

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, July 9th, 1979 commencing at 4:30 p.m.

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UNFINISHED BUSINESSNO. 1

June 27, 1979.

TO: Council
FROM: City Clerk

Re: Northwest Sector Overall Plan

At the meeting of Council June 25, 1979, the Red Deer Regional Planning Commission brought forth a detailed report on the N.W. Sector of the City and this report was tabled by Council for a period of two weeks to enable each member to more thoroughly review the report in question.

We would remind members of Council to bring their report to the Council meeting.

R. Stollings
City Clerk

RS/ds

NO. 2

4 July 1979

TO: COUNCIL
FROM: CITY CLERK

*In response to Council's request June 25th, 1979
Mr. N. Magee, M.L.A., will be present at 7:00 p.m. to discuss with
Council the proposed 75th Anniversary Celebrations.*

"R. STOLLINGS"
City Clerk

NO. 3

June 27, 1979.

TO: All Members of Council

FROM: City Clerk

RE: Transit Service Options for Small Cities

Some time ago we requested copies of a working paper on the above topic as prepared by N.D. Lea & Associates Ltd.

We have now received one copy of this paper and same is available in our office should anyone wish to review the report.

R. Stollings
City Clerk

RS /ds

NO. 4

June 26, 1979.

TO: Council

FROM: City Clerk

RE: Report on traffic lights

At the meeting of Council June 25, 1979, a report on traffic lights in various locations within the City was brought forward by City Engineer, B.C. Jeffers. Council agreed that this particular report be tabled for a period of two weeks to allow full review of same by Council members.

The following resolution was introduced June 25th and tabled for the two week period.

"RESOLVED that Council of the City of Red Deer hereby agree that the report on traffic lights as presented to Council, June 25, 1979, by the Engineering Department be tabled for a period of two weeks."

I assume members of Council would wish to resolve this matter at the July 9th meeting. I would remind members of Council to bring their report forward to this meeting.

R. Stollings
City Clerk

RS/ds

NO. 5

June 22, 1979

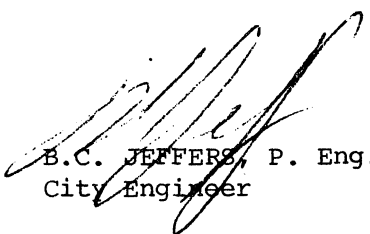
TO: City Clerk
FROM: City Engineer

RE: (68) Nash Street
Petition re: ban of truck traffic
- request of Council for consideration of Stop signs

Attached hereto is a report from the Traffic Advisory Committee re: the above matter. As can be noted T.A.C. is recommending against the installation of Stop signs along Nash Street.

The Engineering Department would concur with their comments. From a traffic operation point of view, it would not be a recommended practise to place stop signs along this street. The matter of speeding is an Enforcement problem and should be treated as such.

Should Council decide that the necessary enforcement is not practical and stop signs should be erected the Engineering Department would recommend they be placed at the intersection of Nash (68) Street and Northey Avenue and that they be installed as a three way stop system.



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

BCJ/ab

cc: L. MacKellar - Secretary - T.A.C.

SEND
TO

Bryon Jeffers

City Engineer

6.

FROM L. MacKellar

DEPT.

Engineering-Programs

DATE

June 19, 1979

SUBJECT

Petition to ban truck traffic from travelling on Nash (68) Street

At the request of City Council the Traffic Advisory Committee has given consideration to the petitioners request to erect stop signs on Nash (68) Street, to curb the problem they are experiencing with speeding as well as discouraging the increasing volume of truck traffic thru their residential subdivision.

In view of Nash (68) Street being designated as a collector roadway for this area, the committee recommended against erecting stop signs at points along this route. The committee also felt that once truck routes have been incorporated into the existing traffic by-law, the problem of truck traffic would be greatly reduced.

REPLY

For your reply to the City Clerk

REPLY FROM

REPLY DATE

AVOID
VERBAL
INSTRUCTIONS

USE A

← SPEEDIMEMO →

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YELLOW COPY. FORWARD BALANCE OF SET.

▶ FOLD AT MARKS FOR USE IN #9 OR #10 WINDOW ENVELOPE ◀

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Commissioners' comments

Subsequent to the receipt of the above mentioned petition, Council has passed a revised Traffic Bylaw which designates truck routes in the City. This should solve the problem of excessive truck traffic. With regard to speeding, we concur with the comments of the City Engineer that this is an enforcement problem. We do not recommend the installation of stop signs.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

5 July 1979

TO: COUNCIL
FROM: CITY COMMISSIONERS

RE: LOT 26, Block 11, Plan 795 H.W.
Mr. A.F. Roth

At the meeting of Council May 28, 1979, the following resolution was introduced with respect to correspondence from Mr. Wm. M. Brown, Solicitor for Mr. A.F. Roth.

"RESOLVED that Council of the City of Red Deer having considered correspondence dated May 2, 1979 from W.M. Brown re proposed exchange of Lot 26, Block 11, Plan 795 H.W. for the old Treasury Branch Building, hereby agree to enter into an agreement on the basis of the City acquiring the Roth property (Lot 26, Block 11, Plan 795 H.W.) for the current appraised value (\$158,000.00) with immediate possession and the City giving Mr. Roth the right of first refusal on the old Treasury Branch Building on the basis of 'if, as and when acquired by the City' and on the basis of its appraised value at that time and as recommended to Council May 28, 1979 by the City Assessor and the City Commissioners."

The above motion was tabled to enable Mr. Brown and his clients to further assess the situation and forward their comments on the suggestion contained in the Assessor's report. We have not received any further correspondence from Mr. Brown and, therefore, it is suggested this item be set over until August 7th.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 7

5 July 1979

TO: COUNCIL

FROM: CITY CLERK

RE: C.S. ELDER APPLICATION TO LEASE ROAD RIGHT-
OF-WAY

At the meeting of Council June 11th, Council agreed in principle to the granting of a license to Mr. C.S. Elder to lease a portion of the City right-of-way south of the C.P.R. tracks and west of 64th Avenue. The resolution was conditional upon there being no objections from adjacent residents.

In accordance with the wishes of Council, we forwarded correspondence to all persons in the immediate vicinity and replies have been received as indicated hereafter.

"R. STOLLINGS"
City Clerk

June 28/79
10 Forest Close
Red Deer, Alta.

10.

City of Red Deer
Red Deer, Alberta

Attention Mr. R. Stollings:

In answer to your letter of June 21/79 re an application to lease a portion of the 66 foot road allowance immediately south of the C.P.R. tracks and west of 64 Avenue for a distance of 375 feet, I hereby wish to strongly protest against this being granted.

I live immediately south of this person who I am sure applied for this lease and I have been for the past 16 years last June the 22nd. I own the property at #10 Forest Close outright. In the past I did not mind and/or object to a home office license for Lightning rods-then a gravel truck business-but since last winter, these so called businesses have inconvenienced myself and neighbors who have to use the lane behind to gain access to our property. Lately, on two occasions, the lane was blocked by trucks, cars, a trailer, a paving machine, and so on, such that I could not at these two instances come in to my garage because of vehicles parked directly at my entrance.

I phoned the law enforcement and strangely enough, after the entrance was blocked all morning, the person in question I am referring to had a paving machine trailer removed two minutes before the law enforcement arrived. I say and firmly believe that he was tipped off by the license department that the police were coming and to remove that vehicle.

I have repeatedly been to City Hall about this and I have also phoned the law enforcement about it. As far as I can see nothing has even been done. He has been parking anything at any time since last winter in the lane and on the property he wishes to lease-and now he wants permission to lease there-and I'm just wondering where the inspector has been since last winter.

If a lease is granted I can imagine what will happen: eventually there will be bulldozers, front end loaders, backhoes, trucks, cars, trailers, etc. etc. parked there. He does this already and does not have permission.

I have approached some neighbors and if this lease is granted we intend to seek legal aid and try to get this rescinded.

I also wish to point out that my property is in beautiful clean shape; my wife has won Merit Garden Awards several times in the past and I am deeply concerned over the fact that we will be subject to trucks, cars, etc. next door.

If the inspectors were to check close they would find that these trucks and vehicles of different types are serviced in the garage where he holds only a home office license. There is also a gravel truck with the name Gillett on the door-does this person have a license? I sincerely hope that the city will investigate and take a long look before granting the lease to this person.

Another instance-I wish to bring to your attention an incidence my wife and I witnessed-the lane was blocked behind my property at #10 Forest Close and also at #9 Forest Close, such that the garbage truck had much difficulty manoeuvring around and became stuck. If the drivers did not report this they were negligent in their duties. If the city enforces their bylaws the Lightning Rod and Gravel Hauling licenses would be revoked as well as the granting of a Lease on this property to park Gravel trucks.

Sincerely,

J.G.W. de Blois



11 Forest Close,
Red Deer, Alta.
June 28/79.

Attention Mr. R. Stollings.

City of Red Deer,
Red Deer, Alta.

Dear Sir:

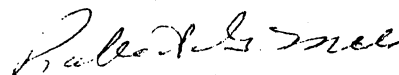
Re: Your letter of June 21/79 advising us of the application to lease a portion of the 66 foot road allowance immediately south of C.P.R. tracks and west of 64 Ave. for a distance of 375 feet.

My property is in the immediate area and I am well aware of the activities already infringing on my rights as property owners since the trucks are already using the space you consider leasing. We frequently find our back alley blocked with trucks.

The proposed leasee has been operating under another home business permit for a number of years and caused frequent inconvenience with his overflow of vehicles. He has continually disregarded conditions 2, 3, 4 & 5 as set down by the city; regardless of complaints by neighbors, these conditions have not been enforced by the city. Since going into the gravel hauling business we have had to contend with these trucks blocking our alley even though he is using the space south of the tracks for parking them as well.

If the city grants this lease, I will join with other neighbors in seeking legal assistance in having it rescinded.

Yours sincerely,



Robert G. Mills

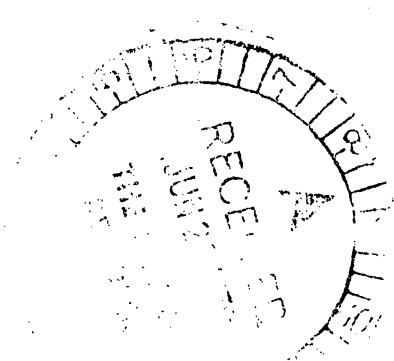
From the Home of:
an Humble Taxpayer
and Voter.

12.

William W. Bell
39 Otterbury Avenue
RED DEER
Alberta. T4N 4Z8

June 25th/79.

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



Der Mr. Stollings:

Re: Your letter of June 21/79 concerning
the leasing of some 375 feet of
66-foot road allowance south of the
C.P.R. tracks and west of 64th Avenue;
for the purpose of parking gravel
trucks thereon.

My answer to our Mayor and Council and to you on the matter
of parking trucks on the above mentioned piece of land; is,
an unqualified and unequivocal NO!

There are many reasons for NOT wanting this property
made into a truck parking lot.

1/ This is a residential area. By no stretch of the
imagination could this area be called 'Industrial'. As long
as this area is designated as a residential area; there can be
no industrial activities carried out on it.

2/ Immediately north of this property and across the C.P.R.
tracks is a CHILDRENS' PLAYGROUND and Park. We have been a long, long,
LONG TIME getting this park and playground into operation;
and NOW you want to "set-up" a truck parking lot immediately
adjacent to it? The first thing that comes to my mind is: how
dumb can one get?

This matter of leasing
the said property for parking trucks is in exactly the same
category...DUMB! We expect far better 'judgement' from our
Mayor and Councillors. This thing should have been dismissed
without any "second thoughts" as soon as it came up.

3/ I want to remind you that we have had a lot of trouble
in the past with gravel trucks and other large trucks parking
on our Park and Playground area between Otterbury Ave and the

C.P.R. tracks. The R.C.M.P. had to warn the truckers and finally put them OFF this Park and Playground, AND, I might add, this was before there was any development of any kind undertaken. We, simply do not consider this an area FOR big and heavy commercial truck parking. NOW, if the R.C.M.P. and your City Bylaw Enforcement Staff had to move these trucks off this 'undeveloped' but designated park area; how come, you are now considering leasing land adjacent to this Park and Playground Area, AND, in a Residential area??????????

4/ Let me point out, that anywhere in this city, if you drive your car past a Children's Playground at 30 to 35 mph and the R.C.M.P. happen to be working their radar-trap it will cost you the neat little sum of \$75.00 AND YET you would stop to consider leasing land adjacent to this Park and Playground, for the "Parking" of large commercial trucks. To me this IS ridiculous!

5/ Noise! Ah yes! the noise problem. We have a GREAT NOISE PROBLEM in this area with the C.P.R. blowing whistles loud and clear and at times! 'deafening', every time a train or Dayliner crosses 64th Avenue. I don't have to tell you about this matter. You have heard it many, many times from others in the past. NOW, you are going to consider giving us MORE NOISE. As if we don't have enough now! How would Mr. Mayor and his Councillors like to have the noise from a Gravel Truck Parking Lot at their back doors? A good question. The noise of those big trucks starting up in the morning. In winter those trucks don't start too easy. Then they rumble and roar the motors for half an hour to warm them up, and of course to warm the cab also before they will venture to climb into it. Then there is the NOISE of the banging of the heavy steel truck boxes. It is just pandemonium when a lot of trucks start up in the morning. Why would the Mayor and the Councillors even give this matter an idle thought???? Why did they not dismiss the matter without a second thought????????

6/ Air Pollution! Yes air pollution. When those big diesel engines start up in the mornings there is a huge white SMOKE CLOUD from every engine. This smoke drifts in all directions depending on the wind of the day. Let me tell you the stench of diesel smoke is not to be laughed at. It is POLLUTION. It is sickening. It is NOT to be desired.

7/ Another thing: when truckers knock off work at 4.30PM they are in an hurry to get their trucks parked and get off home or off to have a beer. The truck boxes are empty. The tires on these trucks carry high pressures for heavy loads, AND, when they drive hurriedly when empty, the truck box gives out a loud rumbling and banging noise. We'd have to endure this NOISE every day for all these trucks coming and going. Why do you want to saddle us with such a lot of noise pollution??????????

8/ It is a danger to our children to have these heavy gravel trucks barging up and down our RESIDENTIAL STREETS and AVENUES, when they are going to work and coming back to park on the said parking area. I mean this, and I am not kidding, it is a danger, and, it MUST be considered. All the trucks in this city are not

worth the LIFE of one of our "littel ones". So, think it over but good!

9/ In wet weather the tires of those big trucks and the truck bodies are all clogged with MUD. And where does it shake off? On our streets. MUD tracks all up and down our RESIDENTAL STREETS and AVENUES. The street cleaning machines which the City operates were never intended to run around after trucks picking up MUD. They were put in operation to pick up deleterious materials deposited upon our streets; but, NOT to go around picking up MUD after trucks.

10/ Another thing: when those big trucks are hurrying back to their 'parking lot' at 4.30PM they shake odd bits of gravel out of their 'empty' truck boxes; and, they also throw stones which have become lodged between their dual wheels. If you drive your car close behind one of these trucks, sooner or later you will get a cracked or chipped windshield or a punctured seal beam or dents in the front of your car. Why should we have to put up with these driving hazards on our RESIDENTIAL STREETS?????

11/ Again: every day, in the morning and more particularly in the evening the citizens of Oriole Park would have to "compete" with all these heavy trucks coming and going on Kerry Wood Drive and 64th Avenue. Why should our citizen traffic have to compete with Heavy Trucks on Kerry Wood Drive, when we are coming home from work or from downtown shopping??? This is a bare faced IMPOSITION!

12/ There ARE COMMERCIAL AREAS or ZONES in this City. This is where heavy and large truck parking lots belong. There are many many places that trucks can be parked OUTSIDE and AWAY FROM the residential areas. Put them where they belong. Surely you don't think me unreasonable to indicate this to you?????????????

13/ A "Big Truck Parking Lot" would lower the property value of all our homes in this area. Under no circumstances do we want this to happen.

This sort of thing is what they call a "Block Buster" in the U.S.A.

This thing you are considering foisting upon us Oriole Park Citizens is just like a "Block Buster".

It is like having a skunk in your back yard. It is not wanted.....period.

14/ You are presently building a bridge over the Red Deer River in our area, to give the people of Oriole Park better access to the downtown area. A bridge to alleviate the heavy North South traffic. That you would even consider adding to this traffic by allowing of all things a Heavy Truck Parking Lot in Oriole Park is beyond my understanding. Think of the 'competition' these big trucks would give the Citizens of Oriole Park for space to drive on our roads IN a RESIDENTIAL AREA!

15/ Around the North End of Oriole Park on the North side of Overdown Drive, there is a chain link industrial fence with three strands of barbed wire 'overhang'. Whether this is a "City Fence" or not, I am not informed; but, I do know that this fence is designed to keep children out of and off of the Industrial Property on the north side of the fence. It is also to keep adults from thieving and pilfering merchandise from these Industrial Properties.

Likewise: there is no "fence" of any kind around this property which you are considering for a Heavy Gravel Truck Parking Lot. Such a parking lot would have to be completely enclosed by an Industrial Chain Link Fence to keep children out.

Every year all across the prairies we have instances of farmers and others backing their heavy trucks and tractors over their children. Crying and wringing ones hands doesn't do any good. Such a parking lot.....FENCE.....or NO FENCE should not be set up in our RESIDENTIAL AREAS where our children are ALWAYS at play.

Finally: I'm going to consult my lawyer to see what we as Citizens can do about this matter. If this thing were to go through it is possible we might be able to bring a "Citizens Group Damage Claim" against the City. This is Residential Property and not a DESIGNATED Commercial Area.

Yours truly,

Wm. W. Bell

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

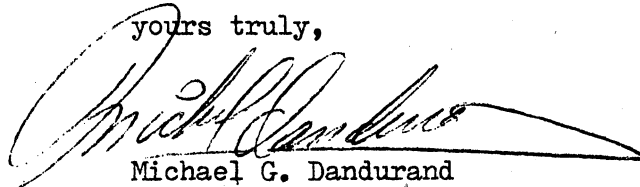
June 25th, 1979

Dear sir,

Further to your letter dated June 21st, 1979 with regards to a lease of a 66 foot road allowance south of the tracks and west of 64th avenue, my clients, Mr and Mrs Art Savill, have instructed me to act on their behalf and advise you that they present no objection to the city granting the license.

I trust this will be to your satisfaction and I remain,

yours truly,

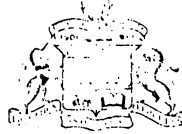


Michael G. Dandurand

Recd
10:55 AM
June 23/79
LB

THE CITY OF RED DEER

17.



Office of:
CITY CLERK

Honorata Popowicz
Box 95
Red Deer, Alberta
T4N 5E7

RED DEER, ALBERTA

T4N 3T4

June 21, 1979

Dear Sir or Madam:

Re: Application to lease a portion of the
66 foot road allowance immediately south of
C.P.R. Tracks and west of 64 Avenue for a
distance of 375 feet

The City of Red Deer have received a request for permission to lease a portion of an undeveloped road allowance which lies immediately south of the C.P.R. tracks and west of 64 Avenue, for the purpose of parking thereon gravel trucks. This particular application was presented to Red Deer City Council at their meeting June 11, 1979 at which time Council agreed in principle the granting of a license to the applicant to lease this particular right-of-way subject to Council first obtaining the observations of property owners in the immediate area. In accordance with the request from Council, we would at this time seek your observations on the proposal before them. Your early reply would be appreciated as we propose to bring this matter before Council on July 9, 1979 and all material for that particular agenda must reach our office no later than 4:30 p.m., Thursday, June 28, 1979.

Yours truly,

R. Stollings
R. STOLLINGS
City Clerk

/ca

cc City Engineer
City Assessor

Rejected

Not

Wanted

Unless it is immediately Applicant

Honorata Popowicz

Commissioners' comments

In view of the objections from adjacent property owners, we must recommend that the request to lease the road-right-of-way be denied. The resolution of Council of June 11, 1979 was conditional upon there being no objections from adjacent residents.

We would also recommend the applicant be instructed to refrain from parking any vehicles on the site in question.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 8

5 July 1979

TO: COUNCIL

FROM: CITY CLERK

RE: EARL PENNER & BARRY STRANGWARD

At the meeting of Council June 11th, Council directed that notice be served on the above named to the affect that Council would consider at the July 9th meeting the making of orders respecting properties owned individually by the above named. The notices were sent by mail and accordingly Council is requested to consider the orders at 7 p.m. July 9th. The following draft orders were forwarded to the parties involved.

"Council, being of the opinion that the building (called the said building) residentially known as 3944 - 51 Street Close, situate upon Lot 19, Block 5, Plan 5024 T.R. (called the said land) is, by reason of its unfinished, unsafe and unprotected condition, dangerous to the public safety and is detrimental to the surrounding area, hereby resolves and orders that Mr. Earl Penner, the owner of the said building, within thirty (30) days of the date hereof, complete the painting of the house, remove the existing garage wall or complete the attached garage in its entirety, remove the car body and generally clean up the messy condition of the said land in default of which, the Building Inspector shall cause the same to be done and all costs of so doing shall be charged against the said lands as taxes due and owing and shall be recovered as such."

"Council, being of the opinion that the building (called the said building) residentially known as 227 Piper Drive, situate upon Lot 35, Block 13, Plan 762-0938 (called the said land) is, by reason of its unfinished, unsafe and unprotected condition dangerous to the public safety and is detrimental to the surrounding area, hereby resolves and orders Mr. Barry Strangward, the owner of the said building, within thirty (30) days from the date hereof, complete back filling and leveling of the site, remove the remains of the fence, secure the building and spray the weeds on the said lands in default of which the building inspector shall cause the same to be done and all costs of so doing shall be charged against the said lands as taxes due and owing and shall be recovered as such."

"R. STOLLINGS"
City Clerk

REPORTS

File No. R-11860

June 29, 1979

19.

NO. 1

TO: MAYOR & COUNCIL

FROM: RECREATION BOARD

RE: RECREATION MASTER PLAN

As Council Members are aware, an update of the Recreation Master Plan is overdue. This is required to ensure the most effective and efficient delivery of Recreation services. The Provincial Government also require an update at this time to enable us to take advantage of Government Grants.

The plan is cost shareable with the Government and we have recently been assured that they will match the City financial contribution and will also match the value of whatever local resources are deployed in preparing the Plan. The Recreation Budget includes the sum of \$20,000 for this purpose.

At a special meeting of the Recreation Board held on Tuesday, June 26th, Dr. E. J. Tyler of Brandon presented a planning design for the Plan at the request of the Recreation Board.

A copy of Dr. Tyler's Report is attached hereto.

Having considered Dr. Tyler's Report, the Board intend to proceed as follows:

1. Adopt the Task sequenced approach recommended by Dr. Tyler.
2. Appoint a task force comprised of the following:

Gordon Hamill, Chairman

Mike Day, City Commissioner

Don Moore, Recreation Superintendent

Dave Plumtree, City Planner

Rick Assinger, Social Services Director

Lloyd McMurdo, Parks Superintendent

Alan Wilcock, City Treasurer

Lowell Hodgson, Regional Consultant

Dr. E. J. Tyler, Advisor

Under the direction of the Recreation Board and subject to approval of City Council, the duties of the Task Force would be as follows:

1. Develop job specifications for Consultant Group to assist in development of Five Year Recreation Plan for Red Deer.
2. Selection and supervision of Consultant Group to assist in development of Five Year Recreation Plan.
3. Review, evaluation and approval of data assembled by Consultants in Parts One and Two of Task Sequenced Planning Design.
4. Review and approval of Alternative Plans developed by Consultants (Part three of Task Sequenced Planning Design).
5. Review and approval of Provisional Final Plan developed by Consultants.
6. Review and approval of Final Plan.

The role of the Recreation Board will be as follows:

1. Establish a Task Force to select a Consultant Group to assist in the development of a Five Year Plan for Recreation.
2. Establish the general principles, broad guidelines and objectives to be utilized in the development of the Plan.
3. Review and evaluate Provisional and Alternative Plans when these are developed.
4. Arrange for public presentation and discussion of Provisional and Alternative Plans when these are developed.
5. Review and evaluate a Provisional Final Plan when it is developed.
6. Arrange for public presentation and discussion of Provisional Final Plan.
7. Review, evaluate and approve Final Plan.
8. Arrange for public presentation and explanation of Final Plan.
9. Present Final Plan to City Council for adoption.

The final approval of the Plan will of course be the responsibility of City Council and in order that Council Members can be kept informed as the Plan develops, the following involvement is recommended:

1. Ratify the proposed format and endorse or modify the roles of Recreation Board and Task Force.
2. Appoint the Consultant after considering recommendation of Task Force and Recreation Board.

3. Review alternative plans prior to public presentation.
4. Review Provisional Final Plan prior to public presentation.
5. Review and approve Final Plan prior to public presentation and explanation.

It is the intention of the Recreation Board to retain the services of Dr. Tyler at an upset fee of \$5400 to assist with the selection of consultants and to monitor and direct the Plan as it develops, to be sure the end product is a useful working document. This is cost shareable with the Province.

The City contribution to the project will not exceed the \$20,000 sum already approved by Council. The application to the Provincial Government will be brought back to Council for approval.

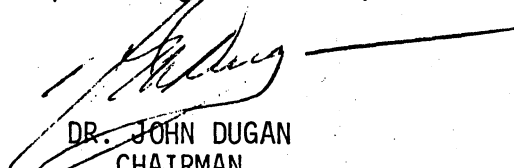
Proposals from Consulting Firms have already been received and not more than five firms will be interviewed by the Task Force during August. The Consultants should be appointed in early September and the plan completed by March 31, 1980.

It is expected that the following type of local input will be matched by the Province.

1. The value of a percentage of the Recreation Superintendent's time and expenses.
2. The value of the time and expenses of the Task Force.
3. The value of the time of any Recreation Staff Member in collecting data.
4. The costs of all public meetings.
5. The value of any other local contribution to the plan.

We trust the proposed plan format and course of action to be followed is acceptable to City Council and would ask for approval of this report and authority to proceed.

Respectfully submitted,


DR. JOHN DUGAN
CHAIRMAN
RECREATION BOARD

mg
attachment

PART ONE: Assembling Data

Tasks in this Part of the Plan development will be assigned to Consultants selected by a Task Force established by the Recreation Board.

Task A. Identification and adequacy evaluation of existing open-space resources, i.e. what exists, how adequate is it, and what is desirable?

1. Neighbourhood Parks -

Usually smaller in area, associated with and primarily utilized by specific population and geographic groupings with individual and unique characteristics (may be only a vacant lot).

2. Community Parks -

Usually larger than neighbourhood parks and provide facilities such as playfields, utilized by adjoining neighbourhoods.

- May also represent undeveloped or wilderness areas (ravines, etc.)

3. Municipal Parks -

These are major and/or specialized areas serving residents of a specific municipality. Usually contain facilities such as golf courses, swimming pools, picnic areas, etc. Typically an intensive use area with high influx of visiting users from outside the municipality.

4. Presentation of this type of data to present (usually 23.
by graph or map, for example) to permit a comparison
of present status of each area of the City with all
other areas and with desirable standards, wherever
these exist, i.e. a basis for comparing existing and
recommended park, playfields, and open space acreages.

Task B. Identification and adequacy evaluation of recreation facilities,
i.e. inventory preparation and evaluation of facilities
available to each neighbourhood and/or community area.

1. Inventory of existing outdoor (seasonal) play areas, play
fields, tennis courts, softball and baseball, soccer and
football, fitness or jogging circuits, swimming pools,
neighbourhood and municipal or district centre (club,
craft centre).
2. Inventory of existing indoor (all-year) facilities.
3. Presentation of this type of data to identify existing
and desirable status of these for each area of City.

Task C. Identification and evaluation of Programming, Administration
and Utilization of specific facilities, by age groupings for
each City area.

Task D. Identification of Population Characteristics, trends, and
projections to 1985 for each City area, and for adjacent
communities in Red Deer trading area, 30-50 mile radius.

Task E. Identification of economic characteristics, trends, and projection of these to 1985 for each city area, and for adjacent communities, 30-50 mile radius.

Task F. Identification of significant trends in leisure and recreation, and projections of these to 1985 - this may include a market analysis for a variety of Recreation activities and programs.

PART TWO: Establishing Principles and Objectives.

- This Part of the Plan Development will be assigned to Consultants whose findings will be presented to and evaluated by the Task Force.

1. In relation to the City as a whole.

2. In relation to each City area.

Concerning: (a) Maintenance, modification, elimination or addition of open spaces, all-season facilities, etc.

(b) Programming, administration and staffing for all City areas and ages, etc.

PART THREE: Preparation by Consultants of Alternative Plans for achieving Objectives (for implementing recommendations).

These could include:

1. Specific site and facility proposals.
2. Specific program proposals for each area of the City.
3. Recommendations for related actions, e.g. land acquisition.
4. Recommendations for specific age groups and economic categories.

PART FOUR: Public presentation by Consultants of alternative Proposals and Plans for Public's identification of "best alternatives"

1. Arrangements and planning for meetings to be done by Task Force and/or Recreation Board.
2. Preparation of all material for pre-presentation and public presentations to be done by Consultants.

PART FIVE: Presentation of Provisional Final Plan to Task Force by Consultants.

PART SIX: Presentation by Consultants of Provisional Final Plan at Public Meetings for explanation and discussion.

1. Arrangements and planning for all Public Meetings to be done by Task Force and/or Recreation Board.
2. Material for pre-presentation and public presentations to be done by Consultants.

PART SEVEN: Presentation by Consultants of Final Plan to Task Force and Recreation Board for approval.

July 3, 1979

TO: MAYOR AND MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: NORTHLAND INDUSTRIAL PARK
Land Purchase 1.9 acres by
O'SULLIVAN RESOURCES FOR DRESSER-ATLAS INDUSTRIES

(a) Proposed Development Details

Location desired-----Shown on attached map
Size of site desired-----1.9 acres (82,764 sq.ft.)
Building (Stage One)-----11,550 Sq. ft. 14% site coverage.
(Stage Two 5,600 sq.ft.)-17,150 sq. ft. 20.7% site coverage.
Estimated Cost (Stage One)-----\$300,000.
Construction Material-----Front - Brick with Aluminum Facia
Rear - Metal Constuction
Use of Site-----Relocation of Desser-Atlas Industries.

(b) Bylaw and Sale Policy

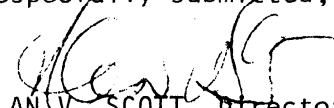
Minimum site coverage required is 25%, or 20,691 sq. ft. Use
intended is permitted in an I-2 Zone.

(c) Recommendations

This is the first sale under our new two-price sales policy, and we require direction from Council. The land is being purchased by O'Sullivan Resources for long term lease to Dresser-Atlas Industries. O'Sullivan will not occupy any portion of the development. Under the terms established by Council, O'Sullivan should therefore pay the higher of the two prices, or \$64,000 per acre. The relaxation requested requires Council approval. It is not an excessive request, and well within the relaxations granted in the past. The Stage Two development, planned for within 36 months of the completion of stage one, will increase the site coverage to the overall average of the Northland Park.

We would recommend that Council agree to a sales price of \$64,000 per acre, and a site coverage relaxation to 14%. The Land Sales Agreement to be entered into, following approval of Development Permit and landscaping, by the appropriate authorities.

Respectfully submitted,


ALAN V. SCOTT, Director,
Economic Development

O'Sullivan Resources Ltd.

10020 - 100 Street
2603 A.G.T. Building
Edmonton, Alberta
Canada T5J 0N4
(403) 425-8530

June 26, 1979.

CITY OF RED DEER
Department of Economic Development
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Attention: Mr. Alan V. Scott
Director

Dear Mr. Scott,

We wish to now confirm that we are prepared to pay \$ 64,000.00 per acre for City of Red Deer land in your Northland Industrial Park. The amount of land that has been designated for O'Sullivan Resources is approximately 1.9 acres as outlined on the enclosed sketch. We are prepared to accept the conditions as outlined in the Purchase Advice and Site Data of the Northland Industrial Park brochure produced by the City of Red Deer.

Please find enclosed our certified cheque made payable to the City of Red Deer for \$ 6,080.00. Also, please find enclosed a letter from Dresser Industries Limited, Dresser Atlas Division, of their commitment to enter into a lease with O'Sullivan Resources to occupy 100% of the proposed building.

We would also request a deviation from your 25% Site Coverage because of the following reasons:

1. It is necessary for this property to have a 210 ft. frontage to enable our tenant, Dresser Atlas to safely move their large trucks onto the property from either side of the structure. We could get by with less depth to the property but this would be impossible in this particular case as no one could build behind our proposed site. Dresser needs the ability to have drive-through bays to allow their vehicles to be conveniently placed inside the building for maintenance and repairs and moved out the other side of the building without backing the vehicles up.


2. It is also the intention of Dresser to have this building constructed in two phases. The present phase will consist of 11,500 sq. ft. with a second phase of 5,250 ft. to be placed on the building within 36 months, adding an additional three bays.
3. We would also like to point out at this time, that the shape of the lot in the rear is such that it will be difficult to utilize the entire site.

It is our intention presently to finish the building and landscape to a higher standard than required by the City of Red Deer, making this a first-class project and a showpiece in the Red Deer Northland Industrial Park. With the ability to expand this project, Dresser's Atlas Division will be able to increase their staff beyond the 20 employed in Red Deer, adding approximately 10 to 15 employees.

We trust you will give this your kind consideration.

I remain,

Yours truly,
O'SULLIVAN RESOURCES LIMITED



D.S. O'SULLIVAN
President

DOS/ca

Encls.



PETROLEUM & MINERALS OPERATIONS, DRESSER INDUSTRIES, INC. 4107 - 99 ST., EDMONTON, ALBERTA T6E 3N4

O'Sullivan Resources Ltd
2603 A.G.T. Tower
10020 - 110 Street
Edmonton, Alberta

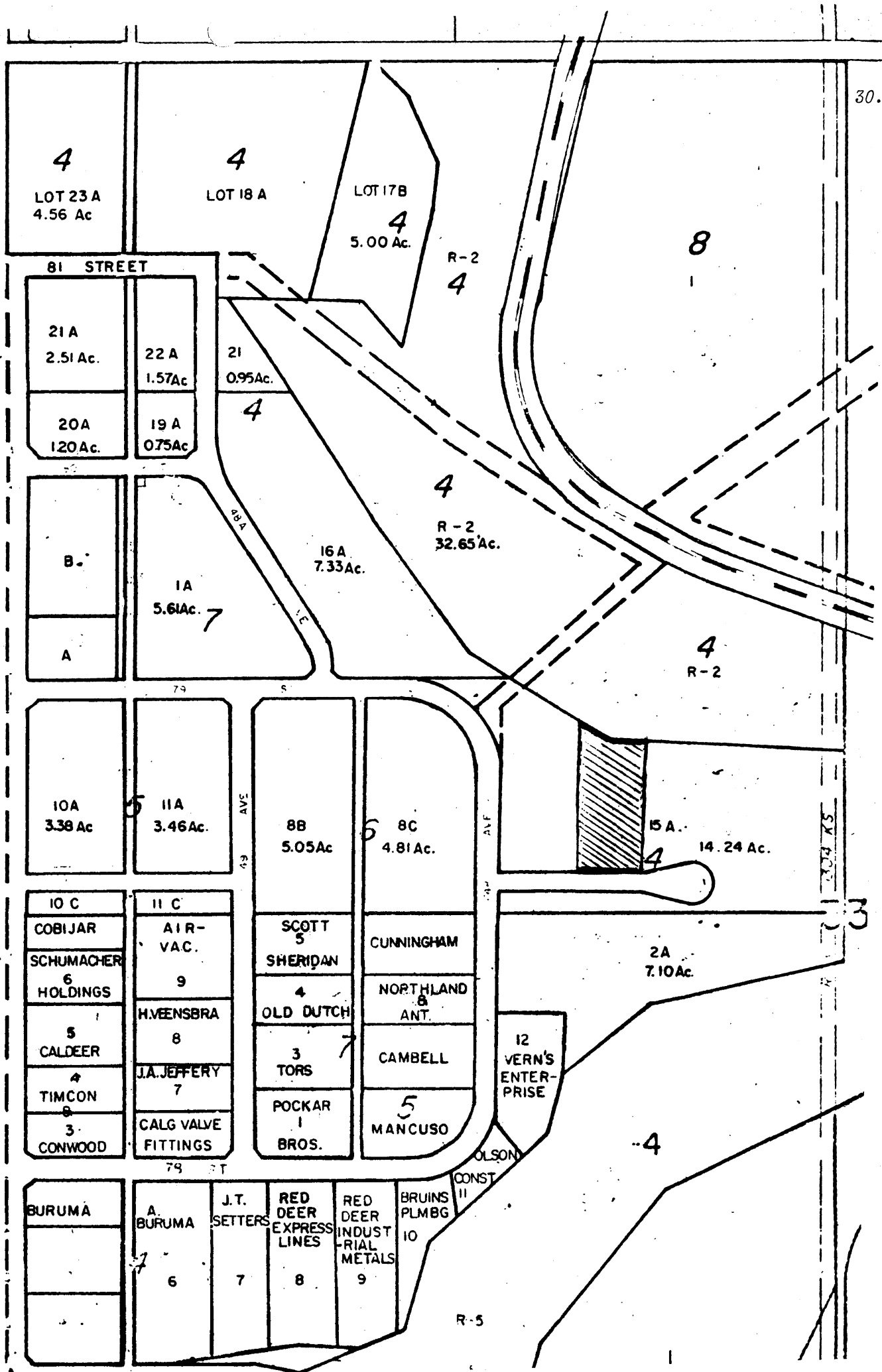
Dear Sirs:

Dresser Atlas wish to lease a facility from O'Sullivan Resources in The Northland Industrial Park, Red Deer, Alberta. Please proceed immediately to acquire a site in The Northland Park. The quotation provided in your letter dated March 28th is acceptable.

Yours truly,

W.D.M. Smith
Canadian Area Manager

WDM:rr



Commissioners' comments

We concur with the recommendations of the Economic Development Director and suggest Council approve same by resolution.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

June 27, 1979.

NO. 3

TO: Council
FROM: City Clerk

RE: Bylaw 2642/79

The above mentioned bylaw which provides for the closure of the lane east of Gaetz Ave. between 67 Street and 71 Street, was given third reading by Council June 25, 1979. However, in view of the provisions of Section 175 of the Municipal Government Act third reading should have been withheld until after we had informed all affected property owners of the proposed closure and had conducted the necessary advertising. In light of the provisions of the Municipal Government Act, we would suggest that third reading of this bylaw be rescinded at the July 9th meeting and we will proceed with advertising with the view to holding a public hearing August 7, 1979.

Respectfully submitted

R. Stollings, City Clerk

RS/ds

NO. 4

July 4, 1979

TO: MAYOR AND MEMBERS OF COUNCIL
FROM: DIRECTOR ECONOMIC DEVELOPMENT
RE: BOWER PLACE SHOPPING CENTRE SITE

Submissions closed for the Bower Place Shopping Centre Site on Friday, June 29th. This was the preliminary round, in which we asked interested developers to provide us with basic information on their company, and their plans for development of the site. From this information, it is our intention to recommend a "short list" of developers, who will then be asked to provide detailed information, including such things as plans, renderings, models, etc., so we may select a developer for the site.

The site was advertised extensively throughout Alberta, and in financial publications across Canada. As a result, 69 brochures were mailed out to companies or persons expressing interest. When the deadline for submissions arrived on June 29th, 16 proposals had been received. A 17th arrived late on Tuesday, July 3rd, and has not been considered. The firms submitting bids, include the largest shopping centre development experts in Canada, as well as some of the smaller, but still attractive companies. Proposals have been received from Red Deer, Calgary, Edmonton, Winnipeg, Vancouver and Toronto.

The job of rating each of these proposals, according to the methods established by Council, will not be easy, and, in fact, is underway now. We estimate that another week is needed to complete the job, and prepare our report for council's consideration. At the same time, we intend to recommend a selling price for the land, which is to be based on fair market value, and will be arrived at through independent appraisals.

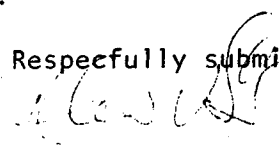
We suggested to Council, at the time a decision was made to ask for proposals on the site, the following time schedule:

June 30 Tenders close on preliminary proposals
July 31 Short List approved by Council
October 31 Final proposals for development
November 30 Developer selected

At this point, we feel comfortable with that schedule, and most developers have indicated in their preliminary schedules, that a spring, 1980 start on the project is possible, if a developer is selected before the end of 1979.

In view of this, we would request that Council consider holding a special meeting to deal with the Bower Place Submissions, on Monday, July 23rd. The meeting should not be overly long, and could perhaps begin at 7:00 p.m., rather than the regular starting time.

Council's consideration of this request, is appreciated.

Respectfully submitted


Commissioners' comments

In light of the above and the fact other items are pending, we recommend the meeting which would normally have been held July 23rd be called as a regular meeting commencing at 4:30 p.m. and the above item be dealt with at that time.

*"K. CURLE"
Mayor*

*"M.C. DAY"
City Commissioner*

June 28, 1979

NO. 5

TO: MAYOR & MEMBERS OF CITY COUNCIL
FROM: DIRECTOR ECONOMIC DEVELOPMENT
RE: BOWER SPECIAL USE AREA

The attached request has been received from Cairns Homes Limited for a one (1) acre parcel of land in the Bower Special Use Area. Cairns are presently operating from the Red Deer Industrial Park in an area zoned I.1. They are anxious to acquire their own facility to provide a permanent home for their operation.

I do not feel that the Cairns operation can in any way be described as a special use, and would therefore recommend that Council deny this request. I would also suggest that we encourage Cairns to consider I.1 land which will be developed later this year in the Northland Industrial Park, fronting on Gaetz Avenue. This would be a more appropriate location for Cairns as the zoning is the same as they presently function from.

Respectfully submitted,



A. SCOTT, Director
Economic Development

AVS/gr

Attach:


CAIRNS

HOMES LIMITED

June 8, 1979

The City of Red Deer
Attention: Alan Scott
City Hall
Red Deer, Alberta

Dear Mr. Scott:

Re: Bower Place Special Use Land

We would like the opportunity to purchase the above land behind the Black Knight Inn when it becomes available from the City of Red Deer. The land would be purchased for the purpose of constructing an office for our company. We would require up to one acre of land. Total development size would be approximately 5,000 square feet.

If you have any questions, please do not hesitate to contact me.

Yours very truly,

CAIRNS HOMES LIMITED



Don Rebus,
Controller

DR/sk

CC: Art Berry

June 18, 1979

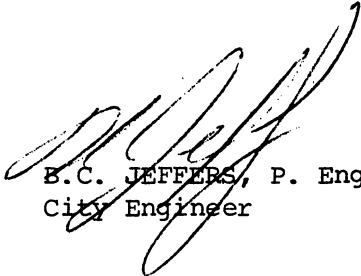
TO: City Clerk

FROM: City Engineer

RE: Cairns Homes Limited

The Engineering Department would offer the following comments re: Cairns application for land in the special use area

1. Should this request be approved, Council could receive several similar from the many other building firms in the City.
2. Depending on the type of office developed, a significant amount of construction oriented traffic may be generated. This would occur only if the office was to form a part of their construction branch.



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

BCJ/ab

cc: Development Officer
Economic Development Officer
Regional Planning Commission

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

June 18, 1979

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

Dear Sir:

Re: Cairns Homes Ltd.
Bower Place - Special Use Land

Cairns Homes Ltd. is requesting City Council's permission to acquire one acre of land in the Special Use District of the City. They intend to construct an office of about 5,000 square feet to be used by Cairns Homes Ltd. City Council is aware that there was a net area of approximately 17.41 acres set aside for special uses. So far, the sites for the Legion, CKRD and the Red Deer Advocate have taken 9 acres of the land and the remaining 8.4 acres is available for other uses.


The idea of Special Use areas was to permit uses which, due to a change of circumstances, can no longer stay in the City Centre and also requiring a large site. There is no other district in which they can be relocated.

Contractor offices such as Cairns Homes office in the Red Deer Industrial Park can be located in I1, C5, C1, C2, or C3 areas without any difficulties.

In our opinion, a contractor's office is not a special use and can easily be accommodated in a related zone.

We recommend that the request be denied.

Yours truly,



D. Rouhi, MCIP
 Senior Planner
 City Planning Section

/mjw

cc: - City Clerk - Development Officer
 - City Assessor
 - City Engineer

MEMBERS OF COMMISSION

CITY OF RED DEER - 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 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 BLACKFALDS - VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF DELBURNE - VILLAGE OF DONALDA
 VILLAGE OF ELMORA - VILLAGE OF GADSBY - VILLAGE OF MIRROR - VILLAGE OF PENHOLD - SUMMER VILLAGE OF BIRCHCLIFF - SUMMER VILLAGE OF GULL LAKE
 SUMMER VILLAGE OF HALF MOON BAY - SUMMER VILLAGE OF NORGLENWOLD - SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14
 COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINT EARTH No. 18 - COUNTY OF RED DEER No. 23 - COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioners' comments

We concur fully with the recommendations of the administration and in particular the fact that this operation can easily be accommodated in the expansion of the Northlands Industrial Park.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

June 25, 1979

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

Re: Map No. 16/79
By-law No. 2588/BB-79

Dear Sir:

In view of the expansion by the Red Deer Lodge by acquiring all of the residential parcels directly north of them and by acquiring a portion of 44 Street, we are requested to amend the Land Use District map. All of the acquired property would have a designation of C5 except for the small portion which extends onto 49 Avenue which will be added to the road. The remaining portion of 44 Street would be designated as P2 or Utility Lot.

Could you please place this amendment on the agenda for the next Council Meeting for First Reading. Thank you.

Yours sincerely,



D. Rouhi, MCIP
Senior Planner
City Planning Section

FW/mjw

Encl.

MEMBERS OF COMMISSION

CITY OF RED DEER — 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 ROCKY MOUNTAIN HOUSE — TOWN OF STETTNER — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURN — VILLAGE OF DONALDA
VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLENWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTNER No. 6 — IMPROVEMENT DISTRICT No. 10

June 14, 1979

NO. 7

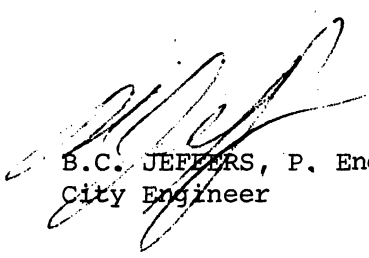
TO: City Clerk
FROM: City Engineer

RE: Unit Rate Bylaw for 1979

The above noted bylaw was approved by Council at the May 30, 1979 meeting. Since passage of the bylaw it has come to our attention that not all of the common types of surface construction are covered by the rates approved. We are therefore requesting a further amendment to the bylaw incorporating the following:-

1. Conversion of the method of calculation of cost for separate sidewalk construction. The approved rate allows for a sidewalk construction width of 1.5 meters only with no flexibility for odd sized walks in areas such as the Downtown area. We therefore suggest that the method of calculation be changed from \$/assessable foot to \$ per assessable foot/foot of width. The rates shown on the attached sheet are mathematically equivalent to the previously approved rate.
2. The rate for paved road construction in residential and industrial areas as approved, allows for complete construction only with no allowance for instances where a property owner has previously paid for gravel road construction. We therefore suggest that two new rates be added to the bylaw recognizing these situations as per the attached sheet.

Please place this item on the next agenda for consideration of Council. If possible, three readings of the bylaw as amended is desirable so that the 1979 debenture program for local improvements is not held up.



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

KGH/ab

cc: Program Supervisor
attachment

Municipal Service	1979 Proposed Unit Rate (Assess. Ft)	Metric Equivalent
Residential paved road on existing base	\$38.60	\$126.60
Industrial paved road on existing base	\$33.60	\$110.20
New separate walk	\$ 3.00 per foot wide	\$ 32.30
New separate walk where old walk has to be removed	\$ 3.50 per foot wide	\$ 37.70

Commissioners' comments

A draft amendment to the Unit Rate Bylaw will be available
for Council consideration.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THOMAS H. CHAPMAN PROFESSIONAL CORPORATION

43.

Barrister, Solicitor, Notary Public

No. 8

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603
TWX 610-841-5684

T. H. CHAPMAN, B.A., L.L.B.

YOUR FILE

OUR FILE 341

June 25, 1979

The Council of
The City of Red Deer
4914 - 48th Ave.
RED DEER, Alberta

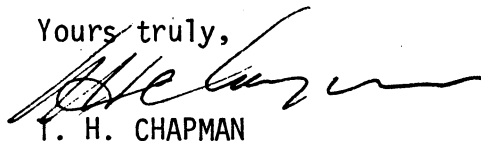
Dear Sirs:

RE: Pt. Block B, Plan 3180 E.T.
(adjacent to Elks Lodge)

The Agreement between the city and the developer did not contain any provision relative to a date for tax adjustment, nor a provision to enable the city assessor to calculate the taxes payable by the developer to the city for 1979, based on the subdivision plan when registered.

Accordingly, the attached form of agreement amending the previous agreement is presented for Council's attention and approval.

Yours truly,



T. H. CHAPMAN

THC/gmh

BETWEEN:

THE CITY OF RED DEER,
(hereinafter called "The City")
OF THE FIRST PART

- and -

116437 DEVELOPMENTS LTD.
(hereinafter called "The Developer")
OF THE SECOND PART

WHEREAS by Agreement dated the 20th day of September, 1978, 116826 Building Corporation Ltd. covenanted and agreed, with the City, as a condition of development of lands known as Pt. Block B, Plan 3180 E.T. to dedicate unto the City for public reserve certain lands as set forth in the said Agreement,

AND WHEREAS, 116826 Building Corporation Ltd. has transferred and assigned all its right, title and interest in and to the said lands, and 116437 Developments Ltd. is the present owner thereof,

AND WHEREAS, the said Agreement dated September 20, 1978 did not make any provision respecting tax adjustments,

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto covenant and agree that the said agreement dated the 20th day of September, 1978 be and hereby is amended by adding thereto the following paragraph, namely: "Paragraph No. 4 - The date for adjustment of taxes shall be the 1st day of January, 1979, and the developer shall be liable to be assessed only for taxes on that portion of the said lands retained by the Developer, exclusive of all lands dedicated by the Developer to the City, from and after January 1, 1979, and shall make payment of such amount to the City as may be determined by the tax assessor of the City upon registration of the subdivision plan of the said

lands."

IN WITNESS WHEREOF, the parties hereto by their proper officers
have set their hand and seal the day and year above written.

THE CITY OF RED DEER

Per: _____

Per: _____

116437 DEVELOPMENTS LTD.

Per: _____

Per: _____

DATED: , 1979

BETWEEN:

THE CITY OF RED DEER

- and -

116437 DEVELOPMENTS LTD.

A G R E E M E N T

THOMAS H. CHAPMAN PROFESSIONAL CORP.
Barrister and Solicitor
208 - 4808 Ross Street
Red Deer, Alberta
T4N 4G1

Commissioners' comments

We concur with the recommendations of the City Solicitor.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION^{48.}

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

NO. 9

June 18, 1979.

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

Dear Sir,

Re: Side Yard Requirements in
the R-1 District

The present side yard requirement for the R-1 District is "10 % of width of lot with minimum of 5 feet but not exceeding 10 feet."

There is some ambiguity and difficulty in calculating the 10 % side yard requirement. With odd shaped lots, the width is not constant. Presently the width of a lot at the building line is used to determine the side yard. This varies with the front yard setback requirement. Accurate calculation of the required side yard depends upon a survey and is rather time consuming.

In order to alleviate this problem the attached by-law amendment is submitted for Council's consideration.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

Enc.

/hp

Commissioners' comments

Recommend Council revise the Land Use Bylaw as suggested.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBUY — TOWN OF ECKVILLE — TOWN OF INNISFAIL — TOWN OF LACOMBE
TOWN OF OLDS — TOWN OF ROCKY MOUNTAIN HOUSE — TOWN OF STETTLE — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA
VILLAGE OF ELNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLAND — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTON No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLE No. 6 — IMPROVEMENT DISTRICT No. 10

NO. 10

July 5, 1979.

TO: City Clerk
FROM: City Treasurer

RE: The Municipal Assistance Grant

In 1978 the City of Red Deer received a Municipal Assistance Grant of \$693,676. The Province did not indicate how this grant would increase for 1979 until very recently. As a result, only a 7% increase to \$742,240 for the 1979 budget was assumed. The actual amount of grant now announced is to be \$760,422. This means \$18,182 additional unbudgeted revenue will be received.

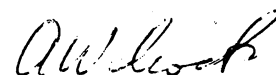
The additional grant to be received each year will consist of two parts:

1. Population growth component
2. Fiscal capacity component

The population growth component is calculated as \$40 times the population increase in excess of 5% in the year previous. For 1979 this was \$36,446. For 1980 it will be $\$40 \times 1,240 = \$49,600$.

The fiscal capacity component calculation is not clear. It is based on equalized assessment relative to other communities in the same class. Red Deer is in the class of 10,000 to 99,999 population. Information is not provided on how the grant available to the class will be increased each year before being shared by the municipalities.

Under the old grant structure pre 1979 increases each year were based on a flat increase of 7-8%. The grant this year for Red Deer increased 9.6%. It should be realized, however, that if the population increase in 1977-78 had not increased by over 5% the increase would have been only 4.4%. If Red Deer's population increase falls to 5% or less the grant increase could be minimal.



A. Wilcock
City Treasurer

AW/ds



MUNICIPAL AFFAIRS

403/427-3744

Office of
the Minister

423 Legislative Building
Edmonton, Alberta, Canada

T5K 2B6

June 15, 1979

His Worship
Mayor K. A. Curle
City of Red Deer
City Hall
RED DEER, Alberta
T4J 3T4

Dear Mayor Curle:

The Government of Alberta has been reviewing the manner of provision of unconditional assistance grants to municipal governments. The basis of that review was to develop a method of calculation and allocation of Municipal Assistance Grants which would reflect municipal fiscal capacities and relative need as well as special problems relating to high rates of population growth. That formula has been developed and is now in place for the 1979 fiscal year.

A brochure is enclosed which outlines the basic parameters of the formula. Under this formula the 1979 allocation of funds to the City of Red Deer is \$760,422. This amount is calculated as the sum of the base component of \$693,677, a fiscal capacity component of \$30,299, and a population growth component of \$36,446.

Recently, municipal governments were provided with an interim payment of the unconditional assistance grant. It is our desire to process the remaining funds as rapidly as possible and forward them to you.

Yours truly,

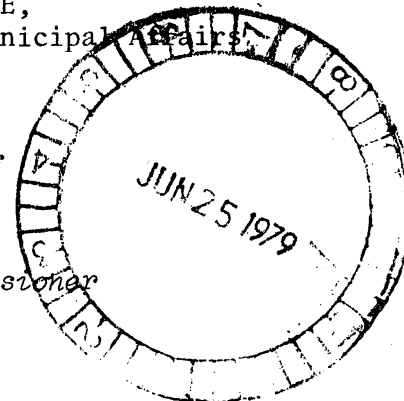
Marvin E. MOORE,
Minister of Municipal Affairs

Commissioners' comments

The above is submitted for the information of
Council.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner



July 5, 1979.

NO. 11

TO: City Clerk
FROM: City Treasurer

RE: Award of Tender for An Ambulance

There were three tenders reviewed by Council in April, 1979 for an ambulance.

<u>COMPANY</u>	<u>TENDER</u>
Crestline Coach (Saskatoon)	\$20,400.00
Superior Coach (Red Deer)	\$21,130.00
Ambulcraft (Innisfail)	\$21,854.35

Council decided to award the tender to the second low bidder, Superior Coach, because of the low price difference and the local servicing.

A purchase order was sent out about April 30, 1979 to confirm the order. Superior Coach confirmed on June 6, 1979 that they would supply as ordered.

We have now been advised by Superior Coach that the chassis will cost an additional \$2,171.23. They will be unable to supply at the price tendered.

Council now has a number of options available.

1. Require Superior Coach to supply the ambulance as ordered by the City on April 30, 1979 and confirmed by Superior Coach on June 6, 1979 for the original price, or
2. Agree to pay an additional \$2,171.23 to Superior Coach, or
3. Order from Crestline and cancel the order from Superior. Crestline have advised a 4% increase would be charged - now \$21,216 vs Superior's \$23,301.23, a \$2,085.23 difference. An additional delivery delay of 2-3 months would be experienced if ordered from Crestline.

For Council's information most, if not all, of the ambulance manufacture for Superior Coach would be done outside Red Deer.

We have been unable to contact Ambulcraft yet to determine if their tendered price would change.

A. Wilcock

A. Wilcock
City Treasurer

AW/ds

THE CITY OF RED DEER

PURCHASE ORDER

RED DEER

ALBERTA

PURCHASE ORDER

32601

DATE 1979 04 30 19TO Superior Coach Distributing & Leasing Ltd.,6430 - Golden Vase AvenueRed Deer, AltaREQUISITION NO. D V WilsonABOVE NUMBERS MUST APPEAR ON ALL INVOICES,
SHIPPING PAPERS AND SHIPMENTS.

SPECIAL NOTICE TO SELLER

PLEASE FORWARD THE ORIGINAL COPY OF YOUR IN-
VOICE TO THE ACCOUNTING DEPT., CITY OF RED DEER,
RED DEER, ALBERTA. ACCOUNTS WILL NOT BE HON-
OURED UNLESS ALL CONDITIONS ARE OBSERVEDREFERENCE YOUR QUOTE E A S. (310) Ltd. DATED March 21/73SHIP TO Red Deer Fire Dept, Headquarters, 4502 - 49 Ave,
Red Deer, ABTERMS net 30SHIP VIA cheapest F.O.B. delivered DATE REQUIRED 90 daysPLEASE ENTER OUR ORDER IN ACCORDANCE WITH ALL THE PROVISIONS MADE HEREON, AND THE CONDITIONS CITED ON THE REVERSE SIDE OF THIS ORDER FOR
THE FOLLOWING:-

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
----------	-------------	------------	--------

To supply, 1 only, ambulance in accordance with the contract documents
for supply of same and your proposal of March 21/73.

Total cost

\$24,330.00

TO CITY OF RED DEER,
RED DEER, ALBERTA T1050WE HEREBY ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF YOUR ORDER SUBJECT
TO ALL TERMS AND CONDITIONS APPEARING THEREON.

WE WILL MAKE PARTIAL SHIPMENT ON

VIA

WE WILL MAKE COMPLETE SHIPMENT ON

VIA

DATE OF ACKNOWLEDGEMENT

AUTHORIZED SIGNATURE

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED IMMEDIATELY

Commissioners' comments

We would recommend that either Superior Coach be required to supply an ambulance at their original bid or that Council cancel the purchase order with this firm and re-order from Crestline Coach of Saskatoon at their new price of \$21,216.00.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12

DATE: 1979 06 29

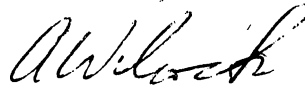
TO: Mayor
City Council
City Commissioner

FROM: City Treasurer

RE: 1978 AUDITED FINANCIAL STATEMENT

Attached is a copy of the 1978 Audited financial statement.

This statement will be presented at the July 9, 1979 meeting of Council. You are requested to bring this copy to the July 9, 1979 meeting.



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

AW:mw

Att'd.

July 4, 1979

NO. 13

TO: City Clerk
FROM: City Engineer
RE: Expansion to water Treatment Facilities

There has been over the last one - two weeks some concern expressed over the City's "water situation". The Engineering Department is aware of these concerns, and accordingly decided a report to Council was warranted.

The present water treatment plant has the capability to produce 6.5 - 7.0 million imperial gallons per day of treated water. The storage facilities in the City include 500,000 imperial gallons in the elevated tank, 2.2 million imperial gallons in the reservoir, and 200,000 imperial gallons at the Water Treatment Plant, for a total of 2.9 million imperial gallons.

The original plant was constructed in 1954. The design was by Haddon, Davis and Brown, a firm which later became part of Reid, Crowther and Partners Ltd. The original plant had a capacity of approximately 3.0 million imperial gallons per day.

In 1971 the plant was modified to increase the production capacity. This was accomplished through the installation of larger pumps and also tube settlers in the Clarifier. In 1977 the plant was enlarged through the addition of a new Clarifier to bring the plant to its present treatment capacity. The latter two improvements were designed by Associated Engineering Services Limited.

To try and meet the necessary demand for water, the Engineering Department has initiated some projects since 1978 to the present. The river intake was modified to increase the raw water supply to approximately eight million imperial gallons per day. A modification to the high lift pumping is also underway. This modification is necessary to maintain the present rate of pumping as some of the existing pumps are wearing out. The City is presently having a study done to determine the optimum location for a new treated water storage facility, to be constructed in 1980. This facility will assist in overcoming some of the peak periods the City experiences over the summer months. The other primary reason for the construction of storage is to assure adequate fire protection as the City continues to grow.

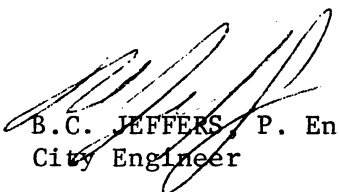
The City's rate of growth has been much greater than anticipated by either City or planning officials. If the accelerated growth continues to occur, the need for an expansion to the plant will move forward beyond the date anticipated in the Seven Year Plan (1983).

To provide the flexibility to meet the requirements of the City to meet the demands for water, it is respectfully recommended that Council give its approval for the commissioning of a Consultant to commence preliminary investigations and carry through to final design for a water treatment plant expansion. It is anticipated that this would take approximately twelve months to complete. The cost of preliminary reports and detailed design would be in the order of \$500,000. Completion of this work would allow the City to advance construction as the situation demands. Construction of the plant would involve approximately 15 months construction time. We would also request Council's approval to commission a consultant to design and tender for treated water reservoir as soon as possible.

This project was approved in principle for 1980. It is our intention to have the reservoir completed as soon as possible in 1980. The Council was informed at the time of utility rate determinations (Budget deliberations) that a major water treatment plant expansion would cost in the order of 10 - 12 million dollars (1979 dollars). The reservoir cost would depend on size and location, but could run in the order of 1.5 million dollars. Under the present financial assistance scheme of the Province, the City is responsible for the first \$200 per capita cost (approximately 8 million dollars) and the remainder is a 10% City - 90% Province funding arrangement.

It should be emphasized that the situation presently being experienced in Red Deer is not considered extreme or critical by the Engineering Department. It is a situation experienced in many communities at this time of year. The average water demand in the City is approximately 4.0 million imperial gallons per day. As stated previously, the plant capacity is 6.5 - 7.0 million imperial gallons per day. It is only in the hot summer months when flow rates reach 10 - 12 million imperial gallons per day for perhaps a six hour period that the plant treatment and pumping capacity does not match the demand. A new reservoir will not totally eliminate this problem but will help in providing more storage to meet these peaks. Over the past two weeks the average daily water consumption has been in the order of 6.2 million imperial gallons per day, with rationing in effect. Last year, there was only a period of about two weeks when the plant could not keep up with the demand. This year the problem was compounded by a drier than average June. (June 1978 - 112.6 mm of precipitation -- June 1979 - 22.4 mm of precipitation).

As stated previously, however, if the City continues to grow, the situation will continue to deteriorate until it does become critical. We are, therefore, bringing the matter to Council for its consideration and information.


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

BCJ/sp

cc: R. Bayne

Commissioners' comments

We concur with the recommendations of the City Engineer that Council authorize the actions outlined so that the design for a new plant may be completed. This will enable construction of the plant to be commenced as soon as appropriate. We would also recommend Council authorize the commissioning of a consultant to design a new reservoir once the present distribution study is complete.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

July 4, 1979

58.

NO. 14

TO: City Clerk

FROM: City Engineer

RE: Road Repairs - Frost Action

At the time of preparation of the 1979 budget, an amount equalling \$20,000 was allocated for repair of the frost damage already apparent on 67 Street. As Council is aware from their last meeting, repair of this frost boil was tendered as part of the construction of 64 Avenue and the low tender was in the amount of \$29,000.

Aside from this location, the Engineering Department has noted several other pavement failures due to the severe frost action experienced over the past winter and has in some instances had to take action to keep the roadways open. The two (2) main areas were 32 Street west of 57 Avenue and 55 Avenue north of 32 Street. To date the Engineering Department has incurred expenses in the order of \$75,000 in repairing the above areas. In both cases the situation was critical as indicated by the number of calls of complaint or concern regarding these roads. Action was taken as quickly as possible to remedy the situation.

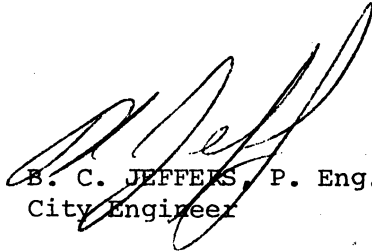
There are several other areas which should, in our opinion, be repaired this year. These areas are:-

1.	60 Avenue	\$ 35,000
2.	Wright Avenue	5,000
3.	Watson Street	10,000
4.	57 Avenue	30,000
5.	55 Avenue	2,500
6.	Hamilton Drive	10,000
7.	Mustang Acres	2,500
8.	Allan Street	10,000
9.	Anders Close	5,000
10.	Anders Street	<u>2,500</u>
	Total	\$112,500
	Expenses incurred to date	75,000
	67 Street repair	<u>29,000</u>
		\$216,500
	Amount budgetted	<u>20,000</u>
		\$196,500

This is a considerable expenditure, but is very necessary in the opinion of the Engineering Department.

Several of these roadways; 32 Street, 60 Avenue and 57 Avenue have been annual maintenance problems for many years, because of the initial substandard construction. It is anticipated that proper repair of these roadways this year will greatly reduce future problems on them. The frost problem was very severe this year, much more so than usual and accordingly the expenses incurred will be greater.

Council's permission to incur the necessary expenditures to effect the repairs noted above. The total overexpenditure is \$196,500. In discussions with the City Treasurer, it was indicated that such an overexpenditure could be funded through 1978 surpluses which Council allocated to help fund Seven Year Projects.



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

BCJ:sp

cc: City Treasurer

Commissioners' comments

As Council is aware, during budget discussions it was indicated that we were experiencing abnormal road problems this year resulting from frost action because of little snow cover. The attached report outlines the extent of these problems, and we recommend Council approve the over-expenditure to be financed as outlined.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

July 3, 1979

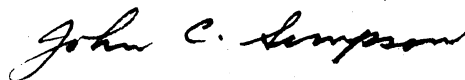
TO: BOB STOLLINGS, CITY CLERK
FROM: JOHN C. SIMPSON, ASSISTANT RECREATION SUPERINTENDENT
RE: P.S.S. DIRECTOR'S REQUEST FOR ADDITIONAL INFORMATION
ON GOLDEN CIRCLE EXPANSION

The Recreation Board at their meeting of May 30th and June 12, 1979 considered the request from Dr. Stu Fleming, Chairman, Golden Circle Management Board, for capital funding for the proposed Golden Circle expansion.

The Board endorsed in principle the proposed building expansion however, the Board was advised that all of the money in the Major Cultural Recreational Grant had been committed. The Recreation Board was reluctant at this time to commit funds from the Seven Year Plan, and therefore, recommended that the possibility of capital funding from Provincial Social Services be explored.

It was suggested that should capital financing not be available through Social Services that this matter be considered further in the Recreation Master Plan.

In order to acquaint Board Members with the operation of the Golden Circle, it was agreed to hold the regular September meeting in the Golden Circle.



JOHN C. SIMPSON

c.c. Recreation Superintendent
P.S.S. Director
City Treasurer

July 5, 1979

To: Mayor Curle
Members of Council

From: Chairman
Preventive Social Services Board

Re: Capital Funding
Golden Circle Expansion

We recently learned that provincial capital funding is available again this year for P.S.S. projects. At a special meeting of the Preventive Social Services Board held Tuesday, July 3, 1979 approval was given to a request from the Golden Circle for capital funding to expand the centre. Attached please find their submission and supporting documents.

Board members expressed the view that the Golden Circle is a service centre for seniors in Red Deer and plays a valuable coordinating role in this respect. The Board had previously endorsed the concept of a "senior service centre" in Red Deer and therefore supports expansion in principle. Building onto the Golden Circle would allow it to continue to play this role. With the addition of more social service programs at the centre it is logical to consider expansion costs as a social service expense. Some concern was expressed about the construction cost per foot (approximately \$70). The following motion was approved unanimously:

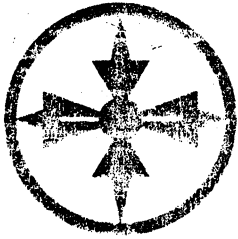
"That the proposal for expansion of the Golden Circle forwarded to the P.S.S. Board by Dr. Stu Fleming, Chairman of the Management Board, be approved in principle subject to a more reasonable construction cost per square foot."

It was recommended that the proposal be approved by City Council and forwarded to provincial authorities for their endorsement. Following approval at all levels a more specific cost could be determined. Perhaps the resolution carried could read "..... not to exceed \$200,000".

We would recommend that Council approve this request promptly thereby allowing the P.S.S. Director and City Treasurer to prepare the necessary documents for submission to the provincial authorities to meet their deadline of July 13/79.


K. McMillan, Chairman
Preventive Social Services Board

RA/Is
Encl.



The GOLDEN CIRCLE

4620 - 47 AVENUE — RED DEER, ALBERTA T4N 3P5 Phone 346-3031 346-3117

62.

June 22, 1979

Mr. Rick Assinger, Director
Preventive Social Services
4914 - 48 Avenue
Red Deer, Alta.
T4N 3T4

Dear Mr. Assinger:

Re: Capital One Year Projects

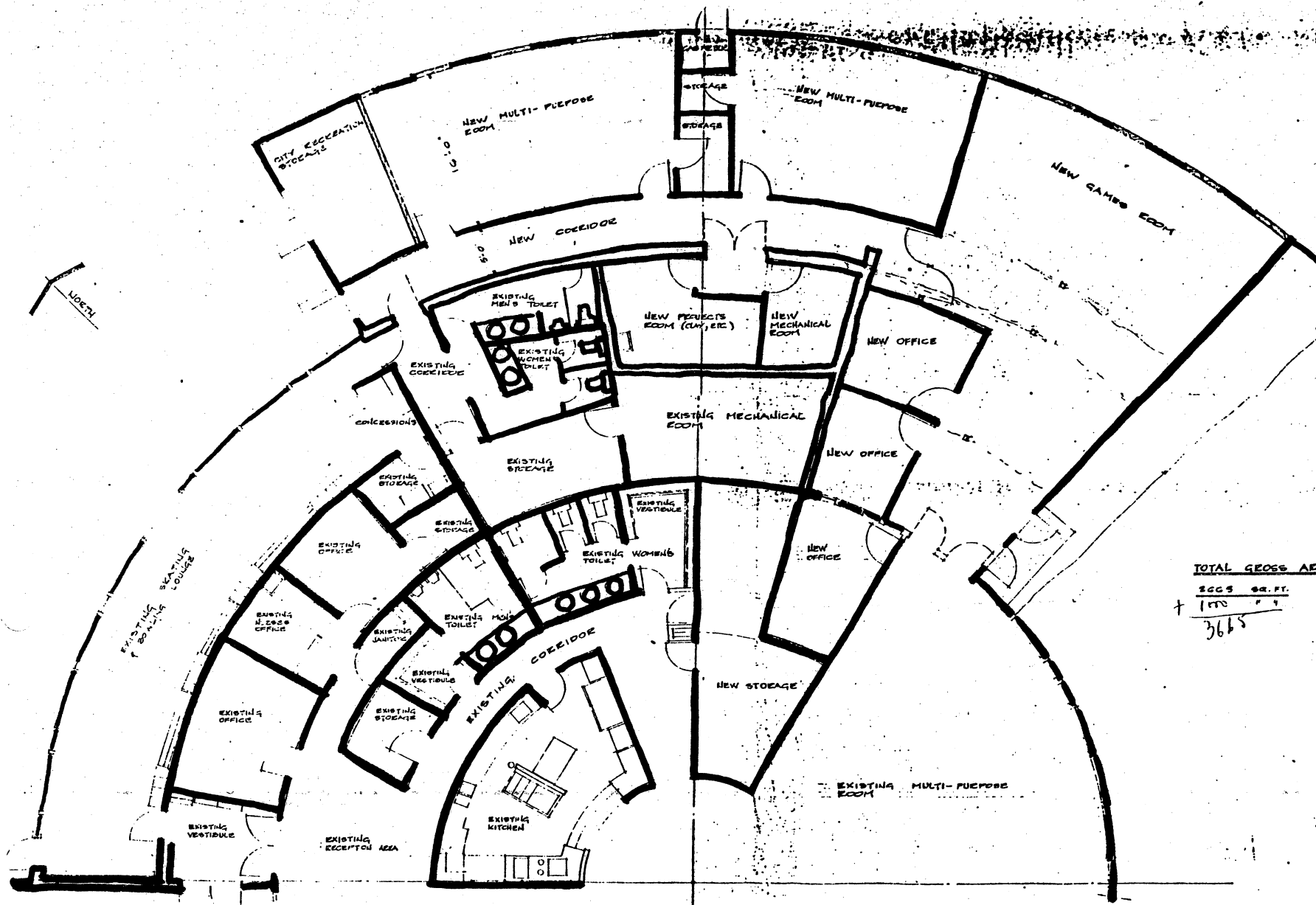
The Management Board of the Golden Circle Senior Centre would like to make application for funding under the Capital and One Year Projects in order to enable us to enlarge our cramped facilities. The programs at the Golden Circle have forged ahead in two years time beyond all expectations and the Centre has indeed become the hub of activities and services for Seniors for Red Deer and to some extent to district residents as well. Originally a building of 14,000 sq. feet was planned. Because of ever increasing construction costs and available funds at that time, we had cut down our requirements to 8,000 sq. ft. to keep within our building budget. The building committee had pledged to build a centre and thus we decided to proceed.

In the fall of 1978 a building expansion committee was struck to pursue the possibilities of expanding our present building. We have had discussions with the architect and preliminary plans which are enclosed have now been prepared to add + 3,500 sq. ft., which has been estimated at \$250,000. The seniors from the Golden Circle have already raised + \$10,000 for the expansion of the building and we received a pledge from The Kiwanis of a further \$10,000. With the great things that have happened for seniors in our first two years of operation we feel confident that another \$30,000 can be raised in the Community.

We humbly apply for funding of the remaining \$200,000. This addition will enable us to really fulfill our objectives to provide a total Social Service to our senior population. We have the full support of our M.L.A. Norm Magee. Anticipating a favorable reply.

Sincerely,

Stuart D. Dinning
Chairman, Management Board



TOTAL GROSS AREA - ADDITION

2663 64. FT.

$$\begin{array}{r} + 1000 \\ \hline 3665 \end{array}$$

Authors: - **En**



1703 - 6 2000

ADDITIONAL

to

RED D

SENIOR

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RED DEE

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MAIN FLI

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2698

EXHIBIT 11.8

Commissioners' comments

In view of our knowledge of a number of proposals for Day Care facilities, the attached report was requested from the P.S.S. Director.

There are 3 specific applications before Council at this time

- (1) College Day Care Funding
- (2) Golden Circle Funding
- (3) Red Deer Day Care Centre Funding

We are concerned with the total potential requests of approximately \$750,000.00 when only \$66,000.00 has been budgeted for in 1979.

With regard to the College request, this falls within the budget and while we feel this money would be better spent in other Day Care facilities, this is a priority of the P.S.S. Board.

With regard to the Red Deer Day Care Centre, there have not been adequate funds for this project, but if Council wishes to proceed it would be our recommendation that we proceed with the Pines site and not the Normandeau site.

With regard to the Golden Circle request, the report from the Recreation Board indicated it is not on their priority list and the report from the P.S.S. Director indicates it has a lower priority than Day Care facilities.

It would be our recommendation that all of these projects be referred back to the P.S.S. Board for meetings with the School Boards and other interested groups and resubmit to Council one overall report containing details of financing and inclusion in the budget.

"K. CURLE"

Mayor

"M. C. DAY"

City Commissioner

July 5, 1979

To: City Clerk

From: P.S.S. Director

Re: P.S.S. Capital Funding Requests

Over the past six months the Preventive Social Services Board has considered a number of capital proposals (long-term as well as for 1979). In order to keep Council aware of these proposals and the priority given to them by the Board it was felt advisable to present a summary of the proposals to assist in the deliberations of Council. The proposals are listed in order of the priority given by the P.S.S. Board.

I. Day care facility in North Red Deer.

- a) Normandeau School site - the Red Deer Day Care Society proposal has received tentative approval by the Red Deer Public School Board.

Estimated cost - \$129,300
P.S.S. proposed contribution - \$129,300
shared with province

Completion date - November 1979

- b) Pines site (joint use facility in conjunction with a community facility) - this possibility is questionable at this time due to uncertain plans for a school in the Pines.

Estimated cost - uncertain
Completion date - uncertain

2. College Child Care Centre

Approval of equipment purchases for new centre to commence operations this summer.

Estimated cost - \$6,620

Completion date - August 1979

Proposed cost-sharing with province

3. Golden Circle Expansion

Approval for adding 3,500 square feet of space for offices, multi-purpose rooms and storage.

Estimated cost - \$250,000

P.S.S. proposed contribution - \$200,000

Shared with province

Completion date - Mid 1980

4. Family Resource Centre

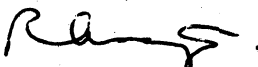
The P.S.S. Board approved a long-term plan for establishing a family support service in conjunction with the expansion of facilities at the G. H. Dawe Centre. A proposal for establishing this service was presented to the G. H. Dawe Management Board in June and received their approval in principle. Early discussion of this proposal was necessary because of plans by the Catholic School District and Recreation Department. The proposal will be presented to Council after further discussion and clarification of some issues.

Estimated cost- \$201,600

P.S.S. proposed contribution- \$201,600

Completion date- late 1980 or 1981

I hope this information is helpful to Council during its discussion on capital funding in P.S.S.


R. Assinger
P.S.S. Director

July 5, 1979

To: Mayor Curle
Members of Council

From: Chairman
Preventive Social Services Board

Re: Capital Funding
College Child Care Centre Equipment

At the July 3, 1979 Preventive Social Services Board meeting approval was given to a request from the College Child Care Centre for capital funding for equipment. Their new centre has been under construction for some time and they are ready to move in.

The Board considered the proposal from the Child Care Centre last summer and again in January 1979 but requested further information and clarification about the College's contribution. At the July 3 Board meeting it was learned that Red Deer College approved a capital budget of \$8,958 for the Child Care Centre (all items on page 1 of the attached submission - page 2 of the submission is the request from the City). As this appears to be a reasonable sharing of responsibilities between the College and the City in relation to the benefits derived from the operation of the centre, the Board recommends that City Council approve their request as follows:

"That the capital request of \$6,620 from the College Child Care Centre be approved subject to the usual cost-sharing with the provincial government."

We would urge Council's approval of this request to enable the P.S.S. Director to submit a proposal to provincial authorities for their approval.

K. McMillan

K. McMillan, Chairman
Preventive Social Services Board

RA/lis
Encl.

MEMO

MEMO

MEMO

MEMO

To: Roy Swanson

From: Ede Duckering

Date: December 11th, 1978

RE: RED DEER COLLEGE CHILD CARE CENTRE : REVISED CAPITAL REQUEST

This is a revised list as the commercial items requested in our previous memo would not fit into the kitchen of the new centre. Thought you would appreciate the difference in cost!

1	Freezer	- Schaffer - reach in - 25.5 cu ft.....	\$ 1,393.00
		(from McMullen's - Red Deer)	
1	Cooler	- General - reach in - 44 cu.ft.....	1,931.00
		(from McMullen's - Red Deer)	
1	Dishwasher	Commenda model F-2	2,321.00
		(from Russell's - Calgary)	
1	Stove	- Hot Point.....	1,350.00
		(from Westburne's - Red Deer)	
1	Washer	- Maytag (heavy duty).....	749.00
		(from Anderson's - Red Deer)	
1	Dryer	- Maytag (heavy duty).....	449.00
		(from Anderson's - Red Deer)	

Kitchen Equipment (2 stainless steel carts, pots, pans, dishes.....	1,200.00
---	----------

Sound System.....	8,000.00
-------------------	----------

TOTAL

\$17,395.00

AMOUNT APPROVED BY
RED DEER COLLEGE 8,958.00
(Sound system deleted
and some reduction in
cost of other appliances)

CC: Rick Assinger - City Hall

./Diane Tyler

RED DEER COLLEGE CHILD CARE CENTRE

69.

EQUIPMENT NEEDED

10	Trapezoid Tables @ \$49.00 each	\$ 490.00
32	Chairs @ \$11.15 each	356.00
2	Folding storage cabinets @ \$217.00 each	434.00
4	Storaway units (4 large & 7 small trays) @ \$149.00	599.00
4	Storaway units (14 trays) @ \$158.95	635.80
2	Book Display Centre	222.00
2	Knock down easy to assemble furniture sets (lower base \$54.00, upper base \$44.00, unit box \$109.00)	414.00
2	Kitchen sets (sink \$61.50, stove \$61.50, refrigerator \$62.95, cupboard \$62.95)	497.80
40	Stacking beds @ \$29.95	1,198.00
1	Record Player @ \$113.75	113.75
12	Headphones @ \$8.95	107.40
2	Listening Centre @ \$28.75	57.50
2	Cassette Players @ \$63.95	127.90
2	Sets Hollow Blocks @ \$260.00	520.00
4	Tricycles - 12" front wheel @ \$28.95	115.80
4	Tricycles - 16" front wheel @ \$32.25	129.00
4	Wheelbarrows @ \$23.95	85.80
2	Snap Wall Sets @ \$258.00	516.00

\$6,621.00

Requested contribution
from the City through
Preventive Social Services

June 14, 1979

To: City Clerk

From: P.S.S. Director

Kindly place the attached Family Resource Centre proposal on the agenda for the Council meeting of June 25. Rick will be back in time for the Council meeting to speak on the proposal. He hopes to receive approval in principal from Council subject to obtaining satisfactory financing. Council has allocated in the 1979 P..S.S. budget \$66,600 for capital costs.


for Jeltje Wileman
P.S.S. Director

/Is
Att.

PROPOSAL FOR THE ESTABLISHMENT

OF A

FAMILY RESOURCE SERVICE

AT THE

G..H. DAWE COMMUNITY CENTRE

Submitted by:

Preventive Social Services
City of Red Deer
June 1979

PREAMBLE

Perhaps one of the most frequently encountered statements in the recent social science literature describes the fact that in our mobile, industrial-urban civilization the "extended family" has virtually disappeared. As a consequence of the disappearance of this vital resource to family life, young families now turn to agencies and institutions to fulfill many of the roles and functions formerly performed by members of the extended family. The family has become simultaneously "nuclear" and "decentralized" in the sense that usually only the family of procreation lives in one household, and functions which have traditionally been performed within the home, are now being performed outside of it by a variety of specialists in a variety of locations. (Childrearing, education and religious training illustrate this point). One might even go so far as to use the word "fragmented" as an apt description of the state of some families.

Admittedly, agencies and institutions are performing many of the traditional family functions, as well as, or better than, the family could; yet, there are some gaps which the extended family has left and which social agencies have been unable to adequately fill. One such gap is the care of young children when their parents (most often mother) are unable to perform this function. Married women with young children have worked outside the home in the past and continue to do so. Recent statistics from Labour Canada not only indicate that their numbers are increasing but also suggest that there will always be married women in the labor force. In the past, when mothers with young children worked (eg. in the fields with their husbands) the responsibility for the care of children fell to senior members of the family (eg. grandmother) or to other members of the clan or tribe. Today when a mother works, child care arrangements are often hard to come by. Even when she stays at home to care for her children,

mothering is sometimes a lonely, underrated occupation. She is often alone in ^{73.} the house with her young children with no adult companion for advice, support, or relief.

The family in today's society needs assistance to carry out its function effectively. It has become readily accepted that social agencies are necessary to provide assistance when a crisis has developed (eg. a mental health problem, child abuse, alcoholism, etc.). Quite often, however, helping professionals are unable to easily resolve these problems once they are recognized. It is often a case of "too little - too late".

It is our contention that preventive services to families offered long before problems set in can be more effective and less costly than rehabilitation services in the long run. This will be the fundamental purpose of a family resource service: offering assistance to families to perform their important role.

Red Deer's Social Service System

Red Deer has grown very rapidly in the past few years - 7.7% in 1978 and 8.4% in 1979. In a short while 50% of the City's population will be north of the Red Deer River. In spite of this growth, or perhaps because of it, there is now a shortage of facilities in north Red Deer. No day care exists north of the river and all social services are based south of the river.

With such rapid growth in the City it is our contention that some services will need to become more decentralized to be more effective. This, then, can be a second function of a family resource service; to extend social service programs to residents of north Red Deer using the G. H. Dawe Community Centre as a base. With the plans to expand the Dawe Centre pending, the time for consideration of other community facilities is most appropriate.

Given the "family orientation" of the G. H. Dawe Community Centre and its obvious support from the residents of Red Deer, it seems logical to develop

such a "family resource service" in that facility.

Proposal for a Family Resource Service

The specific proposal is that a child care service and a parent support program be developed in conjunction with other programs at the Dawe Centre.

These two components of the service can be summarized as follows:

I. Child Care Service

- day care centre for 25 children on a regular basis.
- after school care for 15 children.
- part-time care of handicapped children as a "parent relief service".
- part-time care for children whose parents are participating in other activities at the Dawe Centre.
- developmental centre for 8 - 10 mentally retarded children.

II. Parent Support Programs

- information centre listing community services, programs, print material, toys, and other information of value to families.
- parent observation nursery program.
- parenting courses.
- mothers "time out" programs.
- consultation with health and social service personnel.

The above services could be offered by extending the concept of a day care centre to include other programming during the day, in the evenings, and on week-ends as well as providing space for other health and social service personnel to extend services to families in the non-threatening environment of a community resource centre.

Space Requirements

It is estimated that 3,000 sq. ft. of floor space would be required for a comprehensive child care service and an additional 600 sq. ft. of space would

be required for a small group discussion (parent observation) room and 3 offices.

The offices would be used for a family resource service/day care director, a community social worker, and one office for joint use of other health and social service staff offering assistance to the service on a part-time basis. For example, an alcoholism counsellor might be available on some days, a public health nurse on others, and the outreach worker for the Golden Circle on still others. Details of services available could be worked out as needs become obvious.

Staffing

The staffing of such a service would need to be worked out but it is proposed that they be City of Red Deer staff. The child care service would be staffed by a Director and child care workers with a community worker available as a support to the family resource services and to the G. H. Dawe Centre generally.

Capital Costs

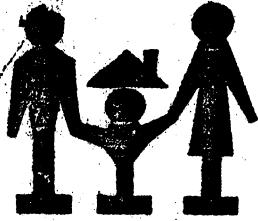
It is estimated (using current figures) that the cost of such a facility would be \$56.00 a foot or \$201,650 total excluding equipment and furnishings. After preliminary approval a more detailed budget will need to be worked out.

It is quite likely that the provincial government would provide financial assistance in developing such a facility since it could be used by many provincial offices as a way to extend services to residents in North Red Deer. Also, a portion of the cost might be shareable as a P.S.S. capital project. Whatever costs were not covered by provincial assistance would then be apportioned to the City, Public School Board, and Catholic School Board as per other facilities at the Dawe Centre.

Operating Costs

Again, these costs have yet to be determined. It is proposed that the day care service be funded as per other day care centres, i.e. on a family subsidy basis. Other operating costs including the community worker and coor-

dination of the family resource service would be included under the P.S.S. budget as a new project.



RED DEER DAY CARE CENTRE

Operated by the Red Deer Day Care Society

5515 - 43rd STREET
RED DEER, ALBERTA
PHONE: 346-2378

May 1, 1979

Mayor Ken Curle
City Council
Red Deer, Alberta

Dear Mayor Curle;

The Red Deer Day Care Society Board of Directors would appreciate the consideration of the attached proposal for a New Day Care in North Red Deer at the City Council meeting of May 14th, 1979.

A delegation of Gaye Abrey, Norma Billings and Diane Fedoruk would like the opportunity to speak to the proposal. We would request scheduling for 7:00 p.m. if possible.

Please contact Pauline Desjardins, Day Care Director, at 346-2378.

Thank you for your consideration.

Yours truly,

Laurel Goodacre

Laurel Goodacre
President
Red Deer Day Care
Society, Board of
Directors

LG/ao
Encl.

9 May 1979

TO: CITY CLERK
FROM: CITY TREASURER
RE: RED DEER DAY CARE CENTER

The Red Deer Day Care Center is asking the approval of Council for a proposed new Day Care facility in North Red Deer.

The estimated cost of the new facility is \$129,300. Only \$66,000 was provided in the 1979 budget. Assuming a 20/80 City/Province split of cost, an additional \$12,660 would be required from the City in the 1979 budget. It would be necessary to allocate the funds from the contribution to the Seven Year Plan if Council were to approve the request.

In addition to the additional capital funds that would be required in the 1979 budget, an operating subsidy is required. The proposed budget is not clear, however, as to what subsidy is required. Accordingly, it is not possible to determine if sufficient funds are provided in the 1979 City budget to fund the request.

Apparently the proposal will be for the City to own the facility and rent it to the Day Care Center at rental rates comparable to those being paid by other day care centers. There is a concern in that by providing for the cost of a day care center the City is entering an area in which it is not presently involved. All other public centers rent the space they use from organizations other than the City. There is also the problem that the City could be subsidizing a facility that would be competing against private day care operators. It could make it difficult for a private day care operator to start a new center without the City providing assistance for a facility.

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

May 8, 1979

To: City Clerk
 From: P.S.S. Director
 Re: Red Deer Day Care Society Proposal for a
 Day Care Facility in North Red Deer

Approximately eighteen months ago the Red Deer Day Care Society, with the assistance of the Preventive Social Services Department, established a committee to investigate the need for another day care facility in Red Deer. Consistent with City Council's policy resolution on day care passed on November 14, 1978, the P.S.S. Department has been attempting to assess the need for day care in Red Deer and working toward the establishment of day care programs to meet the community need. These efforts have culminated in the above proposal to establish a day care facility in North Red Deer to provide care for 30 pre-schoolers and 10 school-age children, and to serve as the base for a family day home program.

As of April 1, 1979 Red Deer has 269 day care spaces as follows:

Full day care spaces	214
Lunch and after school spaces	10
Family day care spaces	45
	<u>269</u>

All of the centre-based spaces are located south of the Red Deer River. No day care facility exists north of the river. In an April, 1978 survey of day care users in Red Deer 1/3 lived north of the river. It was therefore concluded that priority should be given to the development of a facility north of the river.

At the April 18, 1979 meeting of the P.S.S. Board a delegation from the Red Deer Day Care Society presented its proposal. After considerable discussion the following motion was passed:

"That the Red Deer and District Preventive Social Service Board recommend to Council of the City of Red Deer that the Red Deer Day Care Society be considered for capital funding for the construction of a day care centre in North Red Deer and that the proposal be brought forward to City Council via the P.S.S. Director".

The Red Deer Day Care Society was advised to submit its proposal to Council.

Red Deer Day Care Society Proposal for a
Day Care Facility in North Red Deer

May 8, 1979

Page 2

I strongly endorse the request for funding of a day care facility for North Red Deer. With the population in North Red Deer continually growing, the lack of suitable space for a facility, and the need for an accessible facility for residents in that part of the city, I feel we have no other suitable alternative.

If Council agrees with this proposal I would further recommend that the City of Red Deer build the facility and lease it to the Red Deer Day Care Society to operate a day care program. The rent for the facility should be equivalent to that charged in other parts of the city so as not to interfere with the family subsidy program. This rent could then be credited to the family subsidy program. I believe this arrangement would be more acceptable to the province and we would be more likely to receive approval for cost-sharing this capital project.

I urge Council's support.


R. Assinger
P.S.S. Director

RA/sm

c.c. Laurel Goodacre, President
Red Deer Day Care Society

Gaye Abrey
New Day Care Committee

RED DEER REGIONAL PLANNING COMMISSION^{81.}

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

May 8, 1979

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

Dear Sir,

RED DEER DAY CARE CENTRE

The Red Deer Day Care Society Board is requesting permission to attach a mobile unit to the proposed Normandeau School to be used by the children in that area. They also request that the portion of public reserve be donated on which they could build a new building.

As I understand permission was granted by the School Board subject to certain conditions. As to the donation of public reserve to the Society, the Planning Act implies that public reserve must be donated to municipality or school authorities and there is no mention of an individual group or Society having a share in the reserve.

We feel that public reserve land should not be donated to any groups or societies. An agreement with the School Board would give them the required permission to use the site.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

c.c. City Treasurer.
P.S.S. Director.
Development Officer.

/hp

MEMBERS OF COMMISSION

CITY OF RED DEER — 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 ROCKY MOUNTAIN HOUSE — TOWN OF STETTLE — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURN — VILLAGE OF DONALDA
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SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLINWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTON No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLE No. 6 — IMPROVEMENT DISTRICT No. 10



RED DEER PUBLIC SCHOOL DISTRICT NO. 104 82.

4747 - 53 Street

Phone 347-1101

RED DEER, ALBERTA
T4N 2E6

BOARD OF TRUSTEES

MRS. F.J. CRAIGIE
Chairman
MRS. P.J. ANDERSON
C.G. BECKER
S.A. DYMIANIW
C.D. HOLMES
P.C. POWER
R.E. SCHNELL

July 5, 1979

ADMINISTRATIVE STAFF

W.T. BROWNLEE
Superintendent of Schools

A.B. GIBB
Assistant Superintendent

MRS. D.F. SOLTY
Administrative Assistant

R.E. CONGDON
Secretary-Treasurer

DR. W.B. HANDLEY
Co-ordinator of
Pupil Personnel
Services

J.J. KOKOTAIO
Director of
Special Projects

COORDINATORS OF INSTRUCTION

E.M. KULMATYCKI
R.W. PAWLOFF
L.N. PELTIER
A.J. SCHAUFERT

Mr. R. Assinger
Preventive Social Services
City Hall
RED DEER, Alberta

Dear Mr. Assinger:

RE: DAY CARE CENTRE (NORMANDEAU SCHOOL)

When plans for the Normandeau School were developed the Red Deer Public School District was approached by yourself for possible inclusion of a day care centre as a portable extension of the school. At that time the Board gave approval in principle to the concept. It is my understanding that you now wish to proceed with plans for a day care centre.

In order for the matter to proceed may I suggest you present tentative plans to the Board for their consideration keeping in mind their concern for aesthetic consistency in the details.

I would be happy to place your proposals on a future board agenda.

Yours truly,

W. T. Brownlee
Superintendent of Schools

WTB/lmw

NO. 16

5 July 1979

TO: COUNCIL

FROM: CITY CLERK

RE: FOLK FESTIVAL SOCIETY LEASE AGREEMENT
CRONQUIST HOME

A draft lease between The Folk Festival Society and the City is attached to this agenda for consideration of Council. If acceptable to Council, we respectfully request authority to execute this agreement on behalf of the City.

"R. STOLLINGS"
City Clerk

CORRESPONDENCE

84.

NO. 1

R. R. 3
Red Deer, Alberta
June 26, 1979

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

Dear Sir;

I wish to make application to have the
Land Use Bylaw ammended to allow the establishment
of a travel agency at 3301 - 50 Avenue, Lots 6-10,
Block 7, Plan 3935 H.W. I would appreciate your
earliest possible consideration of this request
and hope this could be dealt with at the July 9
council meeting. I will be available at that
time to discuss my plans.

Yours truly,

Bob Mills
Bob Mills

8

*Recd
1051221
June 26/79
BS*

THE CITY OF RED DEER

85.



June 29, 1979
RED DEER, ALBERTA
T4N 3T4

TO: City Clerk

FROM: Development Officer

RE: Mr. B. Mills

In response to your memo on the above, we have the following information for Councils consideration.

The site referred to in Mr. Mill's letter is zoned C-5 however, as it abuts the Gaetz Avenue Service Road, the I-1 use table applies as discretionary uses as well. Neither table contains a reference to travel agencies as either a permitted or conditional use.

Mr. Mill's application for this use was presented to the Municipal Planning Commission for consideration as an accessory use. Under Section 8 (a)(ii) of the Land Use By-law, the Commission may permit the use of land or buildings for a use that they consider as accessory to the principle use of the land or building. In this case, the principle use of the site did not permit a travel agency to fit as an accessory use in the opinion of the Commission.

The use of the Capri which is directly across the street, for a travel agency, was allowed by the Commission as it was felt it did fit directly into the principle use of the site (motel/hotel).

R. Strader
Development Officer &
Building Inspector

RS/rv

86.

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

Your File No. _____

Our File No. _____

Dear Sir:

COUNTY OF MOUNTAIN VIEW - SUMMER VILLAGE OF HALF MOON BAY - SUMMER VILLAGE OF MIRROR - SUMMER VILLAGE OF PENHOLD - SUMMER VILLAGE OF BIRCHCLIFF - SUMMER VILLAGE OF DONALDA
 COUNTY OF MOUNTAIN VIEW - SUMMER VILLAGE OF GADSBY - SUMMER VILLAGE OF NORGLENWOLD - SUMMER VILLAGE OF CAROLINE - SUMMER VILLAGE OF CREMONA - SUMMER VILLAGE OF DELBURN - SUMMER VILLAGE OF BENJENY

Commissioners' comments

The site in question is that recently developed by Venture Properties Ltd. and Council will recall that that firm recently applied for rezoning of the site and same was denied by Council. We concur with the Planners and recommend this request be denied.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

SNELL & OSLUND SURVEYS LTD.

88.

SUBDIVISION, MUNICIPAL, OILFIELD
SURVEYS AND REPORTS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

OFFICE PHONE 346-2355

G. OSLUND, RES. PHONE 346-6342

SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

CHARLES H. SNELL, D.L.S., A.L.S., P. Eng.
GILLIS OSLUND, A.L.S., P. Eng.

C. H. SNELL — CONSULTANT

NO. 2

4821 - 48 AVENUE,
RED DEER, ALBERTA
T4N 3T2

June 21, 1979

City Clerk
City of Red Deer
City Hall
RED DEER, Alberta
T4N 3T5

Dear Sir:

Re: Lots 10 & 11, Block 1,
Plan 6077 H.W., Red Deer
-Mr. Don Leeb-

Please accept this as an application to amend the
existing zoning R2 to a new zoning of R3 for the above
noted property.

We will be submitting additional information
shortly. Please let us know the time and place that
the application will be heard in order that we may
attend on behalf of our client.

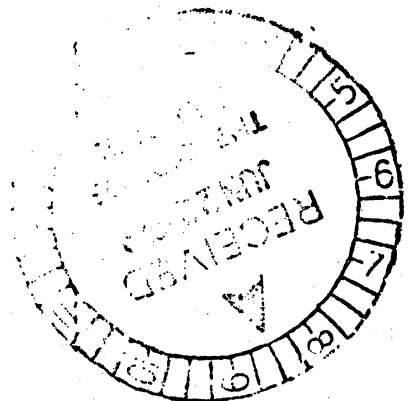
Thank you for your consideration in this matter.

Yours truly,

SNELL & OSLUND SURVEYS LTD.

Geo. Bambrick
for:
G. Oslund, A.L.S.

mak



July 4, 1979

TO: City Clerk
FROM: City Engineer
RE: Snell & Oslund Surveys
Lots 10 and 11, Block 1, plan 6077 H.W.
Your memo - June 29, 1979

The Engineering Department has no comments regarding the rezoning of the above mentioned area; however, we should like to advise of the existing facilities in the area.

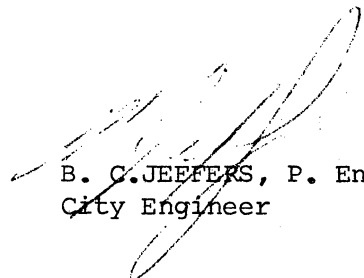
A. ROADS

1. 51 Avenue and 44 Street are paved 32 feet wide with sidewalk.
2. 51A Avenue is paved 24' wide and although narrow, cannot be widened because the right-of-way is only 35 feet.
3. The lane at the rear of the site is not constructed.

There could be traffic and/or parking problems associated with any development here. The extent would be dependant upon the size of the development and would have to be reviewed in some detail.

B. UTILITIES

1. The site would be serviced off a 6 inch water main and 8 inch sanitary sewer line in 44 Street. The adequacy of the existing utilities would be dependant upon the size of the development. Site drainage should be incorporated into the landscaping and drained to the street and/or lane as storm sewer is not available to the site.


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

PEG:sp

RED DEER REGIONAL PLANNING COMMISSION^{90.}

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

July 3, 1979

Our File No. _____

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

Dear Sir:

Re: Land Use Bylaw Amendment
Snell & Oslund Surveys
Lots 10 & 11, Block 1, Plan 6077 H.W.

The lots in question are located on the north side of 44 Street just one block north of the Red Deer Regional Hospital. The two lots would create a parcel of 93 feet of frontage and 154.75 feet of depth with an area of 14,392 square feet.

The applicant is requesting the redesignation of the above property from R2 to R3 to allow the development of an apartment building.

Although the applicant has not specifically stated his intention to develop a multifamily structure at this location, the nature of the request indicates this possibility. Since apartments are a discretionary use in an R2 district and can be approved by the Municipal Planning Commission, the need to spot zone is not entirely justified.

In the report, Density: A Study of Redevelopment in Older Residential Neighbourhoods, this area is recognized as one where future multifamily development may occur. With this in mind, Council may want to consider redesignating the entire immediate area to R3 rather than spot zone two lots.

If the City Council decides to rezone the entire area, it should be subject to two conditions:

- a) a detailed study of utilities such as water, sanitary and storm sewer, power, etc., to see whether or not the area can handle more multiple family units, if so what would be an acceptable overall density?

MEMBERS OF COMMISSION

CITY OF RED DEER — 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 ROCKY MOUNTAIN HOUSE — TOWN OF STETTLE — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA
VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLAND — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTON No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLE No. 6 — IMPROVEMENT DISTRICT No. 10

- b) a detailed study of the road pattern and traffic flow is necessary to assess the impact of Red Deer Regional Hospital operation on the surrounding area.

This study may recommend road widening, one way system or a ban of parking on certain streets, etc.

It is recommended that the request to spot zone Lots 10 and 11, Block 1, Plan 6077 H.W. be denied.

Yours sincerely,



D. Rouhi, MCIP
Senior Planner
City Planning Section

/mjw

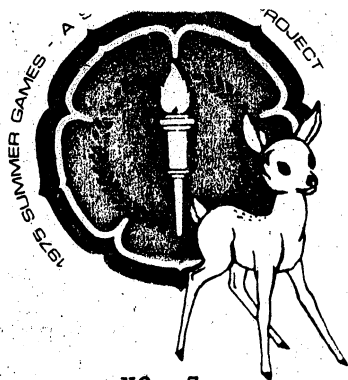
cc: City Engineer
City Assessor
Development Officer

Commissioners' comments

In view of the comments from the City Engineer with regard to the possible inadequacy of services, we recommend Council deny this application at this time. Should the applicant wish to develop multiple family units on the site, same can be dealt with as a discretionary use by Municipal Planning Commission. This will enable the City to ensure that the site is not developed beyond the capacity of the services which may not be the case if the site is rezoned thereby allowing apartments as a permitted use.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner



92.

Alberta Summer Games

RED DEER, ALBERTA AUGUST 29, 30, 31 and SEPTEMBER 1, 1975

NO. 3

PHONE 347-0711

P.O. BOX 40

T4N 5E7

June 19, 1979

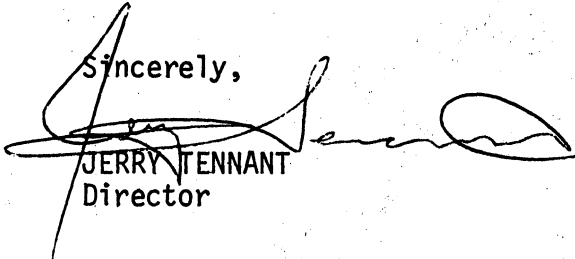
Mayor Ken Curle
and Members of
City Council
c/o City Hall
RED DEER, AB
T4N 3T4

Dear Mayor & Council:

The invitation to submit a bid to host the 1981 Summer Games and for the 1982 Winter Games has been referred to the Red Deer Games Society for consideration. We have reviewed the information to bidders, and, it is our opinion that the City, having hosted the Summer Games on two occasions, should now submit the strongest possible bid to attract the 1982 Winter Games to our City, with an understanding that the commitment by the City Council be limited to \$15,000 in cash and not more than \$10,000 in contributions in kind. We believe the Games can be successfully staged without being a major burden on the taxpayer or the Community, and, the benefits can be substantial.

The Society is willing to undertake the preparation of the bid for consideration and ratification by City Council and would respectfully request that a sum not to exceed \$1,000 be provided for this purpose.

Sincerely,


JERRY TENNANT
Director

mg

Red Deer Alberta Games Society

Commissioners' comments

Recommend Council authorize an expenditure not to exceed \$1000.00 for preparation of a bid on the 1982 Winter Games, the cost to be charged as an over-expenditure to the Planning & Design Budget of the Recreation Department.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

Fair & Exhibition

July 17 - 21, 1979

"PLANNING FOR THE FUTURE"

Silver Buckle Rodeo

April 26-29 1979

Red Deer Exhibition Association

BOX 176, RED DEER, ALBERTA, T4N 5E8, TELEPHONE 347-6611

94.

NO. 4

June 28, 1979

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

Dear Sirs:

Re: Exhibition Relocation

On November 30, 1978 we wrote and requested that Council:

- (1) Develop and approve a plan for the utilization of the existing exhibition site;
- (2) Approve participation in the capital fund for the new project (eg. commitment to dedicate the proceeds from the old site to the new project);
- (3) Authorize City administration to negotiate, for Council's approval, the terms of an agreement between the City and the Exhibition Association for the long-term use of the new site (with appropriate provisions for accomodating other organizations);
- (4) Authorize City participation in the planning process for the project.

These requests were discussed at your December 11th, 1978 Council Meeting and at that time a joint meeting of the Council and Exhibition Association Board of Directors was approved. Arising out of that meeting a six person group consisting of three Members of Council and three members of the Exhibition Executive was formed for the purpose of meeting and making recommendations to the Council and Board of Directors with respect to the use of the proposed relocation site.

At its April 30, 1979 meeting Council authorized a letter of intent to be issued to the Exhibition Association for the use of the new site. However, the other matters referred to above have not yet been dealt with by Council and we are now writing to request that you consider those requests.

*Recd
2 P.M.
June 28/79
AB*
Spring Horse Show

May 30 - June 3, 1979

Parl-mutuel Racing

June 15-18, 1979
Sept 14-17, 1979

June 25, 1979

95.

The six person committee referred to above does not have any official status to our knowledge, and we therefore also request that Council authorize City participation in a joint planning committee to consist of three members of City Council and three members of the Exhibition Association executive. It is also suggested that that the committee include, as resource personnel, the City Commissioner and General Manager of the Exhibition Association as well as any other personnel who may be appropriate from time to time. The purpose of the suggested committee would be to co-ordinate, as between the Association and City Council, the continuing planning for the relocation project. The Mayor has indicated that he will no longer be involved with the planning for the project, and a copy of his letter to the undersigned is enclosed for your information.

We also understand that the Mayor has been corresponding with M.L.A.s and other municipalities throughout Central Alberta concerning the relocation project with respect to a report which he has indicated must be ready for Council by early July. We were not aware of any such report being requested by Council, and we would of course appreciate an opportunity to review and speak to any report which the Mayor may make concerning this matter. Copies of correspondence from the Mayor to the M.L.A.s and Municipalities have been provided to us and are also enclosed for your information.

We have noted that the letter of intent authorized by City Council on April 30th and forwarded to us subsequent to that meeting was signed by the City Clerk. It is our understanding that the Municipal Government Act also requires the signature of the Mayor or his designate. In the Mayor's letter of May 2nd, 1979 he advises that he will not be signing the letter of intent and we would therefore appreciate your taking whatever action may be necessary in order to ensure that we receive a duly completed letter of intent.

Yours very truly,



A.W. Keith Anderson, C.A.
President

AWKA:emn
c.c. Mr. Norm Magee, M.L.A.

Office of the Mayor

Phone 347-4421

*Red Deer, Alberta*

T4N 3T4

May 2, 1979

Mr. Keith Anderson C.A., Chairman
Expo Action Committee
400, 4808 Ross Street
RED DEER, Alberta

Dear Keith,

I would just like to say, through this letter, that I regret having to withdraw my support from the relocation of the Exhibition site. However, as a person with deep convictions, I feel I must protect all of the citizens of Red Deer and had I accepted the changes proposed on Monday night, I felt I would be compromising myself.

It is my intention to completely separate myself from the entire situation and, therefore, will not be attending any further meetings at any level other than Council Meetings. I will not be attending any Provincial Government meetings on behalf of the City and would recommend that perhaps one of the Aldermen attend instead.

My only obligation is to sign agreements approved by Council resolution, but in the case of the letter of intent this will not be signed by myself but will be forwarded by the City Clerk on behalf of City Council.

I regret that the matter had to come to this, but I do not feel that I had any choice considering the situation as a whole.

In conclusion, I wish the Exhibition Association well in its attempts to relocate, but it will have to be without my assistance.

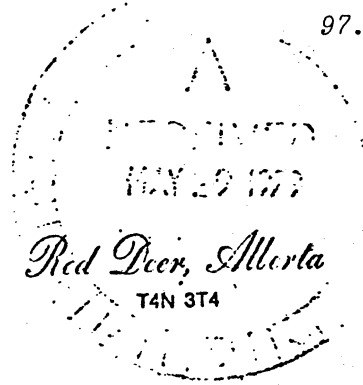
Yours truly,

KEN CURLE
Mayor

KC/dk

Office of the Mayor

Phone 347-4421



97.

May 22, 1979

Dear Sir:

As you may be aware, the Red Deer Exhibition Association has been attempting to move from their present location downtown to a site south of the Delburne Road and east of the junction of Highways 2 and 2A.

This move has received a great deal of publicity and I am sure you perhaps know of the background. The Exhibition Association has been attempting to receive Provincial Government assistance and is in the process of redrafting proposals, with respect to facilities and costing, to present to the Government in late June.

I would very much like to know if you are prepared to support this plan as a regional proposal and what effect it may have on your own Constituency. I have taken the liberty of writing the Mayors in your area asking if they are prepared to help finance the relocation if it can be considered as a regional site.

It would be appreciated if I could have your comments, as soon as possible, as I must have a report ready for Council by early July and require your response as part of this report.

Thank you for your attention to the above.

Yours truly,

Ken Curle
KEN CURLE
Mayor

KC/dk

Attachment

Office of the Mayor

98.

Phone 347-4421



Red Deer, Alberta
T4N 3T4

May 22, 1979

JUN 11 1979

Exhibition Association

Dear Sir:

As you are well aware, the former Red Deer Exhibition Association (now known as the Westerner Exposition Association) has been promoting a move from its present location downtown to a site south of the Delburne Road and East of Highway 2 and 2A junction.

I believe contact has been made with you as to your level of participation in regards to the regional concept of such an exhibition and I have only been able to come to the conclusion that, although you may endorse it as a use facility, you are not prepared to fund it in any way.

It would be very much appreciated if you could either answer the above question from your knowledge of prior consultations with your Council regarding funding or, if you could perhaps pose the question and refer it as a resolution to your Council. It is very important that I receive your reply, as soon as possible, and would appreciate any thoughts you may have as to the proposed move and what it may do for your community.

Thank you for your response to my inquiry.

Personal regards,

Yours truly,

Ken Curle

KEN CURLE
Mayor

KC/dk

July 5, 1979

TO: CITY COUNCIL

In reply to the letter from the Exhibition Board of June 28, 1979, I have discussed the letter with Mr. Anderson, President of the Exhibition, and asked if the letter could be held off pending the finalization of a report I had intended to bring to Council regarding the use of the present site and the costs of servicing the new site. Mr. Anderson informed me that he wished to place the letter before Council and I will attempt to answer some of the questions in it.

Firstly, there has been a change in policy regarding funding and it is my understanding that the Exhibition Board will now be eligible for a grant of \$100.00 per capita to spend on capital projects. They also have the capability of borrowing up to 50% of an approved project, such borrowing to be guaranteed by the Government of Alberta provided the Government approves the project and the Board can show that the loan can be paid back by revenues. This, in effect, means that the Exhibition Board now has approximately four million dollars on hand to begin construction either on the new site or on the existing site.

In reply to question number one (1), I do not believe it is in the Exhibition Board's jurisdiction to ask City Council to develop and approve a plan for the existing site. This is a direct Council decision as to the disposition of the existing site.

With respect to number two (2), if Council wishes to approve the capital fund for the new site it can come from two sources, either the proceeds from the existing site or long term borrowing. It should be realized, however, that in either case the initial funds would have to be borrowed for such time until the existing site or parts of it could be sold for whatever uses Council may wish.

Concerning number three (3), the agreement on the new site could be authorized if Council so wishes although these would be detail procedures only as Council has already given approval in principal.

With respect to number four (4), Council could give authorization for the City's participation in the planning process, although I believe that has always been in place.

In regards to the letter of intent that was signed by the City Clerk, it is not necessary for the Mayor to sign such letters. It is only upon completion of agreements that both the City Clerk and Mayor must sign such documents.

In regards to the letters to the Mayors and M.L.A.'s, these were letters sent out to verify certain information for my own use and perhaps to bring a report to Council. Council did not ask for any such report and because this letter is going forward to the Agenda, I see no reason to bring a report forward at this time.

There are still many unanswered questions and even more so now that it looks as though the total Government funding will be in the area of four million dollars. This is considerably less than the 23 million required a year ago and the 38 million required in the last report. If the Exhibition Board is willing to go ahead and begin construction on a new site with four million dollars then the City's cost will quite likely equal or exceed that amount for the land cost and servicing.

I make no recommendations regarding this report but leave it to Council to make their own decisions in the above matters.

KEN CURLE
Mayor

KC/dk

ULTRA SALES & SERVICE LTD.

101.

NO. 5

"Service Our Best Salesman"

4303 GAETZ AVENUE

RED DEER, ALBERTA T4N 3Z5

June 29th, 1979

Mayor and Councillors,
City of Red Deer,
Red Deer, Alberta.

Your Worship Mayor Curle, Ladies and Gentlemen of Council;

This letter is our request to have a caveat restriction lifted from Lot 3A Plan 5684 RS re: an agreement dated the 7th day of May 1968, between the City of Red Deer and Ultra Sales & Service, Ltd. The caveat applies on a piece of land 85' x 76' on Lot 3A. As per an agreement between the city and ourselves we have had an appraisal done and the amount payable to the City would be \$12,842.00 which is agreeable to our firm and in recent discussions with Mr. Wilson from the City it would appear this figure is agreeable with the City. We are asking that the caveat be lifted and the lot re-zoned to C-1. I would ask council's prompt consideration of this proposal as there is an attractive project for this area.

I remain,

Yours very truly,



B.P. (Uncle Ben) Janko

President

Uncle Ben's Ultra Sales & Service Ltd

BPJ/jh

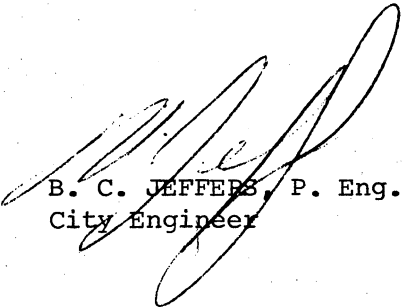
July 4, 1979

TO: City Clerk
FROM: City Engineer
RE: Ultra Sales & Service Ltd.
Lot 3A, Plan 5684 R.S.

The Engineering Department has no comments regarding rezoning. The following item should be noted when considering this application.

1. There are no water mains in 43 Street. Depending on the proposed development, water main extension from Gaetz Avenue to service the site will be the responsibility of the Developer.
2. The existing sanitary sewer in 43 Street is shallow and we recommend insulation of sanitary services and slab on grade construction of buildings. The existing sanitary sewer in the 20 foot easement could be eliminated.
3. Part or all of the area is in a possible flood plan. Any development would be at the Developer's sole risk.
4. 43 Street should be reconstructed with sidewalks and the Developer should pay the applicable rate relating to his frontage.

All costs for the aforementioned improvements should be prepaid prior to any redevelopment of the site.



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

PEG:sp

cc: City Assessor
E. L. & P. Supt
D. Rouhi, MCIP, RDRPC

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

July 4, 1979

Our File No. _____

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

Dear Sir:

Ultra Sales and Service Ltd.

The Ultra Sales and Service Ltd. is requesting that the caveat be removed and the site be rezoned to C1.

As I understand it, the caveat was placed on this parcel mainly because of difficulty in servicing the site with a separate water and sanitary sewer system.

The area has been subject to flooding in the past which might occur again in the future.

If the applicant can make satisfactory arrangements with the City regarding the utility extension as well as some protection against flooding, we have no objection to lifting the caveat and rezoning.

Yours sincerely,



D. Rouhi, MCIP
 Senior Planner
 City Planning Section

/mjw

MEMBERS OF COMMISSION

CITY OF RED DEER — 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 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 BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA
 VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE
 SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLENWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
 COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTEARTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

July 4, 1979

TO: CITY CLERK

FROM: W. LEES

Re: Ultra Sales & Service Ltd.
Lot 3A, Plan 5684 K.S.
4908 - 43 Street

Further to your memo of July 9, 1978.

The caveat referred to in the correspondence from Ultra Sales and Service was registered against the above described lands by the City of Red Deer as per an agreement with Ultra Sales and Service dated May 7, 1968 (attached).

Please see an attached copy of a report from the City Assessor to City Commissioner outlining the conditions of the agreement and in particular clause 4b regarding the discharge of the caveat.

We have also attached a copy of correspondence dated June 27, 1979 from City Assessor to Mr. Janko confirming the City Assessor's recommendations that the caveat be discharged from Lot 3A subject to the following:

1. City Council approve the application for discharge of the caveat.
2. The property be rezoned from its present A-1 zoning to a C-1 zoning.
3. Ultra Sales and Service pay to the City \$12,842.00 being the difference in value of the area as shown cross hatched on the attached sketch presently zoned A-1 with a temporary building to an area zoned C-1 allowing permanent buildings. This payment is also a condition in clause (4b) of the agreement.

The aforementioned value is based on a land appraisal report dated June 4, 1979 submitted by an accredited land appraiser retained by Ultra Sales and Service Limited.



William F. Lees

TO: City Commissioner

FROM: City Assessor

RE: Ultra Sales & Service Ltd.
Lot 3A, Plan 5684 RS

The land in question was acquired by the City of Red Deer through expropriation for the construction of 49 Avenue. Excess land requirements and a City lane were sold to Ultra Sales & Service Ltd. in May, 1968 (copy attached). Clause 4A & 4B of the agreement state:

"4a. The Company specifically acknowledges that by virtue of By-law 2011 of the City as amended, being the Zoning By-law, no permanent building may be erected upon said Lots 2 and 3 and that it was subject to such condition that the compensation was fixed in the acquisition by the City of such lands by expropriation and that it is subject to that condition that the aforesaid purchase price has been fixed and that accordingly the Company covenants and agrees as a condition precedent to this Agreement that it will not cause, permit or allow any permanent building to be erected on said Lots 2 and 3, nor will it attempt so to do by relaxation or amendment of the said By-law or otherwise and that this covenant is and shall for all purposes be deemed to be a covenant running with said Lots 2 and 3 and that the City shall be entitled to register and maintain as a first charge against said Lot 2 and 3 a **Caveat** protecting this covenant and the City's interest hereunder.

4b. Notwithstanding subsection (a) of this section, the City may at its sole discretion at any time hereafter discharge the said Caveat and so far as it is able to do, relax or amend the said By-law upon the Company paying to the City in cash an amount equal to the difference at that time between the value of said Lots 2 and 3 subject to the restriction set out in subsection (a) of this section and the value of said Lots 2 and 3 free and clear of such restrictions as determined by an accredited member of the Appraisal Institute of Canada appointed by or acceptable to the City, the costs of which appraisal shall be borne by the Company."

1979 04 02

Page 2

The property is zoned A-1 and is used for the display and sales of recreational vehicles. There is also an agreement allowing the existing building which has been there for 5 years a further term of 4 years (copy of agreement attached).

In view of the above, it is my opinion that if they wish the caveat to be removed they should make application to City Council for a zoning change and pay the City the difference in value between an area zoned A-1 with a temporary building to an area zoned C-1 allowing permanent buildings.



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

1979 06 27

Ultra Sales & Service Ltd.
4303 Gaetz Avenue
RED DEER, Alberta
T4N 3Z5

ATTENTION: B.P. Janko

Dear Sir:

RE: Lot 3A, Plan 5684 RS

In reply to your letter of June 19, 1979, may I confirm that it is the City Solicitor's opinion as well as my own that the agreement respecting this property and in particular clause 4B is quite clear in indicating that the difference in land value is to be the values at the current time.

In view of the appraisal, the recommendations from our Department to City Council would be that the property be rezoned to C1 from its present zoning of A1 (your appraiser was incorrect in using the C2 classification) and that the price differential be based on the \$2.00 per square foot as indicated in the appraisal for a net sum of \$12,842.00.

At no time was there ever any mention of using the 1968 values related to the current market values; and I certainly could not support anything of this nature.

I would be pleased to discuss this matter with you at your convenience.

Yours truly,

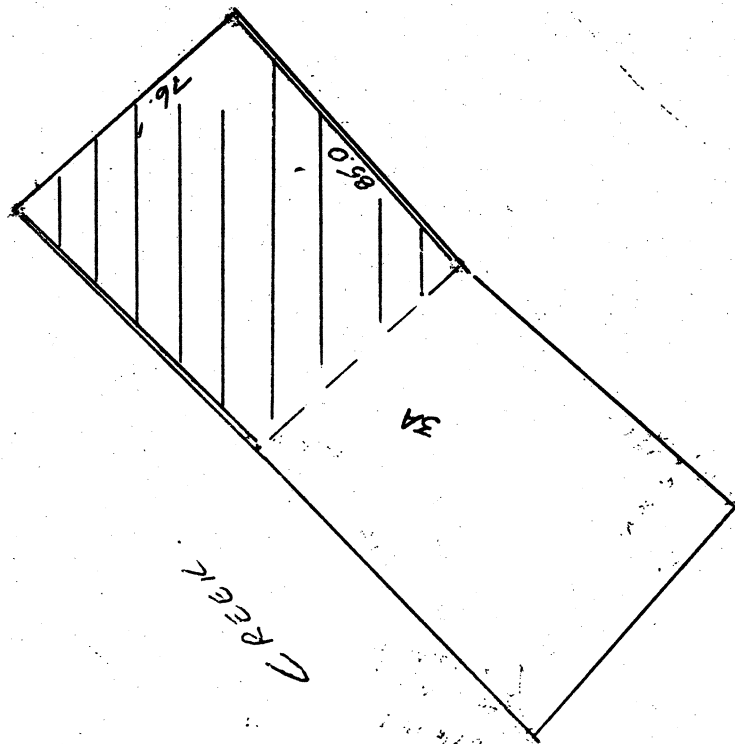
D.J. WILSON, A.M.A.A.
City Assessor

PLAN 4816 R.S.

AVENUE

49th

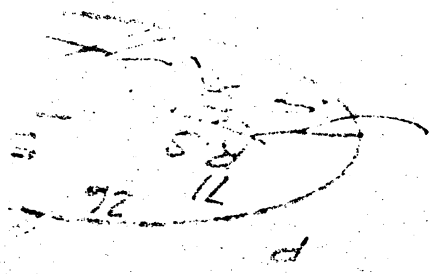
PLAN 4816



STREET

43rd

N 3758 MC



5-211

BETWEEN:

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

109.

OF THE FIRST PART

- and -

ULTRA SALES AND SERVICE LTD., a body corporate carrying on business in the Province of Alberta, (hereinafter called "the Company")

OF THE SECOND PART

WHEREAS the City is the registered owner of a portion of Lot 2, all of Lot 3 (hereinafter called "said Lots 2 and 3") as shown on Plan 2178 H.W. and a lane situate between Lots 4 and 5 all as shown on Plan 2860 H.W., all of which is shown outlined in red on the plan hereunto annexed and forming part hereof (hereinafter called "the said lands");

AND WHEREAS the Company is desirous of purchasing the said lands and the City is prepared to sell the same at the price and upon the terms and conditions hereinafter contained.

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

1. The City agrees to and does hereby sell, transfer and convey to the Company, which agrees to and does hereby purchase the same, the said lands at and for the sum of \$4,400.00, which the Company shall pay to the City upon execution hereof, receipt of which is hereby acknowledged.

2. The within sale and purchase shall be effected by way of

replotting scheme or schemes at the sole cost of the Company, whereby the said lane and Lot 4 shall be consolidated into one lot or parcel of land and said Lots 2 and 3 shall be consolidated into one lot or parcel of land.

3. The within sale and purchase shall be subject to all existing easements and the Company shall grant all such other easements and rights-of-way as the City may require for existing utilities.

4. (a) The Company specifically acknowledges that by virtue of By-law 2011 of the City as amended, being the Zoning By-law, no permanent building may be erected upon said Lots 2 and 3 and that it was subject to such condition that the compensation was fixed in the acquisition by the City of such lands by expropriation and that it is subject to that condition that the aforesaid purchase price has been fixed and that accordingly the Company covenants and agrees as a condition precedent to this Agreement that it will not cause, permit or allow any permanent building to be erected on said Lots 2 and 3, nor will it attempt so to do by relaxation or amendment of the said By-law or otherwise and that this covenant is and shall for all purposes be deemed to be a covenant running with said Lots 2 and 3 and that the City shall be entitled to register and maintain as a first charge against said Lots 2 and 3 a Caveat protecting this covenant and the City's interest hereunder.

(b) Notwithstanding subsection (a) of this section, the City may at its sole discretion at any time hereafter discharge the said Caveat and so far as it is able to do, relax or amend the said By-law upon the Company paying to the City in cash an amount equal to the difference at that time between the value of said Lots 2 and 3 subject to the restrictions set out in

subsection (a) of this section and the value of said Lots 2 and 3 free and clear of such restrictions as determined by an accredited member of the Appraisal Institute of Canada appointed by or acceptable to the City, the costs of which appraisal shall be borne by the Company.

5. The Company further specifically acknowledges and agrees that no access to said Lots 2 and 3 from 49th Avenue shall be permitted.

6. The Company shall be entitled to possession of the said lands and all incomings and outgoings in respect thereof, including taxes, shall be adjusted as at the date of this Agreement.

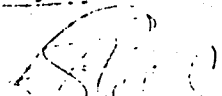
7. This Agreement shall enure to the benefit of, be binding upon and enforceable by the parties hereto and their respective administrators, successors and assigns.

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

THE CITY OF RED DEER

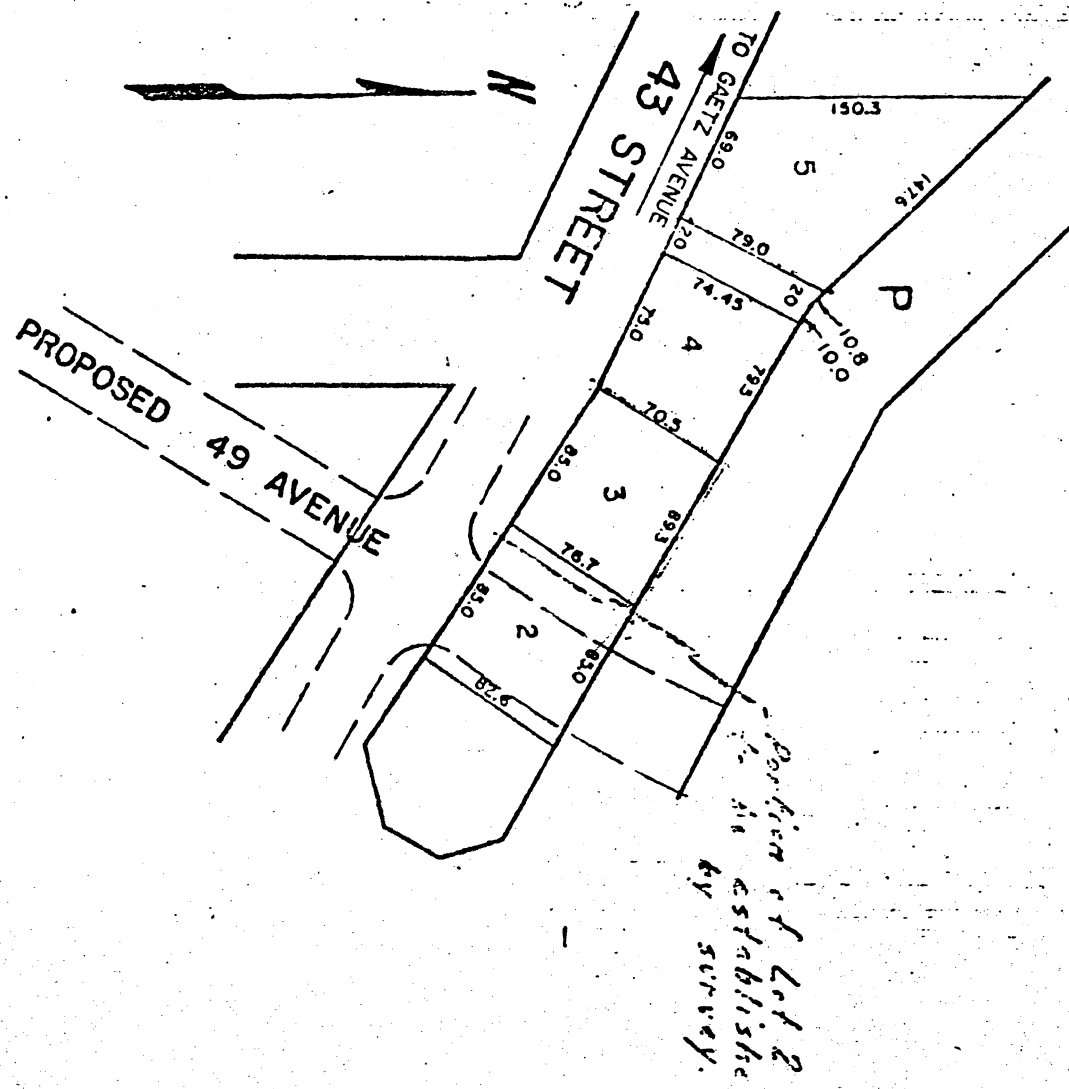
Per: 

Mayor


City Clerk

ULTRA SALES AND SERVICE LTD.

Per: 



THIS AGREEMENT made this 14 day of Dec., A.D. 1978.

113.

BETWEEN:

THE CITY OF RED DEER
(hereinafter called "the City")

OF THE FIRST PART

AND:

ULTRA SALES & SERVICE LTD.
(hereinafter called "Ultra")

OF THE SECOND PART

WHEREAS Council of the City did on the 30th day of July, 1973 pass the following resolution:

"Council of the City of Red Deer do hereby approve of the development of a temporary building by Ultra Sales & Service on a year to year basis for a five year period, north of 43 Street and west of 49th Avenue as described in the report to Council July 16th, 1973 by the City Commissioners and do hereby approve of the lease of the boulevard on the north side of 43 Street adjacent to the property owned by Ultra Sales & Service Limited in consideration of landscaping and maintenance of the public land between this property and Waskasoo Creek."

AND WHEREAS Ultra desires to extend the privilege granted in the resolution hereinbefore referred to for a further term of four years;

AND WHEREAS Council did on the 14th day of November, 1978 pass the following resolution:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated October 24th, 1978 from Ultra Sales & Service Limited for an extension of the temporary building located on the Ultra Sales & Service site north of 43rd Street and west of 49th Avenue, hereby agree to grant a 4 year extension and as recommended to Council November 14th, 1978 by the City Commissioners, subject to such amending agreements as may be necessary and satisfactory to the City Solicitor."

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, and the mutual covenants and agreements herein contained, the parties hereto agree together as follows;

1. The City hereby grants to Ultra the right to continue to maintain on its lands, namely Lot 3A, Plan 5684 R.S., the temporary building authorized in the resolution of the 30th day of July, 1973 for a further term of four years from the 14th day of November, 1978.
2. Nothing herein shall be deemed to affect or alter the provisions of By-Law No. 2422 or the agreement between the parties heret dated the 16th day of August, 1973.

IN WITNESS WHEREOF the parties hereto by their proper officers have affixed their corporate seals the day and year above written.

THE CITY OF RED DEER

Len Gault

Mayor

ULTRA SALES & SERVICE LTD.

Refuge

Commissioners' comments

In view of the many concerns expressed by the administration with regard to roads, services, flooding, etc., we recommend Council approve the lifting of the caveat and the rezoning of the property but that third reading be withheld pending the satisfactory resolution of these problems and the applicant entering into an agreement satisfactory to the City Solicitor saving harmless the City in the event of flooding.

"K. CURLE"
Mayor

"M. C. DAY"
City Commissioner

NO. 6

J.H. SCHARFF 116.
24 PALLO CLOSE
RED DEER, ALTA
T4P 1J3
PH 346-3051.
June 18, 1979

CITY OF RED DEER
CITY HALL
RED DEER, ALTA

ATT: R. STOLLINGS

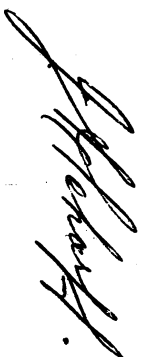
Dear Sir:

I, J.A. Scharrff of the above address hereby make application
for the rezoning of the following property to
C-5 (Commercial):

3422-50 Ave (Lot 17 Block 1 Plan 6722 ET)

It is my intention to develop this property into
a used car lot also selling automotive accessories.

Sincerely,
J.A. Scharrff



J.A. SCHARRFF

THE CITY OF RED DEER

117.



June 20, 1979
RED DEER, ALBERTA
T4N 3T4

TO: City Clerk

FROM: Development Officer/Building Inspector

RE: Mr. J.A. Scharff

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

The site in question is presently zoned R2B (General Residential). This lot and lot 16 are the only lots in this block facing Gaetz Avenue, which are zoned R2. The remainder of the block is zoned C5 and C4X. Mr. Scharff's proposed use of the property, car sales, is listed as discretionary in the City Land Use By-law and is therefore subject to M.P.C. approval, should Council decide to rezone the site.

In our opinion, the further extension of the C5 zoning in this block would be appropriate.

Yours truly,

R. Strader
Development Officer &
Building Inspector

RS/rv

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

July 3, 1979

Our File No. _____

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

Dear Sir:

Re: Lot 17, Block 1, Plan 6722 E.T.
3422 - 50 Avenue
J. A. Scharff

The request is for reclassification of the above lot from R2B to C5 or Highway Commercial.

The request is the logical extension of the C5 District and we have no objection to granting this request.

We would recommend that the lot to the south (Lot 23, Plan 2278 H. W.) be included in the rezoning since this is the only lot left with R2 designation on that block.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

/mjw

cc: City Engineer
City Assessor

Commissioners' comments

Concur with the recommendations of the administration and recommend Council proceed with rezoning.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIL — TOWN OF LACOMBE
TOWN OF OLDS — TOWN OF ROCKY MOUNTAIN HOUSE — TOWN OF STETTLE — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA
VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLAND — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTON No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLE No. 6 — IMPROVEMENT DISTRICT No. 10

47 Piper Drive,
Red Deer, Alta.,
July 3, 1979.

NO. 7

His Worship, The Mayor,
Red Deer City Hall,
Red Deer, Alberta.

Dear Mr. Curle:

As per our brief which was previously presented to yourself and all aldermen, the Pines Community Association has requested that the Red Deer Public School Board build a community school in the Pines. Although we do not yet have a firm indication from the School Board that they will, indeed, build this facility, we feel that this indication will be forthcoming if the City of Red Deer will show their support for such an undertaking.

Therefore, as we would desire this facility to operate as an educational and recreational centre to benefit all residents of our area, we would respectfully ask that City Council give their consideration to pledging financial support towards the recreational aspect of this neighbourhood community centre.

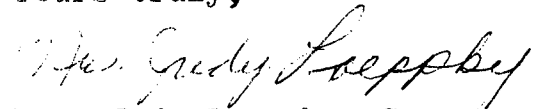
To this end, we have approached the City of Red Deer Recreation Board. Although the Recreation Board had no funds available for us, this board had no objection to the Pines Community Association making representation to the City Council for special funding, provided however, that any monies forthcoming from the City are not taken from present or future allocations of Recreation Board funds.

In making this request, we would like to stress the fact that we have a very urgent social problem in the Pines. There is a desperate need for a community focal point. Our children cannot possibly develop a sense of community spirit or the pride and responsibility that follows if they are not allowed to meet and fellowship in their own area. We are concerned to the greatest possible degree that the lack of facilities in our area leaves children free to wander aimlessly around shopping centres in their leisure hours. Older persons need hot meals, recreation and social activities, working mothers

and single parents need day-care and after school programs, low-income wage earners need an inexpensive substitute for commercialized entertainment, and citizens of all ages need a community gathering place. City participation in this worthwhile endeavor would ensure that this facility would become a true community "hub", used by church and religious groups, sports and fitness clubs, fine arts groups, youth groups, and community associations.

In closing, we ask your co-operation and support in developing a joint recreational/educational centre in the Pines, which will benefit the community at large, while at the same time will maximize our children's educational opportunities by creating a stable environment in which trust, self-confidence, and a sense of community spirit and neighbourhood identity will thrive. Toward these goals let us dedicate our efforts.

Yours truly,



Mrs. Judy Loeppky, Sec.,
Pines Community Association.

Commissioners' comments

We would suggest Council direct the administration to examine all aspects concerning the above and bring forward one overall report for Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

TREASURY

NO. 8

Office of
the Deputy Provincial Treasurer

9360-2/F

21-Jun-79

403/427-4106

Telex 037-2137

434 Terrace Building

9515 - 107 Street

Edmonton, Alberta, Canada

T5K 2C3

All Municipal Secretary Treasurers
and Commissioners of Finance

Dear Sirs:

Re: Alberta Municipal Debt Reduction Programme

As you know, the announcement of the Municipal Debt Reduction Programme contained a reference to investment of the unconditional funds which many municipalities will receive under the Debt Reduction Programme. The announcement said that "... at the option of each municipality, the Province is prepared to hold and invest these funds until such time as the municipality requires them."

The purpose of this letter is to provide details on the way in which the Province is prepared to hold and invest the unconditional funds if requested to do so by a municipality. The details are contained in the attached information bulletin. You will note that municipalities are encouraged to seek investment advice and support from local banks, trust companies, Treasury Branches or from the several investment advisors with offices in Alberta.

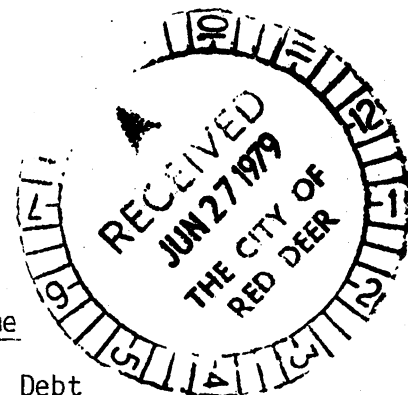
However, should a municipality wish to leave all or part of the unconditional funds with the Province, we are prepared to make that municipality a depositor in the Consolidated Cash Investment Trust Fund (CCITF) on the terms outlined in the bulletin. You will be aware that Section 14 of the Municipal Debt Reduction Act, (Bill 21, currently before the Legislature) provides the necessary authority for a municipality to become a depositor in the CCITF with respect to money paid to it under the Municipal Debt Reduction Programme. In order to make a municipality a depositor in the CCITF, we require that an "Authorization to Invest" in the form of the draft letter attached to the bulletin be received by Alberta Treasury no later than 16-Jul-79. If such a request is not received, all of the unconditional grants will automatically be paid to a municipality about 1-Aug-79.

If you have further questions on the investment option, please call any of the people listed in the bulletin.

Yours sincerely,

A.F. Collins
A.F. Collins

dvb





TREASURY

403/427-3052

Telex 037-2137

434 Terrace Building

9515 - 107 Street

Edmonton, Alberta, Canada

T5K 2C3

ALBERTA MUNICIPAL DEBT REDUCTION PROGRAMME

Information Regarding Investment of Unconditional Grants

A brief description of the parameters under which the Provincial Treasurer, if requested, will invest and manage the unconditional grants received by municipalities pursuant to the Municipal Debt Reduction Act.

June, 1979

Introduction:

123.

Most municipalities will be receiving unconditional grants as a result of the Municipal Debt Reduction Act. Those municipalities which have no immediate use for the funds are urged to give some preliminary consideration as to the investment of these funds on an ongoing basis.

The Hon. Lou Hyndman, Provincial Treasurer, encourages municipalities to seek investment advice and support from their bank, trust company, Treasury Branch, or one of the several competent investment advisors with offices in Alberta.

However, it is recognized that some municipalities may wish to leave their unconditional grant (or some part thereof) with the Provincial Treasurer pending their determination of the ultimate use of these funds. For these municipalities, the Provincial Treasurer is prepared to invest these moneys. The purpose of this Information Sheet is to describe the manner in which these funds will be invested.

Authorization:

A municipality which intends to invest its unconditional grant (or some part thereof) through the facilities of the Provincial Treasurer shall complete two copies of the attached "Authorization to Invest" form, and shall ensure the delivery of these forms to the Provincial Treasurer by 16-Jul-79. Upon receipt, the Provincial Treasurer shall recommend to the Lieutenant Governor in Council that the municipality be designated a depositor in the Consolidated Cash Investment Trust Fund effective 1-Aug-79, and that the unconditional grant of that municipality be specified as the designated fund of that depositor, in accordance with Sections 51(2) and 51(3) of the Financial Administration Act, 1977.

Those municipalities which do not submit an "Authorization to Invest" by 16-Jul-79 shall receive their unconditional grants on or about 1-Aug-79.

Only moneys received by a municipality pursuant to the Municipal Debt Reduction Act will be eligible for inclusion in the Consolidated Cash Investment Trust Fund. Any portion of the unconditional grant which a municipality chooses to receive in cash on 1-Aug-79 shall not be eligible for subsequent inclusion in the Consolidated Cash Investment Trust Fund.

Investing the Unconditional Grants:

Upon request, the Provincial Treasurer shall manage the unconditional grants by transferring them to the Consolidated Cash Investment Trust Fund (the Fund). The moneys in the Fund are typically invested in short-term securities (usually of a term one year or less). It should be noted that the Provincial Treasurer does not guarantee either the principal or the income of the Fund. The security of both the principal and income of the Fund is based solely on the creditworthiness of the investments of the Fund. It should be further noted that the rate of return of the Fund is not fixed, but varies according to the rates of return of the investments of the Fund. In other words, the Fund does not take deposits for fixed periods of time at a fixed rate of income. Rather the Fund represents a pool of money which is fully invested at all times and the return to the depositors depends upon the investment return to the Fund as a whole. For example, during May-79, the Fund provided a daily-compounded rate of return of 9.9%.

Income from the Fund is accrued to each depositor daily, based on the depositor's relative daily balance in the Fund, and the accrued income is credited to the depositor's balance quarterly, on 31-Mar, 30-Jun, 30-Sep and 31-Dec.

In the unusual case where investments in the Fund are sold prior to maturity, the resulting gain or loss is credited or charged to each depositor on the day the gain or loss is realized.

Withdrawals:

Withdrawals of funds by municipalities may be made on the last banking day of each month, provided that the municipality provides appropriate authorization by completing an "Authorization for Withdrawal" form (to be provided at a later date), and by ensuring the delivery of this form to Alberta Treasury at least 5 banking days prior to the end of the month. (For withdrawals greater than \$5 million, the "Authorization for Withdrawal" must be delivered at least 15 banking days prior to the end of the month). On the last banking day of the month, Alberta Treasury will transfer the withdrawn funds to a bank specified by the municipality. Earnings on the amount withdrawn shall continue to accrue up to and including the day of withdrawal. Once moneys have been withdrawn by a municipality, they shall not be eligible for redeposit to the Fund at a later date.

Reporting:

As soon as possible after the end of each month, the Provincial Treasurer shall send to each municipality a statement of his account in the fund, showing the cash balance at the beginning and end of the month, withdrawals during the month, and earnings accrued or credited during the month.

Further Information:

Further information may be obtained by calling:

Jim Peters, Manager, Asset and Trust Accounts	427-3077
Paul Rathgeber, Manager, Financial Planning	427-3087
Don Bishop, Manager, Banking	427-3077

Provincial Treasurer
434 Terrace Building
9515 - 107 Street
EDMONTON, Alberta
T5K 2C3

126.

ATTENTION: H.H.STROHBACH
EXECUTIVE DIRECTOR, OPERATIONS

Dear Sir:

RE: AUTHORIZATION TO INVEST

The undersigned certify that _____ has
(name of municipality)
authorized the Provincial Treasurer to request the Lieutenant Governor
in Council to designate _____ as a depositor in
(name of municipality)
the Consolidated Cash Investment Trust Fund and to specify _____
(\$ amount or ALL)
of the unconditional grant received under the Municipal Debt Reduction Act as
the designated fund.

The undersigned also certify that _____ has
(name of municipality)
authorized any two of the following officials of the municipality to sign
"Authorization for Withdrawal" forms:

	<u>Name</u>	<u>Title</u>	<u>Specimen Signature</u>
1.			
2.			
3.			
4.			
5.			
6.			

Certified By -

(Elected Representative, Title)

(Municipal Official, Title)

TO: CITY COUNCIL
FROM: CITY TREASURER
RE: MUNICIPAL DEBT REDUCTION PROGRAM

Background

Council will recall the Province is to provide the City of Red Deer with \$500 per capita or \$18,157,000 under the above program. Council agreed the money would be used to:

1. Pay off certain debentures as required by the Province.
2. Pay off the balance of the Sewer and Water debt outstanding at December 31, 1978.
3. Use the balance of the grant funds after deduction of (1) and (2) to finance general Seven Year Plan projects (excluding utility projects) for 1979 and subsequent years until the funds were fully utilized.

It was indicated to Council a more detailed report would be presented to Council when additional details were provided by the Province.

Eligible Debt

The Province terms the debenture debt it requires be paid off from the grant funds as "eligible debt". Final figures on this eligible debt have not been provided by the Province. It is estimated, however, that at March 31, 1979 the balance of eligible debt (including accrued interest) will be \$9,072,000.

The "eligible debt" to be paid off includes the outstanding borrowing used to provide interim financing for the new Exhibition site. This means \$741,390.45 of the grant funds will have been used to provide a portion of the final financing for the land.

Water and Sewer Utility Debt Outstanding
at December 31, 1978

Council agreed to use the grant funds to pay the Water and Sewer Utility debt outstanding at December 31, 1978. Including accrued interest on this debt and deleting the eligible debt, the balance at March 31, 1979 was \$3,848,000. Grant funds will be allocated to payment of this debt.

General Seven Year Plan Projects

After deducting eligible debt and the balance of the Water and Sewer Utility debt, there remains \$5,237,000. According to Council's decision, this money would be used to finance Seven Year Plan projects approved by Council.

For the next few years, Council has authorized the following general debenture borrowing (utility borrowings are not included).

1979	\$2.644 million
1980	\$1.712 million
1981	\$1.516 million
TOTAL	<u>\$5.872 million</u>

As a result of interest accrued until the funds are expended, the \$5,237,000 should be sufficient to finance the above expenditures.

Recommendation On Application of Grant Funds

At the present time the City can earn approximately 10% on short term investment of surplus funds. If the City borrows debenture funds the Province subsidizes the interest rate at 8%. This means that if the City only pays off those debentures the Province requires, interest income can be earned. Accordingly, it is recommended the City only pay off those debentures required by the Province. The balance of the grant funds should be used to finance debenture repayment rather than as an alternative to issuing the debentures. In effect, the City would have a fund to meet the debenture repayments.

Investment of Funds

Until the grant funds are required to meet debenture repayments, the funds will have to be invested. The Province has offered to invest the surplus funds for the City until they are required. The most recent interest rate earned by them is 9.9%.

An alternative to having the Province invest the funds would be to invest them through financial institutions located in Red Deer. A disadvantage with this method is most financial institutions would not be as flexible as the Province in the condition of withdrawal. This would make it more difficult to administer. For those institutions located in Red Deer that would be flexible, the following advantages or disadvantages could be listed:

Advantages

1. Higher interest rate (up to 3/4% more)
2. If credit unions are used money is circulated in Central Alberta.

Disadvantages

1. Higher interest carries with it more risk of loss.
2. Few institutions would accept conditions of fund operation resulting in greater risk by putting the money in only one or two institutions.

Summary

According to Council's decision the \$18,157,000 grant would be used

1. Pay off required debentures	9,072,000
2. Pay off balance of Water and Sewer utility debt outstanding at December 31, 1978	3,848,000
3. Finance Seven Year Plan general projects	<u>5,237,000</u>
	<u>18,157,000</u>

For items (2) and (3) the procedure will be to issue debentures and allocate the grant funds to payment of the debenture borrowings.

Interest earned by the grant funds would be used for item (3).

The investment of the funds should be carefully considered. The offer by the Province to invest the funds does offer a lower interest rate but probably means a lower risk exposure. If Council agrees to this offer, then the following signing officers are recommended for City Council approval:

Any Two of:

1. Mayor or Deputy Mayor
2. City Treasurer or Assistant City Treasurer



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

Commissioners' comments

Having reviewed this matter very carefully, we recommend that Council authorize the investment of surplus funds with the Province and the authorized signing authority shall be as outlined by the City Treasurer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

June 27, 1979

PETITIONS & DELEGATIONS

131.

NO. 1

City Council,
City Hall,
Red Deer, Alberta.

Dear Council Members:

RE: Paving of lane between 43rd and 43 A Avenues
and 43rd and 39th Streets including the access
lane running east and west behind the First Baptist
Church in the City of Red Deer.

Please find attached a petition in opposition to the above noted paving. The petitioners believe that paving of the said lane is both unnecessary and undesirable for the following reasons:

1. Cost - The increased property tax of \$69.50 per annum for twenty years or \$570.00 initial payout is prohibitive particularly when consideration is given to the fact that extra charges will be levied to asphalt back driveways to the lane. In addition, rates are set to include the cost of paving flankage which makes the total cost untenable to the petitioners.
2. Traffic - The petitioners believe that a paved lane will encourage more higher speed traffic through the area thus increasing the risk to pedestrians, especially children (of which there are many) in the area, as well as motorists backing into the lane.
3. Maintenance - The petitioners agree that a well-maintained gravel lane is as effective as a paved one, particularly when the pavement begins to deteriorate leaving ruts and potholes. The city has shown good response to requests for lane maintenance in the past and accordingly no reason is seen for this process not to continue.
4. Inconvenience - The petitioners believe that dust raised from a gravel lane is a minor inconvenience at worst and in no way represents sufficient reason to disregard the above three points.

Thank you for your consideration fo this matter.

Yours truly,

(petition attached)

We, the undersigned, hereby register our opposition to paving the lane between 43rd and 43 A Avenues and 43rd and 39th Streets including the access lane running east and west behind the First Baptist Church in the City of Red Deer, Alberta.

NAME

ADDRESS

- | | | |
|-----|---|---|
| 1. | DAVID ROLFE | 4203-43'A' AVE. |
| 2. | M. G. Flewelling | 3927-43'A' Ave |
| 3. | Miss Joy | 3924-43 Ave |
| 4. | Mrs. J. S. Sweet | 3926-43 Ave- |
| 5. | L. Desjagne | 3916-43 Avenue |
| 6. | H. L. Bent | 4223-43 A Ave. |
| 7. | Luke Kienchanko | 3940-43 Ave. |
| 8. | Warren B. Churchill | 3936-43 Ave |
| | Signed other petition but reconsidered. | |
| 9. | D. J. Kienchanko | 3933-43 Ave ^{other petition} signed but reconsidered |
| 10. | (Miss) | 3944-43 Ave |
| | Signed other petition but done reconsidered due to lack of signatures | |
| 11. | Mrs. Barbara Primas | 3948-43 Ave |
| 12. | Mr. & Mrs. Gordon Foster | 3947-43A Avenue |

J920-43ae

Red Allen

11/19/50 1979

Mr. Skelings

Dear Sir

As you are signing the
 Petition, that is passed around, as I
 have to pay that - 11.00 per 69.50 each year
 for living on my Pension. No income & I pay
 that I share to help my insurance on house
 However the Public Works Dept will be collecting
 at home to see if it makes this which it also that
 need the at all, I believe there is better then a
 lot of other there in Red Allen.

I have the Car. (18)
 I am living Pleasant Ave in
 11110 S. Street.

THE CITY OF RED DEER

PETITION FOR LOCAL IMPROVEMENT

FOR OFFICE USE ONLY
PETITION NO. _____

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER

DATE RECEIVED _____

GENTLEMEN:

We, the undersigned property owners, request that you will construct A PAVED LANE BETWEEN
 on 43RD + 43A AVE from 39ST to 43ST, as a Local Improvement to be assessed by way of a Unit
 Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the by-laws of the City of Red Deer.

Signature of owner	Postal Address	Lot	Floor	Plan	Occupation	Signature of Witness
Wm Eby	3943-43A Ave	19	2	5072 HW	Maintenance	V. O. Kehew.
Wm Eby	3944-43 Ave	14	2	5072 HW	Retired	V. O. Kehew.
MWR Chubbuck	3936 43 Ave	12	2	5072 HW	Retired	V. O. Kehew.
L. Quinter Brater	3939-43 A Ave	20	2	5072 H.W.	Retired.	May C. Horsley
Margaret Mennie	4226-43 Ave	36	2	3036 KS	Retired	May C. Horsley
E. H. Begganist	4214-43 Ave	39	2	3036 KS	Retired	May C. Horsley
Frieda Peters	4210-43 Ave	40	2	3036 KS	Occup. Therapist	May C. Horsley
Mildred Stiles	4206-43 Ave	41	2	3036 KS	retired	May C. Horsley
Margaret Offmoch	4202-43 Ave	42	2	3036 KS	housewife	May C. Horsley
Nicola M. Hanson	3952-43 Ave	16	2	5072 HW	housewife	May C. Horsley
Freder Becken	4222-43 Ave	(37?)	2	3036 KS	laundress	May C. Horsley

THE CITY OF RED DEER

PETITION FOR LOCAL IMPROVEMENT

FOR OFFICE USE ONLY
PETITION NO. _____

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER

DATE RECEIVED _____

GENTLEMEN:

We, the undersigned property owners, request that you will construct A PAVED LANE BETWEEN
43RD & 43A AVE. from 39 ST. to 43 ST., as a local improvement to be assessed by way of a Unit
Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-laws of the City of Red Deer.

Signature of Proprietor or authorized agent	Postal Address	Lot	Block	Section	Occupation	Signature of Assessor
<i>Arthur R. Sturdy</i>	3931-43A AVE	22	2	5072 HW	Hardware merchant	<i>May C. Horsley</i>
<i>V.E. Rehn</i>	3935-43A Ave	21	2	5072 HW	Retired	<i>May C. Horsley</i>
<i>W.B. Buckwalter</i>	3923-43A Ave	24	2	5072 HW	Realtor	<i>May C. Horsley</i>
<i>Walter Watt</i>	4207-43A Ave	29	2	3036 KS	Retired	<i>May C. Horsley</i>
<i>A.T. Carr</i>	4211-43A Ave	30	2	3036 KS	Retired	<i>May C. Horsley</i>
<i>Mrs. Marilyn Miller</i>	4219-43A Ave	32	2	3036 KS	Aircraft control officer	<i>May C. Horsley</i>
<i>W.D. Hardley</i>	4215-43A Ave	31	2	3036 KS	A.G.S.	<i>May C. Horsley</i>
<i>Margaret E. Thompson</i>	4227-43A Ave	34	2	3036 KS	Secretary	<i>May C. Horsley</i>
<i>R.D. Hunt</i>	4231-43A Ave	35	2	3036 KS	Conservation biologist	<i>May C. Horsley</i>
<i>D.G. Wherchard</i>	3932-43 Ave	11	2	5072 HW	Truck operator	<i>May C. Horsley</i>
<i>G. Miller</i>	3912-43 Ave	6	2	5072 HW	retired	<i>May C. Horsley</i>

July 4, 1979

TO: City Clerk

FROM: City Engineer

RE: Proposed paving of lane between 43 and 43A Avenue from lane
South of 39 Street to 44 Street

The Engineering Department placed this lane on the 1979 Deben-
ture Program in anticipation of a petition. This petition was delayed in
part by the City due to problems in determining unit rates and in parti-
cular the unit rate for paved lanes.

We now understand that the petition requesting paving of the lane
will be received by the City Clerk today.

The Engineering Department has no strong feelings either way for
these petitions and will conform to the wishes of the majority of the
Citizens.



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

PEG:sp

cc: City Assessor

Commissioners' comments

*The second petition (in favour of paving) was not received until
July 4th, therefore, time did not permit checking of all names, etc., and
conformity with the Municipal Taxation Act.*

*We, therefore, recommend this item be tabled for an overall report
on total properties involved and requirements of Municipal Taxation Act.*

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Bylaw No. 2588/BB-79

Being a Bylaw to amend Bylaw 2588/78, being the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) *The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with Use-District Map No. 16/79, attached hereto and forming part of this Bylaw.*

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

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1979.

MAYOR

CITY CLERK

BYLAW NO. 2588/CC-79

Being a Bylaw to amend Bylaw No. 2588/78 being the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with Use-District Map No. 17/79 attached hereto and forming part of this Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1979.

MAYOR

CITY CLERK

BYLAW NO. 2588/DD-79

*Being a Bylaw of The City of Red Deer to amend
Land Use Bylaw No. 2588/78.*

- (1) *Bylaw No. 2588/78, as amended, is further amended as hereinafter set out.*
- (2) *Table C is amended by deleting from the column entitled, Minimum Side Yard, for the R-1 district the following words:*
"10% of width of lot with minimum of 5 feet but need not exceed 10 feet"
and substituting therefore the words:
"5 feet".
- (3) *Section 2 (a), (b), and 22(d) and 9 are deleted.*
- (4) *This Bylaw shall come into force upon the final passing thereof.*
READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1979.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1979.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1979.

MAYOR

CITY CLERK

Bylaw No. 2640/A-79

Being a Bylaw to amend The Uniform Rate Bylaw of The City of Red Deer.

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

- (1) Bylaw 2640/79 is amended by adding the following to Section 2 of the Bylaw immediately after the words "paved road #2" and under columns headed:- Type of Improvements; Period of Assessed Years; Annual Rate Per Assessable Foot; Cost Charged Per Assessable Foot; Metric Equivalent, the words "(4A) Residential paved roads on existing base, 20; \$4.69; \$38.60; \$126.60".
- (2) Section 2 of Bylaw 2640/79 is amended by adding after the words "paved road #3" and under columns headed:- Type of Improvements; Period of Assessed Years; Annual Rate Per Assessable Foot; Cost Charged Per Assessable Foot; Metric Equivalent, the following words "(5A) Industrial paved road on existing base, 5; \$4.08; \$33.60; \$110.20".
- (3) Section 2 of Bylaw 2640/79 is amended by adding the words "1.5m separate walk" and under columns headed:- Type of Improvement; Period of Assessed Years; Annual Rate Per Assessable Foot; Cost Charged Per Assessable Foot; Metric Equivalent, the following "(10A) New separate walk, 20; \$.37; \$3.00; \$32.30".
- (4) Section 2 of Bylaw 2640/79 is amended by adding after the words "1.5m separate walk where old walk has to be removed" and under columns headed:- Type of Improvement; Period of Assessed Years; Annual Rate Per Assessable Foot; Cost Charged Per Assessable Foot; Metric Equivalent, the following "(11A) New separate walk where old walk has to be removed; 20; \$.43; \$3.50; \$37.70".

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1979.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1979.

MAYOR

CITY CLERK

File

AGREEMENT made this

day of

A.D. 1979.

BETWEEN:

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

OF THE FIRST PART

and -

THE RED DEER INTERNATIONAL FOLK
FESTIVAL SOCIETY, a society in-
corporated pursuant to the laws
of the Province of Alberta, with
an office in the City of Red Deer,
in the Province of Alberta,
(hereinafter called "the Society")

OF THE SECOND PART

WHEREAS the Society has as one of its purposes and aims
the fostering of a greater awareness and mutual understanding of our heritage
and various founding cultures;

AND WHEREAS the Society believes that it can further its
aims and purposes, and perform a public service and purpose by restoring a
house known as the "Cronquist Home";

AND WHEREAS the Society, in addition to restoring the
said Cronquist home, is desirous of refurnishing it with authentic furniture
and fixtures so that the said Cronquist home together with the furniture and
fixtures will be a rare example of a Victorian style Western Canadian farm
home for enjoyment by the public, the citizens of Red Deer and visitors to
the City;

AND WHEREAS the Society is desirous of using and showing
the Cronquist home as an example of the quality and authenticity of their
proposed International Village;

AND WHEREAS the City has agreed to permit the Society
to place the Cronquist home (hereinafter called the "said building") on
public lands within the City known as "Great Chief Park" for the purposes

aforesaid, provided that the said building would be open to and available to the public and the citizens of Red Deer for their use, and the use of the said building would not be limited to the use of the Society or to other private or restricted purposes; it being the intent and agreement of the parties hereto that the interest of the public and the citizens of Red Deer in the use and enjoyment of the said building, receive first priority;

NOW THEREFORE THE PARTIES HERETO in consideration of the terms, covenants and provisos contained herein and for other good and valuable consideration receipt whereof is hereby acknowledged agree together as follows:

1. The City shall and does hereby agree to permit the Society to locate and leave the said building in Great Chief Park. The Society acknowledges that as a result of locating the said building upon City lands that title to the said building becomes vested in the City.
2. The City hereby grants to the Society a license to occupy, use, manage and supervise the said Cronquist home together with a yard area as outlined in red on the attached plan, and designated Schedule A. The license herein granted by the City in favor of the Society shall be subject to revocation in accordance with the provisions of Clause 10 hereof. It is further understood and agreed to by the Society that it does not acquire a leasehold or any other interest in the home or land designated as yard area, and to that end the Society HEREBY AGREES AND ACKNOWLEDGES that it has no interest in the land or the said building by way of lease or otherwise, AND FURTHER COVENANTS AND AGREES that it shall not file a Caveat or any other Instrument at the Land Titles Office relating to the said land and building.
3. THE PARTIES HERETO ACKNOWLEDGE AND AGREE that the design of the building shall be that design as is more particularly described in Schedule B attached hereto and made part hereof. THE SOCIETY ACKNOWLEDGES AND

AGREES that it shall undertake the restoration of the said building and shall not change the design of the building or in any way alter or affect adjoining or surrounding lands, or any other land in Great Chief Park without the consent in writing of the City first had and obtained.

4. THE SOCIETY ACKNOWLEDGES AND AGREES that in consideration of the license hereby granted to it for the use of the said building and adjoining lands the Society shall be responsible for maintaining, restoring and operating and managing the said building in accordance with specific policies and conditions which are prepared and developed by the parties hereto, and HEREBY AGREES to accept all responsibility for the operating, maintenance, administration and financial matters relating to the use and enjoyment of the said building and adjoining lands and shall discharge all of those obligations as they become due.

THE POLICIES AND CONDITIONS HEREINBEFORE REFERRED TO shall be established by mutual agreement between the Society and the Recreation Board of the City and shall include standard of maintenance, terms and conditions of use, priorities of types of use by public or private groups or persons and such other matters as the parties hereto deem to be necessary. Should the Society and the Recreation Board be unable to agree on the matters hereinbefore provided or amendments thereto, then such areas of disagreement shall be referred to the Council of the City of Red Deer, whose decision shall be final and binding upon all parties. THE CITY UNDERTAKES to act reasonably having regard to the interest of the Public and of the Society, in making its decision hereunder.

5. THE USE OF Alcoholic beverages in the said building or upon the said lands adjacent thereto shall be governed by the laws enforced from time to time in the Province of Alberta and by the terms and conditions of use established and agreed to by the parties hereto.
6. THE SOCIETY SHALL prepare annual reports which reports shall be forwarded to the City or such representative of the City as the City may from time to time designate for review by the City and/or the

City's representative. The report shall be in a form and deal with such matters as the City in its absolute discretion directs. In addition, the Society shall within three months from the date of its financial year end supply the City with a copy of its audited financial statements.

7. THE SOCIETY SHALL not assign this Agreement or the rights, duties and obligations it has contracted for herein without first having obtained in writing the consent of the City.
8. THE SOCIETY AGREES and shall indemnify the City from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the City shall or may become liable or suffer by reason of any breach, violation or non-performance by the Society of any covenant or proviso of this Agreement, or by reason of any injury or death occasioned to or suffered by any person, persons or property through any act, neglect or default by the Society or any of its agents or employees, such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of this Agreement to survive the termination of this Agreement, anything to the contrary herein notwithstanding. THE SOCIETY SHALL obtain and maintain in force for the duration of this Agreement a public liability policy in which the City shall be named as the co-insured, for not less than the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00), together with fire insurance coverage on the said building in the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), and shall provide copies of such policies to the City.
9. THE PARTIES HERETO ACKNOWLEDGE AND AGREE that this Agreement and the license hereby granted in favour of the Society may be revoked at any time by either party giving to the other six months notice in writing of its desire to terminate the said license and Agreement. THE PARTIES HERETO AGREE that upon termination of the said license

and Agreement, that the Society and the Recreation Board of the City of Red Deer shall meet and attempt to come to agreement upon the terms and conditions upon which the use of the said building shall be discontinued and a removal thereof, if required by the City, may be determined. IN THE EVENT that the Society and the said Recreation Board are unable to come to an Agreement for recommendation for approval of Council of the City of Red Deer, then the Council of the City of Red Deer may, at its option, fix the terms and conditions for the discontinuance for the use of the said building and may, at its option, require the Society to separate and remove the said building from the City lands, PROVIDED that the City notifies the Society in writing not later than six months from the date of termination of the Agreement and license of its requirement to have the Society remove the said building. IN SUCH EVENT the Society shall make arrangements for the removal of the said building within the said six months of receipt of written notice and shall pay and be responsible for all costs connected with removal of the said building including such costs as may be incurred or required to restore the land to substantially the same condition it was prior to the said building being situated thereon. Should the Society neglect or fail to remove the said building as aforesaid the City shall be at liberty to have the same removed and the Society COVENANTS AND AGREES to make payment of all such costs incurred by the City for removal of the said building and restoration of the said lands.

10. ANY NOTICE, statement or payment may be served or made by mailing the same by registered post, postage prepaid in a properly addressed and sealed envelope, addressed as follows;

a) in the case of the City -

"The City Clerk,
City of Red Deer,
City Hall,
RED DEER, AB
T4N 3T4 "

b) in the case of the Society -

"The Secretary
Red Deer International Folk Festival Society
Box 708
RED DEER, AB

11. TIME SHALL BE of the essence of this Agreement.
12. THIS AGREEMENT SHALL enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto by their proper officers set their hands and seals on the day and year first above written.

THE CITY OF RED DEER

Per: _____

Per: _____

THE RED DEER INTERNATIONAL FOLK
FESTIVAL SOCIETY:

Per: *Effie McGregor*

Per: E. Runtree

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA)
TO WIT:) I, John Simpson, of the City of Red Deer,
in the Province of Alberta,
MAKE OATH AND SAY:

1. THAT I was personally present and did see Effie McGregor of Red Deer International Folk Festival Society named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.

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

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

SWORN BEFORE ME at Red Deer,
in the Province of Alberta,
this 4 day of July
A.D., 1979

John C. Simpson

Steel
A Commissioner of Oaths


in and for the Province of Alberta.

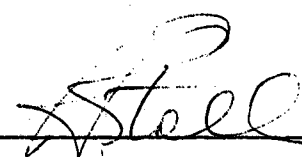
AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA) I, Harold Jeske, of the City of Red Deer,
TO WIT:) in the Province of Alberta,
MAKE OATH AND SAY:

1. THAT I was personally present and did see Mrs. E. Plumtree of Red Deer International Folk Festival Society named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at the City of Red Deer, in the Province of Alberta, and that I am the subscribing witness there.
3. THAT I know the said party and she is, in my belief, of the full age of eighteen years.

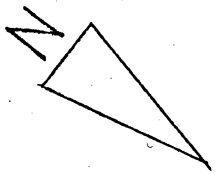
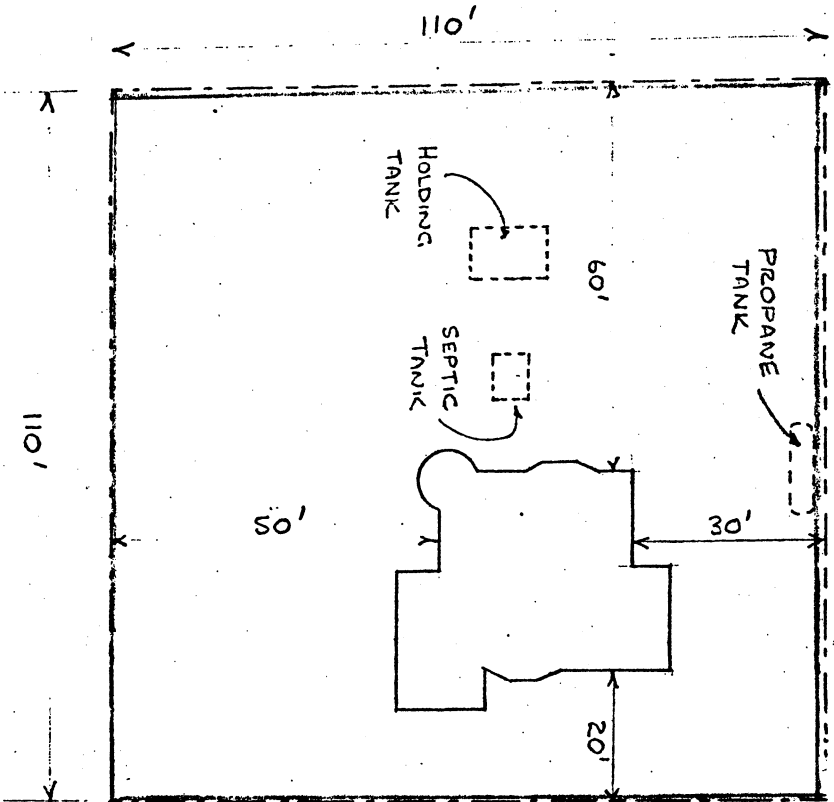
SWORN BEFORE ME at Red Deer,)
in the Province of Alberta,)
this 4th day of July)
A.D., 1979)





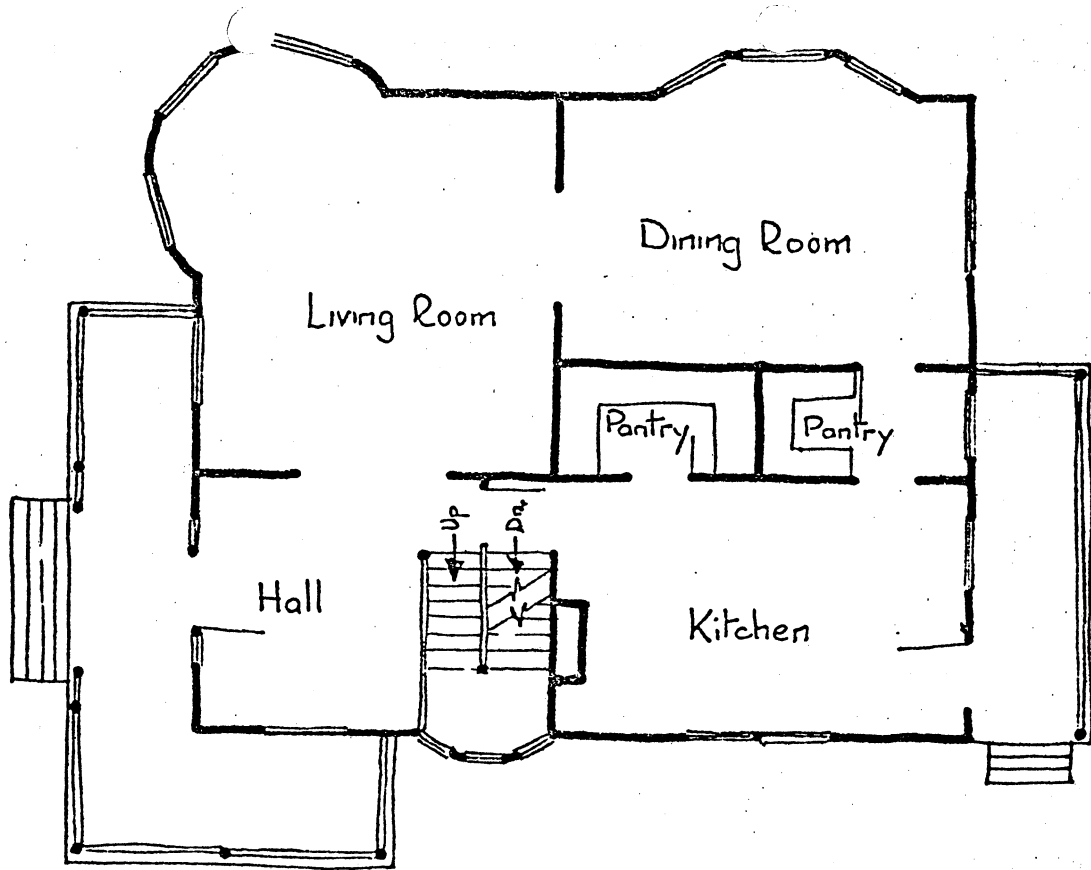
A Commissioner of Oaths
in and for the Province of Alberta.

SCHEDULE A CRONQUIST HOUSE LAND AREA

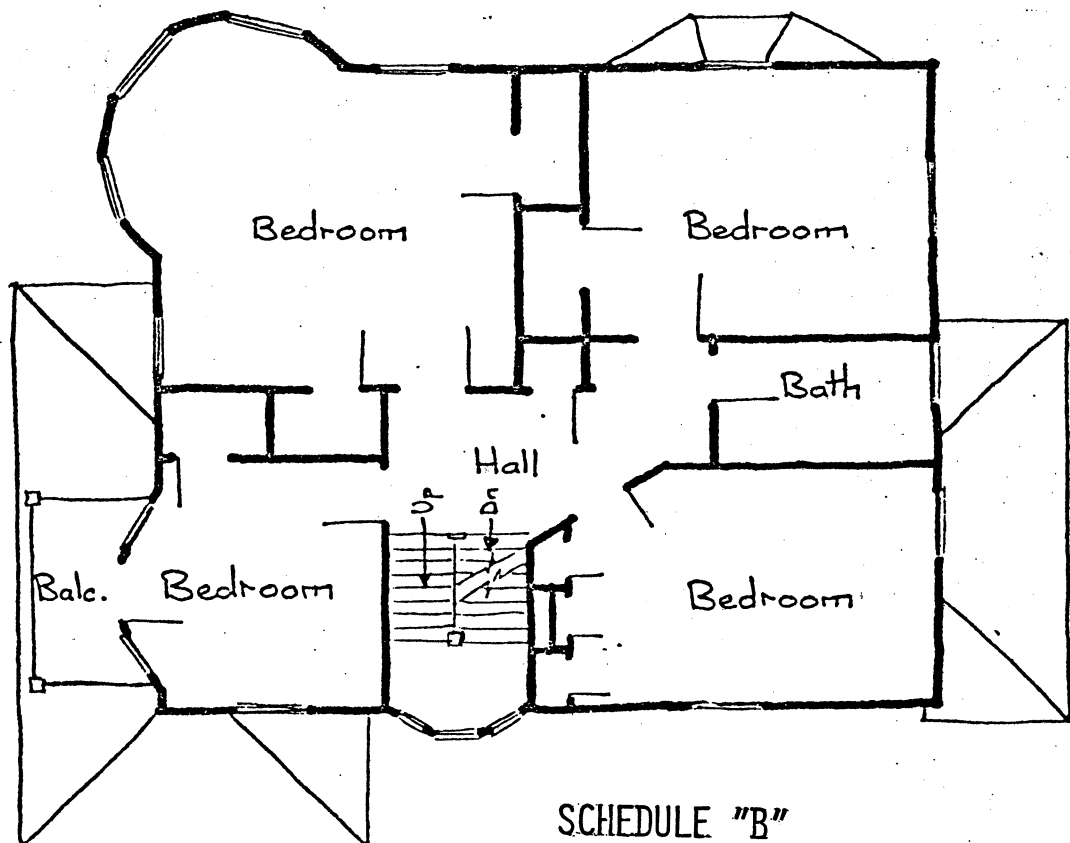


AREA 0.278 acres

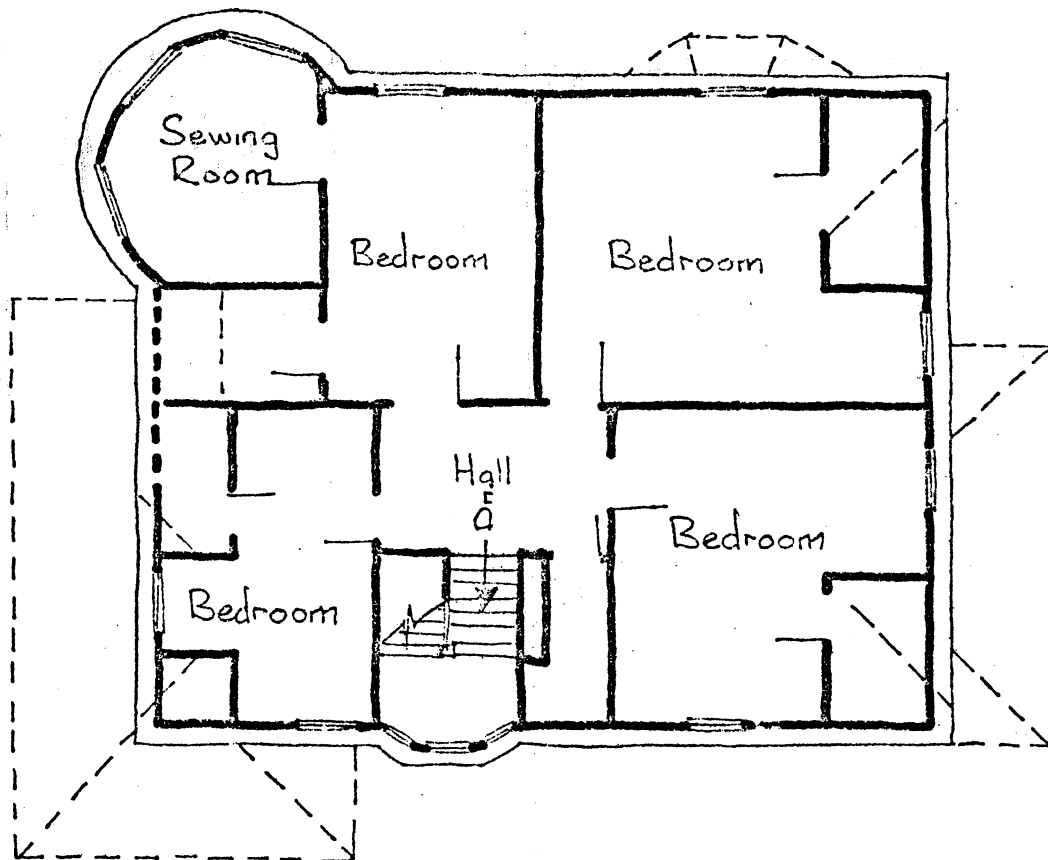
Scale 30' to 1" DATE MAY 19-



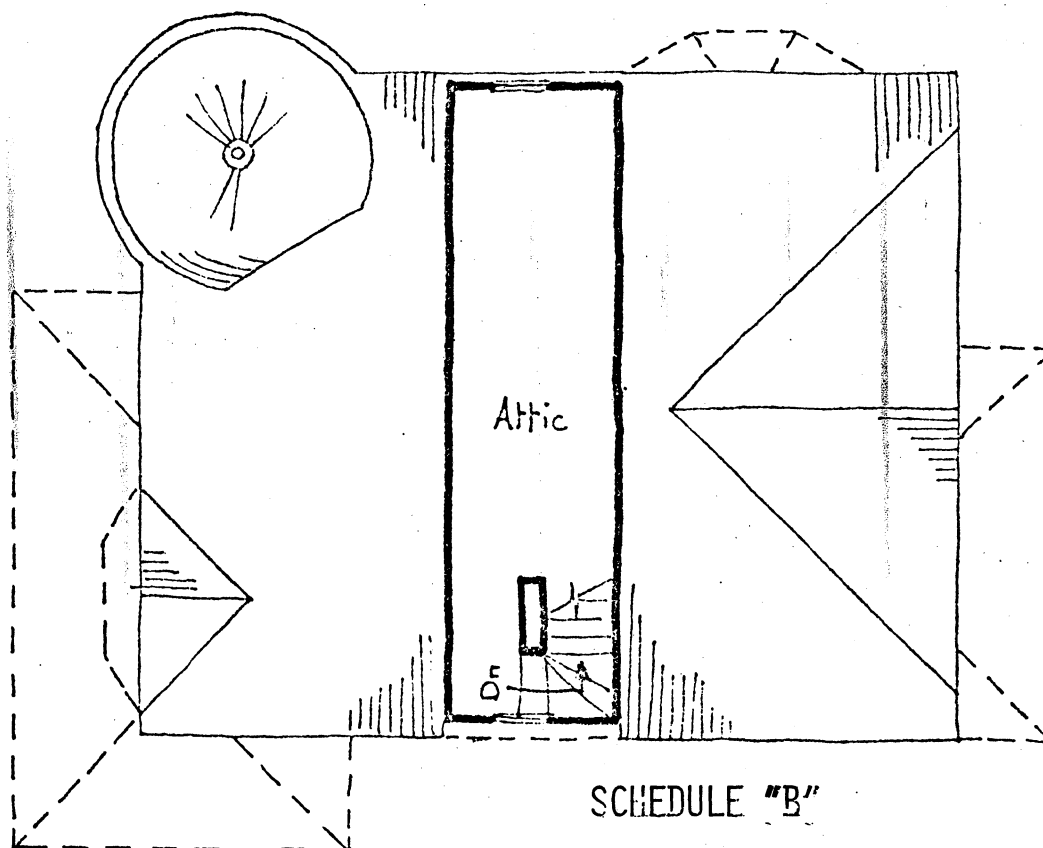
MAIN FLOOR



SCHEDULE "B"
CRONQUIST HOUSE FLOOR PLAN



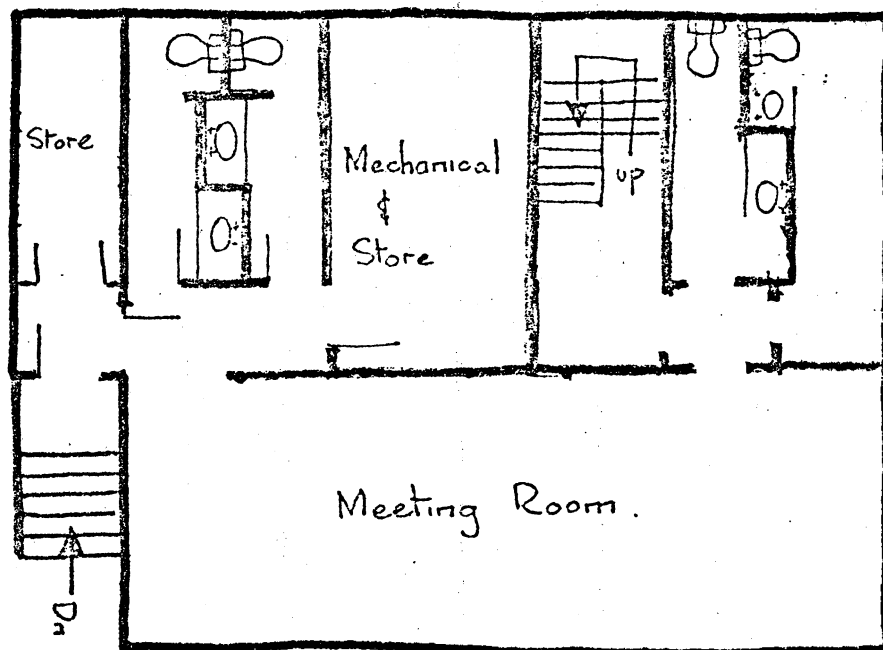
THIRD FLOOR



SCHEDULE "B"

CRONQUIST HOUSE FLOOR PLAN

FOURTH FLOOR



BASEMENT

SCHEDULE "B"
CRONQUIST HOUSE FLOOR PLAN