

File

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL
to be held in the Council Chambers, City Hall,
MONDAY, MAY 14th, 1979, commencing at 4:30 p.m.

- (1) Confirmation of April 30th, 1979 minutes

PUBLIC HEARING

A public hearing will be held in respect of Bylaw
2588/T-79, Monday, May 14, 1979 at 7 p.m. (p. 53).

- (2) UNFINISHED BUSINESS

- | | | |
|-----|--|-------|
| 1) | City Clerk - RE: Parkland Humane Society - S.P.C.A. | .. 1 |
| 2) | City Clerk - RE: Bylaw Amendment 2379/I-79 | .. 4 |
| 3) | City Clerk - RE: 1979 Mill Rate Bylaw No. 2634/79 | .. 5 |
| 4) | Associate Planner - RE: Eastview, Amendment to Land
Use Bylaw, Block 36, 37, 38, Plan 5555 A.F. | .. 6 |
| 5) | City Clerk - RE: Disposition of Public Reserve Glendale
Park Estates | .. 7 |
| 6) | City Clerk - RE: Proposed Replotting Scheme - Glendale
Park Estates | .. 10 |
| 7) | Item included with item #6 | |
| 8) | City Clerk - RE: Cancellation of a portion of 74th
Street & Road Right of Way - Glendale Park Estates | .. 13 |
| 9) | City Clerk - RE: Amendment to Dog Control Bylaw | .. 15 |
| 10) | City Clerk - RE: Written Inquiry - Alderman Callahan | .. 16 |
| 11) | Associate Planner - RE: Land Use Bylaw Amendment
Maximum Heights - C.3 District | .. 21 |
| 12) | City Clerk - RE: Lots 1, 2, 3 & 4, Block 6, Plan 4283
M.C. | .. 22 |

(3)

REPORTS

- 1) *City of Red Deer Weed Inspector - RE: Appointment of Weed Inspector* .. 33
- 2) *City Clerk - RE: Civic Recognition - Mr. & Mrs. Alcock and Mr. & Mrs. Leier* .. 34
- 3) *Deputy Fire Chief - RE: First Quarter of 1979 Operations of the Fire Department* .. 35
- 4) *City Treasurer - RE: 1978 Operating Report* .. 43
- 5) *Recreation Board - RE: Great Chief Park Lighting* .. 44
- 6) *Chairman, Landlord & Tenant Advisory Board - RE: Report from Landlord & Tenant Advisory Board* .. 45
- 7) *City Treasurer - RE: Report Titled "Proposed 1980 Budget Format"* .. 46
- 8) *City Assessor - RE: Court of Revision Local Improvements* .. 47
- 9) *City Assessor - RE: Sale of Lot 5, Block 6, Plan 4688 K.S. 52 St. & 54 Ave.* .. 48
- 10) *City Engineer - RE: 1979 Construction Projects - April Progress Report* .. 52
- 11) *City Clerk - RE: Public Hearing - Bylaw 2588/T-79* .. 53
- 12) *City Engineer - RE: Hammond Crescent - City Portion Highland Green Subdivision* .. 54
- 13) *City Engineer - RE: Normandeau Extension Stage III Tender for Road Construction* .. 57
- 14) *City Engineer - RE: 1979 Crown Surfacing Program* .. 59
- 15) *Director of Economic Development - RE: Bower Place Special Use Area and Alberta Motor Association* .. 63
- 16) *Recreation Board - RE: Great Chief Park Ball Diamond #1 Renovations* .. 69
- 17) *City Clerk - RE: Microphone Controls Council Chambers* .. 70
- 18) *Recreation Supt. - RE: Land Exchange between City of Red Deer and Mr. & Mrs. Caddy* .. 71
- 19) *City Clerk - RE: Land Use Bylaw Amendment 2588/S-79 & 2588/U-79* .. 74

20)	City Assessor - RE: Coop Housing Action Program	.. 75
21)	City Clerk - RE: Council Meetings - July & August	.. 80
22)	Recreation Board - RE: Financing of Hooper Property	.. 81
23)	City Clerk - RE: Traffic Bylaw	.. 85

(4) WRITTEN INQUIRIES

(5) CORRESPONDENCE

1)	Deputy Minister (Construction) Alberta Transportation - RE: Airport Terminal Building	.. 88
2)	City Treasurer - RE: Red Deer Catholic Family & Child Service 1979 Operating Deficit	.. 90
3)	United Farmers of Alberta Co-operative Ltd. - RE: Application to purchase portion of City Property	.. 99
4)	John Murray - RE: 138 Suite Development for Argood Builders Ltd. 60 Street	.. 105
5)	Alberta Blue Cross - RE: Alberta Ambulance Operators Association	.. 114
6)	Rockwest Developments Ltd. - RE: Lot 2, Plan 800 H.W.	.. 116

(6) PETITIONS & DELEGATIONS

1)	Residents on Nash Street - RE: Heavy Truck Traffic - Excessive Speeding	.. 122
2)	Petitioners - Embury Crescent & 44 Street - RE: Construction of Sidewalk Replacement	.. 128

(7) NOTICES OF MOTION

(8) BYLAWS

1)	2379/I-79 - third reading (Cemetery Bylaw) p. 4
2)	2588/S-79 - first reading (Bower Industrial Subdivision, S.U. District)p. 74
3)	2588/T-79 - second & third reading (Moving Permit Fees) p. 53
4)	2588/U-79 - first reading (Huznic Property Highland Green)p. 74
5)	2588/V-79 - first reading (47th Street & 39 Ave. - R.2.C. to R.3.B.)p. 6
6)	2588/W-79 - first reading (Use Table for R.2 District) p. 6
7)	2588/X-79 - first reading (Maximum and Minimum Heights) p. 21
8)	2634/79 - third reading (Mill Rate Bylaw) p. 5
9)	2636/79 - first reading (Debenture Borrowing for Hooper Property)
10)	2637/79 - first reading (Closure of portion of Street) p. 13

UNFINISHED BUSINESSNO. 1

2 May 1979

TO: COUNCIL

FROM: CITY CLERK

RE: PARKLAND HUMANE SOCIETY - S.P.C.A.

The above topic has recently been considered by Council and a resolution passed at the April 30, 1979 meeting agreed that this topic be deferred for a period of two weeks to enable further information to be brought forward. In keeping with the above, the Parkland Humane Society have brought forward a further letter which appears hereafter and in addition the Society have prepared an overall brief, a copy of which has been distributed to all members of Council.

The above is brought forward for Council consideration at this time. It should be noted that the following resolution was tabled April 17, 1979.

"RESOLVED that Council of the City of Red Deer having considered correspondence from the Parkland Humane Society wherein the said Society was requesting financial assistance from the City of Red Deer to aid in the establishment of an S.P.C.A. Centre in Red Deer, hereby agree that no assistance be granted at this time."

"R. STOLLINGS"
City Clerk

Commissioners' comments

As outlined by the City Treasurer, a meeting was held on April 23, 1979 with the S.P.C.A. and members of the administration in an effort to ascertain the nature of their problems and needs and how the City could be of assistance if at all. It would appear to me that the problems faced by the S.P.C.A. are threefold.

(1) They are a fledgling organization that now feels they are ready to establish a shelter, but do not have an appropriate site or facilities.

(2) Because they are presently a volunteer organization with no permanent staff or facilities, they are having difficulties in preparing a realistic estimate of costs of physical facilities and the requisite operating budget.

(3) It is not completely clear from where they intend to generate all the funds necessary to operate a shelter, but they have had some funding commitments which are contingent upon the amount of money they can raise themselves.

With regard to point 2, the administration has indicated a willingness to assist in whatever way possible. With regard to points 1 and 3, there does not appear to be a way that the City can be of any real assistance, if Council passes the resolution which is presently tabled. The only alternative to this is that the City do make funds available in one form or another.

Because of the present lack of information with regard to the total budget, I would not recommend Council give a outright grant at this time. However, should Council feel there is merit in supporting this organization, it would be my recommendation that Council proceed as follows:

(1) agree in principle to a long term lease for approximately 1/2 acre of land subject to the development of the site being satisfactory to the administration.

(2) Council agree in principle to provide all or a portion of the remaining \$21,377.16 available for grants, subject to the S.P.C.A. providing a satisfactory budget, in particular showing expected revenues, and definite indications of support from the region which would undoubtedly benefit from this service.

If Council elects to follow this course of action, the administration will work with the S.P.C.A. to bring forward a final proposal for Council's consideration as soon as practical.

We would also recommend that if Council agrees with the foregoing, it should be made clear to the S.P.C.A. that any grant is being given to assist in the establishment of their facilities and should not be regarded in any way as a commitment of the City to ongoing support of their organization.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 2

May 3, 1979.

TO: Council

FROM: City Clerk

RE: Bylaw Amendment 2379/I-79

At the meeting of Council April 30, 1979, first and second reading was given to the above amending bylaw which if finally passed will allow for the scattering of cremated human remains on common ground in the City of Red Deer Cemetery and Alto Reste Memorial Gardens. The Bylaw in question is brought forward for Council consideration of third reading at this meeting.

R. Stollings
City Clerk

RS/ds

NO. 3

May 2, 1979.

TO: Council

FROM: City Clerk

Re: 1979 Mill Rate Bylaw No. 2634/79

The above mentioned bylaw received first and second reading by Council at their meeting April 30, 1979, and is brought forward for consideration of third reading at this particular meeting.

R. Stollings
City Clerk

RS/ds

RED DEER REGIONAL PLANNING COMMISSION^{6.}

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. 4

May 7, 1979

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

Dear Sir,

Re: Eastview,
Amentment to Land Use By-law
Block 36, 37, 38 - Plan 5555A.F.

In keeping with Council's resolution of April 17 regarding the re-designation of the above property, I have attached two amending By-laws. One by-law changes Block 37 from 'R2C' to 'R3B'. The other prohibits additional apartments or town houses in Blocks 36 and 38.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

Enc.

/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 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 NORGLINWOLD — 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

NO. 5

7 May 1979

TO: CITY COUNCIL

FROM: CITY CLERK

RE: DISPOSITION OF PUBLIC RESERVE - GLENDALE PARK
ESTATES - N.W. QUARTER OF SECTION 29/38/27/4

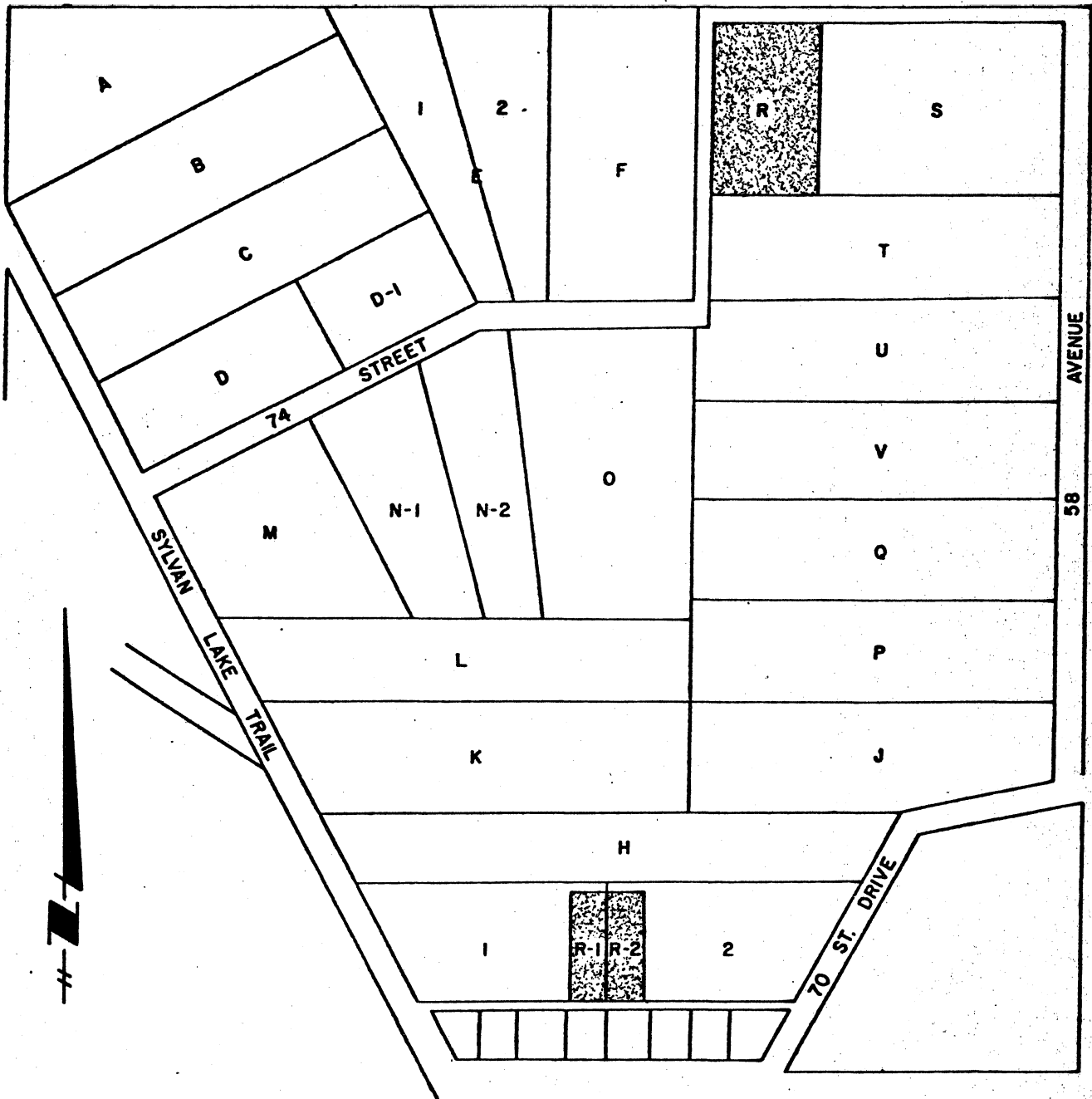
At the Council meeting of April 30th, 1979 a resolution was passed agreeing to dispose of the following public reserve by way of sale at fair market value.

- (1) R-1, Block G, Plan 4646 M.C.
- (2) R-2, Block G, Plan 4646 M.C.
- (3) R, Plan 804 K.S.

Since the developer will be providing public reserve in the new plan of subdivision, it is suggested that the existing reserve be disposed of in exchange for public reserve being provided under the new plan of subdivision.

It is recommended, therefore, that Council rescind its resolution of April 30th, 1979 wherein Council agreed to dispose of the reserve by way of sale at fair market value, and pass a further resolution indicating its intention to dispose of the reserve by way of exchange. If an objection to the proposed disposal and exchange of public reserve is received by the City Clerk, it is suggested that a public hearing be held in the Council Chambers of City Hall, Red Deer, on Monday June 11th, 1979 commencing at 7 p.m.

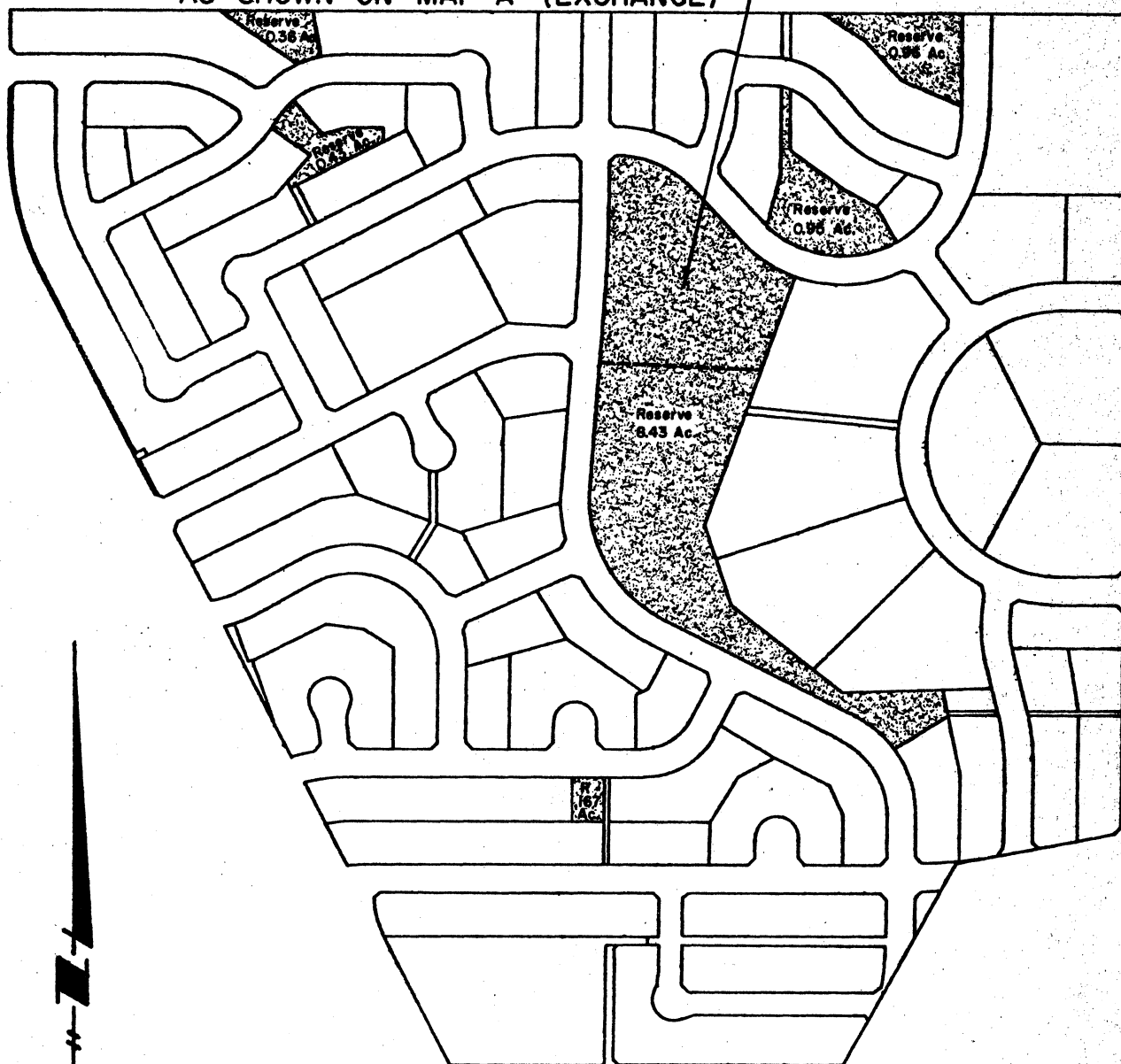
"R. STOLLINGS"
City Clerk



DISPOSITION OF PUBLIC RESERVE

PORTION OF PROPOSED PUBLIC RESERVE
TO REPLACE THE EXISTING PUBLIC RESERVE
AS SHOWN ON MAP A (EXCHANGE) —

9.



PUBLIC RESERVE PROVIDED

NO. 6

7 May 1979

TO: CITY COUNCIL

FROM: CITY CLERK

RE: PROPOSED REPLOTTING SCHEME - GLENDALE ESTATES
N.W. 1/4 of Section 29/38/27/4

At the Council meeting of April 2nd, 1979, a resolution was passed by Council authorizing the preparation of a replotting scheme regarding a part of the northwest quarter of section 29/38/27/4 - Glendale Park Estates.

We have been advised by Co-ordinate Surveys Limited, the Surveying Company acting on behalf of Wimpey Western Limited, that this subdivision will no longer be accomplished by the replot method. In view of this fact, it is necessary for City Council to pass a resolution to discontinue the scheme with a certified copy of the resolution being filed in the appropriate Land Titles Office as prescribed by Section 127 of The Planning Act 1977. An appropriate resolution will be prepared for Council's consideration.

"R. STOLLINGS"
City Clerk

Coordinate Surveys Limited
#401 - 10053 - 111 Street
Edmonton, Alberta

Our File No. 2033-1

May 4, 1979

Mr. R. Stollings
City Clerk
City Hall
4914 - 48 Street
Red Deer, Alberta

Dear Sir:

Re: Subdivision of Part of NW 29-38-27-4
Glendale Park Estates - Red Deer

Pursuant to our meeting of May 11, 1979 the following documentation will be required from the City of Red Deer in order to facilitate registration of the subject subdivision:

- 1) Road closing by-law for a portion of the street on Plan 710 H.W. and all of the unnamed avenue and part of Linton Street on Plan 804 K.S.
- 2) Transfer for the closed roads from the City of Red Deer to Wimpey Western Limited.
- 3) Statutory Declaration disposing of the reserve designation on Lots R-1 and R-2 in Block G, Plan 4646 M.C. and Lot R, Plan 804 K.S.
- 4) Transfer of Lots R-1 and R-2, Block G and Lot R, Plan 804 K.S. from the City of Red Deer to Wimpey Western Limited.

I would also suggest that the following wording be used for road closing by-law and transfer purposes:

Firstly - All that portion of the street on Plan 710 H.W. which lies east of the production southeasterly throughout of the south-westerly boundary of Block E all as shown on said Plan 710 H.W.

Secondly- All of the avenue and all that portion of Linton Street which lies west of the production northerly throughout of the east boundary of Lot S all as shown on Plan 804 K.S.

Excepting thereout all mines and minerals.

Mr. R. Stollings

May 4, 1979

12.

These documents should be forwarded to our office at your earliest convenience as they will be required in order to facilitate registration of the final subdivision plan.

Please contact me at your convenience should you require further information, clarification or assistance.

Yours sincerely,



M. N. Schoenleber
Legal Surveys Manager

/mjw

NO. 8

7 May 1979

TO: CITY COUNCIL

FROM: CITY CLERK

RE: CANCELLATION OF A PORTION OF 74TH STREET AND
ROAD RIGHT-OF-WAY - GLENDALE PARK ESTATES

At the Council meeting of April 30th, 1979 first reading was given to Bylaw 2635/79 which provides for the complete closure of 74th Street between the Sylvan Lake Trail and 58th Avenue in the Glendale Park Estates, northwest quarter of section 29/38/27/4.

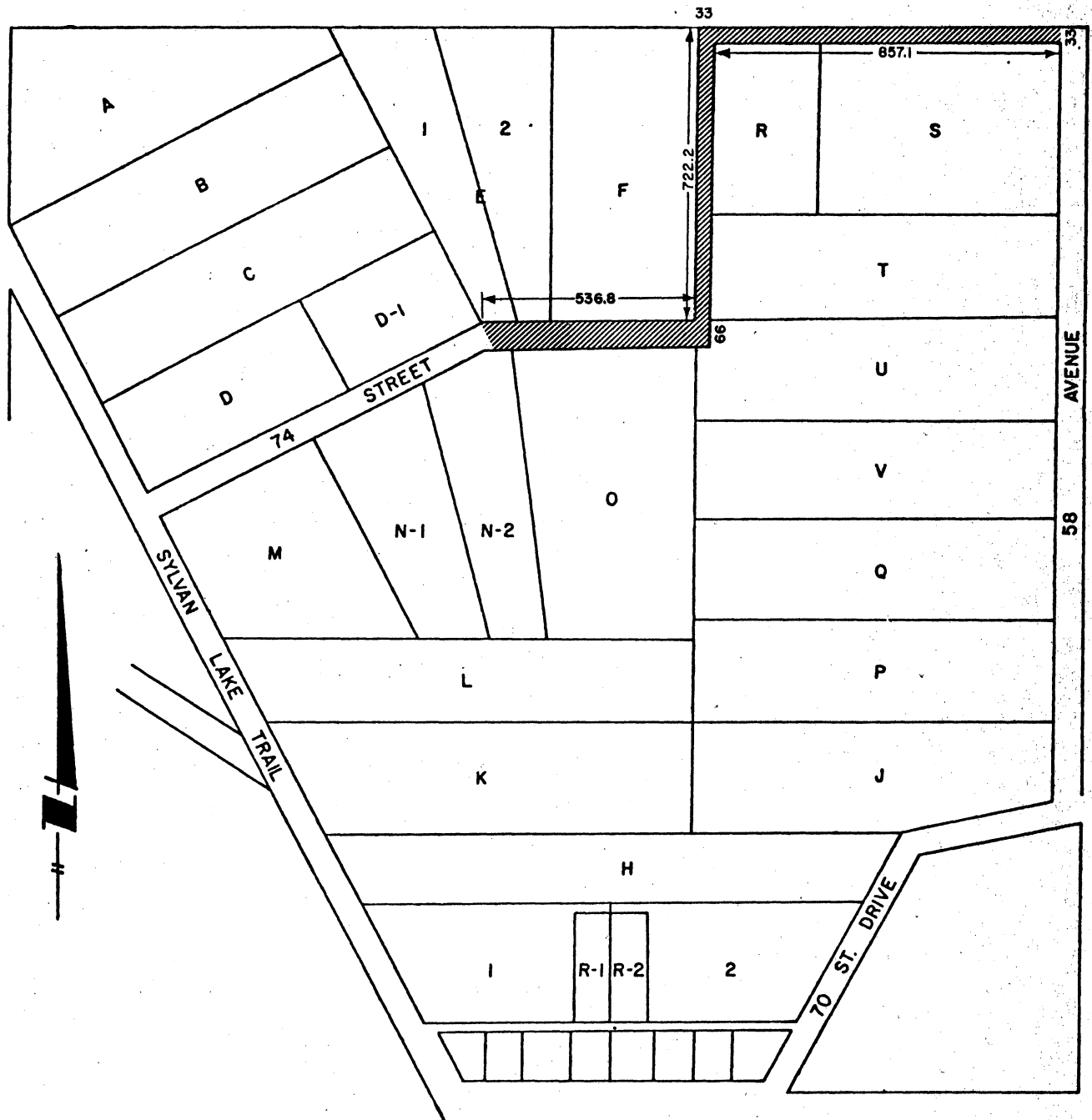
It has since been determined that it is not possible to close all of 74th Street as by doing so, access would be denied to the Provincial Youth Assessment Centre on 74th Street. Accordingly, it is recommended that Bylaw 2635/79 be abandoned and that Council proceed with the passage of Bylaw No. 2637/79, a draft of which is attached to this agenda.

Following first reading of Bylaw No. 2637/79, it will be necessary to advertise for a public hearing in accordance with the requirements of section 175 of The Municipal Government Act.

"R. STOLLINGS"
City Clerk

CANCELLATION OF ROAD

24.



May 2, 1979.

NO. 9

TO: Council

FROM: City Clerk

RE: Amendment to Dog Control Bylaw

At the meeting of Council April 30, 1979, first and second reading were given to Bylaw No. 2583/B-79 and which Bylaw provides for a change in the dog licensing fees effective January 1, 1980.

The Bylaw in question is brought forward for Council consideration of third reading at this time.

R. Stollings
City Clerk

RS/ds

NO. 10

10 May 1979

TO: COUNCIL

FROM: CITY CLERK

Following this memo is a copy of a written inquiry submitted by Alderman Callahan and discussed at the meeting of Council April 30th, at which time the following resolution as passed.

"RESOLVED that Council of the City of Red Deer having considered written inquiry submitted by Alderman Callahan regarding Nonconforming Buildings, hereby agree that the administration submit a report back to Council after listening to Council's concern".

The Planning Commission have submitted a further report as appears hereafter.

*"R. STOLLINGS"
City Clerk*

April 16, 1979

17.

TO: MAYOR & CITY COUNCIL

FROM: ALDERMAN D.R. CALLAHAN

In some of the older areas of the City there are structurally sound and useful houses which were built prior to the passage of the original zoning by-law in 1958. They were built legally and properly but do not conform to the standards which have been imposed subsequently by the various zoning, land use, and building by-laws.

It seems unreasonable to insist that these houses be left in their present state or destroyed when oft times the owners would prefer to improve them.

If because of the location of the building on the lot it is non-conforming it would be extremely difficult to change the location on the lot in order to make it conforming. It would seem reasonable that where no conflict with public interest and particularly the interests of the neighbours and the neighbourhood exists, that the owners of such properties should be allowed the same freedom for reconstruction and additions to their buildings as are allowed those in other properties which are correctly sited by subsequently applied standards.

Similarly, if some of these older and smaller houses are being increased in size to make them more livable, it seems unnecessarily harsh to insist that the increase in size be sufficient to bring them up to more recent standards when often a smaller addition would improve the livability of the structurally sound older, small house.

- 2 -

It would appear reasonable that in the circumstances outlined above that somewhere within the land use by-law there should be a provision that these properties on an individual basis and at the request of an owner, could be deemed conforming, although not in accordance with the subsequently applied requirements for the location.

If the principle is accepted by Council, perhaps the City Solicitor could draft an amendment to the land use by-laws which could be inserted in the section on residential areas and might well specify the particular residential sub-divisions to which the procedure could apply. The new subdivisions of Eastview, Sunnybrook, Oriole Park, etc consist of buildings which comply with the present by-law because they were designed with its provisions in mind. It is mainly certain areas north of the river, downtown, southhill, Woodlea which would be affected.

Would Council give consideration to the above request.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

DIRECTOR:

Robert R. Gundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

May 8, 1979

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

Dear Sir,

Re: Non-conformities

Further to Council's discussion regarding non-conforming buildings, the following thoughts and observations are submitted.

The principle of non-conforming uses and non-conforming buildings is designed to encourage the replacement of undesirable uses and buildings in accordance with the purpose of a municipal plan or land use by-law. The prolonged life of buildings which comes about when non-conforming buildings are enlarged or add to sometimes thwarts or increases the cost of achieving certain planning goals. In some areas of the City where it is important that certain setbacks be achieved for road widening purpose such as the downtown area, it is necessary to maintain the principles of non-conforming buildings.

Planning legislation does not prohibit anyone from making renovations to a non-conforming building or keeping it in a state of good repair provided there are no structural alterations or enlargements.

In the residential areas the problem of non-conforming buildings is not crucial. Not all older residential structures have been rendered non-conforming by the Land Use By-law. If applications for relaxation are any indication of such non-conformities then it appears that non-conforming residential structures are only a small part of the total housing stock. Allowing non-conforming residential structures in a residential district to increase their longevity by permitting structural alterations and enlargements will not affect the overall residential purpose of that district. Cases such as this could be eliminated by an appropriate amendment to the Land Use By-law.

Allowing a non-conforming residential building or use in a non-residential district to increase its longevity is contradictory to the purposes and intent of that district. For example, in the C.1 Commercial district it

MEMBERS OF COMMISSION

Cont'd .../2.

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 GASSBY = VILLAGE OF MIRROR = VILLAGE OF PENHOLD = SUMMER VILLAGE OF BIRCHCLIFF = SUMMER VILLAGE OF GULL LAKE
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 PAINTERTH No. 18 = COUNTY OF RED DEER No. 23 = COUNTY OF STETTLE No. 6 = IMPROVEMENT DISTRICT No. 10

seems paradoxical to allow a residential home owner to enlarge his home knowing that a commercial structure and use could locate adjacent to such a property and completely render the property useless as an attractive residential property.

If it is undesirable to have a non-conformity in a certain area then the Land Use By-law should be amended appropriately so as to remove the non-conformity. An appeal process could, potentially, thwart certain planning objectives.

Yours truly,

A handwritten signature in cursive script that reads "Monte Christensen".

Monte R. Christensen
Associate Planner
City Planning Section

/hp

RED DEER REGIONAL PLANNING COMMISSION²¹

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. 11

May 8, 1979

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

Dear Sir,

Re: Land Use By-law Amendment
Maximum Heights - C.3 District

Further to Council's instructions of April 30, 1979, I have attached an amending land use by-law in accordance with the approved resolution.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

Enc.

/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 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 NORGLINWOLD — 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 STETTLE No. 6 — IMPROVEMENT DISTRICT No. 10

May 10, 1979.

NO. 12

TO: Council
FROM: City Clerk

RE: Lots 1, 2, 3 & 4, Block 6, Plan 4283 M.C.

At the meeting of Council April 17, the following resolutions were introduced as the result of an offer submitted by the owners of Lots 1 & 2.

"RESOLVED that Council of the City of Red Deer having considered correspondence in respect of Lots 1 & 2, Block 6, Plan 4283 M.C., hereby agree that the City Assessor arrange to purchase these properties for the sum of \$86,400.00 with the cost of said acquisition to be charged 50% to the 1978 Surplus and 50% to the C.N.R. Industrial and Riverside Commercial Development."

"RESOLVED that Council of the City of Red Deer authorize the City Assessor to endeavor to acquire Lots 3 & 4, Block 6, Plan 4283 M.C. and part of the northeast quarter of 21/38/27/W4 containing 11.5 acres, cost of said acquisition being between \$280,000.00 and \$330,000.00."

The above resolutions were tabled for a period of 4 weeks for a further report from the Assessor. The Assessor's report appears hereafter.

R. Stollings
City Clerk

RS/ds

1979 05 03

TO: City Council
FROM: City Assessor

RE: Lots 1 - 4, Block 6, Plan 4283 MC
& Pt. NE 21-38-27-4

Further to our report of April 5, 1979, to acquire Lots 1 and 2, owned by the Gratto's, which was discussed at City Council, April 17, 1979, may I submit the following. Lot 1 has been owned by the Gratto's since 1974 and Lot 2 has been owned since 1976.

Lot 3 is owned by William McKee and was purchased by him in 1978. At the current time the property is listed for sale with C. Whitney Realty, and was offered to the City for the sum of \$95,000.00. We had the property appraised and the estimated market value was \$60,000.00, which in turn was declined and no counter offer received.

Lot 4, owned by C. J. Lopez since 1975, has been appraised at \$63,000.00. The owners of the property is residing in Trinidad and our offer has been forwarded to them for their consideration.

The 11.5 acres, formerly owned by Mr. Noyes, located in the NE $\frac{1}{4}$ 21-38-27-4 was acquired from him by 121479 Holdings Co. Ltd. in mid 1978, on the basis of \$10,000.00 per acre. The shareholders of the company are B. Ward Holdings Ltd., M. Mooney, Arlen Holdings Developments Ltd., C. Miller, A.F. Stolz Holdings Ltd., and D. Crowe.

The property was offered to the City in January 1978, for the sum of \$115,000.00 (10,000.00 per acre). City Council at that time declined the offer as the purchase price appeared to be in excess of the current market value. Following this refusal, it is our understanding that the property was optioned to Mr. W. K. Schnepf for the same amount and that the option was not exercised. Upon expiration of the Schnepf option the property was acquired by 121479 Holdings Ltd. for the same price.

As we had indicated in our correspondence to City Council in April that the City should acquire the property we continued to negotiate with the new owners. Recently the City had the property appraised as to its current market value and an estimate of \$12,000.00 per acre was submitted. The company also had the property appraised and their estimate was \$18,000.00 per acre.

1979 05 03
Page 2

I have been informed verbally by the owners that it was their intention to possibly level and gravel the land and utilize same for open storage purposes.

It would be my contention that the City should acquire all the above mentioned properties through negotiations acceptable to City Council and that if we cannot resolve the matter because of price differences that the City proceed with expropriation in view of increasing values.

Attached is the City Engineer and Assistant City Engineer's report respecting the lands required for the realignment of Riverside Drive.



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

att'd.

April 25, 1979

TO: City Assessor

FROM: City Engineer

RE: Noyes Property N.E. 1/4 21-38-27-4
Gratto Property N.W. 1/4 21-38-27-4

Don, attached is a memo from the Assistant City Engineer re: the above properties. I would concur with the comments made and confirm our recommendation that you proceed, subject to all necessary approvals and resolutions, with purchase of the properties.



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

BCJ/ab

attachment

April 11, 1979

TO: City Engineer
 FROM: Assistant City Engineer

RE: Noyes Property N.E. 1/4 21-38-27-4
 Gratto Property N.W. 1/4 21-38-27-4

Portions of the above noted lands are required for the realignment of Riverside Drive (projected to occur in 1984) and for the extension of 67 Street to a 4th river crossing (projected to occur 1982-85).

We have reviewed our land requirements to accommodate the construction anticipated above and a summary appears as follows:-

<u>Owner</u>	<u>Lot No.</u>	<u>Total Acres per lot</u>	<u>Acres req'd for roads</u>	<u>%</u>
Gratto	1	0.33	0.29 ⁺	88
	2	0.33	0.20 ⁺	61
	3	0.37	0.14 ⁺	38
	4	1.19	0.64 ⁺	54
Noyes	Parcel	11.20	6.19 ⁺	55
Total		13.42	7.46	56

The Flooding Report of 1960 prepared by Haddon, Davis & Brown recommended the revised alignment of Riverside Drive for two main reasons:-

1. Open up the flood way for the river and subsequently reduce possibilities of ice jamming and damage to bridge structures further upstream (49 Avenue & Gaetz Avenue, etc.)

April 11, 1979

2. Act as a berm to protect the Riverside Light Industrial area from possible flooding. 27.

The report further states that areas east of the realigned road are subject to flooding and therefore recommends against new developments in the area (Noyes and Gratto property).

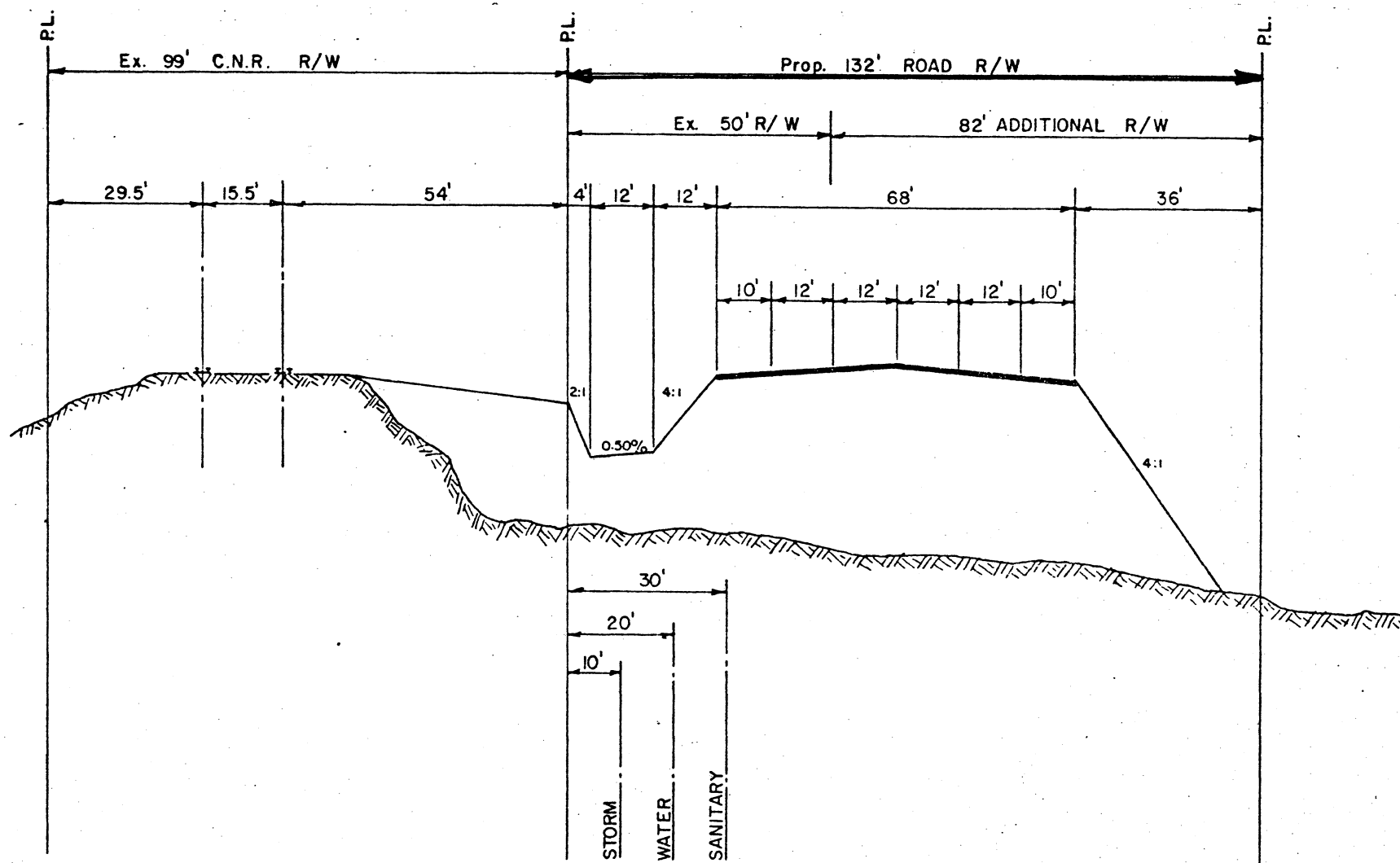
The road construction would involve a 4 lane undivided cross-section similar to the attached sketch. It can be seen that a minimum right-of-way of 132' is required to accommodate construction.

In summary, due to utilities presently existing in the partial 50' right-of-way parallelling the CNR tracks to service the Riverside Light Industrial area, and due to the proposed amounts of land required for road construction and flood way provision, we recommend that no new development be considered for the lands in question and further that the City negotiate for the purchase of the complete properties at a price representing fair market value.

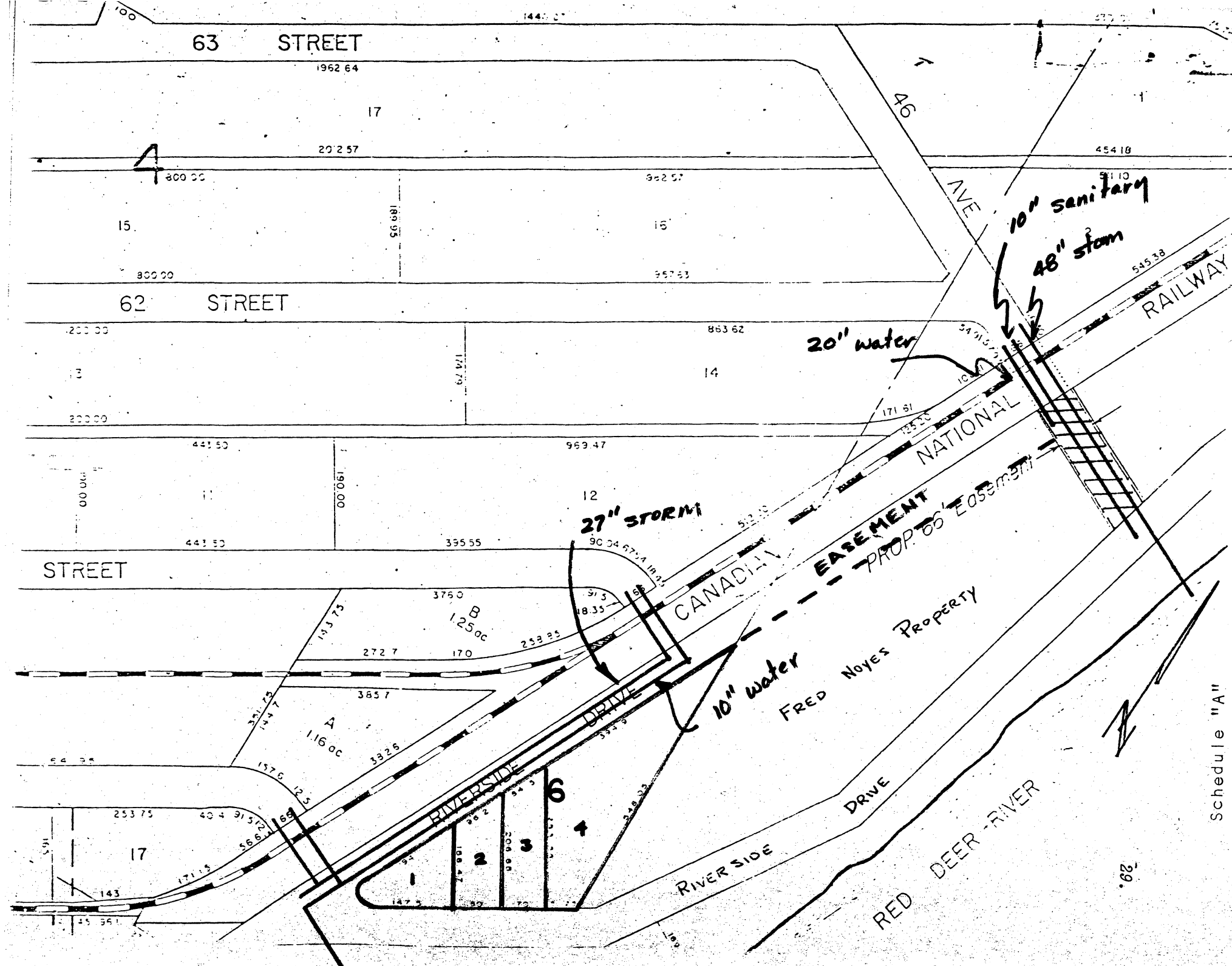

K.G. HASLOE, P. Eng.,
Assistant City Engineer

KGH/ab

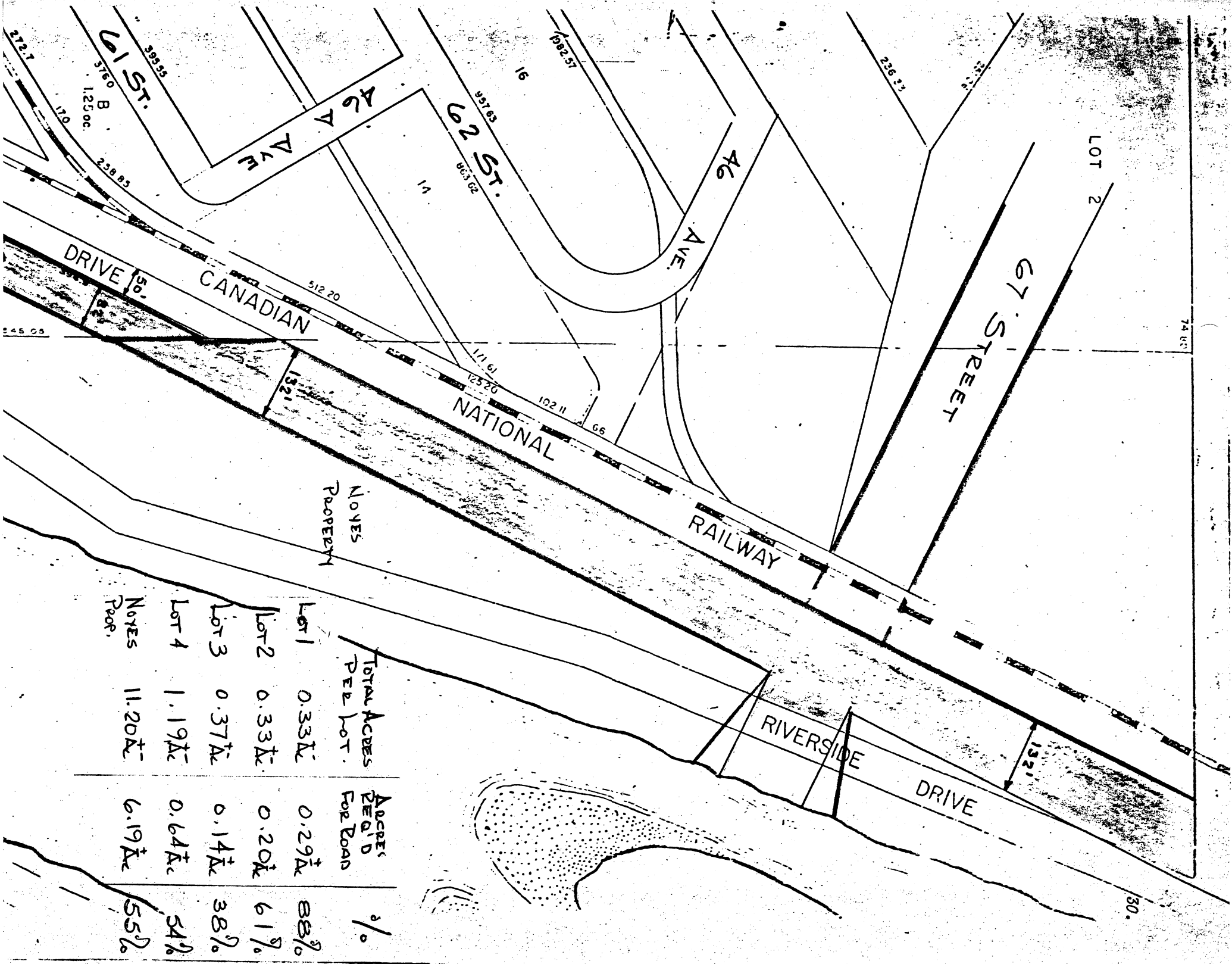
attachments



PROPOSED RIVERSIDE DRIVE
ADJACENT TO
C.N.R. R/W.



Schedule "A"



RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

31.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

May 7, 1979.

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

Dear Sir,

Re: Lots 1 - 4, Block 6, Plan 4283 M.C.
Part of N.E. 1/4 21-38-27-4
Land Adjacent to Riverside Drive

Council requested more information regarding the long term use of the above mentioned property.

On January 20, 1975, the City Council approved in principle the Red Deer River Corridor Park Study. The Study essentially recommended that the area eventually be utilized as park and open space. The recreational uses which would be associated with the park and open space concept were not detailed in the Study.

Yours truly,



Monte R. Christensen
Associate Planner
City Planning Section

/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 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 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 STETTNER No. 6 — IMPROVEMENT DISTRICT No. 10

Commissioners' comments

We concur with the comments of the City Assessor and recommend Council authorize the Assessor to proceed with negotiations to acquire these lands by passing the two tabled resolutions.

"K. CURLE"
Mayor

"M. C. DAY"
City Commissioner

REPORTSNO. 1

27 April 1979

TO: CITY CLERK

FROM: CITY OF RED DEER WEED INSPECTOR

Would you please request City Council approval to appoint Ms. Linda Fawcett as my Weed Inspector from May 22, 1979 to September 30, 1979 while she is in the employ of the City.

I will have her submit a recent photo of herself for an identity card.

Thanks.

"P. WILLIAMS" City of
Red Deer Weed Inspector

Commissioner's comments

Recommend Council, by resolution, formally appoint Ms. Linda Fawcett as a Weed Inspector.

"M.C. DAY"
City Commissioner

NO. 2

14 May 1979

TO: COUNCIL
FROM: CITY CLERK

Mr. Harold Alcock and Mr. Andrew Leier have retired from the City of Red Deer after having been employed by the City for periods of 18 and 13 years respectively.

In accordance with a previously established policy of Council, Mr. & Mrs. Alcock and Mr. & Mrs. Leier have been invited to join members of Council at supper, May 14th, 1979, and to be present in the Council Chambers at 7 p.m. for a short presentation.

"R. STOLLINGS"
City Clerk

THE CITY OF RED DEER

35.



NO. 3

OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA

T4N 3T4

April 24, 1979

His Worship Mayor Curle
and City Council

Ladies and Gentlemen:

I wish to report that during the first quarter of 1979 the operations of the Fire Department were as follows. These figures are given with comparisons for the same quarter in the previous year shown in brackets.

AMBULANCE CALLS

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>	<u>TOTALS</u>
EMERGENCY	106 (57)	110 (62)	94 (66)	310 (185)
NON-EMERGENCY	67 (58)	44 (69)	43 (52)	154 (179)
	<hr/>	<hr/>	<hr/>	<hr/>
	173 (115)	154 (131)	137 (118)	464 (364)

BREAKDOWN OF AMBULANCE CALLS BY DESTINATION

	<u>JANUARY</u>	<u>FEBRUARY</u>	<u>MARCH</u>
CITY	124 (76)	83 (89)	91 (75)
EDMONTON	13 (11)	13 (9)	9 (6)
CALGARY	3 (1)	7 (4)	2 (2)
HIGHWAY	6 (2)	5 (2)	7 (6)
PONOKA	1 (1)	5 (1)	1 (3)
SYLVAN LAKE	1 (1)	5 (1)	6 (2)
OTHERS	12 (13)	13 (15)	11 (12)
LONG TRIPS	2 (0)	2 (3)	0 (1)
NO PICK-UPS	11 (10)	21 (7)	10 (11)

1st Quarter Report 1979
Fire Department - Page 2

FIRE CALLS

JANUARY	52	(31)
FEBRUARY	38	(30)
MARCH	57	(32)
	<hr/>	<hr/>
	147	(93)

CLASSIFICATION OF ALARMS

	<u>JANUARY</u>		<u>FEBRUARY</u>		<u>MARCH</u>	
Fires in Buildings	13	(8)	7	(7)	11	(4)
Vehicle Fires	3	(2)	5	(3)	4	(3)
Brush & Grass	0	(0)	0	(0)	2	(3)
Miscellaneous outdoors	2	(5)	1	(2)	8	(4)
Miscellaneous others	0	(0)	0	(0)	0	(1)
Rubbish	0	(5)	1	(5)	10	(2)
Smoke & Fumes investigations	3	(2)	7	(5)	10	(3)
Public Assistance	13	(3)	10	(2)	3	(5)
Gas spills	1	(1)	0	(1)	5	(0)
False alarms	8	(3)	3	(2)	2	(2)
Accidental & Sprinkler	4	(1)	4	(0)	0	(3)
Needless calls	1	(0)	0	(0)	0	(0)
Out of City	4	(2)	0	(3)	2	(2)

SUMMARY OF FIRE CALLS IN BUILDINGS DURING THIS QUARTER

January 1, 1979 at 1048 hours Engine #8, Truck #2 and Utility #7 with five men responded to Crown Towers at 4820 - 47 Avenue where fire was burning in garbage chute. Sprinkler heads had activated. There was heavy smoke throughout the building and it was necessary to set up smoke ejectors and freshen the air. Cause was suspected to be public mischief.

January 2, 1979 at 1102 hours Engine #8, Aerial #4 and Truck #2 with seven men responded to Dr. Richard Parsons Auxiliary Hospital. While enroute received a call that fire was out, Aerial #4 and Truck #2 returned to Station but Engine #8 proceeded to scene to verify that there was no further danger. On arrival found that small fire had been burning in waste paper container and had been completely extinguished by hospital staff. Probable cause was a carelessly disposed cigarette.

1st Quarter Report
Fire Department - Page 3

January 2, 1979 at 1815 hours Engine #8, Truck #2 and four men responded to 5802 - 41 Street Crescent to reported furnace fire. On arrival found that steak bones and cooking grease had been stuffed into gas heater, causing heavy smoke. Material was removed and smoke ejectors were set up. Cause was suspected to be public mischief.

January 2, 1979 at 1821 hours Engine #6, Truck #2 and four men responded to Crown Towers where garbage container was on fire. Fire was extinguished with no damage. Cause - public mischief

January 3, 1979 at 1438 hours Engine #8, Truck #9, Truck #2 and Car #1 responded to call of fire in roof of Alliance Church east on 39th Street. Upon arrival Truck #2 and Truck #9 not required and were returned to Hall. Engine #8 and four men used high pressure hose to extinguish fire burning in roof insulation which had been caused by natural gas furnace back-firing. Very little damage.

January 8, 1979 at 1918 hours Engine #8, Truck #2 and Aerial #4 with nine men responded to call of fire in new construction at Red Deer Regional Hospital. On arrival found only small box of rags burning. Fire was quickly extinguished and units returned to Hall. Cause was heat lamp burning too close to combustible materials.

January 8, 1979 at 2229 hours Engine #8 and Utility #7 responded to 4220 - 41 Avenue where a private garage was reported on fire. On arrival found that garage was well involved and hydrant was froze up. Called for Engine #6 and Truck #9. Engines 6 & 8 controlled fire. The garage contained a truck, a 100 lb. propane bottle and some gasoline. Fire was extinguished and propane bottle was cooled and shut off, however as bottle was still leaking it was removed from scene and bled off. The garage and contents which included the vehicle were lost, but there was no extension of fire.

January 13, 1979 at 0004 hours Engine #8, Aerial #4, Truck #2 and Utility #7 responded to 5013 - 49th Avenue where north side of building was fully involved. Fire was extinguished with 1½" lines from north of building and by masked fire fighters who entered the building through large front windows. Fire was knocked down, ceiling tile removed and extinguishment completed. Cause was suspected to be faulty electrical wiring. Occupant of building was Jamieson and Johnson Realty.

January 13, 1979 at 1056 hours Engine #3, Truck #2 and seven men responded to call of fire at Blue Pine Motel, 7151 Gaetz Avenue. On arrival found

1st Quarter Report
Fire Department - Page 4

fire around bottom of wall heater. Gas was shut off and fire extinguished.

January 14, 1979 at 0305 hours Engine #8, Aerial #4 and Truck #2 with eight men responded to Crown Towers where heavy smoke was reported. Once again burning garbage had been dumped in chute and sprinklers had been activated.

January 20, 1979 at 1203 hours Utility #7 and one man responded to a reported smoke investigation at 414 Terrace Park. On arrival found some smoke. Downstairs tenant declined to open door. With the assistance of the RCMP entry was gained and it was found that smoke had been caused by a sleeping bag which had been accidentally placed too close to heater. Area was checked, and fire was completely out. Tenant was advised to make sure that combustibles were not placed too close to heat.

January 20, 1979 at 1549 hours Engine #6 and three men responded to Crown Towers, garbage had once again been set on fire and put into garbage chute. Sprinklers had activated and could not be shut off. A plumber was called. The garbage chutes have now been sealed off to prevent any re-occurrence of this nature.

January 29, 1979 at 1122 hours Engine #3 and Truck #2 with six men responded to fire in private garage at 5911 - 58 Avenue. On arrival found no damage and fire was out. Chimney had overheated and charred the wood.

February 3, 1979 at 1540 hours Engine #8 and four men responded to fire in private garage at 4117 - 45 Street. A 100 lb. propane bottle had been sitting just outside of garage and it is suspected that it had been leaking fumes, which were ignited by flame at furnace. Fire extinguished. Damage was confined to double doors which had blown out by the explosion created when ignition occurred and some damage to car which had been sitting just outside of garage. Owner suffered burns while driving car away from garage.

1st Quarter Report
Fire Department - Page 5

February 10, 1979 at 1208 hours Engine #3, Truck #2 and Car #2 with seven men responded to 5805 - 59 Street where fire was reported. On arrival fire had been extinguished by owner. Fire started when occupant was using gasoline to wash clothing, the fumes from the gasoline were ignited by pilot light of furnace or hot water heater.

February 17, 1979 at 1018 hours Engine #3 and five men responded to Parkland Mall where rubbish container in rear of Sears building was reported on fire. Fire was extinguished and Central Disposal were called to remove container. There was some smoke in area and some smoke damage may have resulted.

February 19, 1979 at 2209 hours Engine #3, Car #2, Truck #2, Aerial #4 with seven men responded to Great West Feeds Mill at 6866 - 52 Avenue where bearing of motor had overheated and ignited plywood door on top of conveyer shaft. Fire was extinguished with no further damage.

February 20, 1979 at 2353 hours Car #1, Car #2, Engine #3, Aerial #4, Truck #2 and Engine #6 carrying 16 men responded to Great West Feeds where fire was burning at conveyer leg. Some charring to floor and ceiling joists. Possible source of ignition was hot piece of metal from mixing machine in basement leading to conveyer.

February 21, 1979 at 1820 hours Engine #3, Truck #2 and Car #2 with six men responded to 6013 - 57 Avenue where fire was reported in basement. Fire extinguished and was confined to wallboard and ceiling. Suspected cause was pet who chewed up paper and spread it close to a hot water heater. Paper ignited by flame.

February 28, 1979 at 1406 hours Engine #8, Aerial #4 and six men responded to Shurgain Feeds at 4603 - 54 Avenue where smoke was reported. On arrival it was found that there was a smoldering grain dust fire on top and side of auger motor. Extinguished.

March 2, 1979 at 0153 hours Engine #8, Truck #2 Engine #3, and Utility #7 and eleven men responded to 5301 - 45 Avenue where house fire was reported. On arrival found house fully involved. Fire was extinguished by use of 1½" lines attacking fire from outside while two fire fighters wearing proper breathing equipment simultaneously attacked the fire from inside of the house. Suspected cause was instant-on TV.

March 3, 1979 at 2016 hours Engine #8, Truck #2 and six men responded to 5712 - 45 Avenue where fire had charred the floor joists and basement ceiling. Cause was improperly vented basement heater.

March 7, 1979 at 2251 hours Engine #8, Truck #2 and five men responded to 3915 - Exeter Crescent where fire was reported in kitchen electrical receptacle. Upon arrival found electrical fire in attic had ignited shavings and insulation. Fire was extinguished and home was ventilated.

March 16, 1979 at 0311 hours Engine #8, Aerial #4, Truck #2, Car #2 and Utility #7 with eight men responded to Granada Inn at 4707 Ross Street where fire was burning in laundry room. On arrival fire was extinguished and Aerial #4 was returned to Station. Smoke ejectors were set up and smoke was cleared from building. It was not necessary to evacuate the hotel. Cause was suspected to be careless smoking.

March 21, 1979 at 0032 hours Engine #8, Truck #2 Aerial #4 and seven men responded to City Second Hand Shop at 5111 - 49 Street where basement was full of smoke. Small fire in partition of boiler room was extinguished and smoke was cleared. Cause was believed to be faulty boiler.

March 23, 1979 at 1457 hours Engine #3 responded to a vacant mobile home at 302 Mustang Acres carrying four men. On arrival found that rubbish had been piled on stove and had been burning. Fire was out on arrival. Cause - possible arson.

March 24, 1979 at 0913 hours Engine #8, Truck #2 and seven men responded to 4912 - 54 Street where fire was reported in electric stove. Upon arrival fire had been extinguished. Smoke ejectors set up and air freshened.

March 24, 1979 at 1014 hours Engine #8 and Truck #2 with seven men responded to fire in bedding at 3703 - 50 A Street. Fire was extinguished and smoke removed from house.

March 24, 1979 at 1013 hours Engine #3 and five men responded to #3 Riverbend Apartments at 5423 - 57 Street where blanket on balcony was burning. Cause of fire was believed to be an electrical wire which had shorted out on the patio.

March 27, 1979 at 0410 hours Engine #8, Truck #2 and Utility #7 with eight men responded to 5415 - 48 Avenue where fire was reported in rubbish in laundry room. Fire was extinguished and heavy smoke in area cleared. Suspected cause was public mischief.

DURING THE QUARTER, THE FIRE PREVENTION BUREAU CARRIED OUT THE FOLLOWING DUTIES

	JAN.	FEB	MAR	TOTAL	1st QUARTER TOTAL 1978
INSPECTIONS	232	316	267	826	531
RE-CHECKS	128	123	163	413	182
BLDGS. UNDER CONSTRUCTION CKS.	234	248	264	746	186
LICENSE INSPECTIONS	2	-	-	2	4
"ORDERS TO REMED" ISSUED	-	-	1	1	0
COMPLAINTS INVESTIGATED	14	2	5	21	2
HAZARDOUS CONDITIONS CORRECTED	0	0	0	0	0
FIRE DRILLS CONDUCTED	4		10	14	8
LECTURES, FILMS, DEMOS	4	18	1	23	23
COURSES - youth groups	4	0	0	4	2
PLACES OF ASSEMBLY -evening ck.	0	0	0	0	4
CALLS,CONTACTS, APPOINTMENTS	62	56	68	186	104
PROSECUTIONS	0	0	0	0	1
STAKE-OUTS	0	0	0	0	0
UNDERGROUND TANKAGE TESTED	0	0	0	0	20
UNDERGROUND PLUMBING TESTED	0	0	0	0	0
PRELIMINARY BLDG. PLANS CHECKED	31	11	40	82	62
BUILDING PLANS CHECKED	16	14	16	46	57

1st Quarter Report
Fire Department Page 8

42.

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>TOTAL</u>	<u>1978</u>
EXPLOSIVE/RADIOACTIVE PERMITS	0	0	0	1	2
BURNING PERMITS	47	38	27	112	150
OTHER PERMITS ISSUED	17	22	49	88	61
TANKS/TANKERS TESTED	16	23	37	76	38
REFERRED TO OTHER DEPTS.	1	2	4	7	0
FAMILIARIZATION TOURS	0	0	0	0	1
TRAINING OF FIRE FIGHTERS	2	0	0	2	0
CALL OUTS/RESPONSES	12	4	5	21	13
INVESTIGATE FIRE/FUMES	5	3	9	17	26
OCCUPANCY PERMITS ISSUED	14	17	48	79	13

respectfully submitted.

All of the foregoing information is

Yours truly,

D. W. Wilson

D. W. Wilson,
DEPUTY FIRE CHIEF

DWW/cb

NO. 4

DATE: 1979 04 25

TO: Mayor
City Commissioner
City Council
Department Heads

FROM: City Treasurer

RE: 1978 OPERATING REPORT

Attached is the 1978 Operating Report analyzing major variances from budget.

This report will be discussed at the Council Meeting of May 14, 1979. It would be appreciated if you bring your copy with you to that meeting.

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

EW:mw

Att'd.

NOTE: Copies of this report were delivered to members of Council under cover of the Treasurer's memo above.

"M.C. DAY"
City Commissioner

NO. 5

May 3, 1979

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: GREAT CHIEF PARK LIGHTING

The Recreation Board recently appointed an Ad Hoc Committee to review the Great Chief Park Lighting situation and as a result a recommendation was made to City Council to light the Football field. Council will recall that this was approved in 1979 Budget and work is progressing on the project. During the work of the Committee it came to light that there is a demand charge for the power at the park in an amount exceeding \$500.00 per month which when the sportsfield lighting is installed will increase somewhat, and, this charge persists throughout the winter months even when the lights are not in use. The Committee have recommended to the Board that this matter be discussed with City Council, and, that Council consider applying the demand charge only during the period May 1st to October 31st each year. Mr. Bob Stonehouse, Chairman of the Recreation Board Committee will be in attendance at the Council meeting to answer any questions Council Members may have.

Respectfully,


DR. JOHN DUGAN
Chairman
Recreation BoardCommissioners' comments

The charges for electricity can be considered in 2 parts, an energy charge and a demand charge. The energy charge is simply a charge to cover the cost of the amount of energy used. The demand charge is a charge to cover the costs of the capital facilities which have to be installed to make available the energy to the consumer whether he uses that energy or not.

This practice is universal and not just peculiar to Red Deer, accordingly, we cannot recommend any change whatsoever in our practice of electricity billings as we do not believe we should treat any department of the City any different than any of our regular consumers. Although the report says that this demand charge came to light during consideration of the lighting of the football field, such charge has been levied since the lighting of the fastball and baseball diamonds and should, therefore, be considered during budget preparation.

"K. CURLE" Mayor

"M.C. DAY" City Commissione

NO. 6

Red Deer Landlord Tenant Advisory Board,
 # 9 4805 - 51 st.,
 Red Deer, Alberta, T4N - 4H2
 343 - 0410 May 1 st 1979

Mayor Curle;
 Red Deer City Council;

Dear Sir & Council;

Re; Report from Landlord & Tenant Advisory Board;
 from January 1st, 1979, to April 30th, 1979;

For the first four months Jan 1 to April 30 1979, Total calls 1025

Breakdown of these calls are as follows;

Landlord 206 Tenants 559 Office 118 Board Members 142

80% of calls; Non return of Security Deposit ;

Breakdown; of 80%

20 % not 30 days notice given by tenant; if late by 1 or 2 days charged for the next month; or pay for advertising to rent suite or house;

35 % for carpet cleaning whether tenant does it or not;

15% cleaning and painting

10% damage

10% entering premises of tenant without 24 hour notice or phoning;

10% General information; ex. New Act; Length of notice to vacate; Literature sent out; Complaint forms sent out and received; Heating problems; Length of notice to raise rents.

Respectfully submitted for Mayor's and Councils information;

Sincerely Yours;

June Wilson
 Chairman
 June Wilson

NO. 7

DATE: 1979 05 04

TO: City Clerk

FROM: City Treasurer

RE: REPORT TITLED "PROPOSED 1980 BUDGET FORMAT"

Attached is a report on the proposed 1980 Budget format and timetable for Council's consideration.



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

AW:mw

Att'd.

May 7, 1979

NO. 8

TO: City Council

FROM: City Assessor

RE: Court of Revision
Local Improvements

May I advise that the Municipal Taxation Act requires City Council to set a time and date to hear any complaints against the levying of Local Improvement Charges.

In order to meet the conditions of the Act, may we recommend that all complaints (if any) be heard starting at 1:30 p.m., July 25, 1979.

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

NF/bt

NO. 9

1979 05 03

TO: City Council
FROM: City Assessor

RE: Sale of Lot 5, Block 6, Plan 4688 KS
52 Street and 54 Avenue

The October 2, 1978, meeting of City Council passed a resolution (attached) approving the sale of the above described lands (map attached) to Mittelmeyer Enterprises (1977) Ltd and Parker's Machin Shop (1976) Ltd.

We recently received an agreement dated March 22, 1979, assigning the purchase of that portion of Lot 5 initially sold to Mittelmeyer Enterprises to a Lawrence M. Bigam. The City Solicitor has perused the assignment agreement and has found it to be completed to his satisfaction.

We submit the assignment of this sale for Council's approval.



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

WL/bt
att'd.

October 2nd, 1978

Moved by Alderman Dale, Seconded by Alderman Moffat, RESOLVED that Council of the City of Red Deer having considered correspondence dated August 28th, 1978 from Mittelmeyer Enterprises (1977) Ltd. and Parker's Machine Shop (1976) Ltd. re: City owned land, Lot 5, Block 6, Plan 4688 K.S., hereby agree to the recommendations of the City Assessor and in particular as follows:

1) That the City sell the portion of Lot 5 adjacent to the property owned by Mittelmeyer Enterprises (1977) Ltd. and Parker's Machine Shop (1976) Ltd. to a distance of approximately 10' from the bank (treed and brush area) with the provision that a chain link fence of 8' minimum height be installed to guard against further encroachment onto the park area.

2) The land be sold at a purchase price of \$36,000. per acre plus survey and registration costs to have lots consolidated. Monies payable prior to registration of plan of subdivision.

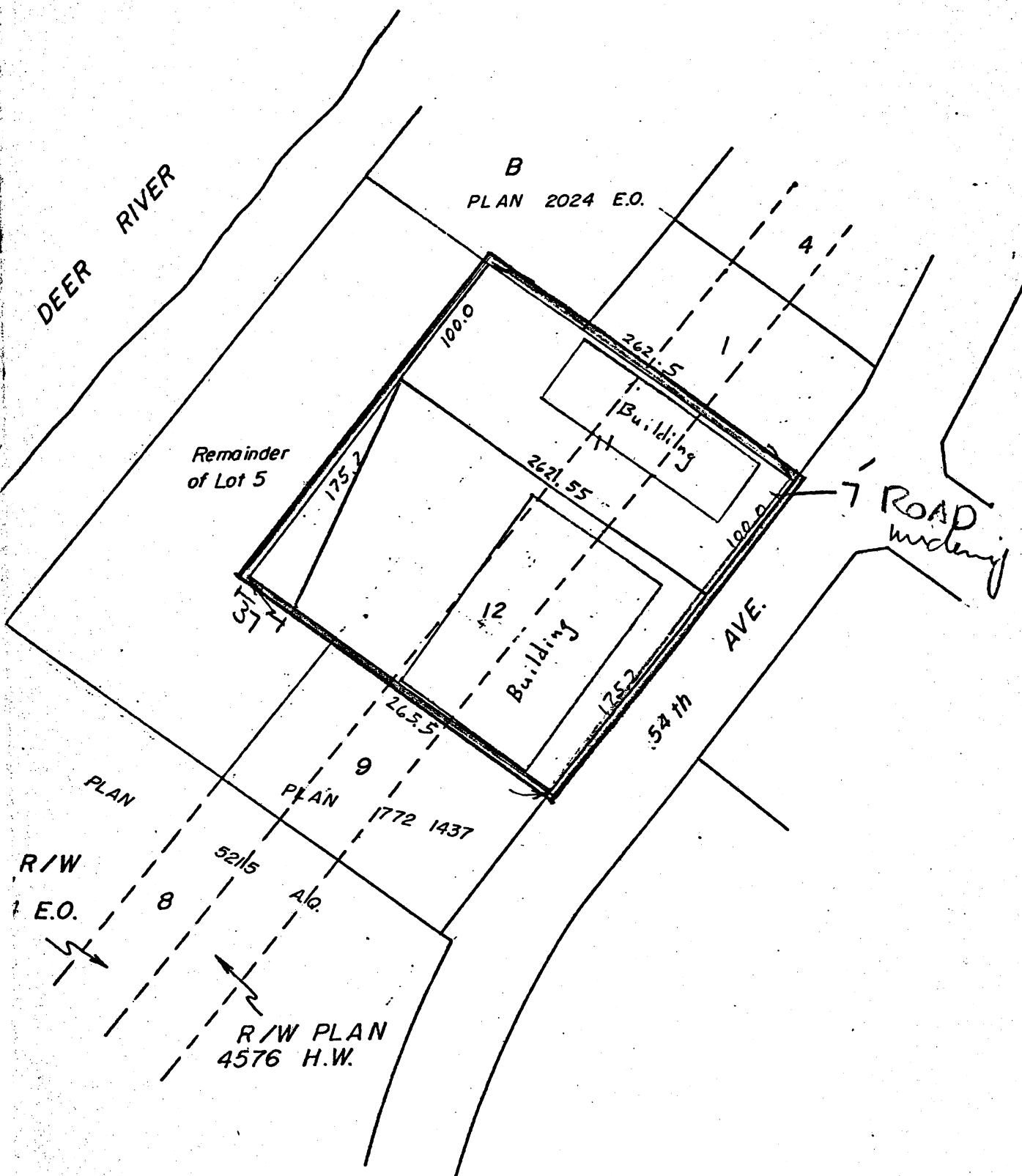
3) Each property to make a down payment of \$1,000. to cover cost of survey fee to apply to purchase price.

4) Monthly payments to be made until payment in full is received as follows:

Mittelmeyer Enterprises (1977) Ltd. - \$70.00 per month
Parker's Machine Shop (1976) Ltd. - \$40.00

5) Mittelmeyer Enterprises (1977) Ltd. and Parker's Machine Shop (1976) Ltd. to be responsible for clean up of the remainder of Lot 5, to the satisfaction of the Parks Supt. prior to the 8' fence being erected, and as recommended to Council October 2nd, 1978 by the City Commissioners and City Assessor.

MOTION CARRIED



Commissioners' comments

We can see no objection to Council approving the assignment as requested.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

April 17, 1979

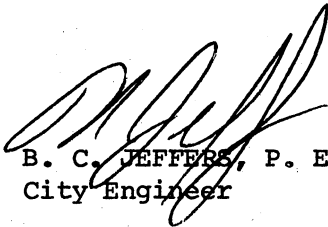
NO. 10

TO: City Clerk

FROM: City Engineer

RE: 1979 Construction Projects
April Progress Report

Our general report is submitted for the information of Council as per resolution dated February 19, 1979. This report covers all major construction work excluding maintenance operations.



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

KGH:sp
enc:

NO. 11

May 8, 1979.

TO: Council
FROM: City Clerk

RE: Public Hearing - Bylaw 2588/T-79.

A public hearing in respect of the above bylaw has been advertised for 7:00 p.m. Monday, May 14th, 1979.

The above bylaw provides for the levying of a flat fee of \$20.00 for a permit to move a building as opposed to the former fee of \$10.00 or in the case of a building less than 200 sq. ft., a fee of \$2.00.

R. Stollings
City Clerk

NO. 12

May 1, 1979

TO: City Clerk
FROM: City Engineer

RE: Hammond Crescent - City Portion
Highland Green Subdivision

Tenders were called for the construction of street base course, concrete curb & gutter and sidewalks, with closing date being Monday, April 23, 1979. This small project involves approximately 19 City owned lots and is being developed in conjunction with the Cairns Homes Limited subdivision to the south.

Two bids were received as follows:

Border Paving Limited	\$116,989.50
Carmack (Edmonton)	\$146,871.00
Consultant's Estimate	\$133,500.00

We have reviewed both the tender document and the Consultant's comments (attached) and can find no reason not to award the contract to the low bidder.

We therefore recommend Council award the contract to Border Paving Limited of Red Deer for the tendered amount of \$116,989.50. It should be noted that the above contract does not include asphaltic concrete pavement as this item will be tendered separately and brought back to Council at a future date for approval.



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

KGH/ab
attachment



ENTEK ENGINEERING LIMITED

CONSULTING ENGINEERS AND SURVEYORS

625 - 14th Street N.W., Calgary, Alberta T2N 2A1
#A, 4814 - 50th Street, Red Deer, Alberta T4N 1X4

• Telephone (403) 283-6641
• Telephone (403) 343-7377

55.

THE CITY of RED DEER
ENGINEERING DEPARTMENT

RECEIVED	
TIME	11:47
DATE	April 25/79
BY	AB Brown

SJ4002

April 25, 1979

CITY OF RED DEER
CITY HALL
4914-48th Avenue
Red Deer, Ab
T4N 3T4

ATTENTION: Mr. Bryon Jeffers, P. Eng., City Engineer

RE: Hammond Crescent Development

Dear Sir:

We have reviewed and checked the documents pertaining to the tender opening for the construction of Roadways, Curbs, Gutters, and Sidewalks in the aforementioned development. We hereby recommend that the contract be awarded to Border Paving Ltd., for a contract amount of \$116,989.50.

Yours truly,

David A. Watt, P. Eng.
Red Deer Manager

DAW:bm

asph est. \$ 9,650 @ 5⁵⁰ = \$ 53,000

Commissioners' comments

Concur with the recommendation of the City Engineer and recommend Council authorize award of contract to Border Paving Ltd.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

May 1, 1979

NO. 13

TO: City Clerk
FROM: City Engineer

RE: Normandeau Extension Stage II
Tender for Road Construction

Tenders were called for the construction of street base course, concrete curb & gutter and sidewalks in the above noted area, with closing date being Tuesday, April 24, 1979. Council will recall that a tender in the amount of \$793,736.00 for similar work was rejected last fall due to significant price increases and the fact that only one bid was received.

Two bids were received this spring as follows:-

Border Paving Limited	\$791,285.00
Carmack (Edmonton)	\$919,057.00
Consultant's Estimate	\$866,137.50

It should be noted that this tender was revised from the previous fall tender as indicated below:-

1978 tender - \$793,736.00 - includes pavement and all of 76 Street but no lane construction

1979 tender - \$791,285.00 - excludes pavement but includes lane construction, a portion of 76 Street and other revised quantity estimates.

The unit prices in this tender compare favorably with those in the 1978 tender resulting in a reduction of costs for the sum total of items common to both tenders.

We would respectfully recommend that this tender be awarded to Border Paving Limited in the amount of \$791,285.00.


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

KGH/ab

Commissioners' comments

*Concur with the comments of the Engineer and recommend Council
authorize award of Contract to Border Paving Ltd.*

*"K. CURLE"
Mayor*

*"M.C. DAY"
City Commissioner*

NO. 14

May 8, 1979

TO: City Clerk
FROM: City Engineer

RE: 1979 Crown Surfacing Program

Council will recall during recent budget deliberations, that the crown paving portion of the Engineering Department budget was tabled pending receipt of a suggested program. Accordingly, we have reviewed our present street system keeping in mind.

- a) Age - normal asphalt surface should last 10 years.
- b) Strength - original design may not be adequate to support today's loadings and volumes.
- c) Wear - generally a function of vehicle volumes and use of studded tires etc and is evidenced by wheel cutting.
- d) Settlements - general rideability may not be acceptable due to numerous underground utility installations causing settlements and patching.
- e) Safety - asphalt surface may be structurally sound but due to general settlement and/or wear, water may be ponding in wheel paths causing some hydro planing and increased potential for icy roads and splashing of pedestrians.

Based on the above we submit the following list of projects we consider eligible for resurfacing. Not all projects should be considered for 1979 for various reasons noted.

We would suggest that Council consider crown paving to projects 1 to 14 for an estimated cost of \$247,000. The balance of the list will then be carried forward for the 1980 crown surfacing program. This information is respectfully submitted to Council so that the 1979 crown surfacing program can be determined.

LIST OF ELIGIBLE PROJECTS

Item	Project	From	To	Lineal Footage	Year of Previous Crown Paving	Cost Est.	Remarks
1.	Spruce Drive	32 Street	37 Street	2,100	1968	40,000	
2.	43 Avenue	32 Street	35 Street	1,300	None	20,000	
3.	43 Avenue	37 Street	39 Street	850	None	15,000	
4.	35 Street	Spruce Drive	43A Avenue	1,600	1967	20,000	
5.	37 Street	45 Avenue	43 Avenue	1,250	1967	25,000	
6.	41 Avenue	40 Street	46 Street	1,660	1967	26,000	
7.	40A Avenue	40 Street	44 Street	1,110	None	18,000	
8.	42 Street	42 Avenue	40A Avenue	680	None	11,000	
9.	45 Street	43 Avenue	41 Avenue	720	None	10,000	
10.	Embury Crescent	37 Avenue	37 Avenue	1,700	1969	23,000)	Waterline re- lay and side- walk replace- ment required prior to paving
11.	35A Avenue	Embury Cres.	39 Street	930	1969	13,000)	
12.	44 Street	Embury Cres.	1/4 line	500	1969	7,000)	
13.	35 Avenue	44 Street	35A Avenue	800	1969	11,000)	
14.	46 Avenue	53 Street	55 Street	760	None	8,000	
15.	Gaetz Avenue	32 Street	35 Street	4,000	1972	48,000	
16.	32 Street	W. Ser.Rd.	49 Avenue	325	1961	7,000	
17.	Gaetz Avenue	55 Street	59 Street	1,580	None	26,000	bridge re- surfacing required
18.	Gaetz Avenue	71 Street	63 Street	7,140	None	89,000	drainage problems
19.	55 Street	Gaetz Avenue	45 Avenue	1,720	None	33,000	delay to 1980
Totals				30,725 ft. (5.8 miles)		\$450,000	

Submitted for the approval and/or direction of Council.

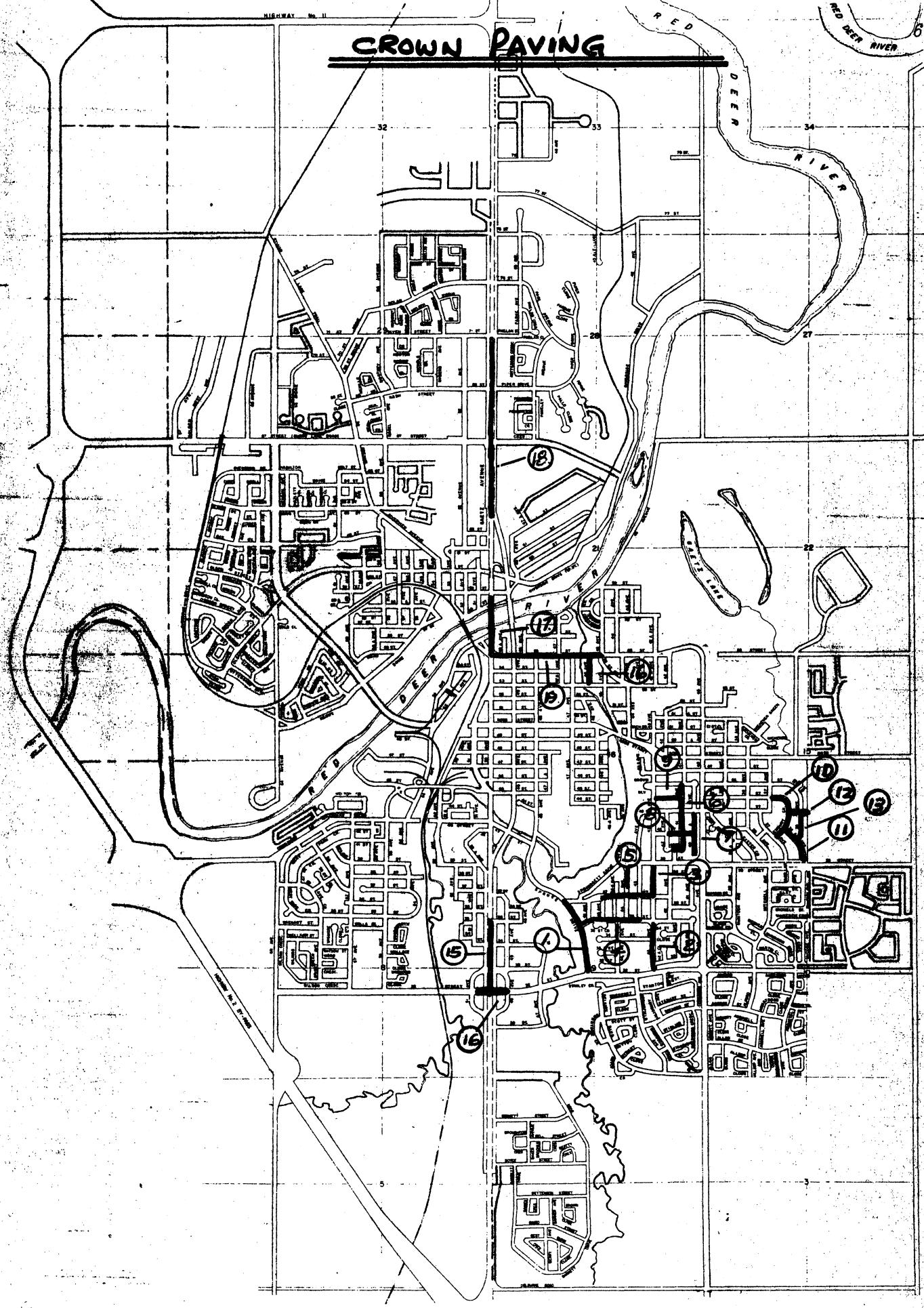

B.C. JEFFERS, P. Eng.,
City Engineer

KGH/ab
attachment

CITY OF RED, DEER

CROWN PAVING

RED DEER RIVER 61.



Commissioners' comments

During budget deliberations \$100,000.00 was approved for Crown surfacing. With these funds, we would have undertaken the first 4 projects on the attached priority list. The attached report has been prepared to enable Council to determine if they wish to allocate more funds for crown surfacing. We would recommend that Council follow the attached priority list and authorize the City Engineer to undertake resurfacing in the order shown up to whatever predetermined amount Council feels appropriate. The City Engineer recommends \$247,000.00 for 1979 and as we have been falling behind in our maintenance this is not an unreasonable figure for Council to approve.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

May 8, 1979

NO. 15

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR ECONOMIC DEVELOPMENT
RE: BOWER PLACE SPECIAL USE AREA and
ALBERTA MOTOR ASSOCIATION

The attached letter from the Alberta Motor Association requests that they be granted a letter of first refusal similar to that granted the Red Deer Advocate and C.K.R.D. for a two acre parcel of land in this Special Usage area of Bower Subdivision. The A.M.A.'s intention is to establish new office building facilities for their own use. At the time of this writing, arrangements for location within the subdivision had not been finalized with the Legion, the Advocate, or C.K.R.D., and therefore it is difficult to set aside any one specific parcel of land within the subdivision for another user. Therefore, should Council be in agreement with the A.M.A.'s request, we would suggest that the letter of first refusal be dependent upon the decision of the previous three requests with respect to location within the subdivision.

I would have no objection to the A.M.A. locating within this subdivision, provided they could meet the requirements as adopted by Council concerning site coverage, setbacks, etc. It should also be clearly understood, that the final readings of the by-law re-zoning the property have not been heard, and the plan is still un-registered, and the services would appear to be planned for sometime in the Fall. Letters of first refusal granted to the other three parties clearly state that Land Sales Agreements will not be entered into until the property is re-zoned, the plan is registered, and services are completed to a level satisfactory with the Engineers prior to the construction period.

I would recommend that we enter into a letter of first refusal with the Alberta Motor Association with similar conditions applying as those applied to the previous three applicants.

Respectfully submitted,


A.V. SCOTT, Director
Economic Development

AVS/gr

Attach:

Alberta Motor Association



RED DEER OFFICE
5913 - GAETZ AVENUE
RED DEER, ALBERTA, CANADA T4N 4C4

64.
TELEPHONE
346-3306

April 27, 1979

Mr. Alan Scott
Director
City Economic Development Dept.
City of Red Deer
Red Deer, Alberta

Dear Mr. Scott:

Please be advised that the Alberta Motor Association is interested in establishing a facility on the city owned property immediately east of the Black Night Inn.

We would be considering approximately two acres of property on which to establish an office building to serve our members and have adequate parking facilities.

The location we would like is indicated on the attached plot plan which is directly north of the area being requested by the Legion. However, if either corner adjoining 28th Street came available, or the North West corner, we would like to be given the opportunity to consider either of these.

If you require any further information, please contact the writer at your convenience.

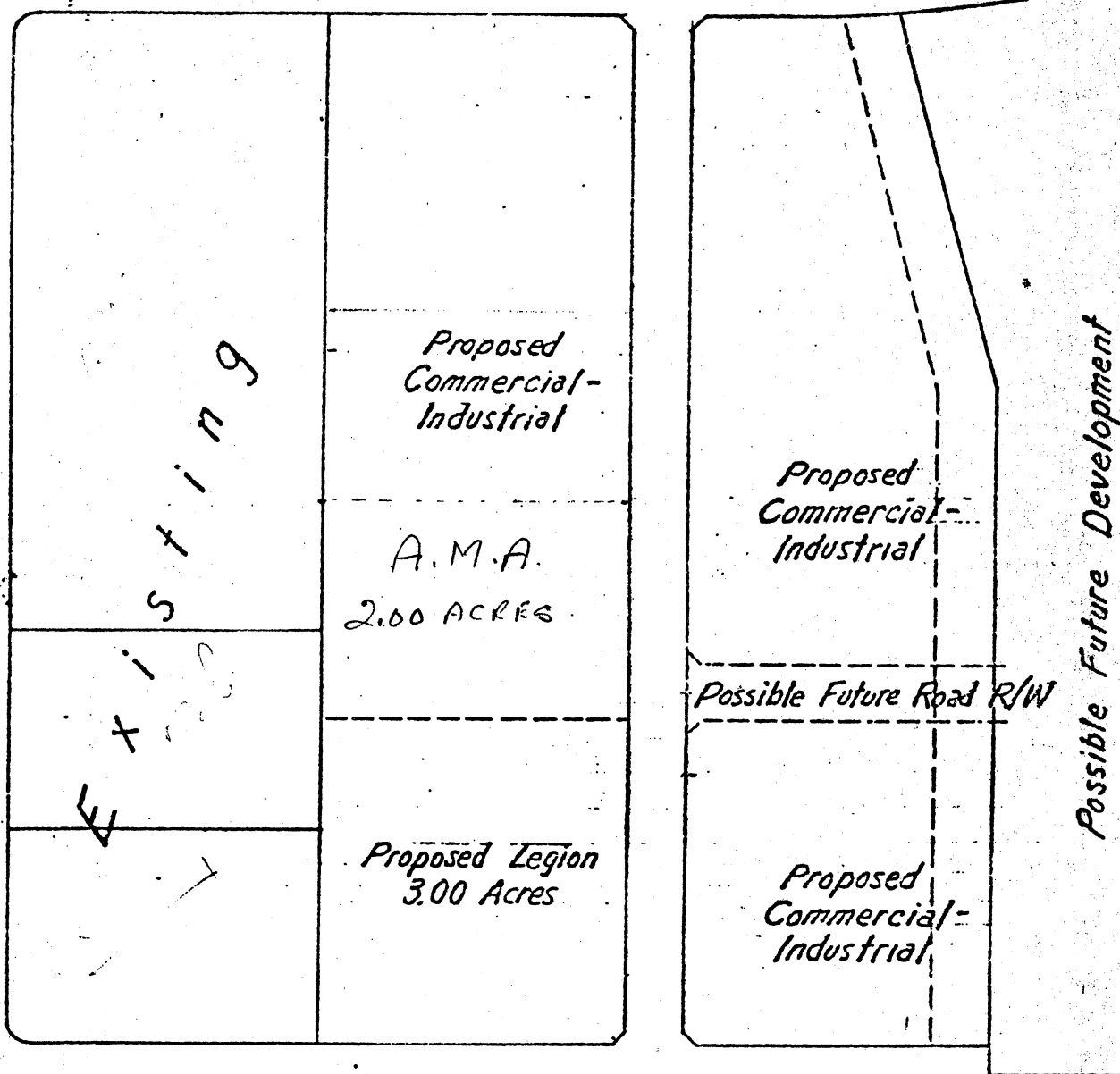
Yours Truly,


Harry R. Bartlett, Mgr.
ALBERTA MOTOR ASSOCIATION

HRB:sdb

30th Street

65.



1" = 200'

28th Street

Prepared by: R.D.R.P.C.
January 31/79

1979 05 03

66.

TO: Economic Director
FROM: City Assessor

RE: Alberta Motor Association

In reply to your letter of April 30, 1979, respecting the A.M.A.'s request for first refusal for a 2 acre site in the Bower Place Subdivision, may I advise that I would have no objections to same providing their buildings, landscaping, etc., would be compatible with other proposed development for the area.

As you are aware a special land use bylaw which may be applicable to this area is to receive its first reading in the near future. The right of first refusal should be subject to the rezoning, etc.

Also as a condition, if the A.M.A. is to relocate, there should be an agreement by them to give up the existing agreement respecting the parking at their present location.



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

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. _____

May 7, 1979.

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

Dear Sir,

ALBERTA MOTOR ASSOCIATION

This is in response to Alberta Motor Association's request for a 2 acre site in an area located north of 28th Street behind the Black Knight Inn.

As you are aware, that is a Special Use Zone, and the City Council can allow almost any use in this zone. Alberta Motor Association deals with tourists for information, as well as travel arrangements and car insurance. Because of the nature of their business, highway exposure and direct access to their premises are essential.

To achieve these basic requirements, it must be located in C1, C2, C5, I1 (C3 as part of required shopping centre). Under the present Land Use By-law, the use is permitted in C1, C2 and C3 but it is not clear whether it could be permitted in C5 or I1 zones.

Tourist Information Buildings are a permitted use in C5 and a discretionary use in I1 zone. If the Municipal Planning Commission decides that A.M.A. is a tourist information building, then it can be permitted in the C5 and I1 zones. Other uses such as car insurance could be regarded as accessory to the principal use of the building.

We feel that the proposed site does not have the basic requirements of highway exposure and would be very difficult for tourists to find. For the reasons mentioned above we do not favour the proposed location for the A.M.A. building.

Yours truly,



D. Rouhi, MCIP

Senior Planner

City Planning Section

/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 STETTTLER — 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 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 STETTTLER No. 6 — IMPROVEMENT DISTRICT No. 10

Commissioners' comments

Council will recall that when this land became available as a result of the School Board not requiring same, a resolution was passed as follows.

"RESOLVED that Council of the City of Red Deer hereby agree to approve the plan submitted to Council October 2nd, 1978 regarding the proposed Legion Site in order that survey work can be undertaken and a plan of subdivision registered.

Council further agree that the balance of the lands be in general inventory so that the City has land for special development of this nature as they occur in the future, and as recommended to Council by the City Commissioner."

It would not appear to me that the A.M.A. meets the above criteria, and in fact because of the exposure required by A.M.A. I am not sure that this would be a desirable location even if the A.M.A. did meet the criteria.

In addition to the A.M.A. application, we have also received an application from The Planning Commission to relocate in this area and which was received too late for this agenda.

What concerns us is that it now appears that anyone who wants to relocate is requesting a site in this area. The latter two applications are from businesses located in areas zoned C.1, and as such the requests do not conform to Council's intent and approval of same would rapidly eliminate this small inventory we have been keeping in reserve.

We would, therefore, recommend Council deny this application and suggest the A.M.A. work with Mr. Scott to locate a site with adequate exposure more suitable to their needs.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

May 3, 1979

TO: MAYOR & COUNCIL
FROM: RECREATION BOARD
RE: REQUEST FOR COUNCIL ON RECOMMENDATION IN REGARD TO GREAT CHIEF PARK
BALL DIAMOND #1 RENOVATIONS

Council will recall that the Red Deer Yamahas asked that Council consider reinstating the sum of \$7800.00 in the Recreation Budget for renovations to #1 Diamond that would improve sub surface drainage and therefore make the diamond playable during wet weather.

This project was first proposed by the Recreation Superintendent in 1978. It has been deleted by the Recreation Board from the Budget in two successive years because although the Board feels it is important, there have been other problems that the Board felt had higher priority. The Board are not prepared to recommend to Council that other projects be set aside to accomodate this project, however, we believe it would be worthwhile and should be done as soon as possible; and therefore, should Council be in a position to provide an additional amount in the 1979 Recreation Budget, we would recommend that they do so in order that the work can commence in the early Fall so that the benefits can be enjoyed in the 1980 season.

The Recreation Superintendent will be in attendance to answer any questions Council Members may have.

Sincerely,


DR. JOHN DUGAN,
Chairman
Recreation Board

mg

Commissioners' comments

The 1979 budget has been finalized and any changes in regards to this type of expenditure should be handled either within the established budget or brought forward for consideration in 1980.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

May 8, 1979.

NO. 17

TO: Council
FROM: City Clerk

RE: Microphone Controls Council Chambers

As a result of enquiries from some members of Council concerning the control of microphones, we made an enquiry to Com Sound on the cost of altering this system to provide for individual control and we have been advised that probably the most successful change would be to provide individual spring loaded switches at the base of each microphone and which switches would have to be held in the on position while speaking and would automatically close when released. The cost of this installation would be approximately \$1,000-\$1,200. A second alternative would be to instal a small on/off switch right close to the microphone. This switch would not have to be held in the on position but would have to be shut off when a speaker had finished speaking as two or more switches left open would again create feedback as was experienced in the former system. The cost of the second alternative would be in the order of \$700-\$800.

In either event Com Sound have assured us they would charge on an actual time basis plus material required.

Direction of Council concerning the above is respectfully requested.

R. Stollings
City Clerk

RS/ds

Commissioners comments:

If Council wishes to have their microphones changed to individual switching, they should be aware that if their switch is not placed in the on position there will be no voice on the T.V. circuit. There are some problems associated with the present system, but I feel it is working quite effectively with the present switching system.

"K. CURLE"
Mayor

NO. 18

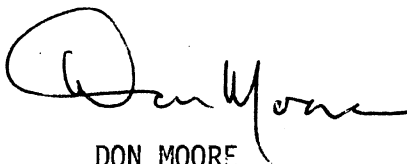
File No. R-11490

April 26, 1979

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT
RE: LAND EXCHANGE BETWEEN THE CITY OF RED DEER AND MR. & MRS. CADDY

As the planning of the Dawe Centre has evolved a private roadway, which is an extension of Holt Street (see attached plan), posed a possible threat to some trees on the property line separating the Dawe property and the Caddy property. Mr. Caddy offered to purchase a portion of this land to protect these trees. In subsequent discussions, it was noted that there was no safe access for pedestrians, particularly school children, moving from Hamilton Drive along the land West of the Caddy property; and, it was agreed that acquisition of a twelve (12) foot strip on the Westerly side of the Caddy property would be highly advantageous.

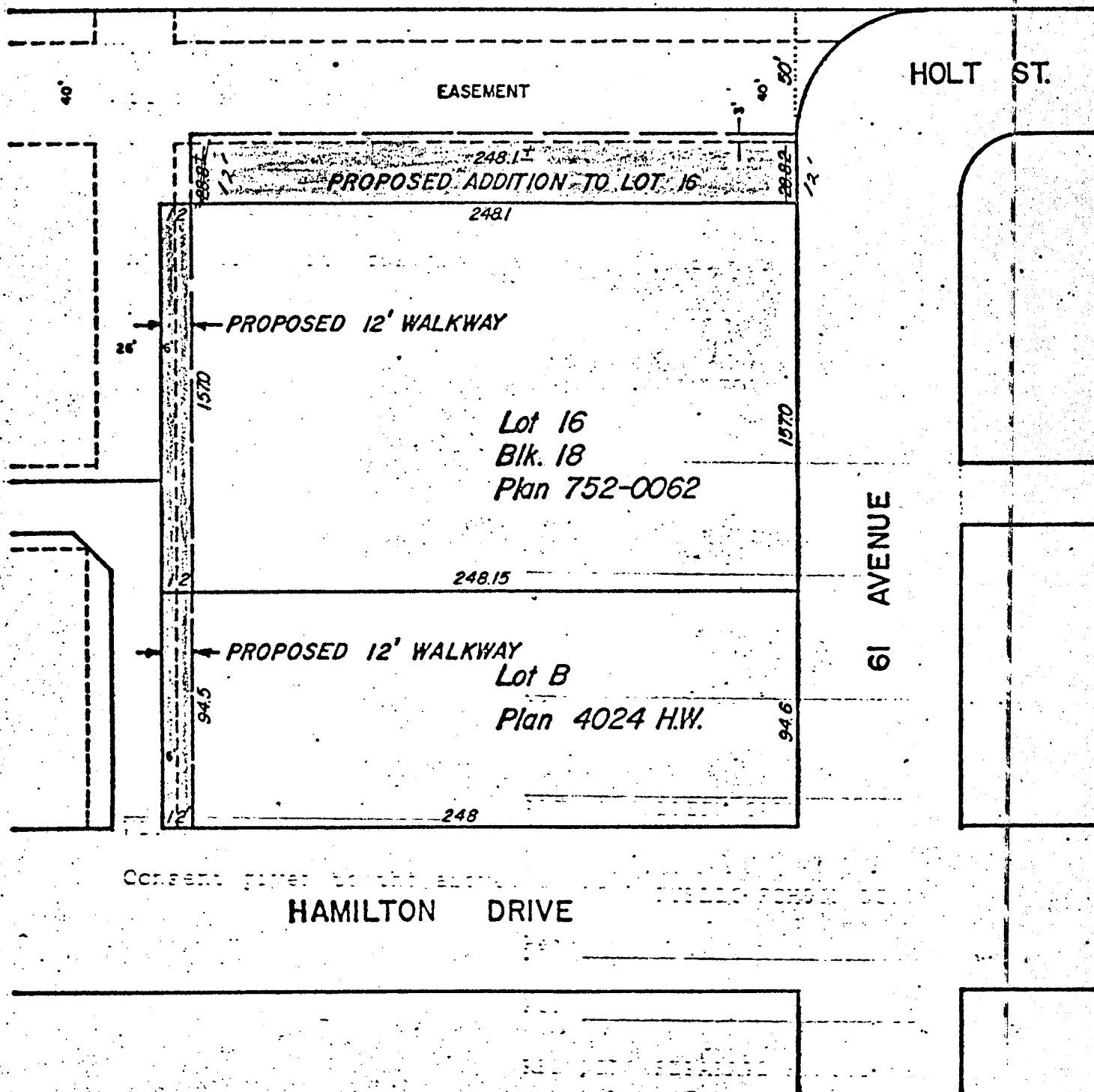
The proposed land exchange covered by the attached agreement is to our mutual benefit and has the approval of the Dawe Centre Management Board. I would recommend Council approval of this Agreement and land exchange.



DON MOORE

DM:mg

attachments



J.P.C.

Commissioners' comments

We concur with recommendations of the Recreation Superintendent and recommend Council approve the acquisition of the 12' strip of land.

"K. CURLE"
Mayor

"M. C. DAY"
City Commissioner

NO. 19

May 10, 1979.

TO: Council

FROM: City Clerk

RE: Land Use Bylaw Amendments 2588/S-79, 2588/U-79

A copy of each of the above noted bylaws is included with this agenda for first reading by Council. Bylaw 2588/S-79 provides for the rezoning of the area in the Bower Subdivision lying east of the Black Knight Hotel and south of 30th Street from A1 zoning to SU (Special Use). Bylaw 2588/U-79 provides for rezoning from RR to R1D and P2 of a small area in the southerly extension of Highland Green.

R. Stollings
City Clerk

RS/ds

NO. 20

1979 05 03

TO: City Council
FROM: City Assessor

RE: Co-op Housing Action Program
(C.H.A.P.)

With reference to the attached correspondence from the Alberta Housing and Public Works Co-op Housing Action Program (C.H.A.P.) requesting single family dwelling lots be allocated for their program in the Normandeau Extension Subdivision prior to the sale of these lots.

The total number of lots that will be available in the Normandeau Extension is as follows:

Single Family	Semi-Detached	Total
133	23	156

(Excluding 46 lots for mobile homes).

Council has passed that 60% of lots to be sold to home owners and 40% to contractors. Therefore the lots available for each category will be:

Home Owner	94 lots
Contractors	62 lots

The ratio of applications to lots available at the Bower Place sale indicated that the large demand for City lots still exists.

Home Owners	213 applications for 62 units
Contractors	107 applications for 41 units

Due to the anticipated continued heavy demand for the City's serviced residential lots, we would recommend that the C.H.A.P. program not be allocated a specific number of lots prior to the Normandeau sale, and that the City policy i.e. lower rate to be applicable for those who qualify for assisted programs, be applicable.

If a surplus exists after the next sale then possibly this matter could be given further consideration.



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

WL/bt
att'd.

**HOUSING AND
PUBLIC WORKS**

Policy and Planning Division

Co-op Housing Branch

403/427-4592

11160 Jasper Avenue
Edmonton, Alberta, Canada

T5K 0L1

Ross Bennett
Regional Supervisor
Coop Housing Action Program
5560 - 45th Street
Red Deer, Alberta T4N 1L1

February 21st, 1979

Don Wilson
Land Administrator
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Dear Sir:

Re: Coop Housing Action Program (C.H.A.P.)

In the City council meeting of December 12, 1978, council decided not to grant CHAP any lots in the lot draw for the Bower Place Subdivision. At that time, council suggested two things:

- 1) That we at CHAP re-apply for lots in the Normandeau extension, which are supposed to come on stream in the Spring of 1979.
- 2) That CHAP develop land in the Eastview area of Red Deer which is presently held by the Alberta Government.

Since that December council meeting we have been trying desperately to have the Eastview land serviced. As of this date, we have been informed the land will not be ready for use until the Spring of 1980.

...../continued

Don Wilson
Land Administrator
February 21st, 1979
Page Two

With that in mind, we would like to request that the City of Red Deer set aside as many lots as they see fit, for use in the 1979 CHAP program. With the interest of people wanting to build in Red Deer growing daily, we can fill any number of lots that the City can provide.

For your information, an update of CHAP activities in the Central Alberta area is enclosed.

If council needs or wants any further information, we would be glad to make a presentation to the City Council at the next regular meeting.

Yours very truly,

Ross Bennett
Regional Supervisor
CHAP Red Deer

RB/se


Encl.

April

78.

C.H.A.P. Progress Report
Central Region

Centre	Completed	Building	Yet to Start	Training	Total	Waiting	Lot Inve
Alix							
Bashaw							
Bentley	—	—	—	1	6	—	5
Blackfalds	—	—	—	—	—	—	—
Bowden	—	—	—				7
Eckville	—	—	—	2	—	—	5
Innisfail	—	—	—	4	—	—	12
Jofre	—	—	—		—	—	—
Lacombe	—	—	—	9	—	—	10
Penhold	—	—	—	18	—	—	20
Ponoka	—	—	—	9	—	—	10
Red Deer	69	—	—	—	—	120	??
Rimbey	—	—	—	—	—	—	—
Rocky Mtn. House	—	—	—	13	13	—	10
Stettler	—	—	—	2	2	—	2
Sylvan Lake	1	—	—	—	4	4	—
TOTAL							


 Signature

Commissioners' comments

We concur with the comments of the City Assessor and recommend no lots be specifically allocated to the C.H.A.P. Program. This will not prevent people who are successful in the lot draw from joining the C.H.A.P. Program if they wish.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 21

10 May 1979

TO: CITY COUNCIL

FROM: CITY CLERK

RE: COUNCIL MEETINGS - JULY & AUGUST

In the past, Council of the City of Red Deer has cancelled one Council meeting in each of the summer months of July and August on the understanding that same could be recalled by the Mayor if deemed necessary.

If Council wish to follow this procedure again this summer, it is suggested that the meetings of July 23rd, and August 20th, 1979 be cancelled provided that it is clearly understood that the Mayor may recall same in the event that it is deemed necessary to do so.

"R. STOLLINGS"
City Clerk

File No. R-11525

May 5, 1979

NO. 22

TO: MAYOR AND COUNCIL
 FROM: RECREATION BOARD
 RE: FINANCING OF HOOPFER PROPERTY

At the May 2nd meeting of the Recreation Board a resolution was passed confirming that the Recreation Board is prepared to give priority to the purchase of the Hoopfer property in the Recreation portion of the Seven Year Plan provided such approval does not adversely affect the progress or planning for the Dawe Rink & Mall or the College Fine Arts Centre. The following is a summary of the current plan followed by the plan as it would be if revised assuming a \$90,000 purchase price for the Hoopfer Home.

	<u>CURRENT PLAN</u>					
	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Dawe Rink & Mall	\$750,000					
Fine Arts Centre		\$375,000	\$375,000			
Unallocated				\$400,000	\$400,000	\$400,000
	<u>PROPOSED PLAN</u>					
	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Dawe Rink & Mall	\$660,000	\$ 90,000				
Hoopfer Home Purchase	\$ 90,000					
Fine Arts Centre		\$285,000	\$375,000	\$ 90,000		
Unallocated				\$310,000	\$400,000	\$400,000

The Recreation Superintendent has been advised by the City Treasurer that the proposed plan will have no affect on the Recreation Budget until the year 1983, at which time, the unallocated sum will be reduced to accomodate the \$90,000 additional amount. In presenting this proposed revision to the plan, it is on the assumption that we are funding these projects over an extended period, but, the commencement date will not be affected. Should this not be the case, it is recommended that Council consider providing an additional sum

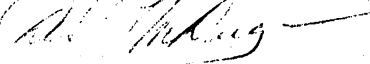
File No. R-11525

-2-

May 3/79^{82.}

from some other source for the purchase.

Respectfully,



DR. JOHN DUGAN
Chairman
Recreation Board

mg

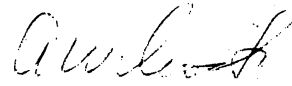
DATE: 1979 05 08

TO: Recreation Superintendent

FROM: City Treasurer

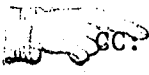
RE: PURCHASE OF HOOPFER PROPERTY

The purchase of the above property will be by debenture bylaw. Accordingly any offer to purchase should be conditional upon receiving all debenture bylaw and County of Red Deer approvals.



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

AW:mw

 CC: City Clerk
City Assessor

APPRAISAL REPORT BY:

WILLIAM J. HALDANE A.A.C.I. 84
Appraisals & Associates Co. Ltd.
4914 A Gaetz Avenue
Red Deer, Alberta
Phone 346-3351

OWNER

Name of Purchaser: Mrs F. E. Hoopfer

(Wife's Name)

ADDRESS OF SECURITY Pt SW $\frac{1}{4}$ 18-38-27-W4

LEGAL DESCRIPTION: Lot No. Block No. Plan No.

City County of Red Deer Province Alberta

By reason of my investigation and by virtue of my appraisal experience, it is my reasoned opinion that the present 'Market Value' of this property in its existing condition was as of:

May 4, 1979.

LAND \$ 48,000.

IMPROVEMENTS
(Including Extras) \$ 48,000.

I BELIEVE THE MARKET VALUE TO BE TOTAL \$ 96,000.

'Market Value' for the purpose of this appraisal is defined thus:

'Market value is the highest cash price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with the knowledge of all the uses to which it is capable of being used.'

I hereby certify that to the best of my knowledge and belief, the facts and data used herein are true and correct, and that I have no interest, present or prospective, therein.

PROPERTY INSPECTED BY:

REVIEWING APPRAISER:

(Signature)

(Signature)

Dated May 7, 1979.

Commissioners' comments

The attached report from the Recreation Board indicates that the acquisition of the Hooper property has been established as a priority and has been included in the attached revised 7 Year Plan. At the time this was prepared a figure of \$90,000.00 was estimated. We have subsequently received the attached appraisal establishing the value at \$96,000. and we recommend Council approve purchase of the property at this appraised value, subject to all necessary approvals.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 23

10 May 1979

TO: COUNCIL

FROM: CITY CLERK

RE: Traffic Bylaw

The City of Red Deer Traffic Bylaw has been completely reviewed by various departments involved, the City Solicitor and Police Commission, and the comments of the Police Commission appear hereafter. A copy of the revised bylaw is attached as Bylaw 2282/AA-79. This bylaw amendment may receive three readings by Council providing there is unanimous consent to such action.

"R. STOLLINGS"
City Clerk

THE CITY OF RED DEER

86.



RED DEER, ALBERTA

T4N 3T4

April 18, 1979

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

Dear Mr. Stollings:

The Red Deer Police Commission reviewed the revised traffic by-law, item by item, on March 28th, with the assistance of Inspector C. Coutts, By-Law Officer Howard Friesen, the City Solicitor Mr. Tom Chapman, and Traffic Engineer Mr. C. Lee. Mr. Chapman has redrafted the by-law according to the suggestions made at that meeting.

The members of the Police Commission would recommend to the Mayor and Council this last draft of the by-law. In this regard the following observations may be of interest:

1. The proposed by-law now gathers together and organizes in one document the various regulations in respect to traffic;
2. It follows the principle of offering the option of paying penalties by traffic tags, while leaving open the right to contest the charge in court;
3. The proposed by-law delegates to the City Commissioners much of the discretionary action under the by-law (see parts of Sections 6, 11 and 13) and to the City Engineer (see parts of Sections 8 and 10).

The following items may be of concern to the aldermen:

1. The appropriateness of the "voluntary penalties" as listed in schedules attached at the end of the by-law. (For example, jay-walking under Section 4.01 has a \$10 penalty.)

2. The unique situation in respect to the parking lots of the Red Deer Regional Hospital Centre requiring the special sections 7.07.1 to 7.09, inclusive, in the proposed by-law. The Hospital Board's control over parking space, whether metered for visitors or merely reserved for employees may differ from the control exercised over City-owned parking areas, yet the collection of penalties by the City may, in the mind of the offender, be associated City regulation. Will other local or provincial institutions seek similar status and inclusion in the traffic by-law?
3. The public may be unaware of many of the offences. For example, under Section 6.10 it is an offence to leave a recreational trailer on the street unless the trailer is hooked to the towing vehicle.

Perhaps there is need for a public education program on traffic offences.

The Police Commission did not attempt to decide on whether or not the proposed truck routes in Schedule A are adequate and appropriate. The matter appears to be one for the City Engineer and the Traffic Engineer.

In conclusion the Police Commission would remark that this consolidation of traffic regulations is most desirable. It grants authority for action when there is abuse of traffic privileges. One may assume that the regulations are designed to protect the rights and the convenience of the majority of the citizens. However, over-zealous application of all items in the by-law may create more resentment than respect for the necessary controls.

Yours sincerely,



G. H. Dawe,
Chairman

GHD:jhb

CORRESPONDENCE

TRANSPORTATION

NO. 1

Office of
the Deputy Minister
(Construction)

April 30, 1979

88.
403/427-2096
302 Transportation Building
9630 - 106 Street
Edmonton, Alberta, Canada
T5K 2B8

The City of Red Deer
City Hall
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Attention: Mr. R. Stollings, City Clerk

Dear Sir:

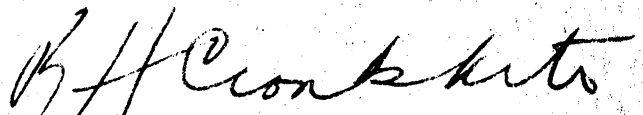
Re: Airport Terminal Building
Red Deer Industrial Airport

Thank you for your letter of April 19, 1979, in which you advised that the Red Deer City Council had approved in principle the conceptual plans for the terminal building.

Alberta Transportation has considered the conditions put forth by the Red Deer City Council as outlined in your letter. We are prepared to support the inclusion of a restaurant in Phase I having a maximum floor area of 1,000 sq. ft. However, it is not possible to locate this facility on the airside of the building without a major design change and in addition the servicing of the restaurant and baggage handling would be extremely difficult to accomplish.

In regard to the Airport Manager's office, we are arranging for its relocation with the architect. We have also accepted the architects recommendation for the inclusion of a general storage room of approximately 120 sq. ft.

Yours truly,



R.H. Cronkhite, P. Eng.
Deputy Minister (Construction)

cc: Mr. E. Makarenko
Mr. D. Sutherland
Mr. J. Graham

Commissioners' comments

The attached is presented for the information of Council and a copy has been sent to the Airport Commission.

"K. Curle"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

DATE: 1979 05 02

TO: City Clerk

FROM: City Treasurer

RE: RED DEER CATHOLIC FAMILY AND
CHILD SERVICE 1979 OPERATING DEFICIT

Attached is a grant request received from the above organization for \$2,440.

The grant request was received subsequent to City Council's consideration of the 1979 grant requests. If City Council agree to consider the request, it would now have to be discussed at a regular Council meeting.

The Red Deer Catholic Family and Child Care Service has applied in previous years to the Preventive Social Services Board for funding under P.S.S. Their requests have been turned down. Perhaps you should request comments from the P.S.S. Director in this regard.

There is a Council resolution that requires grant requests to be submitted by February 28th of the year for which the grant is requested.

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

AW:mw

CC: Social Service Director

Att'd.



91.

9518 - 102A AVENUE, EDMONTON, ALBERTA T5H 0G1

TELEPHONE (403) 424-0651

April 25, 1979

Mr. A. Wilcock
City Treasurer
The City of Red Deer
Red Deer, Alberta
T4N 3T4

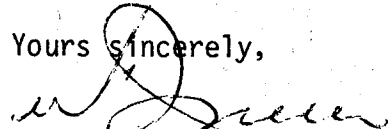
Dear Mr. Wilcock:

Re: Your file 1979-04-17

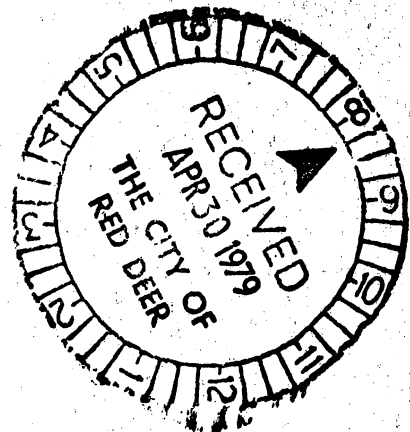
In reply to your recent request enclosed please find a copy of the revised budget for Red Deer Catholic Family and Child Service Budget 1979.

You will note that there is a combined statement of all of our services, Catholic Family and Child Service, Red Deer is Number 3.

Yours sincerely,


Father William Irwin
Executive Director

WI/fg
encl.



Member



Child Welfare League of America, Family Service Association of America, Alberta Association of Child Care Centres,
United Way -- Edmonton and Area and Red Deer and District

REVISED
RED DEER CATHOLIC FAMILY AND CHILD SERVICE BUDGET
1979

92.

INCOME:

DONATIONS	\$ 300.
FEEs FOR SERVICE	\$ 200.
UNITED WAY OF RED DEER	<u>\$7,884.</u>

TOTAL ----- \$8,384.

EXPENSES:

SALARIES OF AGENCY STAFF	\$4,483.
EMPLOYEE BENEFITS	\$ 178.
RENT	\$1,440.
UTILITIES AND INSURANCE	\$ 115.
OFFICE EXPENSES	\$ 405.
CONFERENCES	\$ 75.
ADMIN PURCHASES	\$ 548.
TRANSPORTATION (Mileage, etc)	\$ 890.
FINANCIAL ASSISTANCE	<u>\$ 250.</u>

TOTAL ----- \$8,384.

AES
December 12, 1978

11831 - 123 STREET

EDMONTON, ALBERTA T5L 0G7

TELEPHONE (403) 453-1551

F.J. BRUHA, C.A.
A.W. WHELAN, C.A.
E.A. HAWKINGS, C.A.

February 21, 1979

AUDITORS' REPORT

We have examined the combined statement of receipts and disbursements of Catholic Social Services as at December 31, 1978. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, this combined statement presents fairly the financial position of Catholic Social Services as at December 31, 1978 and the results of its operations for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Bruha, Whelan & Hawkings

BRUHA, WHELAN & HAWKINGS
Chartered Accountants

CATHOLIC SOCIAL SERVICES

STATEMENT OF RECEIPTS AND DISBURSEMENTS

For the Year Ended December 31, 1978

	Catholic Social Services	Family and Child Services	Family and Child Services Red Deer, Alta	Immigrant Services	Christmas Bureau	Marydale Residential and Day Treatment Services	Handicapped Services	Project 72 (+ Alpha Residence)	St. Vincent De Paul Services	Total
Receipts										
Fees for professional services	\$	11,138	34					11,020		22,192
Government of Alberta - Grants						628,283	373,601	21,413		1,023,297
- A.A.D.A.C.								54,563		54,563
City of Edmonton - Grant								7,125		7,125
Supervision and consultation						8,573				8,573
Income - St. Vincent De Paul Services									74,723	74,723
Government of Canada - Grant				22,341				2,620		24,961
Donation - Edmonton Catholic Charities (1976)	2,500				1,004	22,356	19,700	89		45,649
Catholic Archdiocese of Edmonton		3,255		27,600						30,855
Donations		381	525	219	18,273	6,252	4,423	300		30,373
United Way of Edmonton and Red Deer	47,101	108,628	5,440			13,284		10,800		185,253
TOTAL RECEIPTS	49,601	123,402	5,999	50,160	19,277	678,748	397,724	107,930	74,723	1,507,564
Disbursements										
Salaries and benefits	40,637	102,455	3,293	43,030	2,057	463,725	237,149	76,150	49,829	1,019,325
Building occupancy	1,666	4,871	1,205	1,425	200	90,679	82,735	13,430	8,075	204,296
Office	2,010	4,162	371	1,622	468	7,085	3,546	870	2,693	22,827
Conferences, staff development, fees and dues	1,291	1,827	153	336	-	2,226	1,154	1,258	-	8,245
Management costs Re: administration										
and accounting	3,518	8,410	383	4,100	1,494	50,301	15,862	7,766	9,826	101,660
Transportation costs	541	916	874	3,599	15	13,039	962	4,051	5,898	29,885
Food, medical, personal effects	-	910	-	-	15,843	43,579	56,567	11,932	-	128,831
Financial assistance	-	723	161	685	1,146	-	-	-	1,082	3,797
Residents' recreational and										
educational supplies	-	-	-	-	-	6,060	4,620	615	-	11,295
Consultations and miscellaneous	-	-	-	55	-	970	89	305	213	1,632
TOTAL DISBURSEMENTS	49,663	124,274	6,440	54,852	21,223	677,664	402,684	116,377	77,606	1,530,783
Accounts Receivable for 1978	(62)	(872)	(441)	(4,692)	(1,946)	1,004	(4,960)	(8,447)	(2,883)	(23,219)
Government of Alberta - Grants							12,630	3,146		15,776
- A.A.D.A.C.								4,676		4,676
Government of Canada - Grant				4,577						4,577
Excess of receipts over disbursements	(62)	(872)	(441)	(115)	(1,946)	1,084	7,670	(625)	(2,883)	1,810
Surplus (deficit), as at										
December 31, 1977	(1,143)	61	83	22	3,054	(8,558)	(1,577)	(713)	3,270	(5,501)
Surplus (deficit), as at										
December 31, 1978	\$ (1,205)	(811)	(358)	(93)	1,108	(7,474)	6,093	(1,330)	347	(3,501)

9518 - 102A AVENUE, EDMONTON, ALBERTA T5H 0G1

TELEPHONE (403) 424-0651

April 12, 1979

Mr. ~~Al~~ Wilcock,
City Treasurer,
City Hall,
Red Deer, Alberta.

Dear Mr. Wilcock:

Re: Red Deer Catholic Family & Child Service 1979
Operating Deficit

The above-named Agency has been offering counselling services to the people of Red Deer and District since December of 1963. The Agency is operated by an elective group of citizens from the city of Red Deer and offers its counselling services to people of all races and creeds.

Financially, the Agency is dependent upon the United Way of Red Deer and District, individual donations, donations from Churches and groups, as well as fees based on a sliding scale from the recipients of the service.

The Agency receives 95% of its funding from the United Way of Red Deer and District. Prior to October of 1978, the part-time staff person donated half of his time to the Agency. Due to his retirement and our having to appoint another part-time staff person, Mrs. Bridget Fielding, we had to appeal to the United Way of Red Deer and District for an increase from \$5,440 to \$7,880. This increase was necessitated if we were to offer the same number of hours of service as with the previous staff person. Due to financial constraints by the United Way of Red Deer and District, they were not able to increase our request for funding beyond \$5,440.

This letter, then, is our official request that the City of Red Deer make us a grant in the amount of \$2,440 so that the present level of service of this Agency may be maintained for the citizens of Red Deer.

For your information, during the year 1978, the Agency served 168 families and/or individuals in supportive counselling. The part-time professional staff offered 620

Mr. Abe Wilcock

2.

hours of counselling. In addition to this, numerous mentally retarded adults, senior citizens and transients of the Red Deer area were aided in obtaining housing, health benefits, food, clothing and transportation. Through a volunteer program, senior citizens and mentally retarded adults were visited on a regular basis.

In order that there be no duplication of administrative charges and expenses, the Agency is part of Catholic Social Services of Edmonton. Catholic Social Services is a member of the Family Service Association of America, The Child Welfare League of America and is also Accredited by the Council on Accreditation For Families and Children Services. Our Accreditation testifies to the quality of service offered by the staff in our various departments.

Yours very sincerely,

Father William Irwin

Father William Irwin, *W.F.P.*
Executive Director
WI/jp

May 7, 1979

To: City Clerk
From: P.S.S. Director
Re: Red Deer Catholic Family and Child Service
1979 Operating Deficit

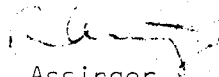
For the information of City Council the Red Deer Catholic Family and Child Service has submitted proposals for funding under the Preventive Social Services program 4 of the last 5 years. On each occasion their application was denied and they have appealed directly to City Council.

The last submission was made in the fall of 1978 for the possibility of being included in the 1979 budget. A delegation appeared before the P.S.S. Board in November 1978. Board members felt that the type of program offered is more "rehabilitative" rather than "preventive" and the request was therefore denied. It would appear from the submission made in November that this service is more of benefit to former residents of Michener Centre than the community-at-large. Therefore, Board members felt that funding should be sought from the provincial government.

In previous years, P.S.S. Board members have also felt that this service is somewhat of a duplication of the counselling service provided by the Red Deer Family Service Bureau. As you are aware, this service is already funded through Preventive Social Services. In other words, the City of Red Deer already supports a counselling service which is "community-based" rather than "church sponsored".

For the further information of Council I might add that we were recently approached by another "church-sponsored" group for funding. There is some danger in setting this as a precedent.

I would recommend that this request be denied by Council as well. I trust this information will be of value to Council during its deliberation.


P. Assinger
P.S.S. Director

RA/sm

Commissioners' comments

It would appear that this request and similar requests over the past 4 or 5 years have been thoroughly dealt with by the Preventive Social Service Board, and deemed to be not in the best interests of the City in terms of the priorities of allocating limited funds.

We, therefore, cannot recommend Council support of this application.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner



United Farmers of Alberta Co-operative Limited

1016 - 68 Avenue S.W., Calgary, Alberta T2V 4J2 Telex 038-21647 Telephone (403) 253-8321
(Mailing Address): Box 5350 Station A, Calgary, Alberta T2H 2J9

99.

NO. 3

FSD-675

April 26, 1979

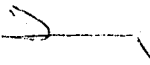
City of Red Deer
RED DEER, Alberta

ATTENTION: CITY CLERK

Dear Sir:

Please advise if the City would be interested in selling our firm a strip of property adjoining our east fence of our Farm Supply yard. If so, please advise the cost and the measurements of the property you would release.

Yours truly,


T. Semeniuk
Region Manager
Farm Supply Division

TS/pm

100.

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. _____

May 7, 1979

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

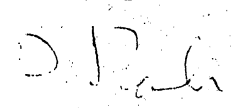
Dear Sir,

Re: United Farmers of Alberta
Co-operative Ltd.

In response to your memo dated April 30, 1979, please be advised that we are not in favour of selling the portion of Public Reserve to United Farmers of Alberta.

This reserve was created to act as a buffer between the road and industrial area to the west.

Yours truly,


D. Rouhi, MCIP
Senior Planner
City Planning Section

Enc.

c.c. City Assessor
Development Officer
City Engineer.

/hp

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 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 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 STETTLER No 6 — IMPROVEMENT DISTRICT No 10

1979 05 02

102.

TO: City Clerk
FROM: City Assessor

RE: United Farmers of Alberta Co-operative Limited

May we advise that the east boundary line of U.F.A.C. property lies adjacent to the City owned land and is adjoining a small public reserve which is presently grassed over.

As this public reserve enhances the 45 Street overpass turnoff leading to 54 Avenue, I would not recommend a sale of any portion of the public reserve.

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

6339 K.S.

103.

333 P.

X

1035 KS
D
8.0 Ac.

48TH STREET

1355 KS

1034 KS
1.83 Ac.

4695 M.C.

3824 T.R.
8

47ST

5551 K.S.

PUBLIC
RESERVE

782 0286 2 8

U.F.A. 279 N.Y.

762

1616
46 ac

772-3012
1B 1A

762-1616

5365 NY

R-3

862 RS

9

768 MC

3143

4356 H.R.

WELTON CRES.

WILTSHIRE BLVD.

2917 HW

5567 K.S.

2002 MC

3480 ET

1462 HW

1.34 Ac.

92 N.Y.
H

308 NY
2B

3348 NY
1A

2292 NY

1356
1B
M.C.

3019 K.S.

5551 NY

1356
1B
M.C.

5567 K.S.

2917 HW

772

12340

862 RS

5365 NY

R-3

772-3012

1616

762

U.F.A. 279 N.Y.

4695 M.C.

1034 KS

1355 KS

3824 T.R.

47ST

48TH STREET

1035 KS

6339 K.S.

333 P.

X

103.

6233 P.S.

R/W 1144 E.O.

R/W 4576 HW

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

1514 T.R.

Commissioners' comments

We concur with the observations of the administration that the City should retain this public reserve. No doubt the property owner to the south of the reserve would be concerned if any move was made to dispose of a portion of the said lands.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

April 26, 1979

NO. 4

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

Attention: Bob Stollings

Dear Sir:

Re: 138-Suite Development for Argood Builders Ltd.
60 Street

I would like to request that City Council consider the re-zoning of the property indicated on the enclosed site layout to enable 138 units of apartments to be constructed.

The site layout, once final survey drawings are completed, would be detailed in conjunction with requirements laid down by the City building bylaws.

Until the survey drawings are completed, it is not possible to provide a dimension layout at this time.

To enable the development to take place, it would be necessary for an exchange of land between my client and the City. It is suggested that the land at the bottom of the escapement be exchanged for the City property right-of-way on 63 Avenue and 60 Street. The hillside commencing at 2890 contour line, to the flat area of ground to the east of the site would be given to the City for public reserve, although the apartments would require direct access to this area for recreation. Because of the direct connection between this open park space, and the apartment development, we are considering these areas in calculating landscaping, and site area for development under the requirements of City building bylaws.

My client has control of parcels A, 12A, 11 and 10 and requests re-zoning of these parcels together with the City owned property to R-2B zoning, providing an easement to the services presently in the existing right-of-way.

The total land area will probably be divided into 3 parcels, each parcel accommodating 1 apartment

block, with suggested site boundaries similar to the boundaries indicated on the enclosed site plan.

We would like relaxation of the heights restriction for R-2B, so that the proposed development can provide minimum ground cover, with maximum views from the apartments looking over the City of Red Deer. Present zoning of the property is RR (Reserve Residential). Attached to the site layout are floor plans, with suggested elevational treatment, although the plans and the external treatment may be subject to some change.

I would appreciate this submission being presented at the next City Council meeting, and I shall be present with my client to answer any questions that may arise.

Yours faithfully,

John Murray
JOHN MURRAY, Architect
A.R.I.B.A., M.R.A.I.C.

JM/lav

107.

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. _____

May 8, 1979

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

c.c. City Engineer.
City Assessor.
Building Inspector.

Dear Sir,

Re: 138 Suite Development for Argood
Builders Ltd. : 60th Street

In reply to the letter of Mr. J. Murray, Architect, I am enclosing a copy of our letter dated April 12, 1979 for City Council's information. The following are in addition to our previous comments and deal directly with the questions raised by Mr. Murray.

1. Land Exchange. Without a detailed survey plan it would be difficult to see how much land is exchanged, but we are in favour of the idea of exchanging the hillside with the road right-of-way.
2. Landscaping. The applicant has mentioned that he requires enough land to meet the landscaping requirements of the Land Use By-law (44 % of site area), without a detail plan we do not know the extent of landscaping requirements but as a policy we do not favour any encroachment on the area below 2890 contour. However, we are prepared to support the relaxation of landscaping, if the site is deficient in this respect.
3. Subdivision. We have no objection to subdividing the area into three parcels, but it must follow the Subdivision Regulation and City standards for road width, etc.
4. Height Restriction. No objection to relaxation of height by the Municipal Planning Commission.

Summary: We are in favour of the proposed use, subject to the conditions outlined in our letter dated April 12, 1979 and the additional information provided in this letter.

Yours truly,

D. Rouhi
D. Rouhi, MCIP
Senior Planner

Enc. .
/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 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 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 STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

.. pg. 2

6. The City Council to approve the reclassification of the flat land to R2B.
7. City Council to approve the cancellation and sale of city road right-of-way, as well as city owned land.

The development of parking, as well as building, is expected to be confined to the flat top land, with no disturbance affecting the natural contour of the land.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

/cc

copy to: B. Jeffers,
City Engineer.
- D. Wilson,
City Assessor
- R. Strader,
Development Officer.

May 7, 1979

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER
RE: ARGOOD BUILDERS

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

The plan submitted by John Murray Architect does not give enough detail to determine whether or not the project meets the requirements of the Land Use Bylaw. We would require more detail as to amount of land to be exchanged with the City, amount of land located over the escarpment, etc.

Until these details are provided, we have no comments on the project.

R. STRADER,
Development Officer &
Building Inspector

RS/gr

1979 05 07

TO: City Clerk
FROM: City Assessor

RE: 138 Suite Development - Argood Builders Ltd.
Our Reference 9/XLII

With reference to the submission from John Murray on behalf of Argood Builders Ltd. for a land exchange, may I submit the following.

Lot 9 was originally acquired by the City of Red Deer through expropriation for the construction of the realignment of 60 Street up the hill to Oriole Park. As the roadway has never been surveyed, we do not have any figures available as to the square footage of land lying east of the right of way which might be for exchange or sale. A visual inspection of the total area would indicate that a proposal as submitted would appear to be the highest and best use of the lands in question.

Previous preliminary plans for the area indicated that a cul de sac was proposed for single family lots affecting the area where three private homes are located. The City has an agreement with one of the owners (Lot A) for any excess land to create a better designed lot than they now have. I assume that if the proposed development proceeds that the City is released from any and all obligations to the two properties Lots A and 12A which were previously subdivided in accordance with the previous overall scheme for a cul de sac and single family homes.

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

May 8, 1979

TO: City Clerk
FROM: City Engineer

RE: 138 Suite Development for Argood Builders
60 Street and 63 Avenue
Red Deer, Alberta

We have no objections to rezoning of the area for the above mentioned proposal.

The Engineering Department has had meetings with the Developer on development of this site and he has complied with our major concern which is consolidation of the total developable area south of 60 Street.

A. UTILITIES

1. Water - a 12" water main exists in the old 60 Street road allowance that will service the site .
2. Storm Sewer - a 42" storm main exists in part of the old 60 Street road allowance and also in an existing easement down the hillside.
3. Sanitary Sewer - an extension from Haste Street and 63 Avenue is required to service the area and the Developer has been advised he would be required to pay the entire costs in addition to related offsite costs.

All existing utilities will be covered by easements and there will be no structures allowed over them however parking and landscaping will be permitted.

B. ROADS

Since we have been advised by the Developer that he proposes three separate parcels, we recommend a cul-de-sac off 60 Street which the Developer would be required to pay for and also road improvements to 60 Street to allow for the anticipated increase in traffic especially left hand turns off 60 Street to the sites in question.

May 8, 1979

113.

C. DENSITY

The density has been calculated on the gross area which includes the undevelopable hillside below the contour of 2890 and after our meetings, the Developer is satisfied with the allowable density. We would favor relaxed landscaping requirements rather than encroachment over the hillside.

D. CHARGES

In addition to the costs involved in the sanitary sewer extension, and road construction of the cul-de-sac and 60 Street, offsite costs for sanitary, water, storm, and major thoroughfares will be required by this Department prior to final reading of the rezoning.

Due to previous agreements we cannot exchange the portion of 63 Avenue that is available however parts of 60 Street right of way could be exchanged. The City Assessor will comment on this in more detail.

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

PÉG/ab

cc: City Assessor
Development Officer
Regional Planning - D. Rouhi

Commissioners' comments

In view of the complexities of this development, such as exchange of as yet unknown areas of land, agreements with existing property owners, etc. We recommend Council approve the rezoning in principle only at this time. We believe that such an agreement will be adequate to justify the developer preparing more detailed plans so that a final submission resolving all the detail problems can be submitted for Council's consideration.

"E. CUPLE"
Mayor

"R.C. DAY"
City Commissioner

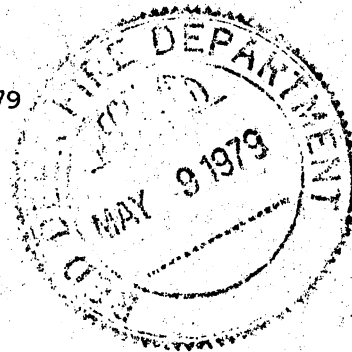
ALBER

10025 - 108 STREET EDMONTON, ALBERTA T5J 1K9 TELEPHONE 429-5221

114.

NO. 5

May 3, 1979



Mr. D. W. Wilson,
Deputy Fire Chief,
The City of Red Deer,
RED DEER, Alberta.
T4N 3T4

Dear Mr. Wilson:

Your letter of April 19th, 1979 to Mr. P. Schmid has been referred to me for reply.

Presently, our reimbursement does not allow for charges above the guidelines established by the Alberta Ambulance Operators Association in 1978. These rates are \$40.00 basic, \$.75 km or \$1.25 mile and if eligible \$30.00 for waiting time.

We have not to date received a formal request from the Association to increase our reimbursement.

Our reimbursement schedule will not increase until we have formally accepted their 1979 guidelines which we expect them to submit for our consideration soon.

We will contact your office upon our acceptance of new rates.

Yours truly,

A handwritten signature in dark ink, appearing to read "M. Skoropad".

M. Skoropad,
Manager,
CLAIMS DEPARTMENT

MS:lb

c.c. P. Schmid
Assistant Executive Director
of Alberta Blue Cross

Commissioners' comments

The above is submitted for the information of Council.
We cannot recommend any change in our current charge of \$44.00 as we believe that in the very near future other ambulance operators will also establish this rate and it will become fully reimburseable at that time.

"K. CURLE"

Mayor

"M.C. DAY"

City Commisioner

ROCKWEST DEVELOPMENTS LTD.

604, 9809 - 110 STREET
EDMONTON, ALBERTA, CANADA
T5K 1J1

116.

NO. 6

May 3, 1979

City Clerk
City Hall
Red Deer, Alberta

Attention: Mr. R. Stollings

Dear Sir:

This letter constitutes our request that you consider a re-zoning application on Lot 2, Plan 800 H.W., from A1 to C5.

The re-zoning is for the purpose of enabling us to develop a motel or hotel on the site.

We are cognizant of the fact that we will have to pay for servicing of the property and for an extension of services to the property.

Yours truly,

ROCKWEST DEVELOPMENTS LTD.

PER:

BEN VANDEN BRINK

BVB/bjd



ROCKWEST DEVELOPMENTS LTD.
604. 9809 - 110 STREET
EDMONTON, ALBERTA, CANADA
T5K 1J1

117.

April 30, 1979

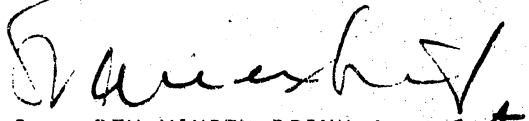
Weber Bros. Realty Ltd.,
4748 Ross Street,
Red Deer, Alberta.

Dear Sirs:

This letter is to authorize you to act as our agent for
the purpose of obtaining rezoning of Lot 2, Plan 800 H.W. in Red Deer
from its current zoning of A1 to C5.

Yours truly,

ROCKWEST DEVELOPMENTS LTD.


Per: BEN VANDEN BRINK *as agent*
for Rockwest.

BVB/bjd

May 8, 1979

TO: City Clerk
FROM: City Engineer
RE: Rockwest Developments Limited
Lot 2, Plan 800 H.W. (7920 - 50 Ave.)

It is the Engineering Department's opinion that this proposed rezoning request is premature at this time for the following reasons:-

1. The parcel of land lying immediately south of the above site is just now being circulated for subdivision approval.
2. Utility and road extensions would have to proceed through the parcel discribed in item #1 to service the Rockwest Development and construction of same will not be complete for some time.
3. The overall layout that would include this site has not been finalized.

Although this request is the next property to logically be developed, the Engineering Department would respectfully recommend rezoning be delayed until the above three items are closer to finalization.

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

PEG:sp
cc: City Assessor
Development Officer
E.L. & P. Supt.
Regional Planning - D. Rouhi

M E M O

119.

TO: R. Stollings
City Clerk

1972 05 08

FROM: J. Loppacher
E. L. & P.

Re: Rockwest Developments Ltd.

E. L. & P. have no objection to the rezoning proposed.

We would prefer to see the 66' service road right of way extended North to the North boundary of Lot 2 and preferably to the North boundary of Lot 1 Plan 300 H.W.

We will require a 6' easement West of and adjacent to the West property line of the 66 foot service road right of way, from R/W plan 772-0095 to the North boundary of Lot 2 and if possible the North boundary of Lot 1.

J. W. Loppacher, P. Eng.
Electrical Engineer

JWL/jjd

cc:

City Engineer

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. _____

May 8, 1979

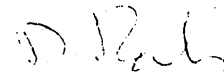
Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alberta.

Dear Sir,

ROCKWEST DEVELOPMENTS LTD.

In reply to Mr. Ben Vanden Brink, this is to request that this matter be tabled for four weeks in order to give us time to study the whole general area and report back to City Council.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

c.c. City Engineer
City Assessor
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 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 PAINTERTON No 18 — COUNTY OF RED DEER No 23 — COUNTY OF STETTLE No 6 — IMPROVEMENT DISTRICT No 10

Commissioners' comments

We concur with the comments of the City Engineer that this application is premature at this time. We, therefore, recommend Council deny this application and encourage the applicant to work with the Planning Commission to develop an overall plan of the area and resubmit his application when the time is appropriate.

"K. CURLE"
Mayor

"M. C. DAY"
City Commissioner

Attention Mayor Curl and City Planners.

We the undersigned , all being residents on Nash Street, are presenting these complaints to City Council, for your consideration.

- (A) Heavy Truck Traffic.
- (B) Excessive Speeding.

We, are recommending to city council that an immediate ban be placed on Nash St. eliminating all heavy truck traffic. The reasons being that the road surface is not built to handle heavy trucks as well as most of these trucks are carrying heavy loads, which in turn is causing house damage from the vibration, also it is devaluating our homes . (EG. proof available on request).

When Nash St. has deteriorated to the point of repaving or repairs are required we the tax payers of this street will see the payment come from our tax increase.

With regards to the speeding problem cars have been clocked by the R.C.M. Police in excess of 60 MPH. We would recommend stop signs be installed at the appropriate places or at the Citys discretion to slow the traffic down. We are asking for immediate action on this matter.

Thankyou Mr Mayor, Signed the Residents of Nash Street.

1	Mr & Mrs J. F. Thorsen	157	Nash St	3	CHILDREN
2	Sam & Alice Foster	152	Nash St.	1	Child
3	W. D. All	164	Nash St.	0	
4	Mr. Mrs Alex Bergane	160	Nash St	2	
5	James C. Walke	148	Nash St	2	
6	Chas. Peterson	136	Nash St	0	
7	Harry White	132	Nash St	2	
8	George J. Jansen	116	Nash St	4	
9	John J. Jansen	108	Nash St	2	
10	John J. Jansen	104	Nash St	2	
11	Richard J. Jansen	100	Nash St	0	
12	Gene Jansen	96	Nash St	1	
13	Boys Jansen	88	Nash St	0	
14	John Jansen	68	Nash St	2	
15	St. John's Church (in care of)	46	Nash St	2	
16	John Jansen	64	Nash St	4	
17	John Jansen	60	Nash St	2	
18	Andrew J. Jansen	58	Nash Street	5	
19	John Jansen M	56	Nash St	3	
20	John Jansen	52	Nash St	1	
21	John Jansen	48	Nash Street	2	
22	Mr. & Mrs. Steve Cosare	44	Nash Street	1	
23	John & Rella Jansen	201-5727	57th Ave	0	
24	John & Rella Jansen (in care of 59)	36	Nash Street	0	
25	Mr. & Mrs. J. Jansen	32	Nash St	2	
26	John Jansen	26	Nash St	4	
27	John Jansen	22	Nash St	1	
28	John Jansen	22	Nash St	0	
29	John Jansen	22	Nash St	2	
30	John Jansen	22	Nash St	2	
31	John Jansen	22	Nash St	2	
32	John Jansen	22	Nash St	2	
33	John Jansen	22	Nash St	2	
34	John Jansen	22	Nash St	2	
35	John Jansen	22	Nash St	2	
36	John Jansen	22	Nash St	2	
37	John Jansen	22	Nash St	2	
38	John Jansen	22	Nash St	2	



MEMORANDUM

NOTE DE SERVICE

125.

TO
A

City Clerk

FROM
DE

O. i/c Red Deer City Detachment

SUBJECT
OBJET

Re: Petition for Ban on Truck Traffic
Nash Street

SECURITY CLASSIFICATION - DE SÉCURITÉ
OUR FILE - N RÉFÉRENCE P-60-1
YOUR FILE - V RÉFÉRENCE
DATE 79 MAY 01

1. The petition from residents of Nash Street is not unlike the one received from the residents of Nolan Street. Council soon will have placed before it a revised Traffic By-law. Incorporated therein, are regulations respecting truck traffic and including designated truck routes. Nash Street will not be a truck route. With the anticipated co-operation of truck firms in our City, much of the "through traffic" on Nash should be eliminated. I hasten to point out that a Truck Route By-law will not eliminate entirely trucks from residential areas. Any truck which is required to travel into a residential area on business, will be exempt from the By-law. Weight restrictions will also apply to heavy vehicles once the Traffic By-law amendments are passed.

2. The matter of stop signs on Nash Street will no doubt be referred to the Traffic Advisory committee for their recommendation.

(C.C. Coutts) Insp.
O. i/c Red Deer City Det.

CCC/clj

May 8, 1979

TO: City Clerk
FROM: City Engineer

RE: Petition for Banning Truck Traffic on Nash Street

This petition is similar to the one recently received from the residences located adjacent to 71 Street west of 52 Avenue. In our opinion the situation relative to traffic volumes and vehicle types are also very similar to the situation existing on 71 Street. We would therefore again suggest the following:-

1. Nash Street is designed as a collector roadway providing a connection between the residential areas and our major arterial road network. It is intended to handle some delivery truck traffic, transit buses, and passenger vehicles up to approximately 5,000 vehicles daily. Recent traffic count information would indicate that there are approximately 4,400 vehicles/day on 68 Street between Gaetz Avenue and 52 Avenue and it's unknown what portion of these vehicles continue to travel west in the subdivision. We do not anticipate any increase in traffic volumes for the area as most of the development has occurred.
2. We agree that continuous heavy truck traffic should be prohibited from this particular road and this will be accomplished if and when the amended traffic bylaw is implemented. The proposed truck route system contained in the bylaw does not include either 71 Street or 68 Street west of 52 Avenue.
3. Regarding the speeding problem we would caution Council against the indiscriminate use of stop signs along this collector roadway as serious reductions in capacity would result if stop signs were installed. In addition to the capacity reduction, traffic would be encouraged to shortcut through residential areas on roadways which are narrower than 68 Street. It would appear that this is a matter of enforcement only and should be discussed with the City R.C.M.P.

KGH/ab
cc: R.C.M.P.

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

Commissioners' comments

This request is similar to one placed before Council April 17th. At that time it was recommended that no action be taken until the new revised traffic bylaw has been implemented.

"K. CURLE"

Mayor

"M. C. DAY"

City Commissioner

NO. 2

10 May 1979

TO: MAYOR AND COUNCIL OF THE CITY OF RED
DEER

Gentlemen:

We, the undersigned property owners, request that you will construct sidewalk replacement - east side/around corners on Embury Crescent from 4021 Embury Crescent to 3511 - 44 Street, 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 Bylaws of the City of Red Deer.

There are seven property owners on Embury Crescent and one on 44th Street who have signed the petition.

"R. STOLLINGS"
City Clerk

1979 04 30

TO: City Clerk
FROM: City Assessor

RE: Petition to Construct Sidewalk Replacement
East Side/Around Corners on Embury Crescent
From 4021 Embury Cr. to 3511 - 44 St.

On reviewing the petition regarding the above, please be advised that there are 8 properties within the area described by the petition. Since the registered owners of the above properties appear on the petition, it is in accordance with the Municipal Taxation Act.



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

May 8, 1979

TO: City Clerk
FROM: City Engineer

RE: Surface & Underground Improvements
Eastview Subdivision

Location: Embury Crescent, 37 Avenue to 44 Street
35A Avenue, 39 Street to Embury Crescent
35 Avenue, 35A Avenue to 44 Street
44 Street, Embury Crescent to 35 Avenue

In reviewing the 1979 crown surfacing program, it has become apparent that no work of this nature should proceed in this area until the watermain has been replaced. The watermain which serve this area are cast iron mechanical joint and were installed in 1959. Corrosion failures started in approximately 1970 and to date, there have been 17 failures in the roadways mentioned above.

The estimated cost for improvements is as follows:-

1. Watermain -	\$ 80,000
2. Sidewalk and Curb & Gutter -	\$ 35,000
3. Crown Surfacing -	<u>\$ 54,000</u>
Total	\$169,000

The alternate methods of financing this work are indicated below:-

- a) Watermain and sidewalk could be assessed as local improvements, surfacing to crown surfacing budget. This is not a recommended alternative as the watermain has failed well before its expected life span.

May 8, 1979

131.

- b) Watermain replacement charged to utility, sidewalk replacement charged to sidewalk maintenance fund and crown surfacing to crown surfacing budget. As the costs involved are appreciable, overexpenditure in the related budget item may result if other normal maintenance programs are continued.
- c) Watermain and sidewalk replacement charged to 7 Year Plan. Crown surfacing to crown surfacing budget.

The Engineering Department respectfully requests that Council approve the required construction this year. The City Treasurer can comment on the implications of the various financing alternatives.

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

RKP/ab

DATE: 1979 05 10

TO: City Clerk

FROM: City Treasurer

RE: SURFACE AND UNDERGROUND IMPROVEMENTS
- EASTVIEW SUBDIVISION

The report of the City Engineer discloses the following possible sources of financing:

1. Debenture the cost of the watermain and sidewalk (\$115,000) and charge the crown surfacing (\$54,000) to the crown surfacing budget, or
2. Charge
 - a) Waterline replacement directly to the utility budget
 - b) Sidewalk replacement to sidewalk maintenance budget
 - c) Crown surfacing to crown surfacing budget.

If the watermains and sidewalks costs were recovered as a local improvement charge, the levy would be \$4.95 per front foot for 20 years or 247.50 per year for a 50 foot lot (based on 1978 unit rates). Alternatively the debenture repayments could be charged to the Water Utility budget (\$8,500 per year) and mill rate (\$3,850 per year).

If the water line and sidewalk replacement costs are not debentured, then they would be charged \$80,000 to the water utility budget and \$35,000 to the sidewalk maintenance budget. These costs would represent overexpenditures.

The Engineering department has recommended the crown surfacing cost of \$52,000 be charged to the crown surfacing budget as an overexpenditure.

It would be my recommendation that alternative (1) above be accepted and that it not be charged as a local improvement because of the error made in the original installation.



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

Commissioners' comments

We concur with the recommendations of the City Engineer that this work should be undertaken and recommend Council approve same with financing as outlined by the City Treasurer. Council should note that the \$54,000.00 for Crown Surfacing is included in the \$247,000.00 Crown Surfacing Program for which Council approval is being requested elsewhere on the agenda.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Bylaw No. 2588/S-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. 12/79, 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/U-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. 13/79, 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/V-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. 14/79, 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/W-79

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1) *Bylaw No. 2588/78, as amended, is further amended as
hereinafter set out.*
- 2) *Section 13 of Table 23, being the Use Table for R.2 District,
is amended by adding the following new clause:*

*(f) "The area bounded on the north by Ross (50) Street, on the
east by 37 Avenue, on the south by 47th Street and on the
west by 40 Avenue, EXCEPTING THEREOUT AND THEREFROM Block
37, Plan 5555 A.F."*
- 3) *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. 2588/X-79

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

(1) Bylaw No. 2588/78, as amended, is further amended as hereinafter set out.

(2) Table B, Maximum and Minimum Building Heights, is amended by striking out the words "unless otherwise approved by the Municipal Planning Commission" where same appears under the column "Maximum Height" and opposite the words C.3 by substituting the following therefore:

"provided however that where the proposed building is for use as a hotel only, then the Municipal Planning Commission may allow a building to be constructed in excess of three storeys in height."

(3) Table 6, Use Table for C.3 District, is amended as to the conditions, qualifications and exceptions by adding the following as Condition (4):

"notwithstanding any provision of this bylaw, office uses shall not be allowed above a second storey of any structure within the C.3 district, nor shall the area designated for office use in any such structure exceed five per cent (5%) of the gross leasable floor area of the ground level storey."

(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. 2588/X-79

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

- (1) Bylaw No. 2588/78, as amended, is further amended as hereinafter set out.
- (2) Table B, Maximum and Minimum Building Heights, is amended by striking out the words 'unless otherwise approved by the Municipal Planning Commission' where same appears under the column 'Maximum Height' and opposite the words C.3 and by substituting the following therefore:

'provided however that where the proposed building is for use as a hotel only, then the Municipal Planning Commission may allow a building to be constructed in excess of three storeys in height.'
- (3) Table 6, Use Table for C.3 District, is amended as to the conditions, qualifications and exceptions by adding the following as Condition (4):

'notwithstanding any clause of this bylaw, offices shall not be allowed in any free standing structure or above the second floor of any structure within the C.3 district provided, however, the area designated for office use shall not exceed 5% of the gross leasable area of the ground floors of the structures'.
- (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

BYLAN NO. 2637/79

Being a Bylaw to close a portion of a Street in the City of Red Deer.

Council of the City of Red Deer enacts as follows:

(1) All that portion of the street on Plan 710 H.W. which lies east of the production southeasterly throughout of the southwesterly boundary of Block E, all as shown on said Plan 710 H.W., and all of the Avenue and all that portion of Linton Street which lies west of the production northerly throughout of the east boundary of Lot S, all as shown on Plan 804 K.S. is hereby closed.

(2) 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