agree to retain the exterior appearance in accordance with its historical designation.

A detailed information package is available by contacting:



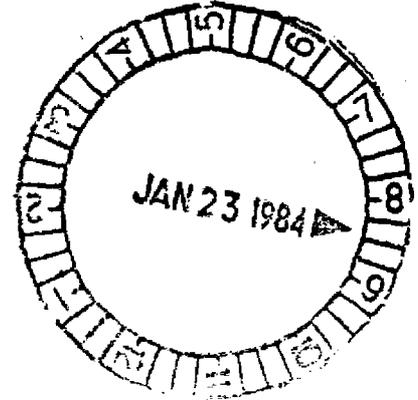
Mr. Ken W. Burka,
Director, Supplies & Services,
City of St. Catharines,
P.O. Box 3012, City Hall,
St. Catharines, Ontario,
L2R 7C2

Telephone (418) 688-5800

11 Moseley Close
 Red Deer, Alberta
 T4N 5S8
 January 20, 1984

His Worship Mayor McGhee
 The City of Red Deer
 City Hall
 Red Deer, Alberta
 T4N 3T4

Re: Court House Preservation as a
 Historical Site and Arts Centre



Dear Mayor McGhee:

I am writing to you on behalf of the Parkland Weaver's Guild to express our concerns regarding the proposed usage of the old Court House Building.

We heartily support the preservation of this building as a historical site and also as a cultural arts centre. The exciting variety of cultural activities and visual performances proposed for this facility would further enhance it as a major tourist attraction, and be a valuable asset for revitalizing the downtown core. This proposal would not only be a most practical use for the old Court House, but also economically viable.

There is a great need in Red Deer for a headquarters for performing arts, workshops, displays and sales outlets for the various non-profit arts groups. Under the administration of the Red Deer and District Allied Arts Council, people of all ages would benefit from a central facility where they could further their cultural interests and share their creativity and knowledge with other members of the community.

Therefore, I ask you to kindly give your consideration to the foregoing.

Sincerely,
 PARKLAND WEAVER'S GUILD

Mildred Bodtke



**CENTRAL
ALBERTA
THEATRE**

BOX 431, RED DEER, ALBERTA T4N 5E9

43.

January 23, 1984

Mayor R. McGhee
City of Red Deer
City Hall
RED DEER, Alberta

Dear Sir:

Regarding a proposal by the Red Deer Allied Arts Council for the re-development of the old Courthouse in Red Deer, please be advised that Central Alberta Theatre supports the concept of a Community Arts Centre.

The group feels that a facility of this nature would satisfy the housing needs of many groups and organizations in the Visual and Performing Arts. We whole heartedly support the concept in principle and hope that Red Deer City Council sincerely considers obtaining this building and at the same time retain a little history through an impressive landmark in our city.

Thank you.

Yours truly,

Maureen Speer
President
Central Alberta Theatre

MS/ss
c.c. Jack Walton
Chairman
Red Deer Allied Arts Council

Commissioners' comments

With respect to the attached letter from Alberta Housing & Public Works regarding the old Court House, Mr. Curtis has outlined in some detail the background associated with this building.

Council will see from this report that two requests have been made to the Province with respect to the future of this building. The first was a letter to the Minister of Culture requesting Provincial Historical designation for the building which the Minister indicated would be considered by the Historic Sites Board of Alberta. The second was a request by the Allied Arts Council for the use of the building.

The Province has responded to neither of these requests.

We would recommend to Council that no further action on the Provincial offer be taken until such time as the Province have responded to the two requests outlined above.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



NO. 3

January 17, 1984.

R. Stollings,
City Clerk,
The City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta.
T4N 3T4

Dear R. Stollings:

On behalf of the Prime Minister, I thank you for your letter of October 25, 1983, regarding arms control and global security. I apologize for our delay in replying.

Your concern about the need to resolve present world conflicts is shared by men, women and children throughout the world. Many are confused by increasing hostility and violence in international relations, and are shocked at the enormous growth in nuclear weapons. A very real danger, as Prime Minister Trudeau has noted, is that military planning and technology are so focussed on weapons development that they are losing touch with our basic human requirement for security and hope in the future.

The urgency of this situation was recognized by Mr. Trudeau and the allied heads of government who met at the Williamsburg Summit in May. At that meeting they pledged "to devote our full political resources to reducing the threat of war". The Prime Minister's recent peace initiative - working with world leaders to help restore a spirit of responsibility and mutual respect to East-West relations - is an extension of the commitment he gave at Williamsburg.

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Canada

6&5
working together
travailleurs ensemble
Canada

- 2 -

It is hoped that Mr. Trudeau's undertaking will lead to progress in arms control and disarmament negotiations between the superpowers. Canada presently has several priorities in this area, among which are: to support negotiations leading to reductions in nuclear and conventional weapons; to help establish a comprehensive nuclear test ban treaty; and to work for the complete prohibition of chemical weapons and weapons for use in outer space.

One notable Canadian contribution to arms control deserves particular mention. In his Address to the United Nations' Special Session on Disarmament in 1982, Prime Minister Trudeau pointed out that "given the complexity and characteristics of many modern weapons systems the international community should address itself to verification as one of the most significant factors in disarmament negotiations in the 1980s". Following up the Prime Minister's assurance that Canada would pay close attention to problems of verification, the Honourable Allan MacEachen, Secretary of State for External Affairs, announced in October, 1983, that the federal government has created an arms control and disarmament verification program. The program will employ both public and private sector expertise in the areas of seismology, remote sensing and chemical weapons sensing, and has been organized as Canada's special contribution in support of international efforts to control nuclear, chemical and conventional weapons.

The technical complexity and the many aspects of verification may appear obscure and remote. However, such programs are vital to success in weapons control and it is important that those interested in world security are made aware of them. Certainly, Canadians are becoming more informed about disarmament, and many individuals like the members of your Council have thoughtfully offered their views and suggestions to the government.

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- 3 -

In recognition of this growing public interest, the federal government announced in the Speech from the Throne on December 7 that it will establish a centre for the study and promotion of all promising defence and arms reduction proposals. Moreover, there will be an increase in federal funds available to voluntary associations and private research groups involved in security and disarmament issues.

These steps by the government represent significant progress and are based on a growing perception that, if world peace is to become a reality, efforts from every quarter are important and all efforts are necessary. I can assure you that Mr. Trudeau, on his part, will continue with the essential task of helping to build a climate of confidence between East and West in the days ahead.

The Prime Minister has asked me to thank you for taking the time to send him your comments.

Yours sincerely,

Edward Gorecki,
Correspondence Assistant.

Commissioners' comments

The above correspondence has been received in response to a letter forwarded by the City Clerk indicating the results of the October referendum on general disarmament.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

TEL-A-SHOP OF ALBERTA LIMITED
147 Northey Ave.
RED DEER, AB
T4P 2C7

Dear Sir:

On the recommendation of the Development Appeal Board, we are approaching Council to amend the bylaw governing 11 land useage to include "the warehousing and distribution of grocery products to the community, as well as facilities to take the orders over the telephone, but not to include over the counter sales to the general public".

Yours truly,

"CRAIG O'CONNOR"
President

Phone: 343-0219
887-5095

January 25, 1984

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: TELE-A-SHOP OF ALBERTA LTD.

In response to your memo on the above, we have the following comments for Council's consideration.

An application was made to the Municipal Planning Commission to locate a business in the building at 4630 - 61 Street which is designated as I.1. The proposal use involves the sale, storage and distribution of various items normally sold in a grocery store. Municipal Planning Commission denied the application on the basis that it would not meet the intent of the bylaw and that parking in the area was not sufficient. The applicant then appealed this decision to the Development Appeal Board who on January 19, 1984 denied the appeal with the following decision:

"That the decision of the Commission denying an application to warehouse and distribute groceries from 4630 - 61 Street, Lot 10, Block 3, Plan 762-1422, be upheld and the appeal by Tele-A-Shop of Alberta Ltd. be denied on the grounds that the use intended is not contemplated in the I.1 district.

That the Order stand as originally issued.

NOTE: By denying the appeal, it is not necessarily the Appeal Board's view that the site in question is not a good location for this type of venture. It is suggested that the appellant put forth the proposal to City Council for consideration and inclusion in the Land Use Bylaw."

The proposed business requires a large building with access for trucks and delivery vans, which would normally be described as a warehouse which could locate in an industrial district. However the intent of this category in the bylaw is for warehouses that distribute to other businesses, not directly to the consumer. The bylaw requires businesses that deal directly with the consumer to be located in C.1, C.2 districts. In this case the applicant feels the type of building he requires would not fit into the C.1 district.

- 2 -

If the bylaw is amended, it seems likely that other businesses of a similar nature would locate in I.1 districts. While it is unlikely that all grocery stores, clothing stores, etc. would move into industrial areas with similar operations, any that did would affect the downtown district in a negative manner.

After considering the submission made by the Chamber of Commerce concerning the downtown core and Council's support of the report, we recommend that the applicant be advised to locate in the C.1 district and the Land Use Bylaw not be amended.

R. STRADER,
Development Officer/
Building Inspector

RS/gr

January 23, 1984

TO: CITY CLERK
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: TEL-A-SHOP of ALBERTA LIMITED

It would appear that the applicant is proposing warehousing and distribution only from the suggested site in Riverside Light Industrial Area. This industrial park does not have the required amenities for serving the public, as parking is at a very minimal standard, and heavy vehicles often frequent the area.

Provided that the applicant is prepared to enforce his position of not serving the general public from his premises, I would recommend that Council approve the usage from this area.

ALAN SCOTT, Director
Economic Development

AVS/gr

53.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

January 27th, 1984

Our File No.

Mr. R. Stollings
City Clerk
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Sir:

Re: Tel-A-Shop of Alberta Limited

The Municipal Planning Commission denied an application by Tel-A-Shop of Alberta Limited to locate their business in an I-1 Industrial (Business Service) District. The proposal was denied on the basis that it did not meet the intent of the Bylaw and parking was insufficient. The M.P.C. decision was appealed and the Development Appeal Board upheld the decision of M.P.C. on the grounds that the use intended is not contemplated in the I-1 District. In their decision the D.A.B. also noted that "it is not necessarily the Appeal Board's view that the site in question is not a good location for this type of venture".

My understanding of the business is that groceries (a full line similar to what can be purchased at Safeway including perishables) will be available to the consumer at retail prices. However, instead of selecting the groceries and produce at the store, the customer will select his order from a catalogue, phone it in, and pay for it upon delivery, or open a monthly account. The concept would appear to be a forerunner of computer shopping and eventually could be adapted to serving the home computer market. The owners indicate that a major share of their potential market is the elderly, single parent families and families with both parents working.

The owners state that the business requires space for warehousing, sorting and assembling orders, and an office space for the administrative function. They have indicated that sorting and assembling orders and delivery truck traffic would be the main activities on the site. They also confirm that a location close to wholesale suppliers is a major consideration. There is some question as to how much actual storage is needed on site since it has been indicated that a substantial portion of produce would be brought to the site, sorted to fill orders and then delivered to customers the same day. Thus the operation may be considered as more of a distribution depot than warehousing.

. . . /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF HANSDALE—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTNER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALY—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GAOBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE 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 STETTNER No. 6 —IMPROVEMENT DISTRICT No. 10

When the Land Use Bylaw was prepared, I don't believe this type of business was anticipated. However, the I-1 District under the "General Purpose of District" does provide for warehousing and "for certain other businesses which are incompatible in other commercial districts".

The business is a retail grocery service and is intended to compete directly with the supermarkets. The advantage it offers is that people don't have to shop at the store. A disadvantage is the consumer can't examine the produce until after he has bought it.

The decision for Council is whether this retail commercial service would be incompatible in a commercial district. In making its decision Council should consider the following:

- 1) Will the activity at the site be confined to warehousing, sorting, and delivery truck movements with no customer shopping?
- 2) Would the activity described in (1) conflict with adjacent businesses in a commercial district where the objective is to attract people to the site?
- 3) Is this concept feasible solely on a home delivery basis, or will it be necessary to provide the option for customers to select produce at the site?
- 4) Is this proposal the start of a new concept in catalogue or computer shopping which may result in the establishment of a number of such businesses? If so, are such uses better located in a portion of a commercial district or in an industrial district?

Although the proposed location may have some merit, the City Planning Section is very hesitant to recommend approval of the use in an I-1 District to the Municipal Planning Commission. Such a move may initiate a trend for relocation of retail businesses from retail districts into industrial districts. This would not only defeat the intent of the Land Use Bylaw, but could also have a harmful effect on the City Centre revitalization program.

The City Planning Section feels that the commercial districts can accommodate this proposal and recommends against amending the Land Use Bylaw.

Yours truly,



Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/vl

Commissioners' comments

It is our opinion that this type of commercial enterprise is incompatible in an industrial area and should not be permitted.

We would concur with the reports and recommendations of the Planners and Development Officer and recommend the application not be supported.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



FENCING LTD.

56.

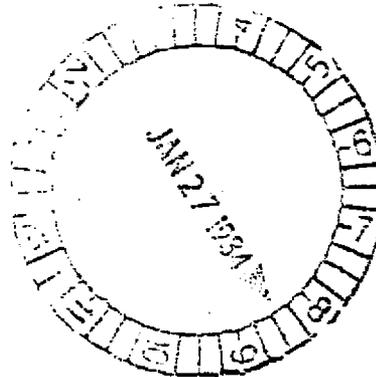
7887 - 49 Ave.,
Red Deer, Alberta
T4P 2B4

Phone 347-7994

NO. 5

January 23, 1984

Economic Development Officer
The City of Red Deer
P. O. Box 5008
Red Deer, Alberta
T4N 3T4



Attention: Al Scott

Dear Sir:

Please consider this letter our formal "Offer to Purchase" for a parcel of land in Northlands Industrial Subdivision described as Lot 9, Block 4, Plan - 8122323 or 4726 - 78A Street Close.

We feel an offer of \$ 65,000.00 is fair; because of the shape and size of this property. It is an odd shaped piece of land being very long and wedge shaped and much site preparation will have to be done including some 4' or 5' cuts to bring the property down to match existing grades on both sides.

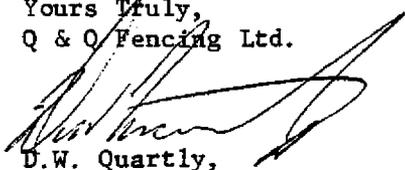
The classification of our business is light industrial and we fit the existing zoning.

If we can purchase this land at a reasonable price we will construct a 4000 to 5000 square foot building to house our existing business. This offer is of course subject to financing.

Please feel free to communicate with us at any time. Our number is 347-7994 and we will discuss this matter with you at your convenience.

Thank You.

Yours Truly,
Q & O Fencing Ltd.


D.W. Quartly,
President

DWQ/rf

January 30, 1984

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: APPLICATION TO PURCHASE - NORTHLAND INDUSTRIAL PARK
Lot 9, Block 4, Plan 812-2323

The attached letter from Q & Q Fencing Ltd. of Red Deer, is an application to acquire the above parcel of land. The property in question, zoned I.1, is located on 78th A Street Close, at the rear of Northland Industrial Park. It is one of two parcels remaining on this street, and one of only three left to be sold in the industrial park. Apart from a general slowdown in land sales overall, this specific parcel of property has not attracted buyers because of a rather peculiar shape. Although the parcel totals 1.30 acres, the frontage on 78th A Street Close is only 63 feet. This presents some difficulties for the developer.

The existing pricing structure in Northland Industrial Park, adopted by Council in July 1981, lists our I.1 zoned land at \$84,600 per acre. For those applicants who are classed as "owner-occupiers" - clients who intend to occupy the development upon its completion, Council established a 10% discount, bringing the selling price to \$75,200 per acre. Although most indications are that land prices have dropped since July of 1981, we have been somewhat reluctant to establish a new price for two reasons:

1. Limited sales of similar property have presented us with some difficulty in determining market value.
2. With only three parcels remaining within the Northland Industrial Park, we felt we would prefer to look at each individual offer on its merits and make a decision at that time.

Recently an undeveloped parcel of land within Northland Industrial Park which was privately owned was sold for the equivalent of \$92,485 per acre. This is the only comparable sale we are able to report. The parcel was slightly less than one acre and was located on a corner which makes it somewhat more valuable than the parcel of land of interest to Q & Q Fencing Ltd.. Based upon this sale and taking into consideration the location of our site, the difficulty in developing it and the fact that Q & Q Fencing Ltd. intends to occupy their completed development, we would offer for Council's consideration the following formula to establish a selling price:

- 2 -

Recent Northland sale	\$92,485.00
Less 10% for corner exposure.	<u>\$ 9,250.00</u>
Market value	\$83,235.00
Less 10% for owner-occupier	<u>\$ 8,325.00</u>
Leaving value of.	\$74,910.00
Less 10% in consideration of site development difficulties.	<u>\$ 7,500.00</u>
Recommended selling price per acre.	\$67,410.00

We would therefore recommend for Council's consideration that we offer this site to Q & Q Fencing Ltd. at a price of \$67,410.00 per acre or \$87,633.00 for the 1.3 acre site.

ALAN SCOTT, Director
Economic Development

AVS/gr

Attach:

Commissioners' comments

If we take the current asking price as established by the City (\$84,600 per acre) and apply the same discount factors used by Mr. Scott, the difference in price for the lot is less than \$300 per acre which would indicate that the price proposed by Mr. Scott is not unreasonable. We, therefore, concur with his recommendations and recommend Council endorse the sale of the land as outlined by Mr. Scott.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

4
LOT 23 A
4.56 Ac

4
LOT 18 A

LOT 17 B
4
5.00 Ac

R-2
4

8

81 STREET

21 A
2.51 Ac.

CIVIC
TIRE
22 A
1.57 Ac

21
0.95 Ac.

RIVERSIDE
20 A
MOTORS

121479
19 A
HOLDING
LTD

JT
SETTERS
CANADIAN
PROPANE

B.

121479
HOLDINGS
H.VEENSTRA

AEDES
DEVELOPMENT

4
R-2
32.65 Ac.

A.

7
IA
SPACE PLACE
3.44 Ac.

JIMRAY
HOLDINGS
(RED DEER LTD)

4
R-2

CERTIFIED
RENTALS
80 Ac.
H.V.D.
ENT.
MAC'S CYCLE

FIVE-O
DEVELOP-
MENT

CALDEER
121479
HOLDINGS LTD

WILLIAM
WELIKOKAD

BOUCHARD
COBIJAR

O'SULLIVAN

MAC COSHAM
VAN LINES
1.5 AC.

PPG
INDUSTRIES
CANADA
LTD.
1.3 Ac.

78 A
STREET
BABCAR
COBIJAR
SCHUMACHER
6
HOLDINGS
5
CALDEER
4
TIMCON
3
CONWOOD

AIR-
VAC.
9
H.VEENSTRA
8
J.A. JEFFERY
7
CALG VALVE
FITTINGS

STMGY
TRUCK REP
SCOTT
SHERIDAN
4
OLD DUTCH
3
TORS
1
POCKAR
BROS.

CUNNINGHAM
NORTHLAND
ANT.
CABELL
5
MANCUSO

SORENSON
12
VERN'S
ENTER-
PRISE

MITTEN
KENNETT

WESTERN
SUPPLIES
3.0 Ac.

BURUMA

A.
BURUMA
6

J.T.
SETTERS
7

RED
DEER
EXPRESS
LINES
8

RED
DEER
INDUST-
RIAL
METALS
9

BRUINS
PLMBG
10

R-5

4

3

NO. 6

6311 - 69 St.
RED DEER

January 23, 1984

Dear Sirs:

I would like to appear regarding snow removal on 51st Street. This street is very busy with those going to and coming from work. The Michener Centre bus uses this road and a great number of persons using the Michener Recreational facilities. For those reasons, I feel this street should be a part of the priority snow removal policy.

Thanking you in advance.

"MRS. JUNE LENTON"

January 31, 1984

TO: City Clerk
FROM: City Engineer
RE: Snow Removal

This street is on our regular Snow Clearing Routes. It is not, however, on the Emergency Route. In considering the roadway and the usage, we would agree that there is some merit to including 51 A Street on the Snow Routes or the Emergency Snow Route. We agree that the Michener Center would generate significant traffic volumes.

If this street (51 A Street) was added to the route, it would be signed. There are presently duplexes and apartments along the south side of the street. The street appears to have a significant amount of on street parking. These people would have to remove their vehicles if the Snow Routes were put into effect. This is an inconvenience to them and has to be weighed against the convenience of having the snow removed much quicker. As we have only had one (1) request to date, we cannot gauge the reaction of the residents, they have not to our knowledge voiced a concern. We have not received any indication of concern from the administration of Michener Center.

Submitted for Council's information.

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

BCJ/emg

Commissioners' comments

As this street is on the regular snow clearing route for plowing to one side, the level of service would only be slightly lower than that for the emergency snow routes. There would be only some slight advantages to have this put on the emergency route, but would be a disadvantage to those people living on the south side of the Street.

Recommend no change in the present program.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NOTICES OF MOTION

63.

NO. 1

January 25, 1984.

TO: COUNCIL
FROM: City Clerk

RE: Notice of Motion

The following notice of motion was introduced by Alderman McGregor at the meeting of Council, January 23, 1984, and is brought forward for consideration of Council at this time.

"Whereas the Municipal Government Act, Section 49, reads, "The Mayor, when present, and every councillor present shall vote on every matter".

And Whereas, the City of Red Deer Development Appeal Board Bylaw 2589/78, Section 1.10 provides that the Chairman of the Development Appeal Board is only required to vote in the event there is a tie vote of the Board.

And Whereas, it is the opinion of the mover of this motion, that the Chairman of all City Boards and Commissions should be required to vote on all matters in a similar manner as provided for elected officials under the Municipal Government Act.

Therefore, be it resolved that the Council of the City of Red Deer, direct the City Clerk review all bylaws and resolutions of the City of Red Deer appointing members to Boards and Commissions with a view to amending, where necessary, provisions of the voting requirements of all members, including the Chairman of all City of Red Deer Boards and Commissions as provided under Section 38 of the Municipal Government Act. This change would ensure consistency with the requirements as provided in the Municipal Government Act."

Respectfully submitted,

R. Stollings
City Clerk

Commissioners' comments

I would concur with the proposed notice of motion by Alderman McGregor.

"R.J. McGHEE"
Mayor

BY-LAW NO. 2343/V-84

Being a Bylaw to amend Bylaw No. 2343 "The Water Utility Bylaw of the City of Red Deer".

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

1. Schedule "A" of Section 7 Rate Schedule is deleted and the attached Section 7 Rate Schedule "A" is substituted in its place.
2. This Bylaw shall come into force for all billings, invoices and requests for payment issued by the City of Red Deer on or after March 1, 1984.

READ A FIRST TIME IN OPEN COUNCIL this day of February, A.D., 1984

READ A SECOND TIME IN OPEN COUNCIL this day of February, A.D., 1984

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of February, A.D., 1984

MAYOR

CITY CLERK

7. RATE SCHEDULE

A. WATER RATES

Every consumer shall pay for water supplied to him the aggregate of amount determined as follows:

1. A consumption charge for 61¢ for each 100 cubic feet of water supplied.
2. A fixed monthly charge shall be determined by the size of the meter supplied to each consumer as follows:

<u>METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
5/8"	\$ 5.60
3/4"	8.90
1"	16.50
1 1/2"	38.40
2"	93.10
3"	166.30
4"	332.70
6"	623.70
8"	1,102.10

BY-LAW NO. 2777/C-84

Being a Bylaw to amend Bylaw No. 2777/82
"The Garbage By-Law"

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

1. Schedule "D" of the bylaw is deleted and the attached Schedule "D" is substituted in its place.
2. This bylaw shall come into force on March 1, 1984.

READ A FIRST TIME IN OPEN COUNCIL this day of February, A.D., 1984

READ A SECOND TIME IN OPEN COUNCIL this day of February, A.D., 1984.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of February, A.D., 1984

SCHEDULE "D" - Bylaw 2777/C-84

DISPOSAL GROUNDS RATES EFFECTIVE MARCH 1, 1984

<u>DESCRIPTION</u>	<u>RATE</u>
1. Residents hauling residential refuse from their own residence.	Free
2. Private companies or commercial haulers with commercial or residential refuse.	\$11.50 per metric tonne
3. Liquid waste contained in a water tight box or tank.	\$ 9.50 per metric tonne
4. Demolition, concrete, asphalt and tree rubble.	\$ 5.00 per metric tonne
5. Clean fill	Free
6. When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	

BY-LAW 2837/84

WHEREAS the amount of the taxes levied or estimated to be levied for the year 1984 by the City of Red Deer (the City) is the sum of Twenty-Five Million Dollars (\$25,000,000.00).

AND WHEREAS the Council of the City deems it necessary to borrow the sum of up to Ten Million Dollars (\$10,000,000.00) to meet the current expenditures and obligations of the City and the amounts so borrowed will not exceed the amount of taxes levied or estimated to be levied for the year 1984 by the City.

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. That the Council of the City do borrow from time to time from any person or bank (the Lender), sum or sums not exceeding the aggregate sum of Ten Million Dollars (\$10,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the City until the taxes levied or to be levied for the year can be collected, and do pay or agree to pay interest on the sums so borrowed either in advance or at maturity, and in either case after maturity.

2. That such borrowing be done and evidenced by the promissory note or notes of the City under its seal duly attested by the signatures of the Mayor and Treasurer of the City.

3. That the sum or sums borrowed, and interest thereon as afore-said, (herein called 'the said loan') shall be, and are hereby made a first charge upon all taxes and other revenues due to, accruing or to accrue or become due or payable to the City in the year 1984 all of which sums are hereby assigned to the lender as collateral security for the repayment of the loan; but the lender is not restricted to the monies so charged and assigned for the repayment of the loan and nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit or security by statute, common law or otherwise given to or implied in favour of the lender.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D.,
1984.

READ A SECOND TIME IN OPEN COUNCIL this day of ,
A.D., 1984.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS day
of , A.D., 1984.

MAYOR

CITY CLERK

File

*Jul 30/84
Agenda*

CITY OF RED DEER



ENGINEERING DEPARTMENT

YEAR END

PROGRESS REPORT

DECEMBER 31, 1983

CITY OF RED DEER
ENGINEERING DEPARTMENT
YEAR END
PROGRESS REPORT
DECEMBER 31, 1983

INTRODUCTION

Detailed reports from the various divisions of the Engineering Department are contained herein, the following comments are meant to provide an overview of these reports.

STREETS AND ROADS

Attached hereto is a detailed summary of the streets and roads program for 1983 as submitted by the Assistant City Engineer - Roads. The report outlines the major projects and their associated costs and describes where necessary, various events or problems that occurred on same. Included is the year end report for the Traffic Section (see Appendix A).

WATER AND SEWER

The Assistant City Engineer - Water and Sewer has submitted a summary report of the activities in 1983 in the utilities field. This report is enclosed for Council's information (see Appendix B).

PARKS DIVISION

A summary of the activities of the Parks Division, prepared by the Assistant Parks Superintendent is enclosed for Council (see Appendix C).

SEWAGE TREATMENT PLANT

The expansion of the City of Red Deer Sewage Treatment Plant is now complete and the new facility is in operation. The Engineering Department will be continuing to investigate with Alberta Environment, the possibilities of application of sludge to land and also sewage to land for future consideration.

COMPLAINTS/INQUIRIES - 1983

The Engineering Department keeps a record throughout the year of the number and nature of calls received at our front desks. The results are inserted in this report for the general information of Council (see Appendix D).

CONCLUSION

As this is a year end report it is intended to be fairly detailed. Should, however, any member of Council wish additional or any aspect of the report or any activity of the Engineering Department not discussed in this report, we would be pleased to provide whatever information we can.

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

BCJ/emg
attach

APPENDIX 'A'

January 26, 1984

TO: City Engineer

FROM: Assistant City Engineer
Roads

RE: Engineering Department Year End Progress Report

Enclosed is our final report for 1983 indicating progress and costs to December 31, 1983. Comments relative to major areas of responsibility within the Roads Section are as follows:

A. CONSTRUCTION

Rosedale

Stage III is complete except final lift of gravel on lanes. No provision has been made to complete Stage IV in 1984.

67 Street Slope Failure

No remedial work was required in the field in 1983. Costs incurred were for design and geotechnical work only. Major reconstruction has been budgeted for in 1984.

B. DESIGN

Gaetz Avenue Corridor

Since the presentation of the "Red Deer Corridor Study Implementation Report" to Council on June 2, 1983 and Council's resolution of June 20, 1983 which requested the City Engineer to discuss the concerns of the affected property owners with Alberta Transportation, we can report as follows:

(a) Letter describing the requests to Council was submitted to Alberta Transportation on July 7, 1983.

(b) A meeting was held September 7, 1983 with Alberta Transportation to discuss our July 7, 1983 letter. The delay was due to summer vacations.

(c) Alberta Transportation responded by letter dated October 12, 1983 indicating that they would support some minor changes to the Implementation Report but not all as requested.

(d) A letter was sent to City Consultant, GCG Engineering on October 14, 1983 advising of Alberta Transportation's new position but suggesting the matter be tabled until 54 Avenue extension is resolved.

(e) Alberta Transportation granted \$10,000 to the City to complete an assessment of the impacts on the Gaetz Avenue Corridor, of a new 54 Avenue extension from 32 Street south to Highway #2.

(f) This new study was started by GCG Engineering in October 1983 and completed November 16, 1983. It now appears that 54 Avenue would have a significant affect in reducing the traffic capacity forecasted for the corridor under the Implementation Study and eliminate the need for a 32 Street grade separation and defer the 67 street grade separation to a population level of 100,000. The estimated cost savings to the corridor was \$24,000,000.

(g) Unfortunately 54 Avenue extension cannot be implemented until rail relocation occurs, therefore, it has been impossible to make any further progress on the Gaetz Avenue Corridor.

(h) There was also a \$5,600,000 savings identified for Alberta Transportation in reducing the interchange requirements at the south end of Red Deer on Highway #2.

Rail Relocation

(a) Plans were confirmed with Alberta Economic Development in July 1983 to undertake an update study for Phase II or the main line relocation. Stanley and Associates were selected to complete this work.

(b) The draft report was submitted to the City on October 7, 1983 covering the construction cost estimate for Phase II.

(c) A meeting was held November 2, 1983 in Stanley's office to discuss the contents of the draft report.

(d) The final report was received by the City on November 16, 1983 which indicated the costs of Phase II would be in the order of \$31,000,000.

(e) No further work has been done to date as the extent of the Rail Relocation Phase I and Phase II now appears to be a matter of negotiation between the City, Alberta Economic Development and Alberta Transportation as the Rail Relocation costs are offset to some degree by reduced corridor costs, reduced Highway #2 interchange costs and reduced overall transportation requirements within the City.

32 Street Rail Overpass

Design is put on hold pending results of Rail Relocation Phase II. Once a decision is made, the City can proceed with a four (4) lane crossing at grade if relocation is to occur or a grade separated crossing if the rail is not moved.

45 Street Overpass

The functional design is nearing completion. Three (3) alternative road patterns for 45 Street from 48 Avenue to 43 Street have been considered as well as possible alternatives for better pedestrian accommodation on the structure. The completed report should be submitted to Council for consideration sometime in March 1984. As the recommended alternative will involve some additional lands, Council's endorsement will be required.

67 Street River Bridge

(a) The functional design of this large project involves seeking the best alignment of 67 Street from Pameley Avenue down the escarpment to the river, the best location of the river bridge, the best alignment from the bridge to 30 Avenue considering the Gaetz Lake intrusion and impact, and the alignment of 30 Avenue south to 55 Street.

(b) The functional design began in August 1983 and is expected to be completed by March 1984 at which time the report will be submitted to Council for consideration.

(c) Various groups and regulatory bodies have been contacted during this phase such as the Urban Parks Management Committee, the Gaetz Lakes Sanctuary Committee, the C.N.R., Alberta Transportation, Alberta Environment and the County in order to receive their input into this project.

(d) Council may wish to table the report at that time to permit a public meeting to occur to gain any other input from the citizens at large.

(e) The next phase of this project would be the detailed design phase whereby the actual roadway and bridge

structures are designed in detail, estimates of costs, staging, cash flow, etc. are prepared. This phase will likely take four (4) to six (6) months to complete and hopefully we will be in a position to start work on the approach fills by fall 1984.

Delburne Road/Highway #2A

The Engineering Department has been working with Alberta Transportation to arrive at a mutually acceptable design of the realigned Highway #2A west of Highway #2 to the Delburne Road. Alignments are being surveyed south of the Chrysler Plant by Alberta Transportation but their construction schedule is unknown at this time.

C. MAINTENANCE

Taylor Bridge

The replacement bearings installed by the Contractor "Genstar Structures Ltd." at their cost, have been performing satisfactorily. Therefore, we have deemed this project finally complete and will be issuing the Final Acceptance Certificate within the near future (started in 1979).

Budget Maintenance Accounts

Generally we completed all our maintenance work within budget with some accounts showing significant surpluses. Those of interest are:

1. Miscellaneous Bridge Maintenance	\$ 30,000
2. Snow and Ice Control	\$350,000
3. Miscellaneous Road Repairs	\$ 55,000
4. Surface Drainage	\$ 10,000
5. Crown Paving	<u>\$ 15,000</u>
	\$460,000

PLEASE NOTE that these figures are based on the first year end computer summary. The anticipated surplus may be reduced due to late invoices from private firms or by year end equipment rental rate adjustment figures determined by the City Treasurer.

Hopefully this report, along with the previous two (2) reports prepared in April and August should provide a good summary of our Road Section operations for year 1983.

Also enclosed is the final report prepared by Mr. Chi Lee relative to yearly traffic operations.

K. G. Haslop, P. Eng.
Assistant City Engineer
Roads

ROADS DIVISION - ENGINEERING DEPARTMENT

SECTION A - PROJECTS CARRIED FROM 1982

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
1.	Rosedale Stage II	Gravel Lane	Border	Subd.	100	\$ 700,000	100	\$ 514,800
2.	Edgar Close	Gravel Roads	Border	Subd.	100	280,000	100	\$ 283,000
3.	Gaetz Avenue Corridor Study	Reasibility Study	GCG	Budget	90	150,000	100	\$ 151,700
						Sub Total		\$ 949,500

* NOTE:-

- Project #1 - final lane gravelling will be done this fall in conjunction with Stage III lanes. Otherwise this stage is completed.
- Project #3 - final report received and presented to Council.
 - continuing discussions with Alberta Transportation regarding alterations.
 - results of discussions will be the subject of a future report to Council.
- Project #2 - the Border Paving contract as awarded by Council was \$252,000
 - the eng. agreement for U.M.A. was \$ 28,000
 - therefore the revised project estimated total \$280,000

SECTION B - NEW PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
1. Parking Lot	51 Ave. & 47 St.	minimal upgrading	City	Budget	100	\$ 3,000	100	\$ 3,100
2. Gaetz Avenue	North of 32 Street	lengthen left turn bay	City	Budget	0	\$ 4,500	0	\$ 0
Taylor Drive	Kerry Wood Drive	island modification	City	Budget	100	\$ 1,500	100	\$ 1,200
4. Slope Failure	South side of 67 St. at C.P.R. overpass	temporary slope repairs	City	Budget	100	\$ 10,000	0	\$ 1,700
						Sub Total		\$ 19,000
								\$ 6,000

* NOTE:-

Project #2 - held pending outcome of Corridor Study.

Project #4 - further soils investigation completed this year. Continuing to monitor ground water levels design proceeding to estimate costs for next year's budget. Any surplus funds will be used if slippage extends onto the road surface this year.

SECTION C - NEW LOCAL IMPROVEMENT PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	COSTS TO DATE OR FINAL COSTS
1. North of Ross St.	40 Avenue to 41 Avenue	Sidewalk Replacement	City	7 Year	100	\$ 28,000	100	\$ 18,100
						Sub Total		\$ 18,100

* NOTE:-

Projects #1 to #3 - cancelled due to recent change in policy regarding initiation of local improvements and #5 to #7 (see Council resolution dated July 4th, 1983.)
(of 1st report)

Project #4 - proceeding chargeable to surplus debenture funds (see Council resolution dated August 2nd, 1983.)
(of 1st report)

SECTION D - NEW CONTRACT PROJECTS - PROJECTS / INSPECTION SECTION

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	CONSTRUCTION FINAL COSTS
1. Rosedale Stage III		Roads & Lanes	Contract	Subd.	100	\$1,100,000	90	\$ 941,600
						----- \$1,100,000		----- \$ 941,600

* NOTE:-

Project #2 - roads carried over to 1984 as time will not permit road construction this fall after underground (of 1st report) utility installation.

- Project #1 - the Border Paving contract awarded by Council was \$ 900,000
- materials testing costs is \$ 10,000
 - engineering costs \$ 90,000
 - other costs \$ 10,000
 - 10% work remaining is completion of final lift of gravel in lanes during 1984

SECTION E - DESIGN PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	FINAL COSTS
1.	45 Street Overpass	new ramps (functional)	Consultant	7 Year	70	\$ 26,800	N/A	\$ 18,800
2.	32 Street / CPR	new bridge (detailed)	Consultant	7 Year	0	\$ 226,900	N/A	\$ 0
	67 Street Bridge & Roads, including Riverside Drive	Red Deer River (functional)	Consultant	7 Year	50	\$ 86,500	N/A	\$ 38,200
4.	64 Avenue	Land acquisition	Land & Tax	7 Year	0	\$ 500,000	N/A	\$ 0
5.	30 Avenue	32 Street to South City Limits	design City	7 Year	40	\$ 134,000	N/A	\$ 11,600
Sub Total						\$ 974,200		\$ 68,600

* NOTE:-

- Project #1 - design assigned to U.M.A. and reduced in scope to functional design only.
- agreements have been signed and anticipated completion is year end.
- estimated cost revised as per agreement.
- Project #2 - placed on "hold" by Alberta Transportation pending a decision on rail relocation.
- Project #3 - design assigned to Delcan and reduced in scope to functional design only.
- agreements have been signed with anticipated completion by year end.
- estimated cost revised as per agreement.
- Project #4 - placed on hold by Alberta Transportation pending a decision on rail relocation.

SECTION F - BUDGET MAINTENANCE ACCOUNTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN &	COST ESTIMATE	% COMPLETE	FINAL COSTS
Asphalt Patching			City	Budget		\$ 105,520	100	\$ 104,545
Crackfilling			City	Budget		\$ 93,850	100	\$ 85,203
Lane Grading			City	Budget		\$ 87,200	100	\$ 82,002
Sidewalk Repairs			City	Budget		\$ 135,530	100	\$ 134,260
Wheelchair Crossings			City	Budget		\$ 10,370	100	\$ 10,270
Frost Boil Repairs			City	Budget		\$ 392,380	100	\$ 377,331
Bridge Maintenance			City	Budget		\$ 41,080	100	\$ 8,563
Snow & Ice Control	-	Miscellaneous				\$ 64,070		
	-	Sanding				188,310		
	-	Plowing				110,950		
	-	Removal				232,180		
	-	Sidewalk				52,680		
	-	Stand By				32,860		
Sweeping	-	Spring Cleanup	City	Budget		\$ 185,040	100	\$ 268,309
	-	Normal	City	Budget		88,340		
Flushing			City	Budget		\$ 17,080	100	\$ 16,116
Oiling	(a)	Budget Items		Contractor Budget		\$ 75,080	100	\$ 74,491
	(b)	North of 76 St. to National Supply		Contractor Subd.		\$ 63,000	100	\$ 39,973
Miscellaneous Road Repairs			City	Budget		\$ 225,980	100	\$ 166,860
Street Painting			City	Budget		\$ 50,900	100	\$ 49,208
Sign Maintenance			City	Budget		\$ 118,140	100	\$ 95,693

(Continued.....)

SECTION F - BUDGET MAINTENANCE ACCOUNTS (Continued)

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST ESTIMATE	% COMPLETE	FINAL COSTS
Surface Drainage Maintenance			City	Budget		\$ 72,180	100	\$ 59,473
Thawing Catch Basins			City	Budget		\$ 26,590	100	\$ 18,984
Crown Paving	- Lane Behind Eastview I.G.A.		Contractor	Budget		\$ 117,300	100	\$ 97,417
	- Waskasoo Crescent			Budget				
	- * 55 Street - 47 Ave. to 42 Ave.			Budget				
	- Bremner Avenue			Subd.		\$ 46,900	100	\$ 41,306
	- Maxwell Avenue			Subd.		\$ 36,100	100	\$ 28,794
				Sub Total		\$ 2,670,430		\$ 2,082,022

* \$53,000 transferred to frost boils.

January 25, 1984

TO: Assistant City Engineer
Roads

FROM: Traffic Engineer
Traffic Administrator

RE: Year End Report

Parking tokens were made available to local merchants in late November and by year end over one thousand (1,000) tokens had been purchased from the cashiers.

The Peak Period Parking Condition Survey was completed in October and the results indicate abundant parking is still available in the downtown area.

The urban guide and information signs and street name signs funded by the Provincial Government under the Urban Signing Program have been installed.

The 32 Street/Highway #2 interchange has been opened by Alberta Transportation and is fully operational.

Commissioner's Orders drafted for regulating signs reached an all time high of one hundred and ninety-four (194) issues this year. Complaints and requests processed in 1983 were down to seventy-four (74) from one hundred and four (104) last year.

The Average Summer Daily Traffic Survey indicates only minimal changes in overall traffic volumes for Red Deer.

Attached is a list of the Traffic Section projects and their status to year end. The projects are categorized as follows:

- (A) Signals
- (B) Signing

- (C) Parking
- (D) Traffic & Transportation Planning
- (E) Pavement Marking
- (F) Public Information

Submitted for your information.

C. Y. Lee, P. Eng.
Traffic Engineer

CYL/BW/emg
attach

A. PROGRAM: SIGNALS

PROGRAM STATUS

1. The City Traffic Signal Study was completed and the new signal timings recommended by the Study have been implemented.

2. A Signal Volume/Capacity State of the System and System Development Plan 1982-1989 Map was developed.

3. A Signal Project Status chart was prepared and Signal Project Control procedures and forms were developed.

4. Signal project status for various intersections are summarized in the attached table.

INTERSECTIONS

SIGNAL PROJECT STATUS

	Warrant Data Collection	Warrant Analysis	Location Design	Display & Config. Design	Detector Design	As Const. Field Inspection	Timing Design Period Analysis	Traffic Pattern Data Collection	Timing Design	Timing Implement- ation	Operation Inspection
28 St. & Bremner Ave.	Completed	Completed	-	-	-	-	-	-	-	-	-
32 St. & 54 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	Completed	-
32 St. & 54 Ave. (Actuated)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Completed	-	-
36 St. & Gaetz Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
43 St. & 54 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
43 St. & 55 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Reviewed	N/A	N/A
49 St. & 47 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	-	-
50 St. & 48 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
50 St. & 49 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	-	-
51 St. & 49 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
60 St. & 54 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Reviewed	N/A	N/A
63 St. & Gaetz Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 59 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 64 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
67 St. & 65 Ave.	Completed	-	-	-	-	-	-	-	-	-	-
1 St. & 50 Ave.	Completed	--	-	-	-	-	-	-	-	-	-
7 St. & 50 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-
Delburne Rd. & Westerner Access	Completed	-	-	-	-	-	-	-	-	-	-
Holt St. & 59 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	-	-
Horn St. & 64 Ave.	Completed	Completed	Completed	Completed	Completed	-	Completed	Completed	Completed	Completed	-
Horn St. & 64 Ave. (Actuated)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Completed	-	-
Taylor Drive & 54 Ave.	N/A	N/A	N/A	N/A	N/A	N/A	Completed	Completed	Completed	Completed	-

B. PROGRAM: SIGNING

PROGRAM STATUS

1. Urban Signing Program - This program, consisting of the installation of nine hundred and sixty-seven (967) street name signs and urban guide and information signs at an estimated cost of \$42,000 and numerous parks, recreation and tourist attraction signs at an estimated cost of \$40,000, was approved for ninety percent (90%) Provincial funding assistance. The installation of the street name signs and urban guide and information signs is complete. The parks, recreation and tourist attraction signs are in the final review stage and will be installed in 1984.

2. The Highway #2/32 Street interchange has been opened by Alberta Transportation and the related City signing is complete.

3. The critical speed analysis was completed for the 65 Avenue/70 A Street intersection and advisory speed signs were installed.

4. Roadway signing designs were completed for four (4) alternate roadway arrangements at the 64 Avenue/Sylvan Lake Trail intersection.

5. A critical speed analysis was completed for the 53 Street Hill north of 60 Street. Advisory speed signs, steep grade signs and chevrons were installed to provide motorist guidance.

6. All City underpasses were surveyed and new bridge clearance signs for high loads have been installed.

7. The following sign designs were completed:

<u>SIGNS</u>	<u>REQUIRED BY</u>
Westerner Exposition (2)	Third Party Work Order
77 Street Extension (3)	City
Spitter Parking	Parking Commission
Two (2) Hour Time Limit Decal	Parking Commission
Children Crossing	City
Cronquist Business Park	Third Party Work Order
Industrial Parks Direction	City
Signs (6)	

8. One hundred and ninety-four (194) Commissioner's Orders were drafted by the Traffic Section to effect various regulatory sign changes. A breakdown of the types of regulatory sign changes are shown with a comparison to the previous four (4) years:

<u>TYPES OF REGULATORY SIGNS</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
1. No Parking	18	20	20	26	22
2. Parking Meters	6	3	2	6	7
3. Stop Signs	14	20	17	25	21
4. Yield Signs	2	6	8	17	11
5. Directional Signs	0	3	6	6	11
6. School Zones	0	0	0	5	36
7. Playground Zones	3	3	9	8	33
8. Traffic Control Signal Lights	6	1	3	1	10
9. Pedestrian Crosswalks	10	2	2	11	6
10. One Way Signs	0	0	2	1	1
11. Loading Zones	3	9	1	8	18
12. Bus Zones	3	2	0	7	0
13. Snow Routes	<u>0</u>	<u>0</u>	<u>0</u>	<u>67</u>	<u>18</u>
TOTALS	75	69	70	188	194

C. PROGRAM: PARKING

PROGRAM STATUS

1. This year, thirty (30) new parking meters were installed and four (4) parking meters were removed. Unmetered on-street parking has been reduced by twenty-five (25) stalls due to sight distance improvements at intersections, an increase in school bus loading zones and the addition of parking meters, etc.. Parking available in the downtown area is broken down as follows:

PARKING	METER LIMIT (HOURS)	RATE	1982	1983
Metered	1	25¢/hour	12	12
Metered	2	25¢/hour	746	378
Metered (Yellow restricted)	2	25¢/hour		387
Metered	2.5	25¢/1½ hour	210	210
Metered	5	10¢/hour	228	228
Metered	5	25¢/hour	28	21
Spitter Lot	N/A	\$1.00/day	95	95
Unmetered On-Street	N/A	N/A	916	891
Unmetered Off-Street	N/A	N/A	<u>153</u>	<u>153</u>
TOTAL PARKING			2388	2375

2. Parking Token Program - At the request of the Civic Parking Commission, the use of parking tokens was investigated. City Council subsequently approved the purchase of 20,000 tokens and these were made available for distribution in late November. By year end, one thousand and forty (1,040) tokens had been purchased from the cashiers. No tokens have been returned from the bank or cashed in.

3. The new ticket dispenser installed at the Turbo Parking Lot appears to be operating satisfactorily.

4. A final design was selected and implemented for the City Employee, R.C.M.P. and Sports World public parking lot.

5. 51 Avenue/47 Street Parking Lot - A parking lot design and cost estimate to accommodate eighty-one (81) vehicles was submitted to the Parking Commission, and the Parking Commission has recommended the lot to be left as is.

6. Design, analysis and recommendations were provided for over fifteen (15) requests and complaints through the Parking Commission.

7. The annual Downtown Peak Period Parking Condition

Survey was completed in October and a display map showing the parking occupancy has been completed.

8. A continuing problem of passenger vehicles being parked in downtown lanes for extended periods of time is under study and the City Solicitor has been requested to provide an amendment for the Traffic Bylaw.

D. PROGRAM: TRAFFIC AND TRANSPORTATION PLANNING

PROGRAM STATUS

1. The 1983 Average Summer Daily Traffic (ASDT) Survey Program and the analysis of the results have been completed. The Average Summer Weekday Traffic (ASWT) Map will be available before the end of January. The historical traffic growth patterns for fourteen (14) master locations were analysed. Among the 1983 major projects that used the City ASDT data are the City Growth Study, Major Continuous Corridor Study, Traffic Signal Study, 45 Street Overpass Functional Design Study and the 67 Street Bridge Functional Design Study.

2. Traffic turning movement analysis was conducted for the Major Corridor Study by GCG Engineering at nine (9) locations. Five (5) additional turning movement counts and six (6) pedestrian counts were conducted for City use.

3. The Traffic Flow Status Map has been prepared for planning and scheduling of future transportation data requirements. The Traffic Survey Projects Status Chart is being prepared for project control.

4. A road network analysis for the proposed Anders Park extension was completed.

5. Fifteen (15) applications for parades/races on City streets were reviewed this year.

6. The City of Red Deer Transportation System Bylaw was passed by City Council and approved by the Provincial Government.

7. The Transit Department Gaetz Avenue Transit Mall proposal was analysed and cost estimates updated. The use of the Firestone Site as a transit terminal was also analysed.

8. A Driver Observance Study was conducted for the Page Avenue "Bus Only" lane and the Goodall "one way" at 64 Avenue. The results were submitted to the City R.C.M.P. for enforcement planning.

9. Vehicle trip generation analysis was conducted for two (2) senior high schools, five (5) junior high schools, nineteen (19) elementary schools, six (6) residential subdivisions and one (1) shopping center. Some of the results were provided for reference in the City Growth Study.

10. The Emergency Snow Route public awareness advertising program for the 1983/84 season commenced in December in the newspaper, on television and radio.

11. Proposed bus shelter advertising locations were reviewed.

12. City signing has been completed for the new 32 Street/ Highway #2 interchange.

13. Visibility and safety improvements at 49 Avenue/55 Street, 48 Avenue/53 Street and 38 Avenue/Ross Street were analysed.

14. Pavement marking designs to reduce vehicle conflict on Ross Street downtown were investigated.

15. A lane traffic study was conducted in the Pines and additional traffic counts were taken on Grant Street, Nolan Street and Northey Avenue for traffic pattern analysis.

16. A sign inventory form is being developed to provide more efficient maintenance management and records.

E. PROGRAM: PAVEMENT MARKING

PROGRAM STATUS

1. Thermoplastic Road Marking - There was no new thermoplastic marking work done in 1983, however, Lafrentz Road Marking Services Ltd. completed their 1982 contract work. LaFrentz also completed warranty work for M.L.E. Industries from the previous two (2) year's contracts as M.L.E. Industries is no longer in the pavement marking business.

2. The 1983 painting program was completed as per issued drawings.

3. Pavement marking designs were completed for:

(a) 59 Avenue/67 Street intersection to provide exclusive bays for north bound/south bound left turning traffic.

(b) 63 Street/Gaetz Avenue intersection to improve safety and minimize conflict for stopping buses and south bound traffic.

(c) Ross Street between 48 Avenue and 51 Avenue to delineate various parking and lane arrangements.

(d) 60 Street/54 Avenue to provide exclusive right turn only turning lanes.

F. PROGRAM: PUBLIC INFORMATION

PROGRAM STATUS

1. Seventy-four (74) complaints/requests were reviewed by the Traffic Advisory Committee in 1983. A breakdown of the nature of complaints/requests in the past five (5) years is as follows:

<u>COMPLAINT/REQUEST</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
1. Parking Removal	13	20	21	22	19
2. Parking Meters	11	4	1	1	0
3. Replace Parking	0	0	2	3	0
4. Stop Signs	19	11	22	13	12
5. Yield Signs	2	5	8	8	3
6. Speed Limit Signs	7	8	2	5	1
7. Traffic Directional Signs	10	5	2	12	3
8. School Zone Signs	2	5	3	3	0
9. Playground Zone Signs	3	1	0	3	0
10. Traffic Control Signal Lights	10	7	2	3	3
11. Traffic Signal Phasing	4	6	7	1	5
12. Pedestrian Traffic Control Lights	0	0	5	3	2
13. Pedestrian Crosswalks	9	3	6	2	1
14. Roadway Visibility	7	8	3	1	5
15. Loading and Unloading Zones	6	3	4	5	3
16. Enforcement Problems	2	3	4	7	9
17. Snow Routes	0	0	2	0	0
18. Truck Routes	0	1	1	2	2
19. Lane Closures	3	3	1	2	1
20. Bus Zones	2	8	2	2	0
21. One Way	0	0	0	1	0
22. Change Radii	0	0	2	1	2
23. Miscellaneous	9	9	10	4	3
TOTAL NUMBER OF COMPLAINTS/ REQUESTS	122	110	110	104	74

2. Public announcements/advertisements were prepared for the following projects to inform motorists of upcoming changes in parking and traffic related matters:

<u>PROJECT</u>	<u>MEDIA</u>
Soap Box Derby	Newspaper
Freedom of City Parade	Newspaper
Truck Route Revisions	Newspaper
Major Continuous Corridor	Newspaper
Transportation Bylaw	Newspaper
Road Closure (32 Street and 60 Avenue)	Newspaper

Road Closure (Soundcross Filming)	Newspaper
Parking Tokens	Newspaper
Emergency Snow Routes	Newspaper
	Radio
	Television

3. Due to time constraints and staff shortages, the bulletin "Overview of Traffic and Parking" for 1983 was not published. This is unfortunate as previous publications generated considerable interest and several requests for updated bulletins were received.

APPENDIX 'B'

January 23, 1984

TO: City Engineer

FROM: Assistant City Engineer
Water & Sewer

RE: Engineering Department Year End Progress Report

A. WATER SUPPLY

As mentioned in previous reports, the new Water Treatment Plant was substantially completed on July 26, 1983. Since that time the Contractor has been tending to deficiencies and maintenance related items. The major outstanding item is the data acquisition system. The system is not required to run the Plant but rather performs a monitoring function and record keeping for various reports. The Engineering Department has had several meetings concerning this item and it is hoped that the problem will be resolved in the near future.

The Engineering Department does not anticipate any problems in meeting peak water demands now that the new Plant is operational. Naturally no guarantees can be given as plants are subject to mechanical failures, power outages, etc.. With respect to power supply, the Plant is now protected such that if the City has power the Plant has power (ie. the problem would originate with Trans Alta's supply to the City). With respect to water quality, we now have the capability to use a variety of chemicals to combat water quality problems. It is important to bear in mind that our ability to produce a consistently good product is dependent in part on experimentation. A recent odour problem for example was successfully eliminated by using potassium permanganate but it did take a couple of days.

This year should prove to be very interesting as it will be our first opportunity in several years to determine peak demands.

With respect to the Glendale Reservoir, the City Solicitor advises that this matter should proceed to the "Examinations for Discovery" stage in the next few months.

B. SEWAGE TREATMENT

The new Sewage Treatment Plant and Lagoons have been operating satisfactorily for quite some time now. The Treasury Department is presently completing a final audit of costs for submission to Alberta Environment. Once the audit is reviewed and approved, the Engineering Department will advise Council as to the grants received, final costs, etc..

Regardless of the fact that the new Lagoons have been constructed, the Engineering Department is continuing to explore alternate methods of sludge and supernatant disposal. In this respect consideration is being given to disposal at two (2) sites namely the proposed Golf Course and the expansion to the City Nursery. We will endeavor to keep Council informed of the progress of these activities through the quarterly reports.

C. CONSTRUCTION & DESIGN

1. Rosedale

Installation of service connections in Phase IV of Rosedale continues to be on hold at the present time. There may be some merit in completing this work this year inasmuch as material prices are low and a shortage of work is evident. Prior to proceeding, however, a separate report would be presented to Council for consideration.

2. Deer Park

Design work is approximately twenty percent (20%) complete for this subdivision. Based on the current lack of demand for lots in Rosedale, it is highly probable that this quarter section will again be leased for cropping purposes.

3. East Red Deer Feedermain - Cathodic Protection

After experiencing three (3) small leaks in the East Red Deer feedermain, the City of Red Deer investigated the cause and determined that the soil was conducive to corrosion. The pipe was, therefore, cathodically protected using an impressed anode system. Basically, the system consists of two (2) rectifiers which convert A.C. power to D.C. power which flows to the pipe and from there to a series of sacrificial magnesium anodes buried in coke breeze. This system will protect the pipe as the magnesium

anodes will corrode in lieu of the pipe. The cost of this work was charged to water distribution maintenance.

D. DEVELOPMENT AGREEMENTS

It appears that Nu-West are now taking the initial steps with respect to proceeding with a small residential subdivision in Eastview Estates. Genstar's Consulting Engineers recently advised that they will be proceeding with their project in Deer Park which comprises of twenty-three (23) lots. The lack of construction activity during the past two (2) years has prompted the Engineering Department to reduce the Inspection Department by one (1) position.

E. GENERAL

Currently, the Sewer and Water Section of Public Works is operating with a total of twenty-four (24) permanent staff and no temporary staff. This corresponds to approximately twenty-five (25) permanent and one (1) temporary staff last year and thirty-two (32) permanent staff and fifteen (15) temporary staff the year before. The Sewer and Water Section have been assisting the Roads Section with snow removal on an as required basis.

A summary of project costs is appended hereto.



Ron K. Parker, P. Eng.
Assistant City Engineer
Water & Sewer

RKP/emg
attach

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
Water Treatment Plant	Plant	Deb.		AESL	100	\$22.0 M	PCL	99%	\$20,122,300	
Sewage Treatment Plant	Plant	Deb.		RC&P	100	\$18.3 M	Piggot	100%	\$17,518,500	
Sludge Lagoons	Lagoons	Deb.		RC&P	100	\$1,736,370	Northside	100%	\$ 1,655,240	
Riverside Watermain Design & Connection Northlands	Waterline	A.Deb.		City	100	\$ 210,000	City	100%	\$ 164,370	
Rosedale	Utilities Phase IV	B.Subd.		City	100	\$ 541,800	City	100%	\$ 36,210	
Edgar	Utilities	Subd.		City	100	\$ 541,800	City	100%	\$ 405,620	200,580
Edgar	Utilities	Subd.		UML	100	\$ 999,680	City	100%	\$ 917,440	
64 Avenue	Water Line	Subd.		UML	100	\$ 400,000	City	100%	\$ 409,920	
Great Chief Park	Servicing	Third Party		RC&P	100	\$ 110,000	City	100	\$ 89,700	

APPENDIX 'C'

January 23, 1984

TO: City Engineer
FROM: Parks Superintendent
RE: Parks Year End Progress Report

Following is a list of the construction projects which were undertaken by the Parks Division in 1983. Minor works and areas which must be repaired as the result of utility construction damage are not noted.

Major work falls into three (3) general categories:

- A. Projects carried over from 1982 - charged to prepaid or debentured works
- B. Projects planned under our Parks operating budget
- C. New projects - prepaid or debentured

The work was accomplished by two (2) Parks construction crews, extensive use of Public Works equipment when available, plus hired equipment and operators. Contractors were used for the special jobs, and to undertake certain sod laying and tree planting.

Much Parks work which is not listed involves repair to turf or trees after necessary utility or sidewalk construction or repair of grader damage to turf as the result of snow removal operations. A large tree and shrub/hedge planting program was undertaken in spring and fall. The materials for this beautification was drawn from the City's own tree nursery, where some 8,000 plants are kept in stock and grown from seedlings to planting out size. Mature size trees and shrubs are now drawn down a bit more than usual.

The Parks field crews have experienced a very busy year in construction, and we have completed a lot of out-

standing work which has more or less brought our construction program up to date since summer and fall weather was good.

I have personally been very heavily involved in the planting and construction stages of the Waskasoo Urban Park which is being developed under the Provincial grant. The planning will be ongoing and in addition we are into the early construction of certain phases this year. While this does not affect our work crews at this point, it does take a lot of my time. It is a very exciting project. Later, when this large park comes on stream, there will be additional maintenance and operational responsibilities which must be assumed. While it is not yet certain how this will be managed, it will certainly result in additional responsibilities for the Parks Division.

Unfinished 1983 work will be given priority in the spring of 1984.

Submitted for your information.

L. A. McMurdo
Parks Superintendent

PAW/LAM/emg
attach

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
<u>A. CARRIED OVER FROM 1982</u>										
32 Street, 57 to 60 Avenue	Landscaping Blvds. Rural Section	7 Yr. Plan	2	City	100	\$ NEW BUDGET	City Forces	0%		Pending 32 St./ Hwy. 2 Grade Sep. (1983)
Utility Lot East Gaetz Avenue - 74 to 76 Street	Stage 1 - Landscaping	Prepaid	1	City	100	\$ 6,330	City Forces	100%	\$ 4,800	
McRee/Swell Subdivision	Seeding of 52 Ave. Berm	Prepaid	2	City	100	\$ 21,000	City & Hired Equipment	90%	\$ 16,400	Developers completion date extended
77 Street & 58 Avenue	Stage 1	Government Shared & Prepaid	4	City	100	\$ 64,860	City & Hired Equipment	75%	\$ 37,200	
						\$ 92,190				

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
B. PAID FROM PARKS OPERATING BUDGET										
55 Street - 47 to 49 Avenue	Rebuild & Sod Blvd.	Operating Budget	1	City	100	\$ 3,600	City	100%	\$ 3,400	
67 Street & C.P.R. Overpass	Rebuild failed slopes & lands.	Operating budget	1	City	0	\$ 2,150	City	0%		Other Dept.
54 Avenue - South of West Parks Overpass	Excavate old right-of-way - landscape	Operating Budget	1/2	City	100	\$ 2,400	City	100%	\$ 2,200	
Oleander Drive & Onslow Square	Excavate Clay in Hedge area	Operating Budget	1/2	City	100	\$ 1,400	City	100%	\$ 1,050	Fall
40 Avenue & 36 Street	Excavate Clay in Hedge Area.	Operating Budget	1/2	City	100	\$ 2,100	City	100%	\$ 2,300	Fall
						\$ 11,650				

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
<u>C. 1983 PROJECTS - CHARGED TO OTHERS</u>										
Riverview Avenue	Repair U/G Cable installation	A.G.T.	1/2	City	100	\$ 1,200	City	100%	included in total costs	
Utility Right-of-Way-Adjacent to N. Gaetz	Light Topsoil Seeding	1982 Roads	1	City	100	\$ 1,800	City & Rented Equipment	100%	\$ 1,860	
Gaetz Avenue - 76 to 77 Street	Boulevard construction	1982 Roads	1	City	100	\$ 9,460	City & Rented Equipment	100%	\$ 7,400	
Bridge Widening 49 Avenue & Gaetz	Repairs	Government sharing	2	City	100	\$ 23,000	City & Rented Equipment	100%	\$ 36,818	Extra work required
Parcel 4 (M.R.) Oriole Park	Level & 2 Landscaping	Prepaid Oriole Park	2	City	0	\$ 37,000	City & Rented Equipment	0		Hold off, pending sale of lots
Easements, blvds., perimeter, reserves Morrisroe Extension	Level 1 & 2 Landscaping	Prepaid Subdivision	8	City	100	\$ 171,000	City & Rented Equipment	80%	\$ 131,600	School site done by others
62 Street - 47 A to 48 Avenue	Boulevard Construction	1982 Roads	1	City	100	\$ 2,200	City & Rented Equipment	100%	Included in road costs	
East Blvd. - 30 Ave. - 39 St. to Ross Street	Level 1 - Landscaping	Deerpark Prepaid	1	City	100	\$ 5,000	City & Rented Equipment	0		
Glendale Reservoir	Landscape - Level 1 & 2	Government Sharing	2	City	100	\$ 10,000	City	100%	Included in total costs	
Edgar Industrial Park	Level 1 - Landscaping	Prepaid Subdivision	3	City	0	Unknown	City & Rented Equipment	0		Hold off pending land sales
#3 Firehall	Level 1 & 2 Landscape	Debenture Bylaw	3	City	100	\$ 10,000	City & Rented Equipment	100%	\$ 12,500	Some extra work, some sodding
54 Avenue Truck Route	Level 2 Landscape	Debenture Bylaw	3	City	100	\$ 5,600	City & Rented Equipment	100%	Included in total costs	

(Continued.....)

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
C. 1983 PROJECTS - CHARGED TO OTHERS (Continued.....)										
67 Street Sidewalk - 59 Avenue to Pameley	Landscape - Level 1	Prepaid Subdivision	1/2	City	100	\$ 3,500	City	100%	Included in total costs	
32 Street & Gaetz Ave.	Landscape - Level 1	Government Shared	1/2	City	100	\$ 4,280	City & Rented Equipment	100%	\$ 4,100	
Rosedale Subdivision - Stage 1 and 2 Only	Landscape Level 1 & 2	Prepaid Subdivision	8	City	0	\$161,000	City & Rented Equipment	20%	\$ 37,420	
32 Street & Spruce Drive	Landscape - Level 1	Debenture Bylaw	1/2	City	100	\$ 1,640	City Equipment	100%	\$ \$ 2,490	Area larger than original estimate
Bower Berm	Landscaping - Level 1	Prepaid Subdivision	1	City	100	\$ 7,600	City Equipment	100	\$ 12,537	Extra work rec ted
						\$426,080				
TOTAL: A + B + C = \$92,190 + \$11,650 + \$426,080 = \$529,920										

APPENDIX 'D'

January 25, 1984

TO: City Engineer

FROM: Design Administrator
Engineering Assistants

RE: Complaints/Requests 1983

This is a report on the 1983 complaints/requests received and recorded by the Engineering Department. The report excludes the numerous number of calls that are of a nature which can be adequately and immediately satisfied without recourse to a third party.

Approximately ninety-five percent (95%) are received by telephone and the balance over the counter.

On receiving a complaint/request, the person's name, address and telephone number are taken, along with details of the complaint/request. This is recorded on a triplicate memorandum. the yellow copy is filed in the Engineering Department, the remaining two (2) copies (pink and white) are forwarded to the appropriate person.

The pink copy is returned to the sender advising as to what steps have been taken, or what steps will be taken, with an explanation or further instructions. It replaces the yellow copy in the file which is kept for five (5) years.

If requested, or if we feel it will aid the complaint, the complainant would be phoned or sent a letter explaining the results of the complaint.

The following is a breakdown of the complaints/requests received and recorded from January 1, 1983 to December 31, 1983.

ROADS DEPARTMENT

733 complaints/requests (1982 - 1,138 complaints/requests)

- 140 rough lanes and roads
- 77 road repairs (asphalt)
- 179 slippery road conditions
- 27 requests for snow plowing (grading)
- 12 ice/snow on sidewalk
- 9 remove ice ridge/blocked driveway
- 66 sidewalk/curb repair
- 41 settlements
- 13 ridge at lane edge
- 22 sweep City roads
- 14 rubbish on sidewalks/roads
- 4 spilled tar/oil/grease
- 1 culverts (maintenance and frozen)
- 57 water ponding and related problems
- 61 frozen catch basins
- 2 move lane
- 3 requests for snow fence
- 5 requests for pre-warning

WATER AND SEWER DEPARTMENT

468 complaints/requests (1982 - 633 complaints/requests)

- 123 plugged sewers
- 14 check sewer service
- 3 sanitary sewer relays
- 37 water leaks
- 44 low water pressure
- 8 frozen water service
- 33 turn water on/off
- 72 raise/lower standpipes
- 21 repair standpipes
- 2 lower/repair valve boxes
- 6 hydrants
- 12 sewer gas
- 29 raise/repair manholes
- 44 missing/repair catch basins
- 10 locate services/standpipes
- 5 trench settlements
- 5 status of service

TRAFFIC ADVISORY COMMITTEE

3 complaints/requests (1982 - 11 complaints/requests)

NOTE: The majority of calls received regarding Traffic Advisory are transferred to the Traffic Section.

METER AND SIGNS DEPARTMENT

371 complaints/requests (1982 - 415 complaints/requests)

- 122 change water meter
- 30 install water meter/remote
- 2 valve repair on water meter
- 49 turn water off/on
- 86 broken/leaking/noisy water meter
- 52 signs - damaged, missing, found
- 2 move signs/additions to signs
- 5 request for new signs
- 5 barricades/warning signs
- 7 repair/relocate remote
- 4 parking meters
- 3 repair water meter seal
- 2 pick up water meter
- 2 painting requests

PARKS DEPARTMENT

521 complaints/requests (1982 - 695 complaints/requests)

- 281 weeds/tall grass
- 10 driving over City reserve land
- 69 turf repairs
- 27 bugs/rodents
- 3 beavers
- 13 preparation/maintenance - parks/campgrounds
- 42 remove dead trees/broken branches
- 19 trim trees/hedges
- 6 requests for hedge/trees
- 3 requests for top soil

- 2 damaged trees
- 34 remove debris/grass clippings
- 12 install/remove signs

SURVEY

53 complaints/requests (1982 - 102 complaints/requests)

- 18 as-built information
- 5 check grades/elevations
- 3 stake right-of-way and lanes
- 14 encroachments
- 2 locate property pins
- 7 confirm standpipe location
- 4 missing property pins

GENERAL

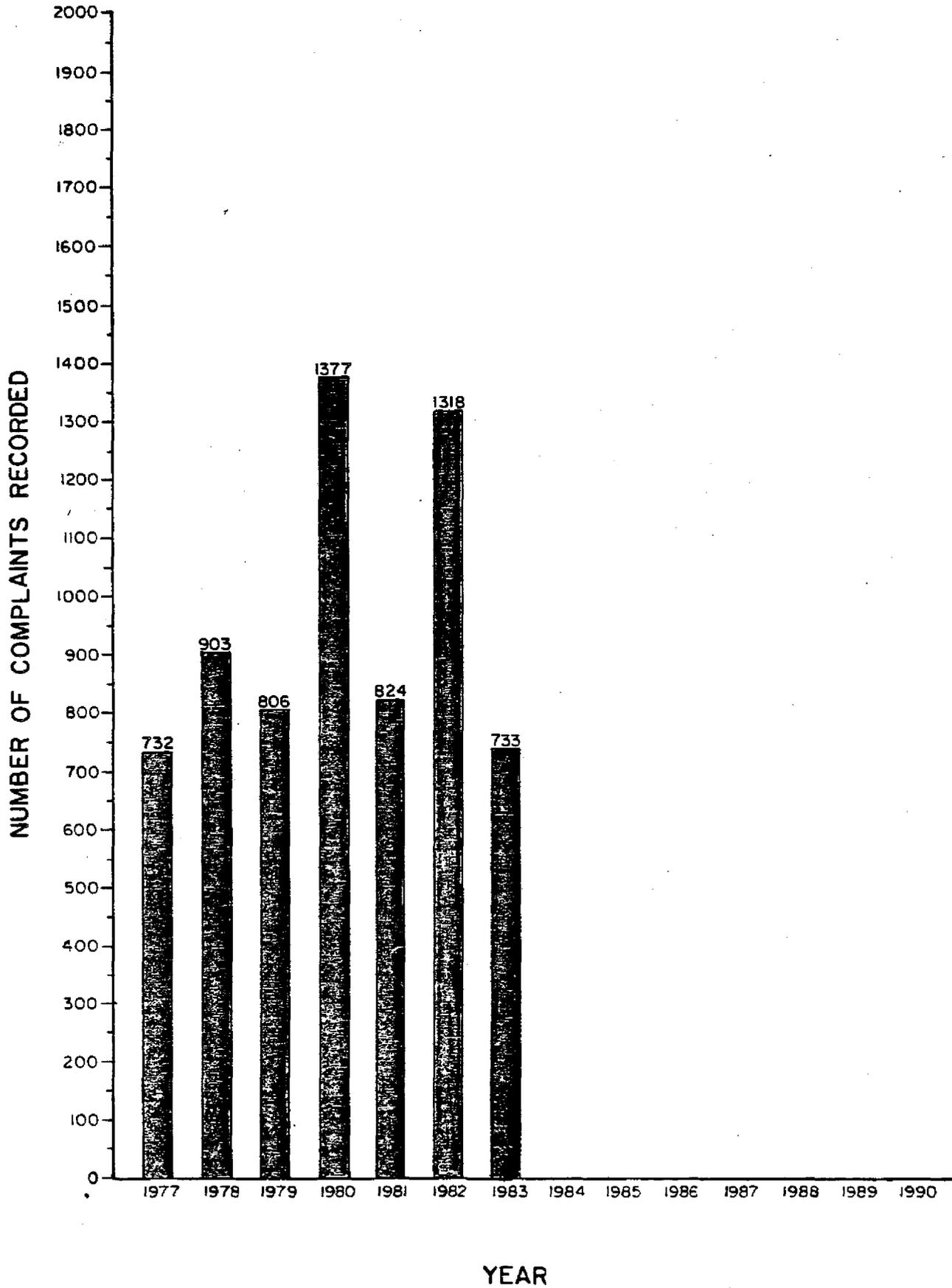
228 complaints/requests (1982 - 332 complaints/requests)

- 72 miscellaneous
- 18 clean up after City work
- 24 claims against City
- 6 performance of City workers
- 15 thank you's
- 7 dirty water
- 34 bylaws/building inspection
- 5 obstruction on City property (boulevard/gutter)
- 2 ditch inspection (commercial)
- 6 cross connection
- 8 damaged City property
- 6 water shut off - utilities
- 25 work orders/invoices/accounting procedures

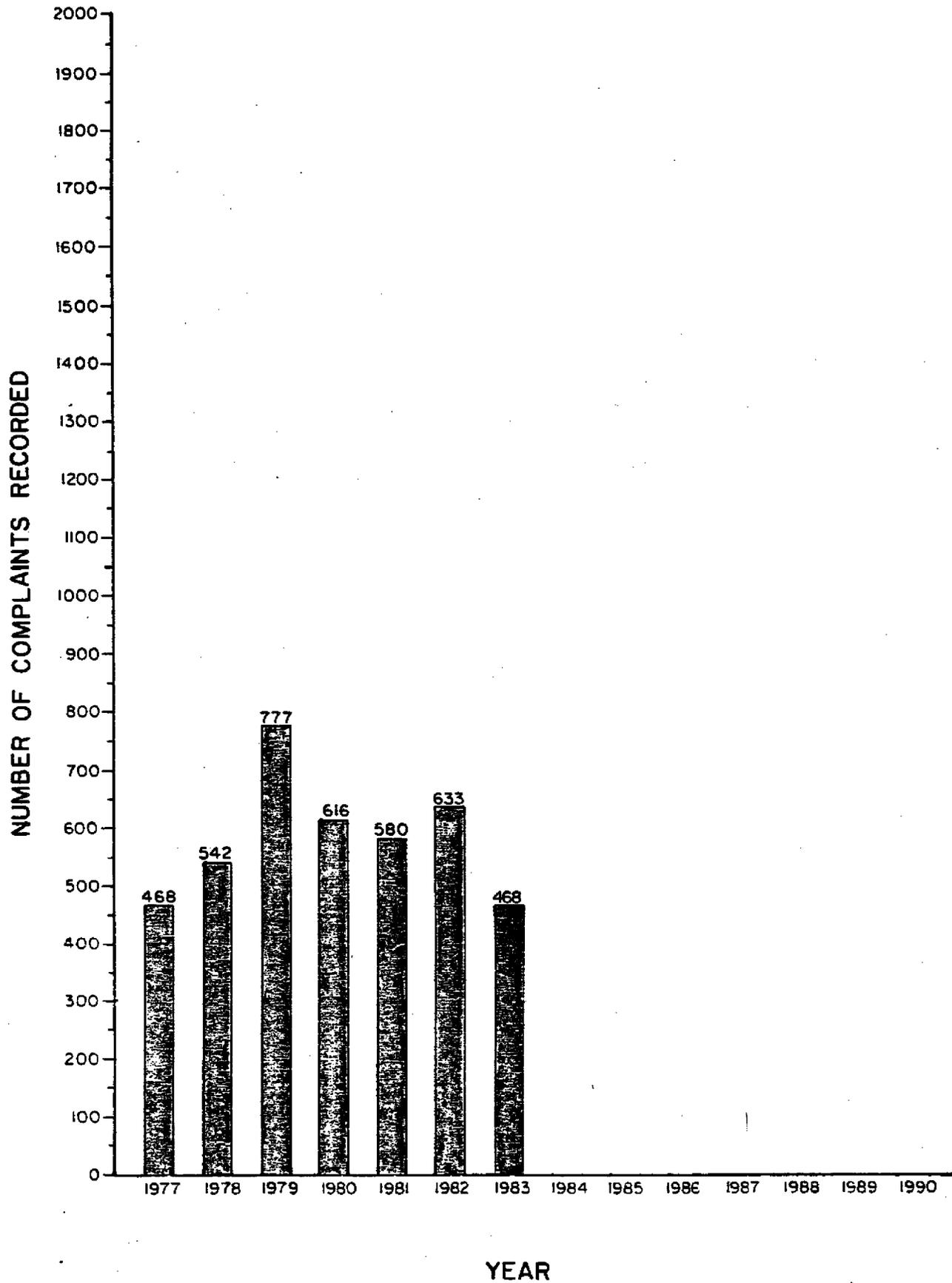
F. L. Lebedoff, C.E.T.
Design Administrator

cc - K. Haslop, R. Parker, C. Lee, P. Anderson, D. Christianson, L. McMurdo, P. Williams, B. Watson, R. Bayne, L. Gillespie, M. Lea-Wilson, G. Young, B. Higgins

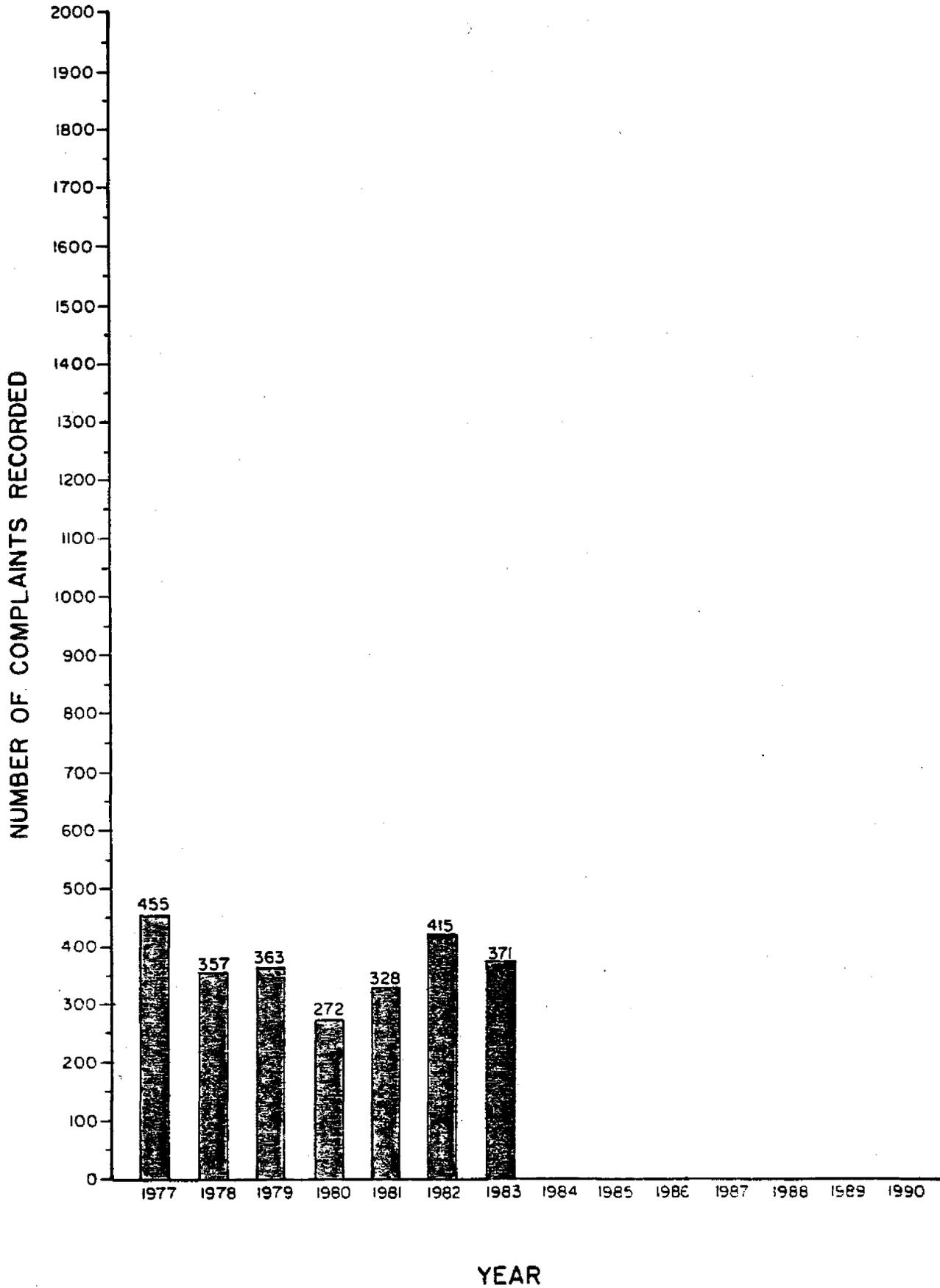
ROADS



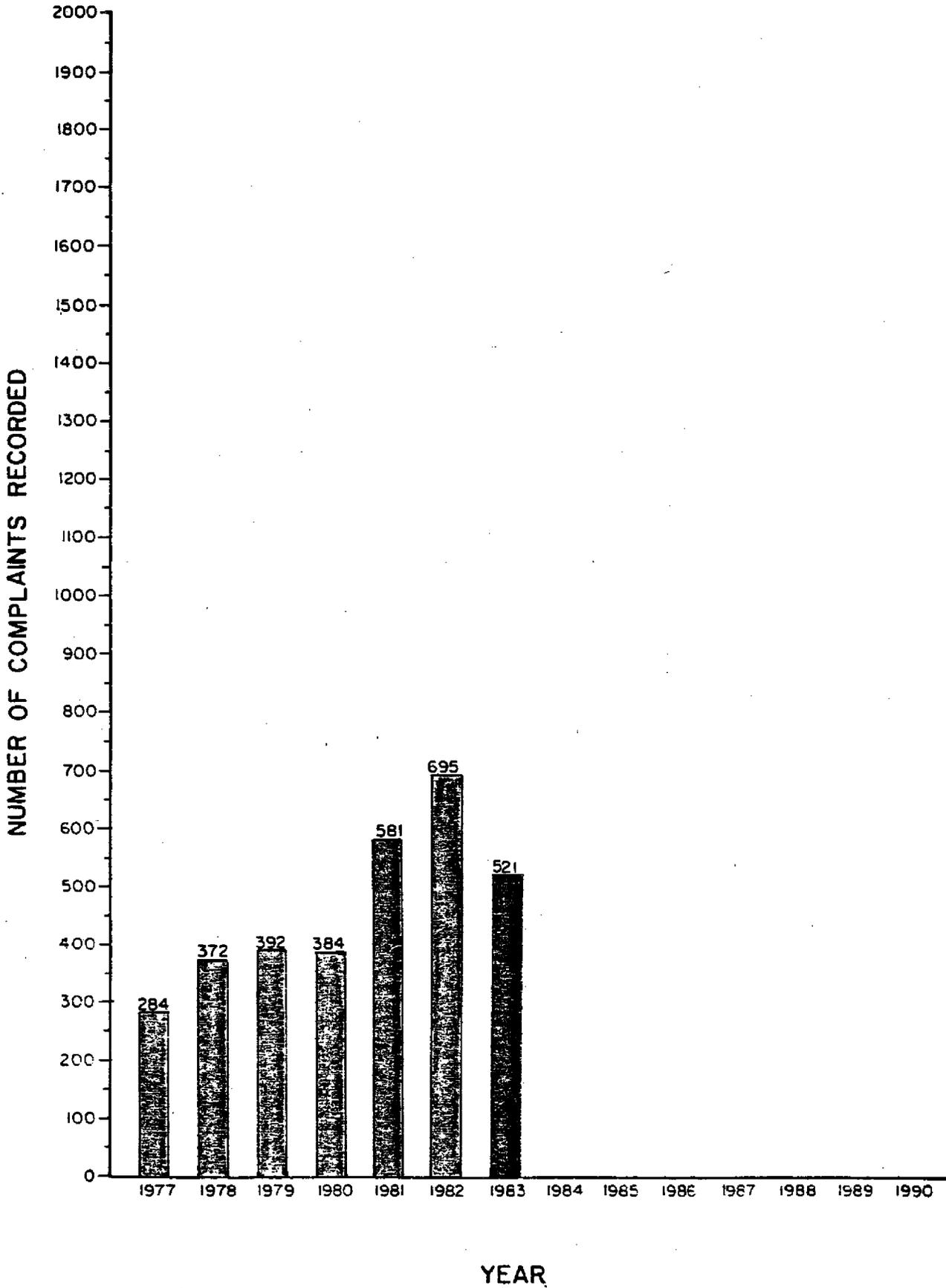
WATER & SEWER



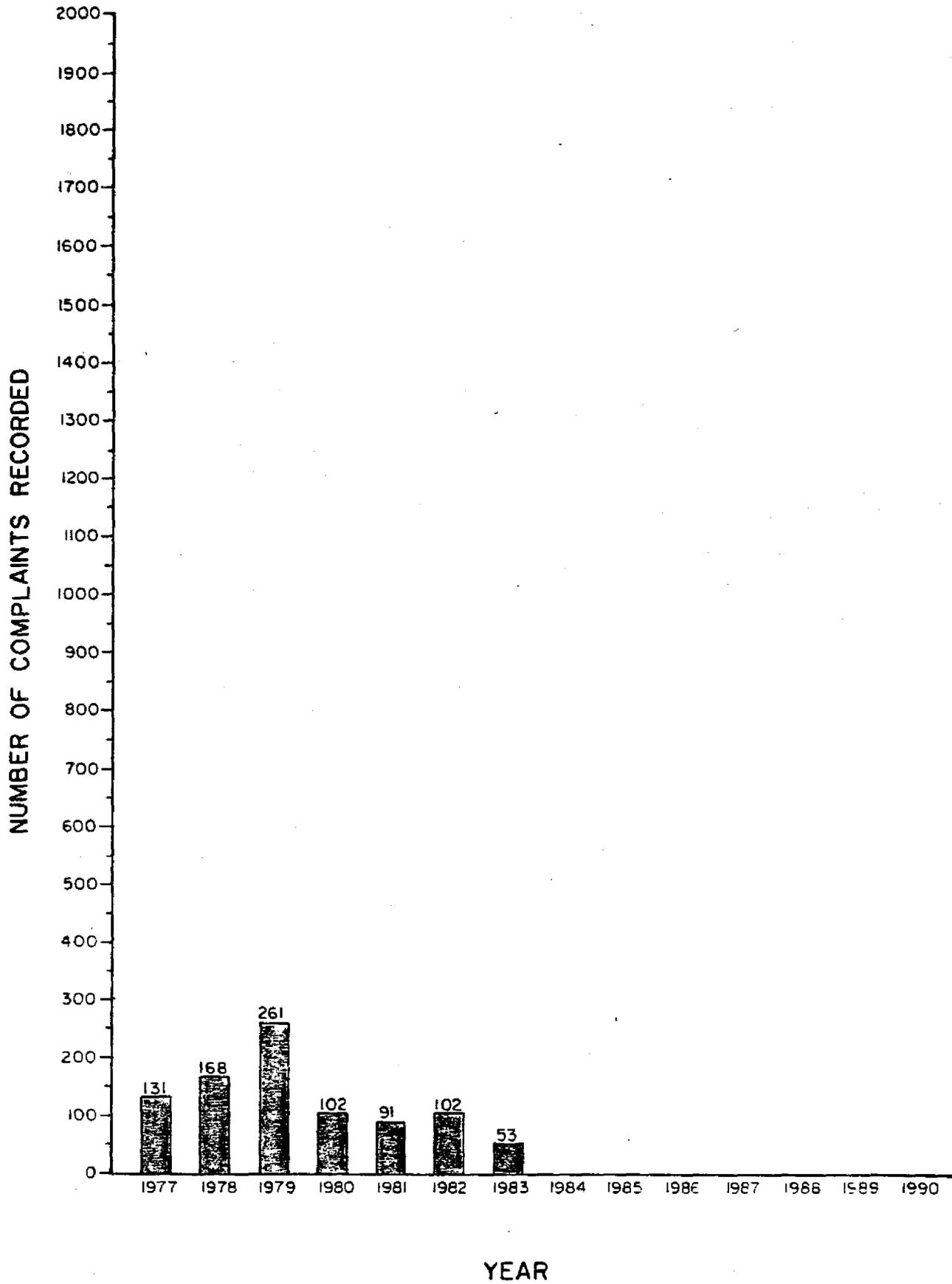
METER 8 GNS



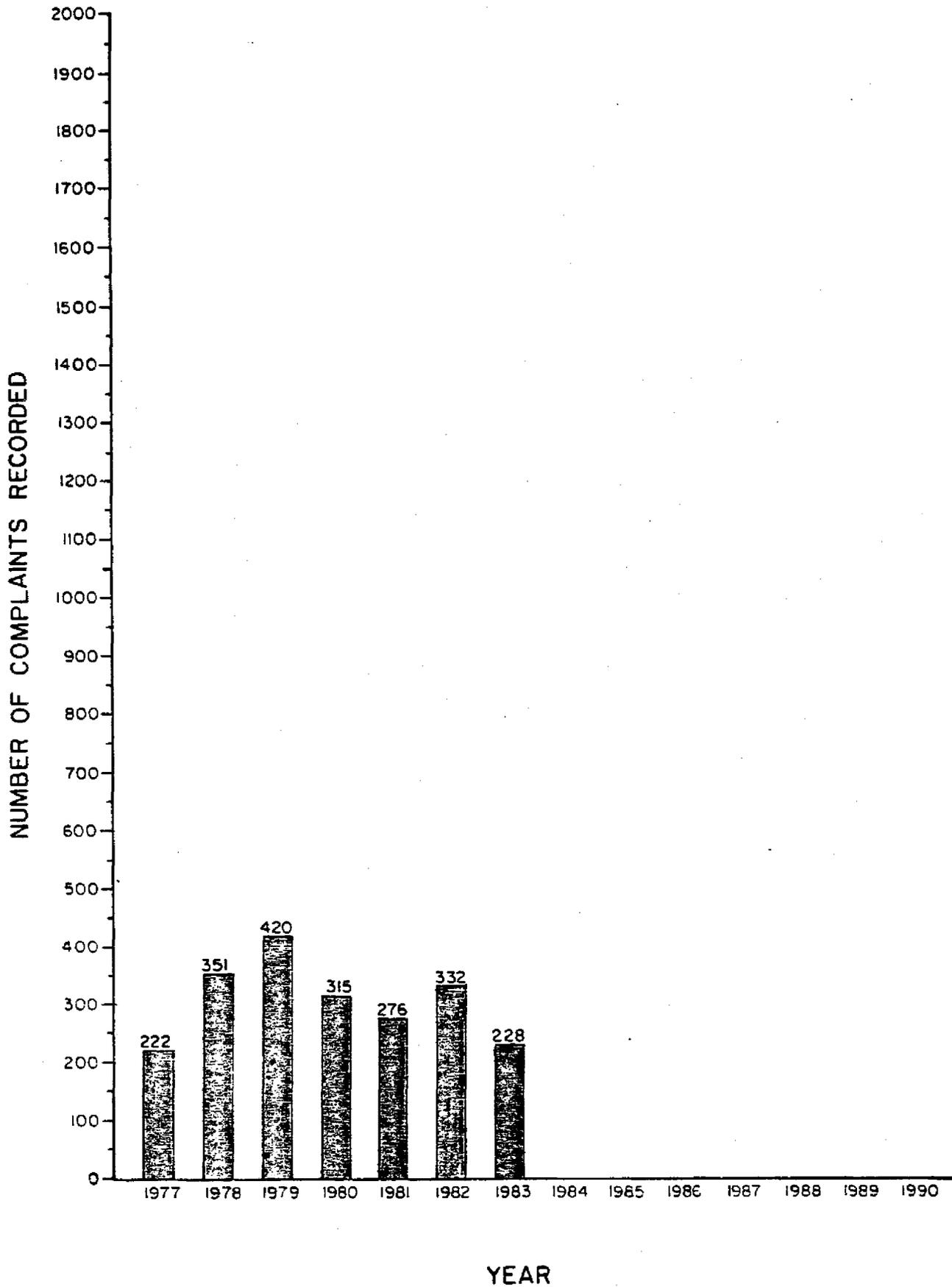
PARKS



SURVEY



GENERAL



SUMMARY OF COMPLAINTS

