

A G E N D A

For the REGULAR MEETING OF RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, JULY 18th, 1983 commencing at 4:30 p.m.

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- (1) Confirmation of the July 4th, 1983 minutes.

PUBLIC HEARING

A public hearing will be held at 7 p.m., Monday, July 18th, 1983 respecting Land Use Bylaw amendment 2672/H-83.

(2) UNFINISHED BUSINESS:

- 1) City Clerk - re: Proposed Referendum on General Disarmament .. 1

(2) REPORTS:

- 1) Chairman, Red Deer Industrial Airport Commission - re: Alternate Aldermanic Representative .. 10
- 2) Chairman, Red Deer Industrial Airport Commission - re: Transport Canada - Site Selection- Red Deer Control Tower .. 11
- 3) Chairman, Red Deer Industrial Airport Commission - re: Office Space in Hangar No. 1 - Heritage Flight Training .. 13
- 4) Senior Planner - re: Proposed Land Use Bylaw amendment 2672/K-83 .. 15
- 5) Director of Economic Development - re: Lot 12B, Block 14, Plan 802-1596 - Bower Special Use Area .. 16
- 5a) City Engineer - re: Loading Zone - South Entrance of Library .. 17
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- 7) City Clerk - re: 1983 A.U.M.A. Resolution Automatic Sprinkler System/High Rise Buildings .. 23
- 8) City Clerk - re: Disposal of Public Reserve Area N.W. of 54 Avenue adjacent the River Escarpment and 49th Avenue .. 27
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(4) WRITTEN INQUIRIES:

(5) CORRESPONDENCE:

1) Alberta Local Authorities Board re: The Westerner Exposition Association - Lot 5, Block 1, Plan 822-2274 and The Municipal Tax Exemption Act	.. 68
2) Chairman, Ad-hoc Historical Preservation Committee re: Designation of the Red Deer Armoury - Fire Hall No. 1 as a Municipal Historic Resource	.. 70
3) T.W. Craig MacKenzie - re: Approval of Basement Suite at 414 Terrace Park	.. 72
4) President, Hook Outdoor Advertising Ltd. - re: Advertising Supported Bus Shelter System	.. 82

(6) PETITIONS & DELEGATIONS:

(7) NOTICES OF MOTION:

(8) BYLAWS:

1) Bylaw No. 2672/H-83	second & third reading
2) Bylaw No. 2672/K-83	- first reading p. 15

UNFINISHED BUSINESS

1.

NO. 1

May 11, 1983.

TO: City Council

FROM: City Clerk

RE: Proposed Referendum on General Disarmament

The attached report and material was presented to Council at its meeting held May 9, 1983, and at which meeting it was agreed that same be tabled to not later than July 31, 1983, pending the outcome of the ruling of the Court of Queen's Bench, Edmonton. This matter is now being brought back to City Council at this time for a decision.

R. Stollings  
City Clerk

RS/ds

P.S. Since preparing the above report, we are advised by Alderman Pimm that a Court hearing concerning the general disarmament question is scheduled for August 16, 1983 in Edmonton.

It is possible that even though the hearing is scheduled for August 16th, a decision on same may not be rendered for some time thereafter.

R. STOLLINGS,  
City Clerk

NO. 14

April 8, 1983.

TO: Council  
FROM: City Clerk

RE: Proposed Referendum on General Disarmament

In November of 1982, Council passed a resolution agreeing that a referendum on General Disarmament be held in conjunction with the next municipal election.

Since the above date we have received correspondence from the A.U.M.A. (copy attached) and an opinion from Mr. Chapman, the City Solicitor (provided to members of Council)

In view of the legal opinions submitted, we felt it advisable to again place this matter before Council for review.

Our main concern would be the risk of having our entire election declared invalid should someone be successful in challenging the action of the City to hold a plebiscite on a matter not within the municipal jurisdiction.

While we have no personal views as to whether or not this question should be placed before the electorate this fall, we would suggest that an alternate method of obtaining the opinions of the electors could be achieved by preparation of a petition for signing by any interested person. Copies of such petition could be placed in various locations throughout the City and may well result in more persons expressing their views than would be the case at a general election where we have generally only received a 25-40% turnout of eligible electors.

The petition could be prepared on the same basis as the proposed ballot thereby enabling residents to express their opinions either for or against the question at hand. Furthermore, the petition could be commenced immediately rather than waiting until October.

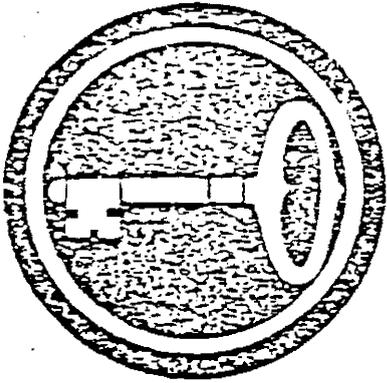
At the expiration of a given period of time, the petition could be analyzed and the results (expressed in terms of percentage of eligible residents if Council so wish) forwarded to the Prime Minister and the Secretary-General of the United Nations.

A further alternative to holding the referendum in conjunction with the civic elections, would be to hold such referendum on another date entirely. This would eliminate the risk of having the general election declared invalid because of the inclusion of the specific question under discussion.

The latter alternative would of course be considerably more costly than holding a vote at the general election or preparation and handling of a petition.

Consideration of Council is respectfully requested.

R. Stollings



# OPERATION DISMANTLE

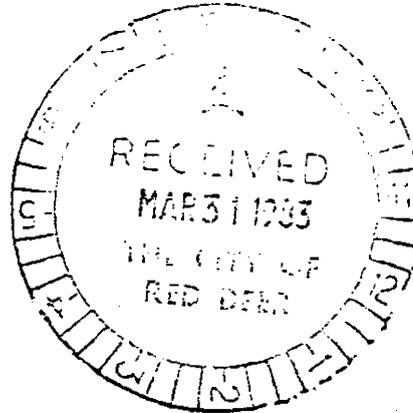
3. 65.

CALGARY CHAPTER  
BOX 308, STATION "M", CALGARY, ALTA. T2P 2H9

BRENDA WEAVER  
CALGARY PRESIDENT  
T. JAMES STARK  
NATIONAL PRESIDENT

289-1396

28 March, 1983



Dear Mayor Mc Ghee

We were extremely disturbed to learn that you and all other mayors in Alberta had been sent a letter from the Alberta Urban Municipalities Association which expressed some truly doubtful opinions regarding municipal referendums on disarmament. We are writing this letter to you, and to all other mayors in Alberta, to present what we know to be the facts and to make sure that you are aware of alternative opinions, and of the history of this issue in other provinces.

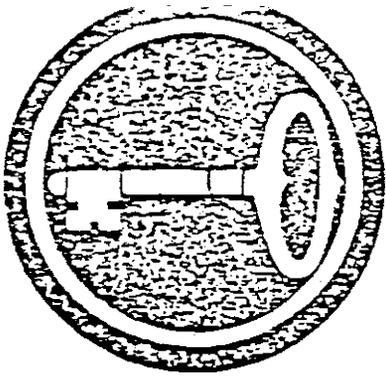
As you will see from the enclosed memorandum, according to s.112 of Alberta's Municipal Government Act, a council may pass by-laws (a) for the peace, order and good government of the municipality, and (b) for promoting the health, safety, morality and welfare thereof.

In November, 1982, responding to an application for a Court injunction that would block Ottawa's referendum, Ontario Supreme Court Justice O'Brien ruled that there would be "no irreparable harm...caused by permitting the city (of Ottawa) to proceed with the by-law" (that would allow the disarmament referendum). City of Ottawa lawyer Doug Wallace argued further that it was "hard to think of anything else which more directly affects the health, safety, welfare and morality of the inhabitants."

In B.C. also, Supreme Court Justice Patricia Proudfoot ruled that disarmament referendums should be seen as within municipal jurisdiction because the Municipal Act should be interpreted broadly; she said further that the issue of nuclear weapons proliferation affects "not only the municipality, but the entire universe."

It is interesting to note that in Quebec and Saskatchewan municipal referendums have been conducted without question. In total, the number of referendums conducted to date is 123.

We would also like to point out that the question of the cost of holding a referendum has apparently been misrepresented to the City of Calgary. The media in Calgary reported that conducting such a referendum at the time of the civic election would cost \$25 000--a figure approximately four times the real cost! (The referendum in Ottawa cost about 2/3 ¢ per capita; we believe Calgary's referendum would cost about \$4 500.)



OPERATION  
DISMANTLE

4.  
66.

CALGARY CHAPTER  
BOX 308, STATION "M", CALGARY, ALTA. T2P 2H9

BRENDA WEAVER  
CALGARY PRESIDENT  
T. JAMES STARK  
NATIONAL PRESIDENT

It is not logical to state that the issue of nuclear weapons proliferation is outside municipal jurisdiction, since cities of 25 000 or more would be prime targets in any future nuclear attack. Cities would have first responsibility for "cleaning up" after any such an attack and, since facilities presently existing for such "clean up" are inadequate, then clearly city councils do have the duty of doing all within their power to prevent nuclear war.

We believe that holding municipal referendums serves two important purposes: people are gradually getting educated about the present precarious situation with regard to the arms escalation; and the municipal referendums bring a global referendum closer to reality. Because we believe that the arms race is by far the most urgent current world problem, we are committed to getting to the truth in these matters, and we will persist in this work until we have achieved referendums throughout Canada.

Yours very truly,

(Mrs.) Brenda Weaver

*Handwritten notes:*  
✓ [unclear]  
APRIL 11/82



# alberta urban municipalities association

5.  
67.

8712 - 105 STREET  
EDMONTON, ALBERTA T6E 5V9  
TELEPHONE: 433-4431

February 7, 1983

TO: Mayors and Councils,  
All Member Municipalities

FROM: T.P. Buchanan,  
Executive Director

RE: Plebiscites Respecting Nuclear Disarmament

-----

We are enclosing herewith a copy of a letter from the Association's solicitors regarding the above noted matter.

The Board of Directors of A.U.M.A. received this letter at its meeting held February 3rd and we have been instructed to forward a copy to all members. A news release on Edmonton Radio stations states that the Minister of Municipal Affairs indicates that the matter is not within the jurisdiction of either the Provincial or Municipal Governments.

We trust this information may be of some assistance to you.

Yours very truly,

T.P.(Tom) Buchanan

**BROWNLEE FRYETT**  
BARRISTERS AND SOLICITORS

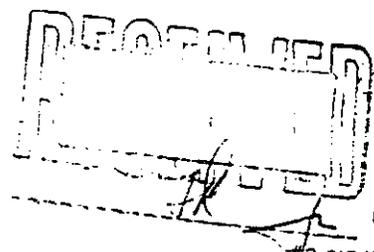
Agenda Item 9 (b) (iii)  
Board Meeting  
February 3, 1983 6.

68.

JOHN E. BROWNLEE, Q.C., LL.D. (1884 - 1961)  
ALAN M. BROWNLEE, Q.C. — RETIRED

\*GARTH FRYETT, Q.C.  
\*WILLIAM S. SOWA (ALSO MEMBER Q.C., N.W.T., YUKON BARS)  
\*LLOYD E. MALIN  
\*HAVELOCK B. MADILL  
\*LEO J. BURGESS  
LIONEL H. WHITTAKER  
ROBERT C. STEMP  
RAYMOND B. HANSEN

\*ERNEST J. WALTER  
\*PAUL G. SULLY  
\*SIMEN FIALKOW  
\*PETER T. COSTIGAN  
\*DAVID R. SYME  
DAVID F. REAY  
RAYMOND C. PURDY



TELEPHONE 429-4821  
AREA CODE 403

803 CHANCERY HALL  
#3 SIR WINSTON CHURCHILL SQUARE  
EDMONTON, ALBERTA, CANADA  
T5J 2C9

YOUR FILE:

OUR FILE: 11,230/EJW/LJB

January 27th, 1983

Alberta Urban Municipalities  
Association  
8712 - 105th Street  
Edmonton, Alberta  
T6E 5V9

ATTENTION: J. C. (JIM) MASSON  
DIRECTOR OF ADMINISTRATION

Dear Sir:

RE: PLEBISCITES RESPECTING NUCLEAR DISARMAMENT  
-----

You have requested our opinion in respect to the authority of a municipal council to hold a plebiscite on the matter of nuclear disarmament. Also, you have requested our opinion in respect to the potential liability, if any, upon individual councillors who vote in favor of holding such a plebiscite.

The general power of a municipality to put a plebiscite or question to the municipality's electors is set forth in section 119 of the Municipal Government Act. This section provides:

"119(1) A council may provide for the submission to the electors or proprietary electors of any municipal question or plebiscite not specifically authorized by this Act, but over which a council has jurisdiction.

(2) A council may make any expenditure it considers necessary and advisable to provide information to the electors on any bylaw or question that is to be submitted to a vote."

Section 119 makes it clear that the authority con-

ferred therein relates to "municipal questions" over which the council has jurisdiction. A municipal corporation can only exercise jurisdiction over a matter if the municipality has been authorized to do so, either expressly or by implication, by appropriate legislation. Being a statutory corporation, a municipality cannot exercise powers which are not conferred upon the municipality by statute. Therefore unless the proposed plebiscite is authorized under section 119, or other legislation, a municipality does not have the authority to conduct such a plebiscite.

The actual implementation of any scheme for nuclear disarmament is a matter which, in our opinion, is obviously beyond the jurisdiction of a municipal corporation. The authority in respect to such matters unquestionably lies with the Federal Government both in respect to the conduct of Canadian internal affairs and arrangements between Canada and other countries. However, the purpose of the proposed plebiscite, as we understand it, would not be to take direct action on nuclear disarmament, but rather, would be to allow citizens within a community to express an opinion in an attempt influence the Federal Government. It would appear that the Provincial Government would have sufficient jurisdiction to permit a municipality to undertake a plebiscite for this limited purpose. However, in our opinion, the existing legislation is not sufficiently broad enough in scope to permit a municipality to undertake a plebiscite of the type contemplated.

By way of summary of our foregoing comments, it is our opinion that the type of plebiscite being proposed is not within the jurisdiction of an Alberta municipality because such a plebiscite is not authorized by section 119 of the Municipal Government Act nor any other statutory provisions currently in force.

The consequences of an individual councillor voting in favor of the holding of such a plebiscite are perhaps less clear. Undoubtedly, councillors have an obligation to properly manage the financial affairs of the municipality. This obligation would make it improper for a councillor to authorize the expenditure of municipal funds for a purpose beyond the jurisdiction of the municipality. As a general rule, the individual councillor would be personally liable if the councillor authorizes municipal funds to be improperly expended for a purpose beyond the power of the municipality. The text book The Law of Canadian Municipal Corporations by I.M. Rogers, at page 149 states the general rule as follows:

"The council and its members also act in a fiduciary capacity in relation to corporate funds; the council can only disburse monies from the trust fund under its control to persons who have legal claims to it. Payment to one who has no such legal claim is a breach of trust for which the members are responsible. Local representatives are therefore liable to the municipal corporation for all monies illegally paid out."

Jim Masson  
 January 27th, 1983  
 Page 3  
 11,230/EJW/LJB

70.

And at page 214:

"On general principles councillors are liable to the municipality for all monies illegally paid out and for the value of all corporate property wrongfully diverted with their concurrence and may be compelled to reimburse the corporation where they have passed a resolution awarding funds for an illegal purpose."

The general rule, as stated above has, however, been tempered as a result of various judicial decisions. The Courts, in certain cases, have relieved councillors of personal liability in a manner similar to the relief which can be granted to trustees in the right circumstances. Where councillors while acting honestly and reasonably, have committed a breach of trust in the course of making an authorized expenditure of municipal funds, the Courts, in the exercise of their equitable jurisdiction, have found councillors not to be personally liable for the wrongful expenditure of municipal funds.

If a municipal council authorizes the holding of a plebiscite of the type being proposed, the municipality undoubtedly will expend funds for the purposes of holding the plebiscite. In our opinion, the authorization of such an expenditure will be personally liable for the funds wrongfully expended. However, in our opinion, the Courts would also have the discretionary right to absolve an individual councillor of any personal liability if it can be shown that the councillor has acted honestly and in a reasonable manner.

We trust that the foregoing has adequately answered your inquiry. If you have any further questions respecting this matter, please do not hesitate to contact our office at your convenience.

Yours truly,  
 BROWNLEE FRYETT

LEO J. BURGESS

LJB:nh

Commissioners' Comments

From a legal standpoint we recommend Council rescind their previous motion authorizing the referendum and as an alternate we would suggest that a petition be made available at City Hall for those persons wishing to express their opinion on the topic at hand.

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner

Commissioner's comments

Recommend this item be further tabled to the August 29th meeting of Council.

"J. OLDRING"  
Deputy Mayor

"M.C. DAY"  
City Commissioner

NO. 1

4 July 1983

TO: RED DEER CITY COUNCIL  
FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

At the Airport Commission meeting of June 28th, 1983, consideration was given to the provision for an alternate Aldermanic representative on the Commission due to the fact that is it not always possible that the Alderman serving on the Commission is able to attend because of other civic responsibilities.

The following motion was passed for consideration of City Council.

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council that provision be made for an alternate Aldermanic representative on the Airport Commission."

Respectfully submitted,

DR. J. RADOMSKY, Chairman,  
Red Deer Industrial Airport  
Commission

NO. 2

29 June 1983

TO: RED DEER CITY COUNCIL

FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: TRANSPORT CANADA - RE: SITE SELECTION - RED DEER  
CONTROL TOWER

At the June 28th, 1983 meeting of the Red Deer Industrial Airport Commission, consideration was given to the selection of a site for the Control Tower, and the following motion was passed in this regard.

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council the selection of site C2 for the location of a future Air Traffic Control Tower and that sites C2, D1 and B2 be protected, as requested."

Attached is correspondence and a plan from Transport Canada for the information of Council.

Thank you for your consideration of this matter.

Respectfully submitted,

DR. J. RADOMSKY, Chairman  
Red Deer Industrial Airport Commission



Air Traffic Services  
Western Region  
Federal Public Bldg.  
9820 - 107 Street  
Edmonton, Alberta  
T5K 1G3

Your file    Votre référence

Our File    Notre référence  
5202-288-0023 (WATE)

May 12, 1983

Mr. W. Moore, Chairman  
Red Deer Industrial Airport  
Commission  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Site Selection - Red Deer Control Tower

We are now in the final stages of selecting a site for the future Air Traffic Control Tower, Red Deer Industrial Airport. Four sites are under scrutiny by the various involved Transport Canada Branches, Edmonton Regional Office. These sites (4) are indicated on the attached Red Deer Airport Site Plan.

Would you please review the proposed sites for a future Air Traffic Control Tower against your airport development plans and, advise what sites you can support for development.

It is my intention at this time to have the site selection finalized and the report tabled by August 31, 1983. At that time, you will be asked to protect the selected site for future development of an Air Traffic Control Tower.

Yours truly,

  
V.S. Lundin  
Regional Superintendent  
Systems and Equipment  
Air Traffic Services  
Western Region

c.c. Mr. H. Bissett, Red Deer Industrial Airport  
Box 222  
Red Deer, Alberta  
T4N 5E8

VSL/dlh

NO. 3

29 June 1983

TO: RED DEER CITY COUNCIL  
FROM: CHAIRMAN, RED DEER AIRPORT COMMISSION  
RE: OFFICE SPACE IN HANGAR NO. 1 - HERITAGE FLIGHT TRAINING

Consideration was given to the request from Heritage Flight Training for a 5 year lease on Hangar No. 1, and the following motion was passed by the Airport Commission at their meeting of June 28th, 1983 for Council's perusal.

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council approval of a 5 year lease agreement of Hangar No. 1 to Heritage Flight Training, with the option to renew same, subject to the lease being satisfactory to the City Treasurer and City Solicitor."

Council's consideration of this matter is appreciated.

Respectfully submitted,

DR. J. RADOMSKY, Chairman,  
Red Deer Industrial Airport  
Commission

attach.

Heritage Flight Training  
General Delivery  
Penhold, Alberta  
TOM 1RO

PH: 886-5191

June 18th, 1983

City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Chairman, Airport Commission

Dear Sir:

We would like to attend the next Airport Commission meeting concerning office space in Hangar No. 1 and would appreciate if you could advise us the date and time of the meeting.

Thanking you in advance.

Yours truly,

Cecil L. Sorensen  
General Manager

CLS/jc

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

NO. 4

July 7, 1983

Mr. R. Stollings,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, AB.

Dear Sir:

Re: Proposed Land Use Amendments  
By-law 2672 / K-83

Following City Council's decision to sell a portion of Public Reserve to Jimray Holdings Ltd., the required land use amendment is attached.

The land use amendment designates that portion of reserve from Park to Industrial Uses.

Yours truly,

  
D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF CROSBURY—TOWN OF ECKVILLE  
TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14

July 5, 1983

NO. 5

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: LOT 12B, BLOCK 14, PLAN 802-1596 -  
BOWER SPECIAL USE AREA -

You will recall that approval was given to Executive Home Building Supplies Limited to purchase the above parcel of land for the development of a home improvement centre, subject to agreement being reached on the selling price. At Council's direction, we engaged a professional land appraiser to provide us with an accurate and current assessment of the value of this parcel.

The appraisal has now been completed, and the appraised value established at \$490,000.00. This is substantially more than the client had offered for the land. We have advised Executive Home Building Supplies Limited of the appraised value, and they have indicated they do not wish to proceed with the acquisition of this property at this time. As a result, the parcel remains available for development.



ALAN SCOTT, Director  
Economic Development

AVS/gr

Commissioner's comments

The above is submitted for the information of Council.

"M.C. DAY"  
City Commissioner

NO. 5 a

July 4, 1983

TO: City Clerk  
FROM: City Engineer  
RE: Loading Zone - South Entrance of Library

Council resolution, December 20, 1982:

"RESOLVED that Council of the City of Red Deer having considered request from the Red Deer Public Library Board for removal of the pipe barrier on the curb of the sidewalk immediately opposite the south entrance of the library on 49 Street and that an appropriate area be designated "No Parking Loading Zone Only", hereby agree to remove the barrier and the proposal for an unloading zone for a six month trial period and as recommended to Council, December 20, 1982, by the administration."

The Engineering Department has not received any complaints nor experienced any problems subsequent to the implementation of the above resolution.

Comments of the Fire Department and the R.C.M.P. are attached for Council's information.

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

CYL/emg

June 29, 1983.

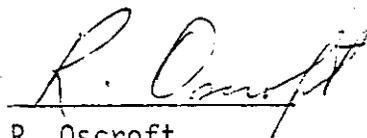
TO: TRAFFIC ENGINEER

FROM: FIRE CHIEF

RE: LOADING ZONE - SOUTH ENTRANCE LIBRARY

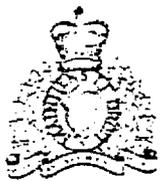
While we have not experienced any problems with this loading zone, I question the fact that we may have while construction of the R.C.M.P. station takes place. I have noted on some occasions that police cars are parked opposite this loading zone in front of their building.

I would suggest that the trial period be extended a further period of time in order that we can monitor any problems which might occur during construction of the R.C.M.P. addition.



R. Oscroft  
Fire Chief

RO/ml



Royal Canadian  
Mounted Police

Gendarmes royales  
du Canada

19.

Recd June 29/85  
*by*

Your file    Votre référence

060-029

Our file    Notre référence

85 JUN 27

City Traffic Engineer  
City of Red Deer  
Red Deer, Alberta

Attention: C.Y. LEE  
Traffic Engineer

Dear Sir:

RE: Loading Zone, South Entrance of Library

Please be advised that consideration has been made on the City Council solution on the above noted matter, and our opinion is that we fully support this resolution and accordingly as requested see no problem as far as our department is concerned with respect to this resolution.

Yours truly,

(D.C. Nielsen) Insp.  
O. i/c Red Deer City Detachment

/sib

Red Deer City Detachment  
P.O. Bag #5033  
RED DEER, Alberta  
T4N 6A1

Commissioner's comments

Recommend Council designate the area as a permanent loading zone.

"M.C. DAY"  
City Commissioner

## THE CITY OF RED DEER

20.

NO. 6

OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA

T4N 3T4

July 5, 1983

His Worship Mayor R. McGhee  
and City Council

Ladies and Gentlemen:

I wish to report that during the second quarter of 1983, the operations of the Fire Department were as follows:

<u>Total Number of Calls</u>	<u>approximate fire loss</u>
April 58	\$ 14,300.00
May 62	73,085.00
June 45	\$1,342,250.00

<u>Breakdown of Fire Calls</u>	<u>April</u>	<u>May</u>	<u>June</u>
Fires In Buildings	2	12	4
Vehicles fires	2	1	2
Brush & Grass	20	17	5
Rubbish Fires	7	6	11
Miscellaneous fires	6	4	1
Smoke/fumes investigation	7	4	3
Public assistance	6	11	5
Gas/fuel spills	1	-	1
False alarms	3	2	7
Accidental/Sprinkler	2	-	3
Needless calls	-	2	1
Out of City	2	3	2
<u>Incendiary &amp; wilful fires</u>			
Mischief	4	-	-
Suspected Arson	-	-	1
Arson	-	-	-

Red Deer Fire Department  
 2nd Quarterly Report 1983  
 Page 2

On May 27, 1983 there was a fire in a dwelling at 6331 - 61 Avenue which resulted in the death of one male adult.

<u>Total number of Ambulance Calls</u>	<u>April</u>	<u>May</u>	<u>June</u>
Emergency	92	104	123
Non-emergency	47	48	53

Breakdown of ambulance calls by destination

City of Red Deer	101	105	100
Edmonton	6	9	20
Calgary	8	0	7
Ponoka	3	0	5
Sylvan Lake	3	3	1
Highway	3	0	5
Others	4	19	16
Long distance	0	0	1
No pick up	11	13	21

Ambulances out at one time

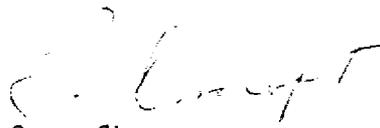
Two at one time	22	19	45
Three at one time	5	-	11
Four at one time	-	-	-

During this quarter, the Fire Prevention Bureau carried out the following duties

	<u>Manhours Involved</u>
Inspection of industrial, institutional, commercial and multi-family dwellings.	622
Buildings checked while under construction to ensure compliance with legislation.	145
Inspection of commercial premises prior to the issuance of Occupancy permits	47
Investigation of complaints	9
Consultations	43
Fire drills conducted	7
Films shown, demonstrations and lectures to citizens groups	26

	<u>Manhours Involved</u>
Meetings and appointments	112
Underground tanks and plumbing tested	27
Preliminary building plans checked	18
Building plans checked	44
Permits issued	6
Tanks or tankers tested	29
Familiarization tours	12
Call-outs	1
Investigation of fire & fumes	70
Dangerous goods investigation and research	10
Attendance at courses & seminars	73
Flow tests	6
Office routine and compiling reports	254

All of the above is respectfully submitted,

  
R. Oscroft,  
FIRE CHIEF

RO/cb

NO. 7

11 July 1983

TO: COUNCIL

FROM: CITY CLERK

RE: 1983 A.U.M.A. RESOLUTION AUTOMATIC SPRINKLER SYSTEM/HIGH  
RISE BUILDINGS

---

In March of 1983 resolution "A" attached was passed by Council and forwarded to the A.U.M.A. for consideration at this Fall's Convention. A similar resolution marked "B" has been introduced by the City of Grande Prairie.

We have been asked by the A.U.M.A. office as to whether or not Red Deer has any objections to combining these two resolutions into one for the purpose of the Convention. The basic differences between the two resolutions are the matter of building heights; Red Deer is suggesting sprinklers be required in any building over 15m above grade, while Grande Prairie is suggesting sprinklers in any building exceeding 3 storeys in height or 600m<sup>2</sup> of building area.

It should be noted that a similar resolution (resolution "C") was passed at the 1982 A.U.M.A. Convention. This resolution made reference to all new buildings exceeding 600m<sup>2</sup> in total floor area, all buildings more than three storeys in height and all buildings sheltering A1, A2, A3, B1 and B3 occupancy classifications. I understand these classifications are basically in reference to institutional type buildings.

The new resolution (resolution "B") would appear to call for the same changes as proposed under the 1982 resolution (resolution "C") with the exception of the reference to occupancy classification A1, A2, A3, B1 and B2.

The direction of Council regarding the above is respectfully requested.

R. STOLLINGS,  
City Clerk

Resolution "A"

"WHEREAS the present Provincial Building Code does not require sprinkler systems in high rise buildings, and

WHEREAS the most effective means of ensuring that fires in high rise buildings do not get beyond the capabilities of the local fire department to handle is to require that these structures be protected by an automatic sprinkler system, and

WHEREAS the fire service interprets any structure above the reach of a standard 100 ft. aerial ladder to be a high rise building, i.e. a building of 15m (49.21 ft.) above grade,

THEREFORE, be it resolved that Council of The City of Red Deer fully supports the Alberta Fire Chiefs in their attempts to have the existing legislation changed requiring all buildings over 15m (49.21 ft.) above grade, to be fully sprinklered.

Council further agree that this resolution be submitted to the Resolutions Committee of the A.U.M.A., the Fire Chiefs Association and the Minister of Labour."

CITY OF GRANDE PRAIRIE

Re: A Change In the Alberta Building Code 1981 to Make it Mandatory to Install Improved Sprinkler Systems in all New Buildings Over 600m<sup>2</sup>, or Exceeding 3 Stories in Height.

WHEREAS the Alberta Building Code 1981 does not provide for mandatory sprinkler systems in all new buildings; and

WHEREAS a municipality cannot pass bylaws covering new development that are more restrictive than the Alberta Building Code 1981; and

WHEREAS firefighting manpower and equipment in medium and small municipalities are very limited in initial and subsequent responses to large area and high buildings; and

WHEREAS medium sized and small municipalities use a call-in system for support companies, therefore greatly increasing subsequent company response times, and

WHEREAS increases in municipal water supplies and increases in equipment and manpower result from unsprinklered buildings with large areas and with more height; and

WHEREAS response times are required to be shorter in unsprinklered buildings, thus additional fire stations, manpower and equipment are necessary; and

WHEREAS if all new buildings under part 3 of the Building Code were sprinklered in new developing areas; fire stations, manpower, and equipment could be held to a planned minimum; and

WHEREAS developers continue to force unsprinklered large area and high buildings on smaller communities, under the protection of the Alberta Building Code.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to change the Alberta Building Code 1981 to make mandatory the full sprinklering of all buildings exceeding 600 m<sup>2</sup> in building area or exceeding 3 stories in building height.

RESOLUTION C24

CITIES OF EDMONTON AND GRANDE PRAIRIE

RE: Proposed Amendment to the Alberta Building Code 1981

WHEREAS the Alberta Building Code 1981 does not provide for mandatory sprinkler systems in all new buildings, and

WHEREAS a municipality cannot pass bylaws covering new developments that are more restrictive than the Alberta Building Code 1981, and

WHEREAS municipal firefighting resources are increased due to unsprinklered buildings of large area and height, and

WHEREAS lower response times are required to protect unsprinklered buildings, and more fire stations are required, and

WHEREAS if Part 3 of the Alberta Building Code 1981, required the sprinklering of all new buildings, the need for fire stations, men apparatus and equipment could be reduced in the long term, and

WHEREAS the fire losses of our citizens could be reduced and the lives of our citizens could be saved if sprinklers were required,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta pass enabling legislation to allow municipalities to require by by-law that sprinkler systems be installed in all new buildings exceeding 600 sq. meters in total floor area, all buildings more than three stories in building height, and all buildings sheltering A1, A2, A3, B1 and B2 occupancy classifications.

Carried.

Commissioner's comments

We can see no objection to combining the resolutions, but would suggest that we stay with the 15 metres (approximately 4 storeys) height requirement as this meets our needs and is less onerous on the development industry. We do not see the need for the area requirement and, therefore, could not support this change.

We, therefore, recommend A.U.M.A. contact the City of Grande Prairie and if these figures are acceptable to them, A.U.M.A. could combine the resolutions.

"M.C. DAY"  
City Commissioner

NO. 8

July 11, 1983.

TO: City Council

FROM: City Clerk

RE: Disposal of Public Reserve  
Area Northwest of 54 Avenue adjacent the River Escarpment  
and 49th Ave.

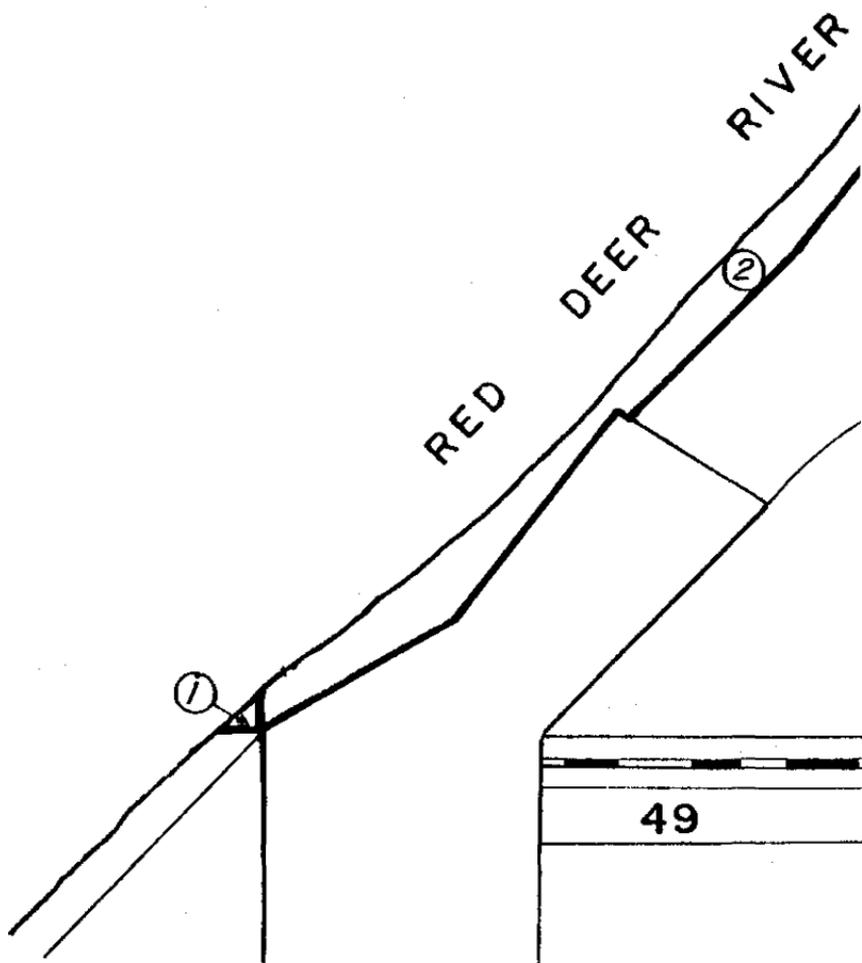
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Council are advised that the above noted public reserve has been properly advertised in accordance with Section 115(1) of the Planning Act, Chapter P-9, R.S.A. 1980.

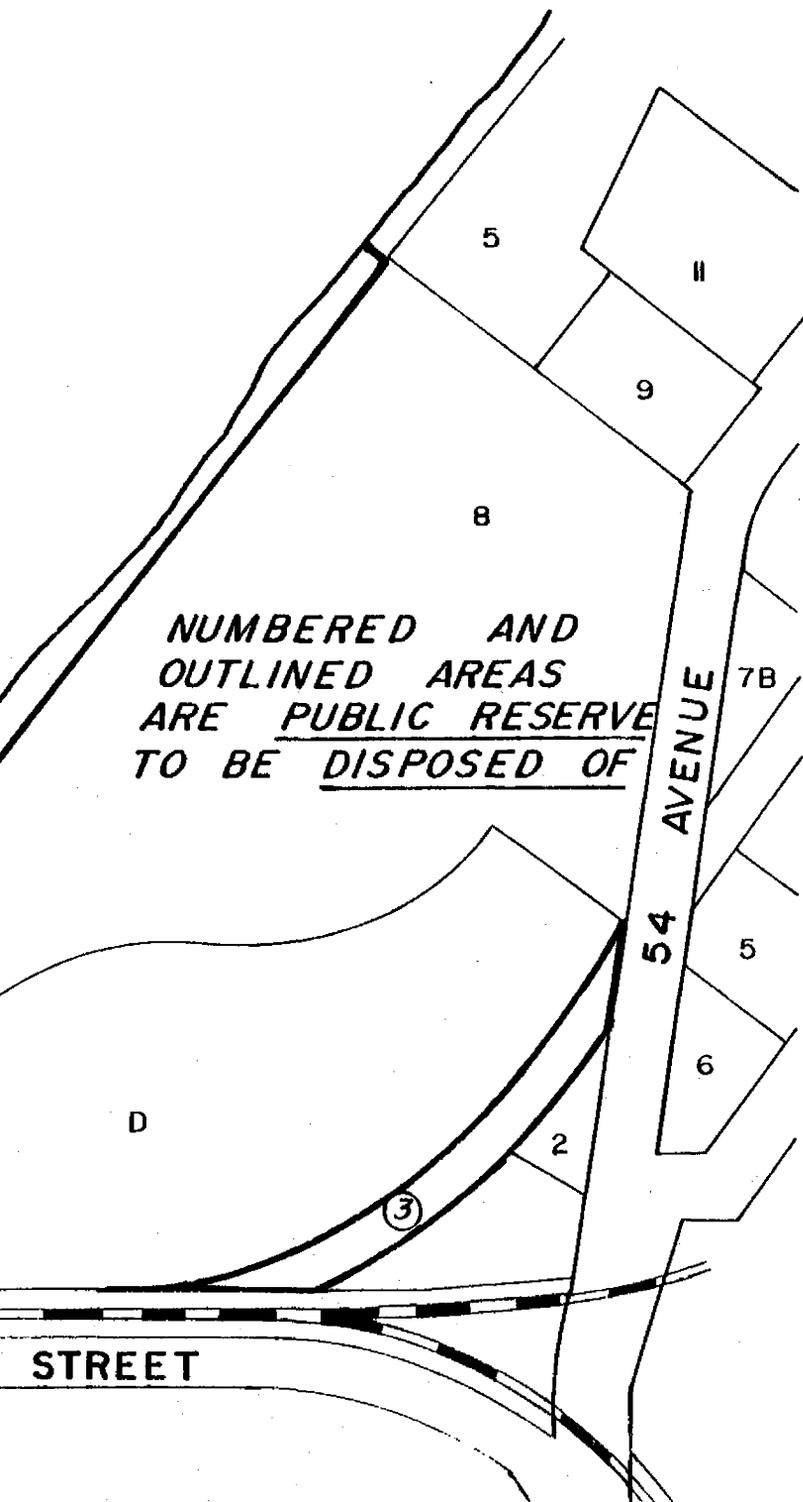
Since no objections have been received in the office of the City Clerk as of July 11, 1983, a public hearing is not required.

Therefore, Council of the City of Red Deer may now proceed without further notice with the disposal of the public reserve in question.

"R. Stollings"  
City Clerk



**NUMBERED AND  
OUTLINED AREAS  
ARE PUBLIC RESERVE  
TO BE DISPOSED OF**



July 11, 1983.

NO. 9

TO: City Council

FROM: City Clerk

RE: Public Hearing

Council are advised that a public hearing scheduled for Monday, July 18, 1983, has been properly advertised in respect to the following Land Use Bylaw Amendment, described as noted hereunder:

- (1) Bylaw 2672/H-83 - to amend Section 4.13.1 of the Land Use Bylaw by adding the following use:

"(15) on those sites or portion thereof, herein listed 'a convenience grocery' not exceeding 235 m<sup>2</sup> gross floor area is a permitted use

(a) Lot 9, Block 3, Plan 782-0350."

As of this date, no objections have been received concerning the aforementioned Bylaw amendment.

R. Stollings  
City Clerk

NO. 10

June 23, 1983

To: City Clerk

From: City Engineer

Re: Council Resolution on Mosquito Control Study

In response to Council's resolution of June 13, 1983, the Parks Superintendent has submitted the attached letter to me. We are now asking that this be placed on Council agenda for the regular meeting of August 2, 1983.

As Mr. McMurdo will not be present at the August 2, 1983 meeting we ask that the item be tabled to be dealt with at the regular meeting of August 15, 1983. In this way Council will have prior opportunity to consider the matter and Mr. McMurdo will be available August 15, 1983 to answer any questions.

Although the accompanying letter does not specifically address the resolution, we feel that the matter of breeding sites cannot be dealt with in isolation, but rather, Council must consider the whole matter of mosquito control.

Respectfully submitted,

Bryon C. Jeffers  
City Engineer

LAM/sb

Attach:

June 21st, 1983

TO: City Engineer

FROM: Parks Superintendent

RE: MOSQUITOES

In response to Council's resolution of June 13th, 1983, I wish to submit the following information and observations:-

For geographic reasons, Red Deer appears to have fewer mosquito outbreaks than most other Alberta communities. Although we undertake no significant control program, we regularly have fewer mosquitoes than other communities who do, in fact, employ control measures. Perhaps this is because our surrounding lands are farmed and well drained so that less hatching habitat exists, or perhaps it has to do with local wind and weather patterns. Such environmental factors have strong impact on the incidence of mosquitoes in a given locality.

The above is not to suggest however, that we cannot or do not have occasional mosquito infestations. Almost every spring or early summer we experience a short period when mosquitoes are bothersome, but this lasts only about two to three weeks. Normally, we have fewer mosquitoes throughout the summer than many other centres experience.

Some History - In 1974, because of some unusual weather conditions, we had a severe infestation in early August which lasted until killing frosts. We came under some public criticism and as the result, in early 1975 a report was brought before Council outlining how we might take advantage of Provincial assistance towards a mosquito control program -- the costs and the pros and cons. Although some of the public appeared to favor a control program, the majority of people heard from opposed the use of chemicals. A delegation from the Comprehensive High School presented a brief strongly opposing any control methods which employed the use of chemicals. Council resolved to not undertake a control program, but asked that we employ whatever biological (natural) controls which were available. The only such method which is even marginally effective is the elimination of standing water and in the intervening years we have drained roadside ditches, etc. We had few mosquitoes from 1975 through 1980.

In 1981 Red Deer experienced a severe outbreak of mosquitoes in early August which generated considerable response from the public. Although I repeatedly assured people that the numbers would soon decline, (which would be normal), the weather patterns were such that the cycles continued to repeat until killing frosts arrived about September 15th. In the spring of 1982, anticipating the possibility of a further infestation, the matter was brought before Council again, and at that time Council decided again not to undertake a control program. Unfortunately, we had another fairly significant mosquito population in 1982.

(Continued....)

City Engineer

- 2 -

June 21st, 1983

The Future - We may not have another infestation of mosquitoes for several years. However, it is entirely possible that the correct combination of weather (temperature and rainfall) could result in a heavy hatch of mosquitoes anytime and if water does not soak in (if the water table remains high or we have a rainy season) we may expect an extended infestation as the cycle will almost certainly repeat. If this happens, I believe that the public, with the memory of the last two years mosquito outbreaks still fresh, will demand that we do something significant regarding control.

Some weeks ago the media again brought the issue of mosquitoes before the public and since that time there has been considerable discussion of the pros and cons of a complete control program. I have recently had telephone calls from 17 different people who strongly wish to see a program of control put in place. I have had repeated requests from members of the Red Deer River Naturalists to have either no control measures or at most, not to implement any program until further research is carried out.

In order to shed some light on the uncertainty surrounding mosquito control, Dr. Bruce Taylor, Head of the Biting Fly Control Program of the Provincial Department of the Environment, was invited to Red Deer by the West Park Elementary School. He and I appeared on local television on April 28th and that evening Dr. Taylor was featured at a public forum on mosquitoes. Dr. Taylor is perhaps the most knowledgeable person in Alberta on the subject of mosquito biology; he is also the man to which municipalities may make application for mosquito control assistance grants.

Provincial Assistance Program - Briefly, the Province will refund to us 40% of chemical costs and 60% of operating costs to a maximum of \$2.00 per capita, if our proposal were approved by them. Municipalities hoping to gain Provincial assistance must follow guidelines as prescribed. The program must be what is termed "complete" -- e.g. must deal with both larvae and adults, both the City and near environs, both chemical and natural controls, using both air and ground control measures. Ideally, a municipality needs about one year lead time to implement a program although this time frame can perhaps be shortened. The Provincial staff appear to be reasonably flexible to local situations.

In order to have a program approved, a municipality must make application to the Provincial Authority detailing how the program will be implemented. This will include a commitment to map the City, which includes about 22 square miles, and to map the surrounding area for a distance of two miles beyond the City, which includes a further + 44 square miles. Mapping will be necessary to identify all water bodies which can support mosquito larvae and to categorize these water bodies. In order to implement an effective program, permission to enter these lands and to apply chemical to water must be obtained from the majority of these landowners. All the above data must be recorded and much of it must be updated annually. In season, larval counts must be taken regularly in the ponds and when the counts reach a certain incidence of larvae per dip, aerial control (helicopter) and ground control measures must be taken immediately in order to avert an outbreak. To a much lesser extent, adult control is also necessary. All such details must be documented (diarized) and costs must be accounted so that at the end of the season Provincial people can arrange an audit prior to the City receiving a grant.

(Continued.....)

Costs - It appears to me that we would require one spring, summer and fall to gather the preliminary data necessary to putting a program into place. Land ownership must be identified, permission to enter must be obtained, water bodies identified, categorized and mapped. Considerable expertise and knowledge to gather this information is required. To my mind, the best way to deal with this would be to hire one technician who would be involved in the program for eight months of the year. The remainder of the year (winter), this person could be used at other parks related duties. At times when ground control measures are urgent on short notice and for short periods, we would have to draw on regular staff to provide manpower. The major expenditure of such a control program, aside from the full-time position mentioned above, would be purchase of chemicals and rental of helicopters and operators. Other expenses would include purchase and rental of minor equipment, advertising, incidental labor, telephone calls, insurance, etc.

It is difficult for me to estimate the cost of such a program. There are variables resulting from weather which dictate how many times annually the area must be flown -- two is normal, but one or three is possible.

Technician	\$ 25,000
Incidental Labor	5,000
Chemicals	20,000
Helicopters - \$250.00 per hour @ 40 hours	10,000
Incidentals	10,000
	<hr/>
	\$ 70,000

The above estimate is very rough indeed, and is not based upon experience or historic data, but ties in somewhat with an estimate of \$50,000 to \$75,000 made last year by Dr. Taylor. Of this amount, some \$38,000 could be refundable to the City under the provincial grant, leaving the City with a direct cost of + \$32,000, 1983 dollars.

Problems - It will require considerable work to get a program on track and operating smoothly, but we can certainly handle that without difficulty. Dr. Taylor has promised us any reasonable assistance, and is prepared to supply us with the guidance of a field man on occasion. In order that Council may ultimately make a considered decision, it is not only necessary to know that costs and benefits will accrue, but also what associated problems may be encountered.

There are some problems. Chemicals commonly in use are non-selective and therefore can kill other small non-target organisms which may be useful, to some extent, in the environment. The chemical formulation known as "Altosid" which has been much talked about this past few weeks in Red Deer, is much more selective than conventional chemicals which have been in use to date, and is reportedly more environmentally acceptable because it is less toxic and less persistent. Its cost, however, is prohibitive for widespread application, being some 20 to 40 times more expensive. Its value lies in limited use at or near ecologically sensitive areas. (The above estimate does not involve the use of Altosid.)

(Continued.....)

Some landowners, environmentalists, and naturalists will object to the use of chemicals in any form because they believe it to be an unsafe practice. They will be concerned about livestock, wildlife, and the environment in general.

The City must assume some liability should a control program be put in place. I am assured that there is little or no danger to bees or livestock, etc. if chemicals are properly applied, but there may be claims which we would have to deal with.

The possibility that government assistance may be withdrawn at some future date must be considered. Yet once begun, it would be difficult at the local level to discontinue a program which was well received by the public.

Summary -

- 1) Mosquito abatement programs which take advantage of Provincial assistance are in place in most major communities in Alberta.
- 2) The control methods used appear to be well accepted by the public at large.
- 3) The chemicals used are claimed to be safe to humans, livestock and wildlife, but will be harmful to small non-target insects (smaller than a bee, for example).
- 4) A control program will not eliminate mosquitoes from the community, but will probably reduce the numbers.
- 5) Some people will object to any chemical being introduced to the environment for control of mosquitoes or other biting flies.
- 6) The estimated annual cost to the City of Red Deer is in the area of \$30,000 to \$35,000, assuming we receive provincial assistance.

Council may wish to consider these comments. Dr. Taylor can be invited to appear before Council should Council wish.

Submitted for Council's information.

*L.A. McMurdo*  
L.A. McMurdo,  
Parks Superintendent

LAMc/jrt

D. Howarth  
RR2  
Red Deer, Alberta  
T4W 5E2  
April 25, 1983

Red Deer City Council  
City Hall  
4914-48 Avenue  
Red Deer, Alberta

Dear Members of Council:

I am writing in regards to the spraying of mosquitoes each year in the city of Red Deer. I feel that the risk of spraying insecticides over parks and playgrounds is much greater than the results achieved. In order for this "spraying" to be effective, the city workers would virtually have to spray every day since fresh mosquito crops hatch every few days. Also, spraying would have to be done after every rain since the water washes the chemicals away. Wind also causes havoc with these chemical sprays and can eliminate their effectiveness. The cost of a program such as this would be astronomical. Also, no one knows for sure the extent of the harmful effects chemicals can have on our environment.

I know it is difficult attending a ballgame or having a picnic when mosquitoes are so plentiful, but I feel that the disadvantages of spraying outweigh the advantages. Sometimes we must learn to live with a few discomforts.

Yours sincerely,

*Darilyn Howarth*  
Darilyn Howarth

Commissioners' comments

As pointed out in the City Engineer's letter, the report from the Parks Supt. has not directly addressed Council's question, but in reading the report, I believe Council can understand why. To undertake this task will require a commitment of funds by Council and we believe that the attached report is sufficiently comprehensive for Council to determine whether or not they wish to implement a control program.

"J. OLDRING"  
Deputy Mayor

"M.C. DAY"  
City Commissioner

July 7, 1983.

NO. 11

TO: Council  
 FROM: City Clerk

RE: 1983 Municipal Election

We have now received copies of the new Local Authorities Election Act and we are commencing preparations for the fall election which will be Monday, October 17, 1983. In previous years, elections have been held on a Wednesday, however the new Act provides for such elections to be held on the 3rd Monday in October.

Sections 29 & 30 of the Local Authorities Election Act are being brought forward for Council consideration and a decision as to whether or not you wish to introduce a deposit requirement in connection with nominations. The Sections read as follows:

- "29(1) An elected authority may, by bylaw passed not less than 30 days before nomination day, require that every nomination be accompanied by a deposit in the amount fixed in the bylaw.
- (2) An amount fixed in a bylaw under subsection (1) may not exceed
- (a) \$500, in the case of a local jurisdiction with a population of more than 100,000, or
- (b) \$100, in any other case.
- 30(1) When a bylaw has been passed to provide for a deposit, the returning officer shall require the deposit to be provided in cash, by certified cheque or cash order or by money order.
- (2) The candidate's deposit shall be returned to him
- (a) if he is declared elected,
- (b) if he obtains a number of votes at least equal to 1/2 of the total number of votes cast for the candidate elected with the least number of votes, or
- (c) if he withdraws his name as a candidate in accordance with Section 32.
- (3) If a candidate dies before the closing of the voting stations on election day, the sum deposited by him shall be returned to his estate.
- (4) If a candidate does not obtain the number of votes described in subsection (2)(b), the deposit shall be paid into the general revenue of the local jurisdiction for which the deposit requirement has been established."

For the information of Council, the City of Red Deer have not required a deposit for previous elections, nor can we see any real good reason for requiring same, however this is a matter for Council to decide.

In addition to the above, we would seek Council direction concerning the provisions of Section 33 of the Local Authorities Election Act. The Section reads as follows:

"33 An elected authority may, by a bylaw passed prior to nomination day, provide that if prior to the opening of the voting stations on election day a candidate for an elected authority or district board dies after being nominated,

(a) the election for the position for which the deceased candidate was nominated shall be discontinued, and

(b) the elected authority shall as soon as practicable provide for the holding of a new election for that office."

Do Council wish to pass a bylaw as provided for in the above Section?

A further section upon which we would seek Council direction is Section 154 of the new Act and which Section reads as follows:

"154(1) A council, by bylaw, may provide that when an election is held under this Act no person shall sell or give liquor at any liquor store or licensed premises in the area during the whole of the day on which the voting is held or during the hours on that day specified in the bylaw.

(2) Subsection (1) does not apply to a day on which an advance vote is held."

Do Council wish to pass a bylaw restricting the sale of liquor on election day?

It is also noted that Section 73 of the Act requires the passing of a resolution by Council if they wish to provide for the holding of an advance poll.

"73(1) An elected authority may by resolution provide for holding an advance vote on any vote to be held in an election.

(2) No advance vote shall be held within 24 hours of election day."

We would recommend Council authorize an advance poll in connection with the 1983 Civic elections be held October 6, 7 & 8, 1983.

Respectfully submitted

R. Stollings  
City Clerk

Commissioners' comments

Council guidance on the above items is requested.

"J. QLDRING"  
Deputy Mayor

"M.C. DAY"  
City Commissioner

NO. 12

July 12, 1983

TO: CITY CLERK  
FROM: CITY TREASURER  
RE: BANKING SERVICES

A request for proposals for banking services for the City of Red Deer closed on July 8, 1983. Proposals were requested for a five year term to commence September 1, 1983.

Proposals were received from four financial institutions:

1. Royal Bank of Canada
2. Parkland Savings and Credit Union
3. Canadian Imperial Bank of Commerce
4. Bank of Montreal

As you are aware, the Canadian Imperial Bank of Commerce has been the City of Red Deer's bank for many years.

There are two main financial factors that must be considered in comparing banking proposals:

1. Interest rate to be paid on bank balances, and
2. The monthly charge for banking services.

The above represent the main factors to be considered. Other factors would be items such as size of staff and location of branch.

A comparison of the proposal requests is attached as Appendix "A". The costing of the proposals appear as Appendix "B" and is summarized below:

...2

NET RETURN TO THE CITY OF  
RED DEER OF BANKING PROPOSALS FOR  
THE FIVE YEAR PERIOD COMMENCING SEPTEMBER 1, 1983

<u>FINANCIAL INSTITUTION</u>	<u>NET RETURN</u>
Canadian Imperial Bank of Commerce	\$641,000
Parkland Savings & Credit Union	623,480
Bank of Montreal	604,000
Royal Bank of Canada	511,372

The financial institution offering the best return to the City would be the City's current bank the Canadian Imperial Bank of Commerce.

It is recommended that Council award a contract for banking services to the Canadian Imperial Bank of Commerce for the five year period commencing September 1, 1983.



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

AW/jm  
Attach.

SUMMARY OF BANKING PROPOSALS

	<u>ROYAL BANK</u>	<u>PARKLAND SAVINGS</u>	<u>CANADIAN IMPERIAL</u>	<u>BANK OF MONTREAL</u>
1. Interest on Accounts	3% below prime	3% below prime	2½% below prime	3% below prime
2. Bank of Canada Reserve requirement	10 3/4%	No requirement	3 3/8%	4%
3. Float requirement	\$27,000	No requirement	No requirement	No requirement
4. Monthly Charge				
- First Year	\$ 2,431	\$ 2,000	\$ 2,300	\$ 2,000*
- Second Year	2,577	2,200	2,400	2,120
- Third Year	2,783	2,420	2,500	2,250
- Fourth Year	3,061	2,662	2,600	2,380
- Fifth Year	3,367	2,928	2,700	2,500
5. Size of Staff	Not provided	15	50	38
6. Location of Branch	Main Branch	Parkland Square	Main Branch	Main Branch

\* To be reviewed after one year

PROJECTION OF BANKING PROPOSALS  
FOR THE FIVE YEAR PERIOD COMMENCING  
SEPTEMBER 1, 1983

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	<u>ROYAL BANK</u>	<u>PARKLAND SAVINGS</u>	<u>CANADIAN IMPERIAL</u>	<u>BANK OF MONTREAL</u>
Projection of Interest Earnings (Based on \$1,925,000 average monthly balance and prime 11%)	\$682,000	\$770,000	\$791,000	\$739,000
Less: Charge for Banking Services	<u>170,628</u>	<u>146,520</u>	<u>150,000</u>	<u>135,000</u>
Net Return to City of Red Deer	<u><u>511,372</u></u>	<u><u>623,480</u></u>	<u><u>641,000</u></u>	<u><u>604,000</u></u>

Commissioners' comments

We concur with the recommendation of the City Treasurer that the Canadian Imperial Bank of Commerce be appointed to provide the City banking services for the next 5 years.

"J. OLDRING"  
Deputy Mayor

"M.C. DAY"  
City Commissioner

NO. 13

July 12, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: DECEMBER 31, 1982 AUDITED FINANCIAL STATEMENT

The above is expected to be available for Council for the July 18, 1983 Council meeting.

It is suggested Council may want to table consideration of the report until Tuesday, August 2nd to allow sufficient time for consideration. If Council so request the City Auditor, Mr. John Watts, could be available for the August 2nd meeting in the event Council members have any questions.



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

AW/jm

Commissioner's comments

Concur with the Treasurer's recommendations.

"M.C. DAY"  
City Commissioner

NO. 14

July 12, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: REQUEST FOR ADDITIONAL POSITIONS FOR DATA PROCESSING

In the original 1983 budget two new positions were requested for Data Processing. These positions, although required, were deleted due to budget restraint.

It has subsequently been confirmed that for the proper operation of the Data Processing section the following two positions are required:

1. Applications Analyst
2. Mapper Internalist/Coordinator

Applications Analyst

This position is necessary to provide the necessary expertise to do proper systems design and documentation. As a result of the 1982 audit the External Auditor has recommended that this position should be approved and filled as early as possible. This position is needed not for just new development work but also to complete proper documentation of existing systems.

Mapper Internalist/Coordinator

This position is required to replace a person who has been under contract with the City. The contract is due to expire on March 31, 1984.

This position is a key one for the continued proper operation of the Data Processing section. It is necessary to bring a person on staff prior to the expiration of the contract to ensure a smooth transition and allow the new staff person to become fully knowledgeable regarding the position requirements.

Council approval is requested to fill the above two positions as soon after September 1, 1983 as possible. The estimated 1983 un-budgeted cost of this is \$27,000.

The cost of \$27,000 could be provided from the provision for unanticipated expenditures.



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

AW/jm

cc: Computer Services Manager

Commissioner's comments

The attached request from the City Treasurer is for 2 additional personnel in the Data Processing Department. As pointed out by the Treasurer, these two positions were originally budgeted for last year, but because of restraint the positions were eliminated. In retrospect, it may have been appropriate to have only eliminated one of these positions, particularly in light of the Auditor's comments.

We would, therefore, recommend that Council approve these positions with the unbudgeted expenditure to be financed as outlined.

"M.C. DAY"  
City Commissioner

File: R-20148

NO. 15

June 22nd, 1983

MEMORANDUMTO: MAYOR AND COUNCILFROM: RECREATION BOARDRE: HILLSBORO TOT LOT

A complaint has been received from a resident who lives on property abutting the Hillsboro Tot Lot (see attached plan).

Having investigated the problem, the Board noted that the situation has been the same for almost 30 years without complaint or incident, but they concur that it could represent a problem for the owner and therefore would recommend the installation of a chainlink fence at a cost of \$1,224.00. If further explanation is required, Recreation Staff Members will be available to answer questions.

*P. L. Wignia*  
*for* BLAIR NESTRANSKY, Chairman  
Recreation Board

DM:pw

83 JUN 29 P2:15

July 7, 1983

TO: CITY CLERK  
FROM: CITY TREASURER  
RE: HILLSBORO TOT LOT

Unless the proposed expenditure must be incurred immediately, then I would recommend its inclusion in the 1984 Recreation budget. A decision could be made at that time whether to proceed with the fencing.

If the expenditure must be incurred now the reserve for unanticipated expenditure could be used. I would recommend the reserve not be reduced, however, unless the expense is unavoidable.



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

AW/jm

Commissioner's comments

As outlined in the report from the Recreation Board this lot has been in existence for quite some time without problems and it would appear that it was in existence for quite a period prior to the present owner purchasing the property adjacent. While we can see that the activities on the lot may be of some concern to the occupant, in view of the foregoing circumstances, we believe it is the responsibility of the property owner to erect a fence if they wish to see a fence installed. This course of action would be consistent with previous Council decisions where the public facility was in place prior to the purchase of the adjacent property.

Accordingly we recommend Council deny the request.

"M.C. DAY"  
City Commissioner

NO. 16

File: UP-656

July 12th, 1983

MEMORANDUMTO: MEMBERS OF CITY COUNCILFROM: WASKASOO PARK POLICY COMMITTEE

The Alberta Government conditions of transfer of the Gaetz Lakes Property include a requirement to establish a Committee. At the last meeting of the Waskasoo Park Policy Committee, the make-up of this Committee and terms of reference were established for consideration of City Council. The attached report is submitted for ratification and approval.

R.J. McGHEE, Chairman  
Waskasoo Park Policy Committee

DM:pw

Attachment

c.c. Waskasoo Park Management Committee

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

TELEPHONE: (403) 343-3394

Your File No.

TO: WASKASOO PARK MANAGEMENT COMMITTEE  
WASKASOO PARK POLICY COMMITTEE  
RED DEER CITY COUNCIL

Our File No.  
o Gaetz Lakes  
o Land Acquisition

FROM: CRAIG CURTIS, R.D.R.P.C. PLANNER

RE: GAETZ LAKES SANCTUARY:  
PROPOSED COMMITTEE

DATE: 22nd JUNE 1983

1. The proposed acquisition of the Gaetz Lakes Sanctuary from the Province was considered by the Red Deer City Council at its meeting on 13th June 1983, when the following resolution was adopted:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated May 19, 1983 from Alberta Energy and Natural Resources, hereby authorize the Mayor and City Clerk to enter into an agreement with Her Majesty the Queen in Right of the Province of Alberta and as represented by the Associate Minister of Public Lands and Wildlife, for the purchase of Lot 1, Block 1, as shown upon a plan of survey of a subdivision of Red Deer on file in the Department of Energy and Natural Resources at Edmonton as No. 3782 General, and of record in the Land Titles Office at Edmonton for the North Alberta Land Registration District as No. 792 1758, containing ninety and eight hundred sixty-four thousandths (90.864) hectares more or less, the purchase price of said property to be the sum of \$1.00."

2. A copy of the memorandum of agreement regarding this acquisition is attached and includes the following restrictions on the purposes for which the land may be used:

- "(a) the land shall be used primarily for the protection of wildlife in its natural habitat;  
(b) no activity that conflicts with the protection of wildlife shall be permitted on the land;  
(c) the Council of the City of Red Deer shall establish and maintain a committee that shall include a representative of the Fish and Wildlife Division of the Department of Energy and Natural Resources to ensure that the Purchaser complies with the conditions and restrictions on the use of the Land set forth in this Agreement;

...../2

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF ODSBURY—TOWN OF ECKVILLE  
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF GLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALD—VILLAGE OF FEMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE

To: Waskasoo Park Management Committee  
22nd June 1983  
Page two

- (d) access to the Land and movement within the boundaries of the Land shall be restricted;
  - (e) no boats or canoes shall be permitted on any lakes within the boundaries of the Land;
  - (f) no vehicles of any type shall be allowed in, on or about the Land except for the purpose of an emergency;
  - (g) no horses or pets shall be allowed in, on or about the Land;
  - (h) no camping, picnicking or partying shall be permitted in, on or about the Land."
3. In terms of condition (b) above the City is required to establish a committee and the following recommendations are made in this regard:

(a) MEMBERSHIP

It is recommended that the Committee include the following:

- a representative of the Fish and Wildlife Division of the Department of Energy and Natural Resources
- a representative of the Red Deer River Naturalists
- a representative of the City Planning Section of the Red Deer Regional Planning Commission
- a representative of the City Recreation Department
- a representative of the City Parks Division
- a representative of the Red Deer Fish and Game Association

(b) MANDATE

The Committee's mandate shall be to ensure that the City of Red Deer complies with the conditions and restrictions on the use of the land as outlined in the memorandum of agreement dated ..... In this respect, the Committee shall make recommendations to the Waskasoo Park Policy Committee and City Council regarding the development and management of the Sanctuary and the surrounding area within Waskasoo Park. Should a conflict arise regarding the interpretation of conditions relating specifically to the proclaimed Sanctuary Area, this would be referred to the Minister of Energy and Natural Resources for resolution.

(c) MEETINGS

The Committee shall meet as necessary but not less than three times a year and shall present the annual report to Council on its activities.

## MEMORANDUM OF AGREEMENT

QUEEN:

HER MAJESTY THE QUEEN in right of the Province of Alberta, as represented by the Associate Minister of Public Lands and Wildlife (herein referred to as "the Minister")

OF THE FIRST PART

- and -

CITY OF RED DEER, a municipal corporation in the Province of Alberta (herein referred to as "the Purchaser")

OF THE SECOND PART

## WHEREAS:

- (1) The Minister is the owner of the Land;
- (2) The Minister is authorized to sell the Land to the Purchaser pursuant to an Order of the Lieutenant Governor in Council under section 7(a) of the Public Lands Act;

THEREFORE, as a condition of the sale, the Minister requires the Purchaser to enter into the following Agreement:

1. In this Agreement and the recitals to this Agreement,
  - (a) "the Land" means that tract or parcel of land situated in the Province of Alberta, more particularly described in the attached Appendix "A";
  - (b) "Minister" means Associate Minister of Public Lands and Wildlife.
2. The Minister agrees to sell the Land to the Purchaser at the price of One Dollar (\$1.00) and other good and valuable consideration.
3. The following restrictions are hereby made on the purposes for which the Land may be used:

- (a) The Land shall be used primarily for the protection of wildlife in its natural habitat;
- (b) No activity that conflicts with the protection of wildlife shall be permitted on the Land;
- (c) The Council of the City of Red Deer shall establish and maintain a committee that shall include a representative of the Fish and Wildlife Division of the Department of Energy and Natural Resources to ensure that the Purchaser complies with the conditions and restrictions on the use of the Land set forth in this Agreement.
- (d) Access to the Land and movement within the boundaries of the Land shall be restricted;
- (e) No boats or canoes shall be permitted on any lakes within the boundaries of the Land;
- (f) No vehicles of any type shall be allowed in, on or about the Land except for the purpose of an emergency;
- (g) No horses or pets shall be allowed in, on or about the Land;
- (h) No camping, picnicking or partying shall be permitted in, on or about the Land.

1. If the Land is no longer used for the purposes referred to in this Agreement or if the Land is used in breach of the restrictions or prohibitions in section 3, the Purchaser or its successors in title shall retransfer the Land to the Crown in right of Alberta.
5. The Crown in right of Alberta shall not be required to pay the Purchaser any money on a retransfer of the Land under section 4.
6. The Purchaser shall not sell the Land or any part of it to any person other than the Crown in right of Alberta, except with the prior written consent of the Minister, and any sale made without that consent is void and of no effect. If the Purchaser sells the Land, the Purchaser shall pay the Crown in right of Alberta the amount by which proceeds from the sale exceed the price paid by the Purchaser for the Land under this Agreement.

The provisions of this Agreement shall enure to the benefit of and be binding upon the successors and approved assigns of the parties.

IN WITNESS WHEREOF the parties have hereunto set their respective hands the day and year above written.

HER MAJESTY THE QUEEN in right  
of the Province of Alberta, as  
represented by the Associate  
Minister of Public Lands and  
Wildlife

---

for Associate Minister of Public  
Lands and Wildlife

CITY OF RED DEER

---

---

NO. 17

July 12th, 1983

MEMORANDUMTO: MEMBERS OF CITY COUNCILFROM: WASKASOO PARK POLICY COMMITTEE

We are now in a position to apply for the planning grant for the detailed planning of Fort Normandeau. The amount allocated for this work is \$55,000.00 and it is recommended that Council authorize the Waskasoo Park Management Committee to submit a grant for this purpose in this amount.

R.J. MCGHEE, Chairman  
Waskasoo Park Policy Committee

DM:pw

c.c. Waskasoo Park Management Committee

# THE CITY OF RED DEER

NO. 18

57.



Office of:  
CITY CLERK  
342-8132

P. O. BOX 5008  
RED DEER, ALBERTA  
T4N 3T4

July 11, 1983

TO: CITY COUNCIL  
FROM: CITY CLERK

Re: Bylaw 2817/83

The above mentioned Bylaw which provided for the borrowing of \$481,650.00 for the purpose of rehabilitating, extending, furnishing and equipping of the Recreation Centre, was brought forward for second and third reading by Council July 4, 1983.

At this particular meeting, five members voted in favour of the Bylaw, two opposed same and one member was absent.

In preparing the application for a final Local Authorities Board certificate, it was noted that the required two-thirds majority vote of all members of Council was not obtained and accordingly we contacted the Local Authorities Board by telephone for the purpose of seeking their views on the status of the Bylaw and advice as to steps to be taken concerning same.

The Local Authorities Board have advised us verbally that in their opinion the Bylaw is defeated and that the Board Order issued in respect of such Bylaw is to be returned to the Board. This latter action has been taken.

We would now seek Council's direction as to what action they wish to see taken in respect of the work proposed under the above noted Bylaw.

Respectfully submitted,

R. STOLLINGS  
City Clerk

/cc

File: R-20168

July 13th, 1983

MEMORANDUMTO: MAYOR AND COUNCILFROM: RECREATION SUPERINTENDENTRE: RECREATION CENTRE ADDITION AND RENOVATIONS

Further to the report of the City Clerk with respect to the debenture borrowing by-law for this project, I have been asked to submit a report outlining the alternatives which City Council may consider and the implications of these alternative courses of action.

In previous reports submitted to Council, it has been pointed out that there are three aspects to the project. The original estimates on which the current project is based are as follows:

Maintenance and Repairs	\$369,300.00
Basement Renovations	228,500.00
Office Expansion and Upgrading	334,000.00

These estimates are based on an assumption that all aspects of the project will proceed simultaneously. If this were not the case, the costs would increase as outlined in the attached correspondence from Reid Crowther and Partners. On the basis of the projections of the Consultant, should City Council decide to proceed with Phase I, then at the time Phase II were undertaken, in addition to possible escalation in cost due to inflation, there would be an additional \$28,750.00 for the basement and a further \$27,400.00 cost to the office expansion. This does not include an increase in design and engineering fees as a result of the separation of the projects and the costs of tendering three separate projects.

The alternatives open to City Council are seen to be as follows:

Alternative No. 1

Defer the total project.

Alternative No. 2

Defer one or more phases of the project and introduce a revised by-law.

Alternative No. 3

Reintroduce a by-law for the complete project under Section 353 of the Act which requires no advertising, but must be approved by a two-thirds majority of Council.

Alternative No. 4

Introduce a new by-law for the complete project under Section 324 of the Act which requires advertising, but only a majority of Council's support for approval.

In reviewing these alternatives, it is apparent that Alternative No. 1 should not be given serious consideration, due to the implications of deferring the maintenance aspects.

With respect to Alternatives No. 3 and No. 4, I assume that Council would only be prepared to consider these if consensus was reached on the merit of proceeding as originally planned. If a majority of Council feel that it is in the City's best interest to continue to pursue the complete project, it would be more appropriate to do so under Section 324 which provides for advertising and possible rate-payer response followed by a simple majority approval of Council.

Since there has been a clearly stated objection to the part of the project dealing with the addition to the building by some Councillors, due to the availability of space in City Hall, I would recommend that Council consider two or possibly three separate by-laws to ensure that the work which the majority of Council wishes to proceed with is approved.

The following review of the three aspects of the project may assist Council in their deliberations.

Maintenance and Repairs

Recommendations to undertake this aspect of work is based on three separate reports. The work includes the following:

1. Repair the brick envelope including roof work and provide fire road access.
2. Overhaul and repair mechanical systems for indoor pool including heating and ventilation as well as pool piping and equipment.
3. Overhaul and repair mechanical piping and equipment for outdoor pool.
4. Upgrade locker and washroom areas.
5. Repair existing indoor pool.
6. Overhaul and repair electrical systems where necessary.
7. Improve lighting throughout the existing building.

I believe it is cost effective to do this work now. Further delays could result in a much higher ultimate cost and in the case of certain works, costly and inconvenient shut-down could result. It should also be noted that tenders have closed on the lockers and due to recent price increases, an additional \$15,000.00 will be required for this work. Should Council agree to proceed with a by-law on this aspect only, the budgetted sum will now be \$384,300.00.

#### Basement Renovations

The existing basement was originally constructed in two stages. The first stage which was built in 1962 has never been completed as planned because the efficient and effective use was dependent on expansion. When the expansion took place in 1972, there was insufficient funds to resolve the earlier problems and the addition was also left unfinished. It was assumed that the development and upgrading would take place when the Museum relocated to their new premises, however, the Museum has been in place for 5 years and is currently being added to while the Recreation basement remains unfinished and is therefore less productive than it should be. It is a facility that elicits very little community pride. The groups and organizations who continue to use the space have waited patiently for the facility to be brought up to some acceptable standard.

It should further be noted that the space as it is currently utilized, does not meet the code, and the Fire Marshall has permitted us to continue to utilize it with an understanding that it will be upgraded.

The basic space, when improved, will be a real asset in many ways and will provide the following benefits to the City.

- Upgraded standard of space utilized for child care and childrens' programs, a service provided to make it possible for mothers to participate in swimming and other recreation activities.
- Additional washrooms and upgrading of existing washrooms to meet health requirements.
- Improved accommodation for craft classes and organizations which has been a much neglected area.
- Additional and improved centrally-located space for group meetings and activities which would accommodate the many volunteer youth serving groups as well as adult groups.
- Accommodation for Senior Citizens for arts and crafts activities and for the recently introduced sport of diskings.
- Additional storage space to meet Department program requirements.

For some time we have been under-utilizing this extremely valuable resource. The nominal sum required to bring the facility up to some reasonable standard would result in a substantial increase in use and a much higher level of citizen satisfaction.

July 13th, 1983

Office Expansion and Renovations

I understand the question as to whether or not additional space is required is not an issue, but if it is, an examination of working conditions for the Recreation Staff should confirm that productivity is being affected by the crowded condition, the lack of temperature control, humidity problems and noise factors make working conditions less than attractive to a hard-working staff who deserve accommodation at least equivalent to that which other City employees enjoy.

It should be noted that a report prepared for City Council by Grimble and Associates recommends 175 square feet per person. On the basis of this standard, we have accommodation for 14 person and currently there are 22 persons working in the area, while six other persons are working in totally unsuitable accommodation throughout other parts of the building.

If the issue is one of denying approval for expansion because space is available in City Hall, then it is question as to whether or not it is in the City's best interests to move some or all of the present and future Recreation Staff as opposed to constructing new space. In order to analyze the alternatives, the following is a list of staff categorized according to function.

Administration

One Superintendent	1	
One Assistant Superintendent	1	
	<u>2</u>	2

Office Operations

One Office Supervisor	1	
Three Stenos	3	
One Steno (future)	1	
One Accounting Clerk	1	
One Receptionist	1	
One Information Officer (future)	1	
One Accounting Clerk (future)	1	
	<u>9</u>	9

Program Section

Five Program Supervisors	5	
Five Assistants	5	
Two Workspace (Aquatics)	2	
Three Expansion	3	
	<u>15</u>	15

Facility Operation and Maintenance

One Supervisor	1	
One Booking Clerk	1	
One Minor Facilities Operator	1	
One Workspace	1	
	<u>4</u>	4

Construction and Maintenance

One Supervisor	<u>1</u>	1
<u>Waskasoo Park</u>		
One Project Manager	1	
One Assistant	<u>1</u>	2
<u>Allied Arts</u>		
One General	1	
One Secretary	<u>1</u>	2
		<u>35</u>

The total current and future needs excluding part-time and special project personnel which can be accommodated in public meeting space in the off-season is 34. The existing space which is considered appropriate will properly accommodate 14. If Council chooses not to provide additional space in the Recreation Centre, it will be necessary to make provisions for 14 staff persons at this point with potential to expand by a further six in the next five to ten years.

The alternatives are seen to be as follows:

1. Move the entire operation to City Hall.
2. Move one or more sections of the operation to City Hall.
3. Disburse some staff to various locations.
4. Proceed with the building expansion plan as recommended.

The following is an analysis of each alternative:

1. Move the entire operation to City Hall

Advantages:

- There would be no cost of capital development.
- The Department could continue to function as a cohesive unit.

Disadvantages:

- There would be additional costs incurred for City Hall interior renovations.
- The cost of operating the present facility would be an ongoing liability.
- The Department would be less accessible to the public.

- Provision for after hours access and related security problems would have to be addressed.

Other Considerations:

- A use for the existing office space would have to be found.

2. Move one or more sections of the operation to City Hall

To accommodate the existing and projected staff, it would be necessary to relocate 14 people. The logical split would be to leave the 15 Program Staff in place and relocate most of the remainder.

Advantages:

- There would be no cost for capital development.
- The additional space for part-time staff and for meetings would be available.
- The public would have good access to program services.
- The security and after hour access to City Hall would be less of a problem.

Disadvantages:

- There would be added cost for set-up and renovations at City Hall and some additional equipment would be required.
- Stenographic and or clerical services would be split and efficiency diminished.
- The Assistant Superintendent who supervises this section in addition to other duties would remain at the Recreation Centre and could not communicate with or supervise the staff efficiently.
- There would be significant inefficiencies as a result of such a split and the Department unity would be jeopardized.

3. Disburse staff to various locations

It would be possible to disburse the staff by the following means:

- Relocating two program staff to community centres.
- Relocating the Construction and Maintenance Supervisor and the Minor Facility Operator to the new Central Yard and Shops.
- Relocating the two Waskasoo Park staff.

July 13th, 1983

- Finding alternative accommodation for the Allied Art Council.

Since this does not accommodate the number of people necessary and since there are significant disadvantages to all of these moves, this is an alternative that should not be given serious consideration.

4. Proceed with the building expansion plan as recommended

Advantages:

- The Department could continue to operate in an effective and efficient manner and would be more readily accessible to the public.

Disadvantages:

- The City Hall office space would remain vacant and additional capital costs would be incurred in the construction of the expanded facility.

In summary, I would strongly recommend that Council readdress the issue and continue with the original plan, however, in order to expedite some of the more urgent works, I would recommend that the matter be dealt with as two or possible three separate issues, and that separate debenture by-laws be prepared and given first reading at the earliest possible time.

This will mean that it should be assumed that only one of the by-laws will pass and therefore the provision should be made for increased cost. Should it ultimately follow that all by-laws are approved, the total cost of the project would be substantially reduced and the amount borrowed for the project would be less than anticipated.

It should be further noted that regardless of what action Council takes and whether or not part or all of the project is proceeded with, it will not be possible now to commence construction for at least three months and if further delays are experienced, there could be additional costs as a result of winter works or as a result of the inflation factor, therefore, the amount of money required by each by-law should be ascertained by the City Treasurer.

  
DON MOORE

DM:pw  
Attachment

ENGINEERS  
PLANNERS  
SCIENTISTS

## Reid Crowther & Partners Limited

Room 133, 4919 - 59th Street, Riverside Plaza, Red Deer, Alberta, Canada T4N 6C9 Telephone 343-2346

PLEASE REFER TO FILE

5691A-0

July 12, 1983

City of Red Deer  
Recreation Department  
4914 - 48th Avenue  
Red Deer, Alberta  
T4n 3T4

Attention: Mr. Don Moore

Dear Sir:

Re: Recreation Centre Renovations  
Project Status

Based upon the 1982 Report, the estimated project costs for the three phases were:

	Renovations	Basement	Expansion
Construction	331,800	203,500	310,000
Engineering & Architect	<u>37,500</u>	<u>25,000</u>	<u>24,000</u>
	\$369,300	\$228,500	\$334,000

The project is currently proceeding in accordance with the following schedule:

Design Completion	by August 19th
Owner Review	by August 27th
Tender Period	August 29th to September 16th
Review and Award	September 26th
Construction Start	October 1st

The project, if changed to three individual projects, will increase the costs in the order of 10 to 15 percent. In addition, should delays occur that cause the building projects to be constructed in the winter months, cost increases in the amount of a further 10 to 15 percent can be expected.

...../2

Mr. Don Moore  
Page 2  
July 12, 1983

The costs based upon three separate projects based upon the current schedule would then be:

Renovations (based upon 15% increase)	Basement (based upon 15% increase)	Expansion (based upon 15% increase)
381,570	234,025	356,500
<u>43,125</u>	<u>28,750</u>	<u>27,400</u>
424,695	262,775	383,900

If the entire project is delayed into the winter construction period the 15 percent increase would apply to the construction portion of the works and an approximate three percent increase in the design and planning fees.

This is reflected in the following estimated costs:

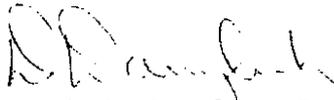
Renovations	Basement	Expansion
381,570	234,025	356,500
<u>38,125</u>	<u>25,750</u>	<u>25,720</u>
419,695	259,775	382,220

We would also like to point out that the estimated costs were based upon 1982 unit prices which have been carried through to current estimates. This was in keeping with the depressed economy.

Indications from recent building related tenders are that prices are on the increase. The impact of this factor will be addressed in the pre-tender estimate when the detailed design is closer to completion.

Yours truly,

REID, CROWTHER & PARTNERS LTD.

  
Darrel J. Danyluk, P. Eng.

/ljw

Commissioner's comments

The attached report from the City Clerk indicates that because the necessary 2/3 majority of Council was not obtained, the bylaw is annulled. In reviewing this situation, I believe it is imperative that we proceed with at least the maintenance portion of this project. Further having closely followed the Council debate, it is my impression that those members of Council who were not in favour of the original bylaw, were primarily opposed to the office expansion portion of the project. I would, therefore, recommend that Council reconsider this project in two parts, the first part being the maintenance and basement renovation portion and the second part being the expansion. If Council approve this recommendation, there are two options. One is to introduce the bylaws under Section 353 of the Municipal Government Act which does not require advertising, but requires a 2/3 majority of Council for approval. The other option is to proceed under Section 324 of the Municipal Government Act which does require advertising for public input, but once having passed the advertising period, a simple majority of Council may pass the bylaw providing no valid petition calling for a vote is received.

In either event, I would recommend that Council deal with both bylaws under the same section of the Act. Two bylaws are attached for Council consideration with the section of the Act omitted pending Council's decision. Also attached is a report from the Recreation Supt. outlining the advantages and disadvantages of the various options.

"M.C. DAY"  
City Commissioner



LOCAL AUTHORITIES BOARD

CORRESPONDENCE

68.

6th Floor, Pacific Plaza, 10909 Jasper Avenue, Edmonton, Alberta, Canada T5J 3L9 403/427-4278

NO. 1

File: T.Ex. 412

1983-06-23

Mr. R. Stollings,  
City Clerk,  
City of Red Deer,  
City Hall,  
RED DEER, Alberta  
T4N 3T4

Dear Mr. Stollings:

RE: THE WESTERNER EXPOSITION ASSOCIATION  
Lot 5, Block 1, Plan 822-2274  
- AND -  
THE MUNICIPAL TAX EXEMPTION ACT

This Board has received an application from The Westerner Exposition Association requesting exemption from municipal assessment and taxation for their facilities situated within the City of Red Deer and filed pursuant to the provisions of the Municipal Tax Exemption Act.

Section 6 of the aforesaid Act states that on receipt of a copy of an application under Section 5, the municipality shall inform the Board whether or not it objects to the exemption applied for being granted. Said Section 6 further states that if the municipality does not comply within forty (40) days after the receipt of the copy of the application, it shall be deemed to have no objection to an exemption being granted.

In light of the aforesaid Section 6, forward confirmation that a copy of the subject application has been received and the date upon which it was served.

Yours truly,

Ray Myroniuk,  
Manager - Territorial Services.

RM/im

June 28, 1983

TO: ASSISTANT CITY CLERK

FROM: CITY ASSESSOR

RE: The Westerner Exposition Association  
Lot 5, Block 1, Plan 822-2274

With respect to the Local Authorities Board letter of June 23, may we advise that the previous Board Order granting tax exemption to the Westerner Exposition Association was restricted to the old exhibition site and therefor they had to make a new application for the existing grounds and improvements.

We would support the application and recommend to the Board that if an exemption is granted that it allows for future buildings to be constructed on the site.



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

Commissioners' comments

We would concur with the recommendations of the City Assessor.

"J. OLDRING"  
Deputy Mayor  
"M.C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: NO. 2  
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

TO: RED DEER CITY COUNCIL  
LARRY PIMM, CHAIRMAN

Our File No.

FROM: AD HOC HISTORICAL PRESERVATION COMMITTEE

RE: DESIGNATION OF THE RED DEER ARMOURY -  
FIRE HALL NO. 1 AS A MUNICIPAL HISTORIC RESOURCE

DATE: 22nd JUNE 1983

1. A report entitled "Proposals for the Conservation of Historical Resources in Red Deer" was prepared by the Preservation Committee and considered by City Council in August 1982. The report identified a number of significant historic resources in Red Deer including the Red Deer Fire Hall No. 1, the former Armoury.

The report proposed that the City and the Province conserve municipally and provincially owned historic resources through designation. It was therefore recommended that the City designate the Fire Hall as a Municipal Historic Resource.

Following consideration of the report at its meeting on 16th August 1982 Council adopted the following resolution:

"RESOLVED that Council of the City of Red Deer, having considered a report from the Committee for Historical Preservation hereby instruct the City administration to initiate proceedings to designate the Fire Hall as a Municipal Historic Resource".

2. The Bylaw to designate the Fire Hall was considered by Council at its meeting 25th October 1982. However, the Bylaw was defeated after new information was presented to Council indicating that the building was possibly structurally unsound and might be unsuitable for an alternative use.
3. The matter was again considered by the Preservation Committee which requested the Historic Site Services Branch of Alberta Culture to undertake a structural analysis and restoration survey of the building.
4. A preliminary study of the building has now been completed by the Restoration Advisory Section of Alberta Culture and a copy is attached for consideration by Council. The report concludes that the building is generally structurally sound and there is potential for various types of recycling and adaptive reuse.

.... /2

## MUNICIPALITIES WITHIN COMMISSION AREA

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

To: Red Deer City Council  
 22nd June 1983  
 Page two

On considering the report the Preservation Committee resolved to request Council to reassess their previous decision to defeat the designation Bylaw.

5. It is therefore recommended that Council again consider the designation of the Fire Hall as a Municipal Historic Resource for the following reasons:
- It is a significant building in Red Deer's history. Research undertaken by Alberta Culture shows that it was built in 1913 and designed by the architect, C.A. Julian Sharman. Because of its reduced scale the building diverges from other armoury designs common in Western Canada and the style recalls architectural traditions from the Medieval period. It is therefore a unique structure to Red Deer.
  - It is an important architectural feature in the Downtown which provides an interesting aesthetic contrast to other civic buildings in the area. In addition, it will become an important site along the newly released Downtown Walking Tour prepared by Alberta Culture.
  - The preliminary study of the building indicates that it is generally structurally sound and has potential for recycling and adaptive reuse.

In considering the above it should be noted that the designation of the building as a Municipal Historic Resource does not preclude a future Council from repealing the bylaw or approving significant alterations to the building, if considered necessary.

CC/lt

Commissioners' comments

Council will recall that a bylaw to designate the Fire Hall a Municipal Historic Resource was defeated on first reading when it was brought to Council's attention. That we had serious concerns regarding the condition of the building and the costs that might be associated with its maintenance. Accordingly Alberta Culture was requested to survey the building and their report is attached. The survey indicates that there are no major structural deficiencies but that considerable refurbishing of the mechanical systems would be required at some point in the future. Presumably, if Council elects to designate this building, a new use would have to be found when the Fire Department leaves and the building upgraded to accommodate such use. The costs of the necessary refurbishing would be included in such upgrading. In view of the foregoing, Council may wish to introduce a new bylaw to declare this building a Municipal Historic Resource.

"J. OLDRING"  
 Deputy Mayor

"M.C. DAY"  
 City Commissioner

*File*

HISTORIC RESTORATION SURVEY

FIRE STATION NO. 1  
RED DEER, ALBERTA

PREPARED BY:

YOLANDE VILLENEUVE  
RESTORATION TECHNOLOGIST  
RESTORATION ADVISORY SECTION

HISTORIC SITES SERVICE  
DEPARTMENT OF CULTURE

JANUARY 1983

HISTORIC RESTORATION SURVEY  
FIRE STATION NO. 1, RED DEER

LOCATION: 4905 - 49 Street, Red Deer  
LEGAL DESCRIPTION: Lot 1A, Block 33, Plan K3  
PRESENT USE: Red Deer Fire Department Headquarters

PART I: HISTORICAL INFORMATION:

A. Brief Physical History:

Construction was started in 1913 and completed in early 1914 as the Red Deer Armoury. In 1918, the building was taken over by the Great War Veterans Association, then later used as a vaccination clinic. In 1962, a fire destroyed a great deal of the interior of the building and the structure was subsequently renovated to accommodate Fire Department Headquarters, who presently occupy the building.

B. Source of Information:

Historic Sites Service: Document file #R28V (Restoration Advisory Section)  
Photographic information file #R28V

PART II. ARCHITECTURAL INFORMATION:

1. Architectural Character:

Two storey rectangular plan with two rectangular turrets at three-storey height which flank the east elevation and main entry.

2. Conditions of Fabric:

The building appears to be very stable, showing no sign of weakness in main structural members. Only two cracks of minor significance were detected in the east and Northwest foundation walls.

## B. DESCRIPTION OF EXTERIOR:

### 1. Overall Dimensions -

The building is approximately 645 M<sup>2</sup> at the main floor. It has a rectangular plan, gabled roof and rectangular turrets in the Southeast and northeast corners. The gables on the east and west sides are flat. Pilasters line the perimeter of the building except the annexed portion, with those on the turrets being decorative. The west end of the building features an annex with a flat roof which serves as a service garage.

### 2. Foundation:

The foundation consists of concrete and brick with a sandstone veneer skirting around the exterior.

### 3. Wall Construction:

Walls are primarily of brick construction, including bearing walls and some partitioning. On the annexed portion of the building, the brick is different from the remainder of the structure, as it was constructed after the original building. Exterior walls to the annex are twelve inches thick. (Two structural wythes plus one veneer.)

### 4. Structural System, Framing:

Exterior and interior are entirely brick construction, except for some wood framing of non-bearing members.

### 5. Porches:

There are no porches, verandahs, or balconies on the structure.

### 6. Chimneys:

There are two chimneys - one east and one west, both in the centre line of the building. Both fireplaces are presently inoperable.

## 7. OPENINGS:

### A) Doorways & Doors:

- The main entrance is on the east side, having centrally located double doors made of wood with clear glass inserts. The handles are two diagonal metal strips. There is a protective wooden overhang which is cantilevered from the pilasters which flank the entrance. A sandstone podium balustrade rests on a concrete slab step which leads to the entry. The door is framed with wooden decorative trim in an art deco style.
- On the south elevation, there are five overhead garage doors. Each is flanked by a pilaster except for one door in the annex, and each houses clear glass panes which span the width of each bay.
- There is a solid wood single hinged door at the centre of the west elevation.

### B) Windows:

- There is a variety of windows on the east side of the building. Above the main entry, there are three fixed rectangular windows at third floor level. There are six casement windows in the central portion of the east side at second floor level, and one double-hung unit at ground level directly north of the main entry. There are four fixed pane windows in each turret on this side.
- On the south elevation, there are also four fixed windows in the turret, as well as one double-hung window on the second and main floors of the turret. There are six double-hung units on the mezzanine floor and two on the main floor. Three of the bays have three block-paned windows above the overhead doors. Sills are poured concrete-one cracked at main floor level.
- There are four double-hung multi-paned windows on the main floor of the west side. On the upper level, which is the west wall of the original building, there are three large multi-paned fixed units, each flanked by a pilaster. The wooden window frames on this elevation are in poor condition.
- On the north side of the building, there is a symmetrical arrangement of windows separated into five sections by pilasters. Each section has four windows-three on the second floor and one on the main floor. There is a variety of double-hung, casement, and multi-paned fixed units. The configuration of windows in the turret is a mirror image of that on the second elevation. Basement windows have been parged, and fresh air

B) Windows (Con't)

intake equipment installed in front of them, mounted on concrete blocks.

8. Roof:

This is an asphalt-shingles gable roof with brick parapets at the east and west ends. The annex has a flat roof with a felt built-up assembly typical of 1930's roof construction. Although inspection of the turret roofs was not possible, it is assumed that the felt built-up system was also applied to these areas. The turrets have short parapets made from sandstone blocks. There is severe ice buildup around the perimeter of the roof, especially on the north side. The eaves are sagging and downspouts are totally blocked with ice, causing possible roof leakage.

9. Miscellaneous Architectural Features:

- The pilasters in the turrets have five courses of sandstone - one for every three courses of brick.
- Pilasters are notched in the corners.
- The east side features two sandstone tablets below the parapet wall, recessed into the facade.
- Pilasters have reversed corbels in the centre of each tier.
- Eaves and downspouts are wood and aluminum.
- Windowsills are poured concrete over brick.
- Fresh air intake ducts are placed at ground level on the north and east sides.
- The concrete slab at the front door is cracked due to grade settlement.
- There are signs of displacement due to settlement in front of building (northwest corner) where fresh air intake ducts have replaced windows.

C. DESCRIPTION OF INTERIOR:

1. Floor Plans:

A) Basement -

The foundation is a combination of concrete and brick twelve inches thick; the floor is poured concrete. An area that was once a coal storage area is enclosed in brick, and heating and electrical services are contained in a room made from concrete block. There is a recreational room which was once used as rifle range. As a result, the room's ceiling was reinforced with sixteen inches of concrete.

### C. DESCRIPTION OF INTERIOR: (CON'T)

East of this room (the southeast corner) is a storage room. Each stairwell is reinforced with brick and concrete at the basement level and the stairs are of wood construction. The main hall runs north and south joining each stairwell. Except for a shower and boiler room, all remaining areas are use for storage. The steam furnace, which was probably installed in 1962 after the fire, is functional but unreliable, and electrical services are adequate for normal use.

#### B) Main Floor:

Structurally, the flooring is very sound. Six inches of concrete was poured over the existing sixteen inch concrete floor to accommodate the weight of fire trucks.

The eastern portion of the building has wooden flooring built on 2"x12" floor joists at 24" O.C. The joists have split and dried slightly in the northwest corner of the basement, but are repairable. The annex rests on a concrete slab of undetermined thickness.

The main entrance opens into a small foyer and hall with linoleum floor finish and a wooden wainscot. To the south is a small office and lecture room accessible from the parking garage. To the north is the reception/computer room and small offices. There is also a locker room and washroom. This area is accessible from both the main hall and parking garage. The remaining area is used as a parking garage, including the annex. This area houses the open stairwell to the mezzanine. The parking area also has an open ceiling plan which shows exposed steel trusses and roof construction. Both appear to be structurally sound. Exposed brick in the parking garage has been painted with metallic paint and appears to be in good condition.

#### C) Second Floor:

Stairs and balustrade leading to the mezzanine are the original assembly. Both are of wood construction and are worn but fairly stable. The mezzanine overlooks the parking garage, spanning it from north to south. It also houses the firemen's brass poles. The pole to the main floor is enclosed by a circular wrought iron baluster.

C) Second Floor (Con't)

On the north end of the mezzanine, a doorway leads to the kitchen, storage, and lunch room. Along the east wall, there is a small 2 piece washroom, then a lounge. In the lounge, a built-in trophy case covers the existing fireplace which is flanked by two flues. This opens into an office area which occupies almost half of the mezzanine floor. The fire chief and his deputy have their offices in this area along the south wall, and clerical staff is in the central office which is accessible from both the lounge and outer mezzanine areas. All of these rooms have been refinished, probably in 1962.

D) Third Floor:

Stairs to the third floor are in the kitchen storage area. They lead to a large hallway that is used for uniform storage on the third floor. The firemen's brass pole to the second floor is also in this area. The remainder of the third floor is a dormitory. There are two private bedrooms in the dormitory, one at each end, and a small storage room at the south end. In the storage room, structural members are exposed, including the steel trusses which support the gable roof. This allowed for close inspection of the building construction for that part of the structure. The trusses and wooden members all appear to be in excellent condition where available for inspection.

Access to the turrets is available through the ceiling of the bedrooms in the northeast and northwest corners. These areas remain unfinished and have several broken windows which have been boarded up. The structural framing system is exposed in the turrets, and appears to be fairly stable. There is evidence of dry rot in some roof members, but the general condition of the structure appears to be good. The northeast turret houses a T.V. antenna.

D. LANDSCAPE

A small asphalt parking area is located on the south side of the building accessible from the main avenue. The building is on a corner lot set back approximately 5-6 meters from the city sidewalk on both sides. The remaining area is minimally landscaped with grass, featuring two large pine trees on the east side.

## RECOMMENDATIONS FOR POTENTIAL RECYCLING:

### Building Exterior:

Although the 1962 fire destroyed a great deal of the building's interior partitioning, very little structural damage occurred. Some interior partitions were rebuilt, and others added to accommodate the Red Deer Fire Department. As a result, proper analysis of these walls is not possible without removal of drywall and other finishes, which should be done when a more complete structural analysis is required. The following recommendations are based on a visual inspection only, and further analysis should be carried out by architectural consultants if more specific information is required.

- Repair or replace entire roof system, especially built-up areas.
- Replace all roof copings and flashing.
- Replace eaves and downspouts.
- Seal exterior walls for possible future employment of a low pressure air conditioning system.
- Clean and repoint exterior brick surfaces where necessary.
- Refinish parging and concrete block where necessary.
- Repair and refinish sandstone veneer skirting.
- Repair the brickwork joint between the annex and the main building.
- Repair damage and replace missing sandstone trim on parapet walls.
- Remove and replace all windows and frames with units suitable to tenant use.
- Replace overhead bay doors with openings suitable to tenant use.
- Replace cantilevered overhang at the main entrance with appropriate materials for tenant use.
- Repair concrete slab at main entry.
- Clean and refurbish chimneys and flues to make them operational.
- Repair cracks surrounding fresh air intake equipment on the north, south and east sides of the building.

BUILDING INTERIOR:

- Refurbish or replace the steam heating system and upgrade the electrical system.
- Repair cracks in poured concrete flooring.
- Repoint brickwork in bearing walls
- Stabilize cracked ceiling joists in the northwest corner of the basement
- Check the stability of all stairways and balusters.
- Install insulation, vapor barrier and wall finishes where necessary.
- Rebuild partition walls and ceilings to suit tenant use where necessary.
- Restore wood panelling, doors and trim to their original states.
- Replace washrooms with facilities to suit present code requirements.
- Consider facilities for the handicapped.
- Install appropriate lighting and fixtures to suit tenant use.
- Expose existing fireplace which is behind built-in trophy case on the second floor.

CLASSIFICATION BY GROUP OR DIVISION OF TYPICAL OCCUPANCIES (N.B.C. 3.1.2.A)

Group	Div	Description of Occupancies	Examples	(pertaining to possible future occupancy of this space only)
A	2	Assembly Occupancy	Art Gallery, Auditorium, Place of worship, non-residential clubs, Daycare, Dance Hall, Libraries, Licensed Beverage Establishments, Museums, Restaurants, Schools.	
D	2	Occupancies for Conducting Business and rendering professional services	Banks, Dental Offices, Dry cleaning, Fire Stations, Hairstyling salons, Laundry, Medical Offices, Police or Radio Stations, Small Merchandise Rental or service, Telephone Exchanges	
E	2	Occupancies for displaying or selling retail goods, merchandise	Department Stores, Exhibition Halls, Markets, Shops, Stores, Supermarkets	
F	2	Occupancies in which the combustible content is more than 10 LB. or 100,000 B.T.U. per sq. ft. of floor surface	Dry Cleaning plants not using explosive solvents or cleaners, electrical substations, Factories, Freight Depots, Laboratories, Factories, Printing Facilities, Repair Garages, Rooms, Service Station, Storage, T.V. Studios not permitting audiences, warehouses, wholesale distributing, workshops.	

## BUILDING CODE ANALYSIS

Structurally, the building is in good condition and should be able to continue to support the loads for which it was designed. If major alterations are anticipated, a detailed investigation of the structural capacity should be undertaken.

Depending on future occupancy, the only concerns regarding interior fabrication relate to fire safety and means of egress. The overhead bay doors may require removal or replacement to suit tenant requirements, and no secondary exits are available from second and third storey levels. The interior has not been improved or renovated since 1962, and some fire separation ratings may not conform to the current building code.

All building service systems are functional, but will require a building standard assessment to ensure that they will meet projected occupancy requirements pertaining to the N.B.C.

In order to establish a suitable use for Red Deer Fire Station No. 1, a basic analysis of the existing structure under the building code has been undertaken.

We have assumed that the entire frame structure will continue to be occupied by a SINGLE tenant for use as commercial business space or assembly occupancy as per the enclosed classification chart. The chart is a condensed version of classified occupancies from the Building Code, enabling more specific recommendations for the building's future use. Thus the building could appropriately be classified in any of goods A, D, E, and F, although this report will concentrate on the first two groups A and D, which are more likely to apply in this situation.

The following identifies the areas of the N.B.C. which pertain specifically to the restoration and rejuvenation of Fire Station No. 1 to meet classification and group occupancy. For general information of masonry construction, section 4 of the N.B.C. should be reviewed specifically in respect to additional requirements not considered herein.

### OCCUPANT LOAD:

Refer to Section 3, table 3.1.14.A.

#### ACCESS TO BUILDING:

- For General Public: Two separate entrances at opposite ends of the building, either to a hall or passageway to the interior.
- For firefighting: Entrance to every storey or at least one unobstructed window or access panel for each 15.24 lineal meters of wall, by means of street or roadway.
- For handicapped: At least one principal entrance (N.B.C. Supplement No. 5) opening at sidewalk level or to a ramp leading to a sidewalk.

#### FIRE SAFETY REQUIREMENTS -

- Refer to section 3.1.3 for fire separation according to Group divisions. For additional information in upgrading of structural separations, refer to Section 3.1.6. See sub-section 3.2.4. for information on fire alarm systems.

#### WASHROOMS -

- Requirements for washroom facilities vary with use and occupancy. Refer to sub-section 3.6.4. and tables therein.
- At least one washroom shall provide access to physically handicapped persons in accordance with N.B.C. supplement No. 5.

#### STAIRS -

- Every flight of stairs shall have at least 3 risers.
- No flight of stairs shall have a vertical rise of more than 3.6 m. between floors or landings.
- The width of an exit stair shall be at least 1100 mm, and 900 mm on an interior stair.
- Headroom clearance shall be 2100 mm. in exit stairs and 1750 mm. in interior stairs.

#### FIREPLACES:

Refer to section 9.22

## LIGHTING -

- Illumination of a minimum of 5 ft. candles at floor level at exits, corridors providing access to exits, and intersections at changes of level having stairs or ramps and areas not having any source of natural light.
- Emergency lighting to average levels of at least one foot candle at floor level in exits that are below grade or windowless.

## EXIT SIGNS -

Every exit door other than the main entrance to a room or building shall have an exit sign placed over it. Every sign shall be visible from the exit approach and illuminated continuously while the building is occupied. (Refer to Subsection 3.4.6. for details)

## SERVICE SPACES:

- Fuel-fired appliances shall not be installed in any exit or any corridor serving as access to an exit.
- Fuel-fired appliances shall be located in a service space separated from the remainder of the building by a one-hour fire resistance rating. (unless sprinklered)
- Service rooms containing service equipment subject to possible explosion such as boilers operating in excess of 15 p.s.i.g. and some types of refrigeration machinery and transformers shall not be located directly under exits.

## FOOTNOTE:

In the case of double or multiple business occupancy:

- A two-hour fire separation is required between units
- Each unit shall be equipped with a separate fire alarm system, either manually operated or non-electric.
- Each unit shall have separate washroom facilities to accommodate each sex.
- Each unit shall have two separate means of egress, or share exit space in accordance with the N.B.C.
- Handicapped facilities in all areas shall be provided as per single occupancy requirements in the N.B.C.

All other N.B.C. requirements for double or multiple occupancy remain the same as for single occupancy, unless otherwise stated in the N.B.C manual.

Craig MacKenzie  
3847 Eastwood Crescent  
RED DEER, Alberta  
July 3, 1983

72.

Mayor R. H. McGhee  
Councillors of the City of Red Deer

RE: APPROVAL OF BASEMENT SUITE AT # 414 TERRACE PARK

Your Worship and City Council:

I wish to appeal the decision of Council of December 20, 1982 to remove the basement suite at 414 Terrace Park, as I did not have all the information required at that time. I am hereby submitting additional information that should clarify the existence of the suite.

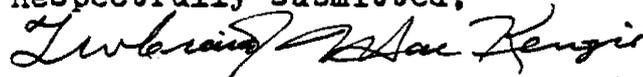
On January 10, 1983, I talked to Inspector Don Johnson of the Red Deer Fire Department who recalled smoke damage to my suite on June 20, 1979. Please find this information attached. He told the Building Inspection Department of the smoke damage when it occurred, and stated that the facility would have to be upgraded to meet fire safety standards. Shortly thereafter, I received a letter from the City of Red Deer requiring several changes to meet fire regulations for a suite. This work had to be done within fourteen days. I hired Jeff Lunder to do the required work. Attached is his letter documenting this fact.

Also attached, please find a recent letter from Olli Wunsch of Timcon (formerly Terrace) Construction. In this he clarifies the work done in building the suite in 1962 with the necessary city permits at that time.

I therefore respectfully ask City Council to approve my basement suite at 414 Terrace Park based on the information hereby supplied, which has been in existence since 1962.

Thank you for your attention and consideration.

Respectfully submitted,



T. W. Craig MacKenzie

Craig MacKenzie 73.  
3847 Eastwood Crescent,  
RED DEER, Alberta  
January 13, 1983.

Your Worship Mayor McGee and City Council:

On January 10th 1983 I went to see Mr. Don Johnson of the Fire Inspection Department to make inquiries in regard to the smoke damage I received on the 20th of June 1979 at 414 Terrace Park, basement suite.

He showed me the report of the smoke damage to the suite. Inspector Johnson then said that he informed the Building Inspection Department of the smoke damage in the suite, which is normal procedure which is carried out by his department.

Don then mentioned that the city was aware of the suite.

This information was to the best of Inspector Johnson's recollection of the incident.

Yours truly,



Craig MacKenzie

CMK/mpb

Jeff Lunder  
3921-55 Avenue,  
RED DEER, Alta.,  
Jan. 13, 1983

74.

To Whom It May Concern;

In February of 1979, Craig MacKenzie contacted me in regard to his basement suite at 414 Terrace Park. There had been some smoke damage in the suite sometime in January of that same year. I was doing odd jobs for Mr. MacKenzie at the time, so when he handed me a letter from the City of Red Deer I went to work.

After their inspection of the smoke damage to the suite, they requested the following work be done:

- a. 5/8" Fireguard drywall to be installed around the furnace.
- b. 5/8" Fireguard drywall to be installed around the ceiling to provide one hour fire separation in both areas.
- c. Another door to provide a separate exit from the bedroom to the hallway.
- d. Another air intake for the furnace.

As I recall this work was to be done within 14 days. When the work was finished I informed the building inspection department. I then discarded the letter as I had no further need for it.

Yours truly,



Jeff Lunder

JL/mb

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# TIMCON CONSTRUCTION LTD.

204 - 7803 - 50 Avenue  
RED DEER, ALBERTA  
T4P 1M8

December 17, 1982

To Whom It May Concern:

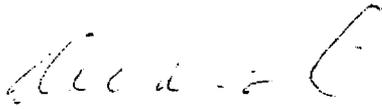
Re: Basement at 414 Terrace Park  
Red Deer, Alberta

I herewith confirm that I was Construction Superintendent for Terrace Construction Ltd. when Terrace Park was built. The project was built under my supervision and I am familiar with the facts as they can be recalled.

The house at 414 Terrace Park was built through C.M.H.C. and a building permit was obtained from the City of Red Deer. I can recall that we changed the basement plans and installed one extra window for the basement to be finished. This was done with the full knowledge of C.M.H.C. and the City of Red Deer building inspections department. It would not have been possible to get the final inspection and acceptance for the home without the permission of either party.

I do not have a copy of the plans, inspection report or building permit. These copies were usually discarded by the company after the completion and acceptance of a project.

Yours truly,



U. Wunsch

UW/lw

PHONE 347-1953  
343-6766

---

# TIMCON CONSTRUCTION LTD.

204 - 7803 - 50 Avenue  
RED DEER, ALBERTA  
T4P 1M8

June 29, 1983

To Whome It May Concern:

Re: Basement at 414 Terrace Park  
Red Deer, Alberta

Further to the letter of December 17, 1982 referring to the above named basement I like to add that the change of the basement plans included the framing of walls, installation of electrical and plumbing services, application of drywall and installation of doors.

Yours truly,

  
U. Wunsch

UW/lw

**SLIM  
CUNNINGHAM**  
LTD.  
*Electric*

77.

#7 - 7880 - 48th AVENUE  
RED DEER, ALBERTA  
T4P 2B2

PHONE  
342-4111

December 20, 1982

To be picked up

Mr. Craig McKenzie  
RED DEER, Alberta

Dear Sir:

RE: 414 Terrace Park  
Red Deer, Alberta

Further to our telephone conversation of December 17, 1982, I will try to list the events as I remember them:

1. I had purchased 413 Terrace Park and it was constructed at the same time as your house at 414 Terrace Park. I believe these units were ready for occupancy in about August or September of 1962.
2. I was employed by Slim Cunningham Ltd. at that time as a journeyman electrician and readily remember that you had contracted with this company to have the lower floor wired. I would place the time of this approximately March or April of 1963.
3. We do not have any records going back to that time, but the order of the paper work has not changed much since then.

The first thing we would have to have done would be to apply for an electrical connection and wiring permit from the Department of Labor (Alberta) Electrical Protection Branch.

The Electrical Inspectors would have come to the job and checked that the wiring would meet minimum wiring standards before you would have been authorized to proceed to the drywall stage of the job.

When the electrical installation was completed the Electrical Connection and Wiring Permit (supply Authority) copy would have been submitted to the City of Red Deer, Electric, Light & Power Department for a power line connection and watt hour meter installation.

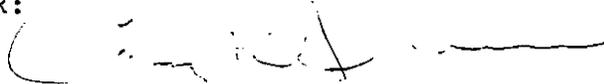
Mr. Craig McKenzie  
December 20, 1982  
Page 2

4. In regards to the basement suite at 414 Terrace Park, I don't remember any controversy for or against during the time it was built.

Yours very truly,

SLIM CUNNINGHAM LTD.

PER:



GARY K. ALLISON

GKA/sl

July 5, 1983.

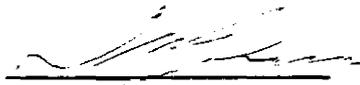
TO: Bob Oscroft  
Fire Chief

FROM: D.W. Johnson  
Fire Marshal

RE: Basement Suite #414 Terrace Park  
50th Street and 37 Avenue

The Red Deer Fire Department was called to the above address, by the occupant on the main floor, on January 20th, 1979 at 1203 P.M. stating there was smoke in their suite. Upon arrival it was found there was a sleeping bag on fire in the basement suite.

The furnace room was not separated having the proper fire rating and exiting from the basement suite was poor. This information was passed on to Building Inspection department and letter sent to the owner, Mr. MacKenzie, to rectify the above which was completed by the owner.

---

D.W. Johnson  
Fire Marshal

DWJ/mi

July 7, 1983

TO: CITY CLERK

FROM: PETER HOLLOWAY,  
ASSISTANT DEVELOPMENT OFFICER

RE: BASEMENT SUITE - 414 Terrace Park, Red Deer  
Lot 1, Block 4, Plan 4194M.C.

In response to your memo on the above subject, we have the following comments for Councils consideration;

It appears from the correspondence submitted by Mr. Craig MacKenzie that he has been under the impression that a legal conforming suite had been constructed within the basement of the subject property. The evidence submitted confirms the construction work was carried out in a competent manner by qualified people, but some confusion may have occurred to what the basement was actually going to be used for, and they may have believed the development of the basement was for the use of the occupiers. Timcon Construction, for example, were the contractors of Terrace Park (formerly Terrace Construction) and as a result of a request from Mr. MacKenzie they re-constructed the basement to the revised design during the construction of the project.

Notwithstanding, our files have no record of any approval for a basement suite being requested for, or obtained by Mr. MacKenzie. The subject site is designated as R3 Residential (Multiple Family) District in the present and previous Land Use Bylaw which would not permit an individual townhouse to have a self contained suite, therefore, for Mr. MacKenzie to have it approved the site would have to have been rezoned by City Council.

We do not support the concept of increasing the density of multiple family sites by allowing additional suites other than those originally approved, therefore, we recommend the application be denied and Councils decision of December 20, 1983 be upheld.

  
P. Holloway  
Assistant Development Officer/  
Building Inspector

PH/lis

Commissioner's comments

The attached correspondence from Mr. MacKenzie is submitted by him in support of his belief that the basement suite in question was originally approved back in 1962/63 when the building was first constructed. Having read the correspondence carefully, the evidence supports the installation of various facilities in the basement, but such installations are not necessarily consistent only with a basement suite, nor is the evidence conclusive that a basement suite was approved. Unfortunately, after 20 years it is always difficult to reconstruct events without adequate records. What would appear to be clear, however, is that for a basement suite to be legal under either the former or the present Land Use Bylaw, Council approval would have been required and of this there is no record. Accordingly, we have to concur with the Development Officer and recommend again that this application be denied.

"M.C. DAY"  
City Commissioner



NO. 4

July 11, 1983

Mr. D.I. Proudler  
Superintendent Transit System  
The City of Red Deer  
5438 - 47th Street  
Red Deer, Alberta

Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler:

Further to our discussions relative to the above, we respectfully submit this letter for your acceptance which basically outlines our proposal to launch this program in the City of Red Deer.

It would be our intention to supply, install, and maintain for a period of 15 years approximately 45 advertising supported bus shelters to be phased-in over the next four years at no cost to the City of Red Deer in lieu of exclusive advertising privileges on the shelters in question.

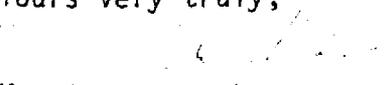
The selection of sites on the various transit routes will be determined by the advertising value as it relates to circulation, exposure, and overall market coverage and should a location be selected that has an existing shelter then this shelter would be removed by the City of Red Deer Transit Department at their expense.

The shelter will remain the property of Hook Outdoor Advertising and will carry the necessary liability insurance for the duration of the contract and the condition of same will be maintained at a level satisfactory to the City of Red Deer with the advertising content to be of high moral and ethical standards to avoid controversy or potential liable suits as it relates to the Municipal Government.

Upon acceptance of this proposal a more formal contractual agreement will be entered into outlining the conditions in detail which would be to the mutual satisfaction to all parties concerned.

Trusting you are in agreement we await your approval in order that this program may be launched before the arrival of the winter season.

Yours very truly,

  
Morris J. Proskow  
President  
Hook Outdoor/Calgary

MJP:cc

HOOK OUTDOOR ADVERTISING LTD.  
215 - 40 AVENUE S.E. CALGARY, ALBERTA T2E 7C7

May 26, 1983

TO: Transit Supt.

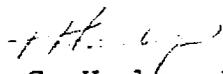
FROM: Assistant City Engineer  
Roads

RE: Transit Shelter Advertising

Our comments with regard to the above are as follows:

1. Bus stop at the north west corner of the 59 Avenue - 67 Street intersection is quite close to the intersection. The construction of bus shelters together with advertising could further deteriorate visibility for south bound right turning vehicles. We recognize the location of this bus stop may be catered to the convenience of Dawe Centre patrons. Due to the safety consideration, we would oppose the shelter advertising at the present stop location. Your Department, however, may wish to explore the possibility of relocating the bus stop to the south side of the 59 Avenue - Graham Drive intersection.
2. The graphics or message of the advertisement should not consist of any arrows or in any way resemble traffic signs or other traffic control devices.
3. Construction is pending near the intersection of Gaetz Avenue - 45 Street, Gaetz Avenue - 28 Street and Gaetz Avenue - 63 Street. Relocation of adjacent bus shelters will probably be required when road improvement commences.

We trust the above is what you need. Should you require further assistance, please advise.

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

CYL/emg

THE CITY OF RED DEER

'84.



TRANSIT DEPARTMENT

P.O. BOX 5008  
RED DEER, ALBERTA  
T4N 3T4  
TELEPHONE 347-4421

May 18, 1983

TO: City Engineer

FROM: Transit Supt.

RE: Transit Shelter Advertising

Enclosed is a copy of a letter from Hook Outdoor Advertising Ltd., along with a bus schedule map indicating the proposed locations for the 'Shelter Advertising'.

Please forward your comments regarding site distances or any other problems that you or your department may incur with these selected locations.

Thank you.

*S. Page*

for DON PROUDLER

/SP



85.

May 10, 1983

Mr. D.I. Proudler  
Superintendent Transit System  
The City of Red Deer  
5438 - 47th Street  
Red Deer, Alberta

Re: Transit Shelter Advertising

Dear Don,

Please find enclosed a map showing the existing transit bus stops that we have selected to launch the above program.

We trust that your costs for supplying power to the shelters in question can be absorbed in your budget along with the moving costs of the existing shelters to a new location.

All other costs including maintenance, of course, would be ours.

Yours very truly,

Morris J. Proskow  
President

*M. Proskow*  
HOOK OUTDOOR ADVERTISING  
CALGARY, ALBERTA



**HOOK OUTDOOR ADVERTISING LTD.**

MJP.s1f

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7



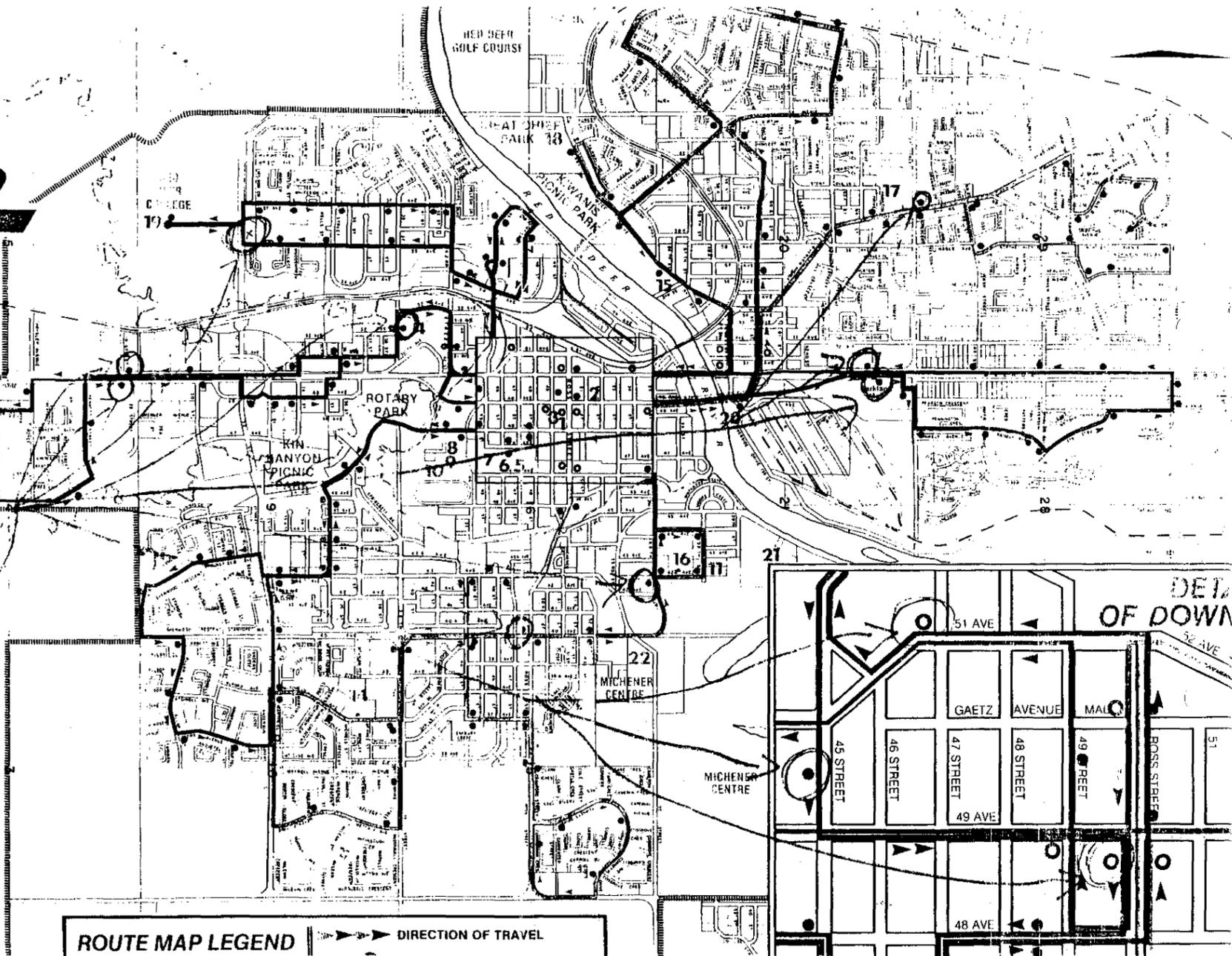
SITE OF NEW  
EXHIBITION  
GROUNDS  
1982

*12 locations  
selected for the  
'st year launch.*

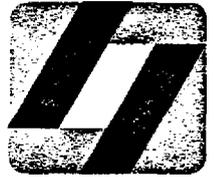
1. CITY HALL
2. PROVINCIAL GOVERNMENT BUILDING
3. LIBRARY
4. HOSPITAL
5. GOLDEN CIRCLE
6. MUSEUM
7. RECREATION CENTRE (SWIMMING)
8. CURLING RINK
9. ARENA
10. KINEX
11. MEMORIAL CENTRE
12. MICHENER SPORT CENTRE

ROUTE MAP LEGEND

DIRECTION OF TRAVEL



# HOOK



87.

March 25, 1983

Mr. D.I. Proudler  
Superintendent Transit System  
The City of Red Deer  
5438 - 47th Street  
Red Deer, Alberta

Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler,

Further to our discussions of recent date relative to the above, we are pleased to acknowledge same.

It is our express desire, subject to your transportation department's approval to launch an advertising supported bus shelter program in the City of Red Deer which would basically provide bus shelters at no cost in lieu of advertising privileges.

Because of the obvious financial benefits to the municipalities, this program has been launched by our member outdoor plant operators in Toronto, Winnipeg, Vancouver, Victoria, London and Niagara Falls, Ontario who along with Hook Outdoor Advertising belong to the Outdoor Advertising Association of Canada, and together are organized to provide a national sales and service program for this new medium.

In order to provide you with more details, we would like to encourage you to give us the opportunity of making a full-fledged presentation to your department along with any other interested parties at City Hall, at which time selection of locations, quantities, installations and maintenance could be discussed. In addition to the brochure placed in your hands, more information could be provided from our members in the industry who have launched the program in the cities outlined above thus bringing an update on this new nation-wide advertising supported bus shelter system.

Trusting you are in agreement, we await your decision as to when a meeting date can be arranged to outline the specifics of our proposal to accommodate your needs and to allow us to submit a detailed tender for your acceptance.

Yours very truly,

Morris J. Proskow  
President

HOOK OUTDOOR ADVERTISING  
CALGARY, ALTA

**HOOK OUTDOOR ADVERTISING LTD.**

MJP.slf

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7

Commissioner's comments

As Council is aware, we have been experiencing difficulties with both providing and maintaining adequate bus shelters for the transit system. In an effort to resolve this problem, negotiations have been under way for some time with Hook Outdoor Advertising Ltd. as evidenced by the attached correspondence.

In summary, the proposal by Hook Outdoor Advertising Ltd. is to provide 45 shelters over a 4 year period to be located as mutually agreed upon. The attached map shows the first 12 proposed locations. Under this proposal there would be no cost to the City as the provision, installation and maintenance of the shelters would be entirely the responsibility of Hook Outdoor Advertising Ltd. To provide this service, however, in order to amortize their costs, Hook Outdoor Advertising Ltd. would require a 10 year contract (not 15 as outlined in the letter). There would be a small initial cost to the City in relocating some existing shelters, but this would be minimal and such shelters could be used elsewhere. A brochure depicting the shelters will be available for circulation at the Council meeting.

We would recommend Council approve the installation of these shelters subject to the City entering into an agreement satisfactory to the Transit Supt. and City Solicitor.

"M.C. DAY"  
City Commissioner

BYLAW NO. 2672/K-83

Being a Bylaw to amend Bylaw No. 2672/80, being the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

(1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map Number 5/83, 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., 1983.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    A.D., 1983.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                    day of  
A.D., 1983.

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MAYOR

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CITY CLERK



14 July 1983

TO: CITY CLERK  
FROM: CITY TREASURER  
RE: RECREATION CENTRE ADDITION AND RENOVATIONS

Attached are two proposed bylaws for the above. The amounts in the bylaws were calculated as follows:

Maintenance and Repairs	369,300.
Basement Renovations	228,500
Additional provision for lockers	15,000
Contingencies due to delay and additional architects fees	10,000
	<u>622,800</u>

Financed by:

Debenture issue	311,400
Provincial grant	311,400
	<u>622,800</u>

Office expansion and upgrading	334,000
Additional costs due to winter construction (15%)	50,100
Furniture and equipment	24,000
	<u>408,000</u>

Financed by:

Debenture issue	237,750
Provincial grant	170,250
	<u>408,000</u>

The total debenture issue would be \$549,150. The original bylaw provided for \$481,650 or \$67,500 less.

The section of the Municipal Government Act in the bylaws has been left blank.

Council's decision on how to proceed is requested.

Section 324 would be used if advertised and Section 353 of it is not advertised.

A. WILCOCK,  
City Treasurer

(4) The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Eighteen per centum (18%), or with interest not exceeding the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

(5) The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.

(6) The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in The City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.

(7) The Mayor and Treasurer of The City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.

(8) The said debenture shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.

(9) There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

(10) The said indebtedness is contracted on the credit and security of The City of Red Deer at large.

(11) The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

(12) This bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN COUNCIL this	day of	A.D., 1983.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D., 1983.
READ A THIRD TIME AND FINALLY PASSED this	day of	A.D., 1983.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

BYLAW NO. 2821/83  
OF THE  
CITY OF RED DEER  
OF THE PROVINCE OF ALBERTA

A bylaw to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of rehabilitating an existing Recreation Centre.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section \_\_\_\_\_ of the Municipal Government Act that the Council shall issue a bylaw to authorize the financing, undertaking and completing the rehabilitating an existing Recreation Centre.

AND WHEREAS plans, specifications and estimates for such work have been made by Reid, Crowther & Partners Limited, whereby the total cost of the said project is estimated to be \$622,800.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1) Province of Alberta                      \$311,400.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$311,400.00 on the credit of The City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual installments, with interest not exceeding Eighteen per centum (18%), or with interest not exceeding the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$364,236,170.00.

AND WHEREAS the amount of the existing debenture debt of The City of Red Deer at July 1, 1983, is \$75,101,361.29, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is Twenty years.

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

(1) The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of rehabilitating an existing Recreation Centre as may be necessary.

(2) That for the purpose aforesaid, the sum of Three Hundred and Eleven Thousand Four Hundred DOLLARS (\$311,400.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$311,400.00 is to be paid by the City at large

(3) The debentures to be issued under this bylaw shall not exceed the sum of Three Hundred and Eleven Thousand Four Hundred DOLLARS (\$311,400.00), and may be in any denomination not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.



BYLAW NO. 2822/83  
OF THE  
CITY OF RED DEER  
OF THE PROVINCE OF ALBERTA

A bylaw to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of extending an existing Recreation Centre and the furnishing and equipping thereof.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section \_\_\_\_\_ of the Municipal Government Act that the Council shall issue a bylaw to authorize the financing, undertaking and completing the extending an existing Recreation Centre and the furnishing and equipping thereof.

AND WHEREAS plans, specifications and estimates for such work have been made by Reid, Crowther & Partners Limited, whereby the total cost of the said project is estimated to be \$408,000.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1) Province of Alberta                      \$170,250.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$237,750.00 on the credit of The City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual installments, with interest not exceeding Eighteen per centum (18%), or with interest not exceeding the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$364,236,170.00.

AND WHEREAS the amount of the existing debenture debt of The City of Red Deer at July 1, 1983 is \$75,101,361.29, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is 20 years.

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

- (1) The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of extending an existing Recreation Centre and the furnishing and equipping thereof as may be necessary.
- (2) That for the purpose aforesaid, the sum of Two Hundred and Thirty-Seven Thousand Seven Hundred & fifty DOLLARS (\$237,750.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$237,750.00 is to be paid by the City at large.
- (3) The debentures to be issued under this bylaw shall not exceed the sum of Two Hundred & Thirty-Seven Thousand Seven Hundred & Fifty DOLLARS (\$237,750.00) and may be in denominations not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.
- (4) The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Eighteen per centum (18%), or with interest and exceeding the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.